

Meeting Date: 5/26/2015

Report Type: Staff/Discussion

Report ID: 2015-00402

Title: (Housing Authority) Upper Land Park - Broadway Choice Neighborhoods Initiative (CNI) Draft Neighborhood Transformation Plan

Location: District 4

Recommendation: Pass a Housing Authority Resolution authorizing the Executive Director to submit the draft Upper Land Park Broadway Neighborhood Transformation Plan for the Choice Neighborhoods Initiative to the United States Department of Housing and Urban Development.

Contact: Kyle Flood, Program Manager, (916) 440-1311; Celia Yniguez, Senior Management Analyst, (916) 449-6353, Sacramento Housing and Redevelopment Agency

Presenter: Celia Yniguez, Senior Management Analyst, (916) 449-6353, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing & Redevelopment Agency

Division: Sacramento Housing & Redevelopment Agency

Dept ID: 99991011

Attachments:

- 1-Description/Analysis
- 2-Location Map
- 3-Resolution

Attorney Review

Approved as to Form
David Levin
5/18/2015 8:42:56 AM

Approvals/Acknowledgements

Department Director or Designee: LaShelle Dozier - 5/12/2015 9:58:47 AM

Issue: The Housing Authority of the City of Sacramento applied for and received a FY2013 Choice Neighborhoods Initiative (CNI) Planning Grant to prepare a Neighborhood Transformation Plan (NTP) for the Upper Land Park-Broadway neighborhood in November 2013. SHRA, the City of Sacramento, and the selected development team comprised of Related Companies of California, Mercy Housing California, and Regis Homes Sacramento, was the team assembled to complete the Transformation Plan by November 2015.

The CNI is a program of the United States Housing and Urban Development (HUD), which focuses on improving severely distressed public housing and resident self-sufficiency. CNI is focused on three core goals:

1. Housing: Transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term.
2. People: Supporting positive outcomes for families who live in the target development(s) and the surrounding neighborhood, particularly outcomes related to residents' health, safety, employment, mobility, and education.
3. Neighborhood: Transforming distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high quality public school and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

The CNI program awards planning and implementation grants based on a competitive basis. Planning grants are intended to assist communities in developing a comprehensive neighborhood revitalization strategy, or NTP, and build the support necessary for the plan to be successfully implemented. The NTP will become the guiding document for the revitalization of the public housing units, and will direct the transformation of the surrounding neighborhood and positive outcomes for families. The NTP is not an entitlement plan, and any potential projects or programs envisioned will need to be funded and approved through existing processes. Implementation grants are highly competitive and provide up to \$30 million to carry out the NTP.

Located just south of Broadway, between Interstate 5 and Riverside Boulevard, the Marina Vista and Alder Grove public housing communities suffer from severe physical distress with outdated 60-year old infrastructure and building systems. The 751 residential units at the two locations are undersized, with small rooms and few closets, and do not meet the needs of today's families. Additionally, the site layouts of these communities do not promote safety or a sense of "defensible space." There are approximately 1,900 residents living in both communities, of which 49% are under 18 years of age.

There are important advantages associated with these two sites due to their proximity to employment opportunities in Downtown and Midtown, and education institutions (Leataata Floyd Elementary School, Health Professions High School, and Sacramento City College). Additionally, significant investments are being made nearby including The Mill at Broadway, a mixed use residential development of up to 825 homes and open space on approximately 32 acres and relocation of The Kitchen, owned by the Selland Family Restaurants on Broadway. The City of Sacramento is looking to preserve and enhance the Broadway corridor and make it a more inviting and safe place for all. This is being done through the Broadway Street Improvements project, which was initiated earlier this year.

The effort to develop the NTP is a broad approach to ensure a connected, integrated plan for improving the broader neighborhood, in addition to the two public housing sites. This broad based planning process is being managed by SHRA, the City of Sacramento and the development team, and has and will continue to include extensive community participation. In addition to community meetings, workshops, and other forms of public engagement, stakeholders have the opportunity to participate in a number of committees and task forces that provide ongoing input into the NTP. The committees and task force groups working on the effort are as follows:

- Community Advisory Committee (CAC): Comprised of representatives from the local neighborhood associations and Marina Vista and Alder Grove residents, the CAC provides input on the overall process and plan.
- Neighborhood Task Force (led by the City of Sacramento Community Development Department): responsible for identifying the current base zoning and planning conditions, new neighborhood initiatives, plus key assets and deficiencies of amenities in the neighborhood.
- People Task Force: focused on identifying resources and unmet needs of area residents, and planning for provision of programs and services that will support these needs into the future. Three sub-committees address education, health and economic development in greater depth.
- Housing Task Force: addresses the redevelopment of the two sites, taking into account the need to replace all of the housing units either on-site, within the area, or outside the planning area subject to HUD guidelines. They will also utilize the People and Neighborhood Task Forces' work to ensure the NTP helps address neighborhood-wide needs and priorities.

