



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

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Consent
February 10, 2009

Chair and Members of the Redevelopment Agency Board

Title: 2009 Rebuilding Dreams Project

Location/Council District: Council District 5, street boundaries include: Broadway (north), 53rd Street and 58th Street (east), Fruitridge Road (south) and Stockton Boulevard (west).

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to: 1) amend the Agency budget to transfer \$85,000 in Stockton Boulevard 20 percent Low/Moderate Housing tax increment funds to the 2009 Rebuilding Dreams Project; and 2) execute an agreement with Rebuilding Together for the project in an amount not to exceed \$85,000.

Contact: Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; Lisa Bates, Deputy Executive Director, 440-1316

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: Since its inception in 1991, Rebuilding Together has improved the lives of over 1,400 families in the Sacramento area by providing rehabilitation and ADA modifications to their homes. The bi-annual Rebuilding Dreams project, formerly Dream Street, is a one-day event that uses skilled and unskilled volunteers to improve the physical and cosmetic aspects of owner-occupied homes within reasonable proximity to each other in one specific neighborhood. The desired outcomes are to create a visual impact that shows improvement in the neighborhood, increases the homeowners' ability to remain in their homes, and promotes neighborhood participation. All of the homes to benefit from the use of the funds are affordable to and occupied by a moderate, low or very-low income household.

Redevelopment Agency (Agency) staff works with Rebuilding Together annually to select one project in the City and County that has a high likelihood for success based on community involvement, relatively high homeownership rates, proximity to redevelopment areas and rehabilitation need. An effort is made each year to rotate the neighborhood being served so that the program serves as broad an audience as possible.

2009 Rebuilding Dreams Project

Policy Considerations: The proposed project is consistent with redevelopment strategies outlined in the Agency Strategic Plan and Community Development goals to: 1) preserve, develop and finance a continuum of affordable housing opportunities for Sacramento residents, and 2) revitalize lower income neighborhoods to create healthy and sustainable communities. The proposed project is also consistent with the City's Strategic Plan goal of enhancing and preserving neighborhoods.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action to fund rehabilitation of existing homes is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301(a) and (d).

Sustainability Considerations: The project has been reviewed for consistency with the goals, policies and targets of the sustainability Master Plan and the 2030 General Plan for sustainability. If approved, the contents in this report will advance the following goals, policies, and targets as follows:

The Project will create "Healthy Urban Environments" through restorative redevelopment by rehabilitating areas within the City based on old, wasteful and/or dysfunctional designs to achieve better results for people and the environment.

Other: National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: On December 11, 2008 the project was presented to the Stockton Boulevard Redevelopment Advisor Committee as information only.

Sacramento Housing and Redevelopment Commission: At its meeting of January 21, 2009, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYE: Burruss, Dean, Fowler, Gore, Morgan, Shah, Stivers

NOES: None

ABSENT: Chan, Coriano

NOT PRESENT TO VOTE: Otto

Rationale for Recommendation: This report recommends the Colonial Heights and West Tahoe Park neighborhoods be selected for the 2009 Rebuilding Dreams project, which will be held on Saturday, April 25, 2009. The neighborhoods are adjacent to the Stockton Boulevard Redevelopment Area with

2009 Rebuilding Dreams in the Colonial Heights Neighborhood

active neighborhood groups, and contains approximately 1440 homes, 990 of which are owner occupied and many are in need of repair (see Attachment 1).

The Rebuilding Dreams project may preserve affordable housing in the Colonial Heights and West Tahoe Park neighborhoods by improving the physical and cosmetic deterioration of approximately ten to 15 existing low to moderate income, owner-occupied households. This work will be accomplished through the help of 25-75 volunteers per house depending on the extent of work needed to improve each home. The desired outcomes are to create a visual impact showing improvement in the neighborhood, increase the homeowners' ability to remain in their homes, and promote neighborhood participation and involvement. Rebuilding Together will contribute private donations for this project which will leverage Agency resources with volunteer labor above and beyond these costs.

If approved, Rebuilding Together will begin selecting the homes for the upcoming project. Applications have been sent to all homeowners in the Colonial Heights neighborhood and additional outreach will be implemented to solicit interest for the event in the West Tahoe Park neighborhood. Homeowners will be selected by February 2009 based on established project criteria. These include screening the homeowner income eligibility, ability to participate in the planning process and types of home repairs that can be done in one day.

Financial Considerations: This report recommends allocating \$85,000 from Stockton Boulevard 20 percent Low/Mod Housing tax increment funds for the Rebuilding Dreams Project. Typically Low/Mod funds require a regulatory agreement per Health & Safety Code Section 33334.3(f)(1). However, as this project will not involve substantial rehabilitation work to the homes, a 55-year regulatory agreement is not required. Rebuilding Together estimates the total project cost to be more than \$310,000, resulting in a leverage of nearly four private dollars for every one public dollar.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by: 
LA SHELLE DOZIER
Executive Director

Recommendation Approved:

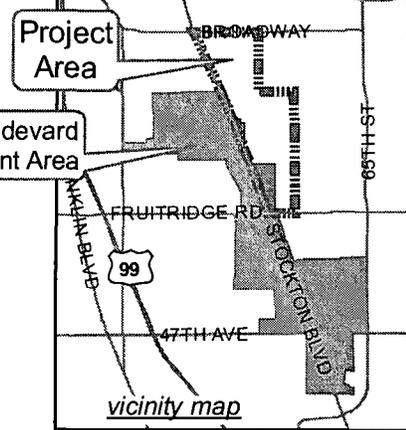
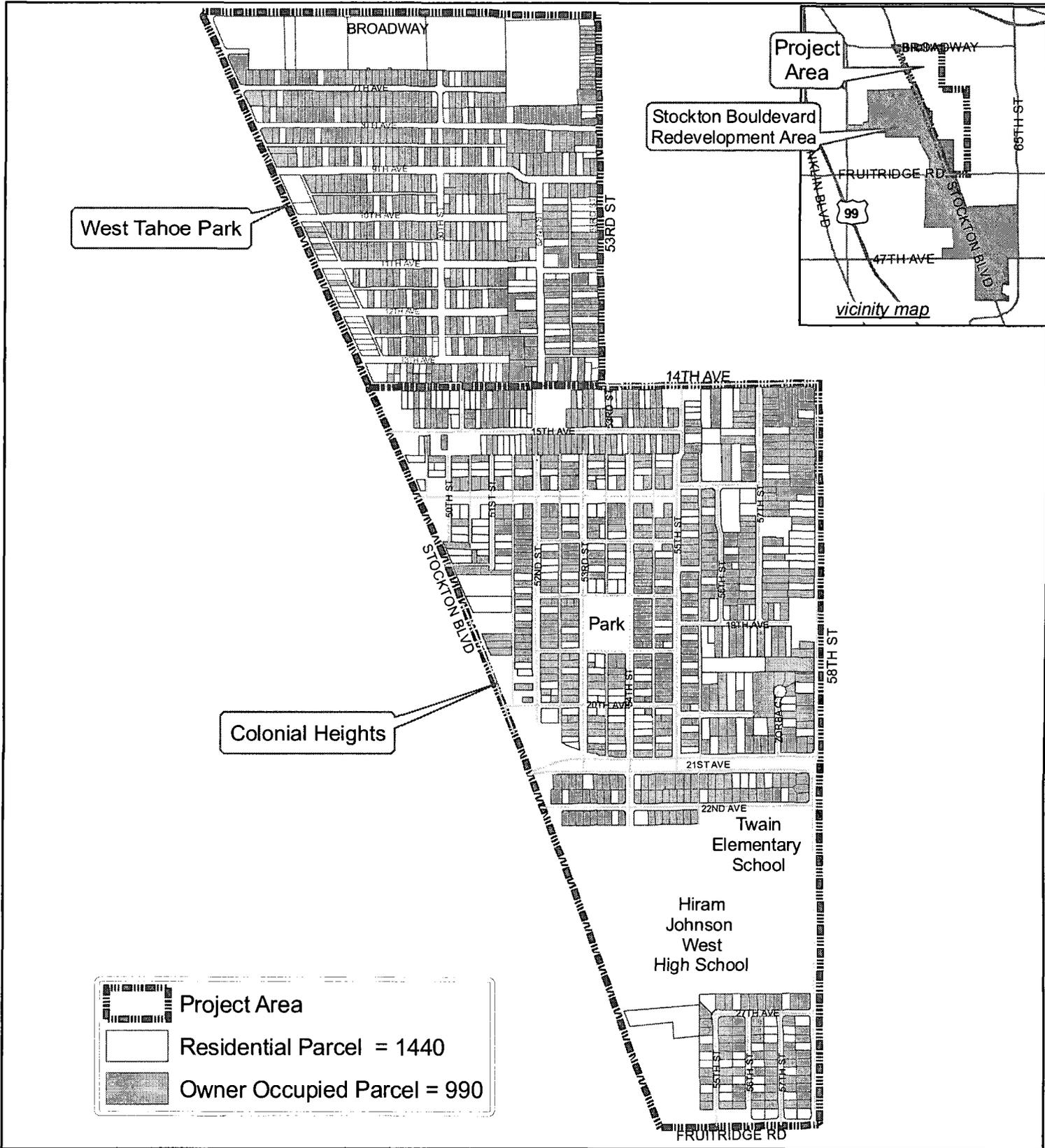