The CNI process requires a submission of a draft plan 18 months through the process, and a final plan at the end of two years. The NTP will be submitted to HUD in June 2015. The community driven process to date has included more than 50 task force and committee meetings, two housing tours, seven community meetings, and four public housing resident meetings.

Several concerns have been raised by the adjacent neighbors and other interested parties during the planning process. The team will continue efforts to address these concerns. Per the grant requirements, the NTP must include a strategy for replacing or preserving all of the 751 public housing units on site or off-site. Under HUD guidelines, any off-site units must be located in census tracts that have low concentrations of poverty or minority households, and must be near transit and services. An analysis of eligible areas for off-site replacement includes portions of East Sacramento, Land Park, and South Natomas. Some neighbors have requested as much as 50% be replaced off-site. Off-site locations have challenges due to availability of sites, high land costs, and potential community concerns associated with the development of public or affordable housing. Neighbors have also expressed concerns that additional density will increase traffic and crime. Finally, Alder Grove has recently been listed on the National Register of Historic Places as a Historic District, led by the efforts of the Upper Land Park Neighbors and the Sacramento Old City Association.

The NTP focuses revitalization of the site in a manner that capitalizes upon the planned investments in the neighborhood and expands options for residents to live, work and learn in a revitalized mixed-income and mixed-use environment rich with opportunities. The attached PowerPoint provides an overview of the draft NTP.

Policy Considerations: The information contained herein is relevant to the City and County Housing Authority 2007 Asset Repositioning Strategy. The NTP is conceptual and not an entitlement plan, and any potential projects or programs envisioned would need to be approved through existing processes.

The conceptual NTP is also relevant to the 2013-2021 City Housing Element which includes policy to preserve and rehabilitate existing affordable housing and to provide housing for extremely low income households. The HUD-approved five-year Public Housing Authority Plan affirms Marina Vista and Alder Grove as public housing developments designated for potential demolition and or disposition. Specific Housing Element policies related to this are: 1) H-3.1.1 related to extremely low income housing needs, 2) H-4.4 regarding the preservation of affordable housing, and 3) Program 74 regarding the Housing Authority's Asset Repositioning Strategy.

Economic Impacts: Not applicable.

Environmental Considerations: This is an information item only; no action is being recommended or requested.

Commission Action: Staff presented this informational item to the Sacramento Housing and Redevelopment Commission on May 6, 2015.

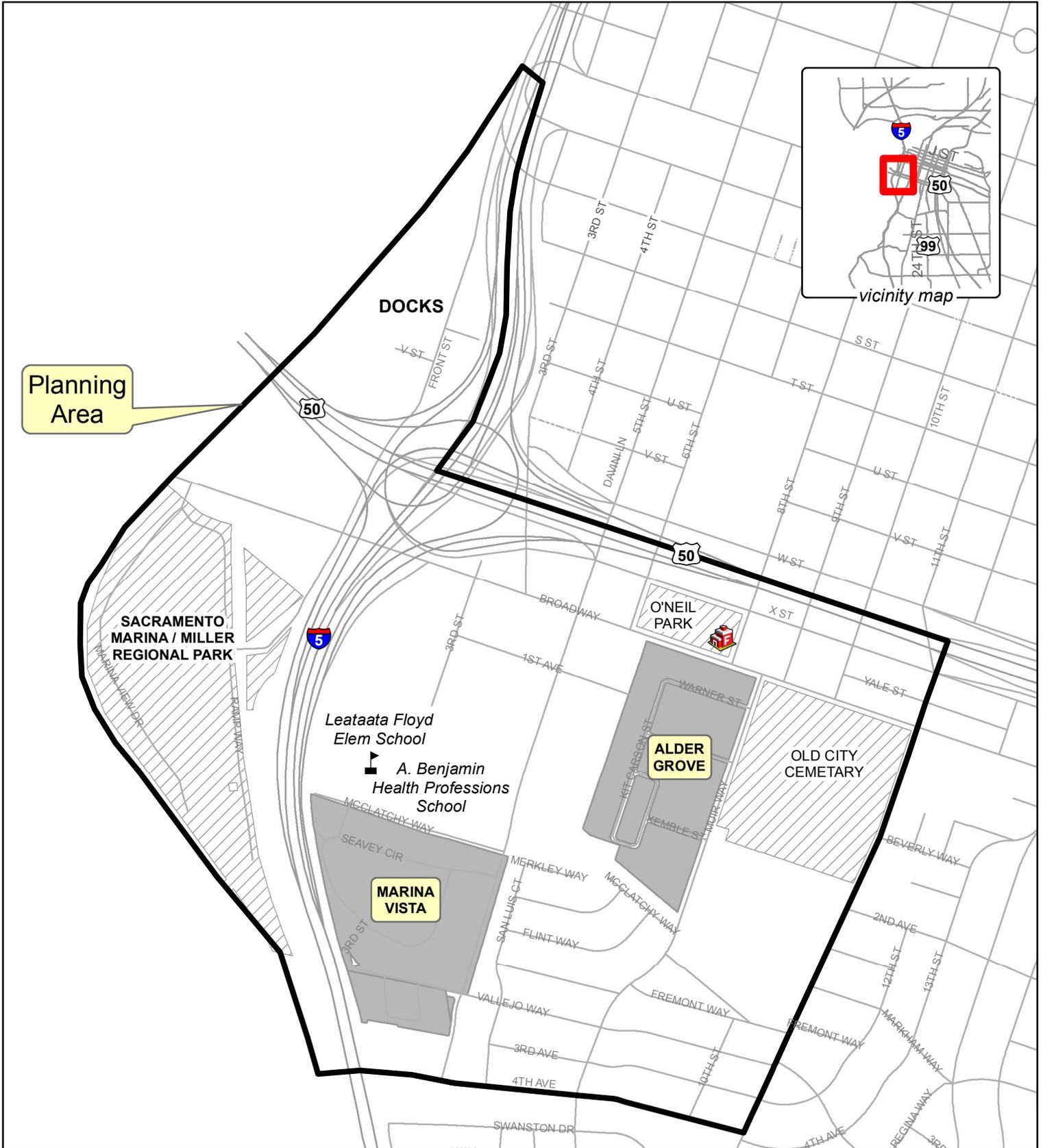
Rationale for Recommendation: This report is for information only.

Financial Considerations: There is no fiscal impact associated with this report. The original CNI grant amount for this effort was \$500,000.

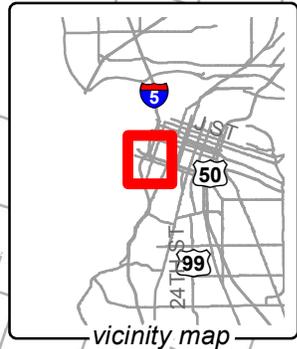
M/WBE/Section 3 and First Source Considerations: Not applicable.



2013 Choice Neighborhoods Initiative Planning Area



Planning Area



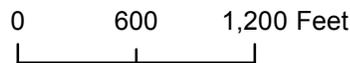
CNI Planning Area Boundary

City Owned Parcel

Housing Authority Owned Parcel

School

Fire Station



SHRA GIS
April 27, 2015 of 7

RESOLUTION NO. 2015-

Adopted by the Housing Authority of the City of Sacramento

on date of

AUTHORIZATION TO SUBMIT THE DRAFT THE UPPER LAND PARK – BROADWAY NEIGHBORHOOD TRANSFORMATION PLAN

BACKGROUND

- A. River Oaks (Marina Vista) and New Helvetia (Alder Grove) are the two largest public housing sites owned by the Housing Authority of the City of Sacramento. Marina Vista contains 391 units on roughly 38 acres and Alder Grove contains 360 units on roughly 30 acres. Both sites present significant development opportunity in a neighborhood experiencing transition from industrial to residential, mixed-use.
- B. In 2007, the Housing Authority Board (Board) approved an Asset Repositioning Strategy aimed at solving the Housing Authority's structural operating deficit, reducing dependence on funding from the United States Department of Housing and Urban Development (HUD), and providing reinvestment strategies for long term preservation of affordable housing. The Asset Repositioning Strategy recommended redevelopment of the Marina Vista and Alder Grove public housing sites.
- C. On June 7, 2012, the Board directed staff to release a Request for Qualifications (RFQ) for the proposed redevelopment of the Marina Vista and Alder Grove sites and select a development team no later than November 2012.
- D. On August 6, 2012, the Housing Authority released a RFQ to determine the most qualified master developer to develop a housing program for the potential redevelopment of the Marina Vista and Alder Grove public housing sites.
- E. On May 21, 2013, the Board approved the selection of a Development Team comprised of Related Companies of California, Mercy Housing California, and Regis Homes Sacramento as the Master Developer for the proposed revitalization of the Marina Vista and Alder Grove Conventional Public Housing Sites. Concurrently, the Board also approved the submittal of a federal Choice Neighborhoods Initiative (CNI) Planning Grant, which would provide \$500,000 to develop a Neighborhood Transformation Plan (NTP) for the Upper Land Park – Marina Vista/Alder Grove neighborhood.

May 26, 2015

- F. On November 22, 2013, the Federal Department of Housing and Urban Development awarded the Housing Authority with a \$500,000 Choice Neighborhoods Initiative Planning grant to develop a Neighborhood Transformation Plan for the UpperLandPark neighborhood.
- G. The activity recommended is statutorily exempt pursuant to California Environmental Quality Act (CEQA) Guideline 15262 involving planning and feasibility studies for possible future actions which have not been approved by the Housing Authority's governing board. These planning and feasibility activities are categorically excluded from review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34 (a)(1).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1: The above recitals, including the environmental recitals, are found to be true and correct.
- Section 2: The Executive Director, or her designee, is authorized to submit to the U.S. Department of Housing and Urban Development, the draft Upper Land Park – Broadway Neighborhood Transformation Plan, the Choice Neighborhoods vision document.