CASSANDRA H.B. JENNINGS
City Manager

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2009 Rebuilding Dreams Colonial Heights & West Tahoe Park Neighborhoods

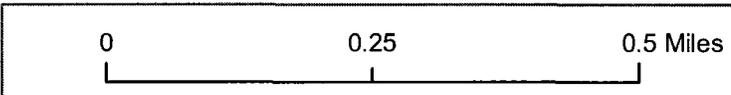


West Tahoe Park

Stockton Boulevard
Redevelopment Area

Colonial Heights

	Project Area
	Residential Parcel = 1440
	Owner Occupied Parcel = 990



SHRA GIS
January 15, 2009

RESOLUTION NO. 200X -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

TRANSFER OF \$85,000 TO REBUILDING TOGETHER FOR THE 2009 REBUILDING DREAMS PROJECT

BACKGROUND

- A. The housing programs and activities approved as set forth herein will benefit, improve and preserve affordable housing in the Colonial Heights and West Tahoe Park neighborhoods in City Council District Five.
- B. The proposed project is consistent with redevelopment strategies outlined in the Agency Strategic Plan and Community Development goals to: 1) preserve, develop and finance a continuum of affordable housing opportunities for Sacramento Residents, and 2) revitalize lower income neighborhoods to create healthy and sustainable communities.
- C. The Agency desires to utilize County Aggregate Redevelopment Project Area funds for the implementation of the proposed project.
- D. The Agency finds that the project will eliminate blight, promote affordable housing and preserve the community's supply of low income housing available at an affordable housing cost to persons that are very low and low income households.
- E. This proposed project is consistent with the City's Strategic Plan goal for enhancing and preserving neighborhoods.
- F. The proposed action to fund rehabilitation of existing homes is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301(a) and (d). National Environmental Protection Act (NEPA) does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action are approved.

2009 Rebuilding Dreams Projects

Section 2. The Executive Director, or designee, is authorized to amend the Agency budget to transfer \$85,000 in Stockton Boulevard 20 percent Low/Moderate Housing tax increment funds to Rebuilding Together for the 2009 Rebuilding Dreams Project in the Colonial Heights and West Tahoe Park neighborhoods, to the extent of the Redevelopment Agency's authority in governance of the Stockton Boulevard Redevelopment Project Area (a joint City and County project area).

Section 3. The Executive Director, or her designee, is authorized, to the extent of the Redevelopment Agency's authority, to enter into an agreement for services, as approved by Agency Counsel, with Rebuilding Together to conduct a 2009 Rebuilding Dreams event in the Colonial Heights and West Tahoe Park neighborhoods of the City of Sacramento District 5 for an amount not to exceed \$85,000.

