



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
April 26, 2007

Honorable Chair and Members of the Redevelopment Agency

Title: Oak Park Quality of Life Project

Location/Council District: Oak Park Redevelopment Area, (District 5)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to 1) establish a Quality of Life project fund for minor infrastructure related improvements within the residential neighborhoods of the Oak Park Redevelopment Area, and 2) transfer \$400,000 of 2005 Oak Park Tax Exempt bond funds to the Quality of Life project fund.

Contact: Lisa Bates, Community Development Director, SHRA, 440-1316, Chris Pahule, Assistant Director, SHRA, 440-1350

Presenters: Not applicable

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: This report recommends that a program fund be created to address minor infrastructure improvement needs in the residential neighborhoods of the Oak Park Redevelopment Project Area (Attachment 2) to the extent eligible by redevelopment law. Over the years, Redevelopment Agency (Agency) staff has received requests from residents for minor infrastructure related improvement projects. While some of these projects have been identified and prioritized through various City programming guides, many have not reached priority status and thus have not received the necessary funding to complete. This fund will serve as a one-time grant to address some of these projects that, while smaller in scale, will have a substantial impact on improving neighborhoods and will eliminate blight in the community. All projects will be reviewed for eligibility under program criteria (as described in Attached 3) and redevelopment law, and will be prioritized based on community input. Specifically, the Agency will coordinate with the Weed and Seed Neighborhood Restoration Subcommittee and the Neighborhood Services Department to identify eligible projects, prioritize them,

Acquisition of 3409/3413 Broadway and 3434/3436 2nd Avenue

and coordinate with appropriate City departments to implement. Once a draft project list has been established, Agency staff will bring forward a staff report to the Redevelopment Advisory Committee and City Council acting as the Redevelopment Agency for determination of eligibility under redevelopment law (with required findings) and thereafter, final approval of eligible projects and for project funding, not to exceed \$400,000.

Committee/Commission Action: *Oak Park Redevelopment Advisory Committee Action:* At its meeting of February 14, 2007, the Oak Park Redevelopment Advisory Committee approved the staff recommendation for this item. The votes were as follows:

AYES: Curry-Evans, Davis, Hilbert, Johnson, Lackey, Kivel, Lawson, Meng, Mercado, Thomas

NOES: None

ABSTAIN: None

ABSENT: Redmond, Taylor

Sacramento Housing and Redevelopment Commission: At its meeting of April 4, 2007, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burns, Burruss, Chan, Coriano, Fowler, Gore, Hoag, Piatkowski, Shah

NOES: None

ABSTAIN: None

ABSENT: Stivers

Policy Considerations: The proposed action is in furtherance of the Oak Park Redevelopment Plan adopted by the Sacramento City Council, which specifies the elimination of residential blighting conditions as a priority in the project area.

Environmental Considerations: The proposed action does not constitute a project under the California Environmental Act (CEQA) per Guidelines Section 15378 (b) (4) as a government funding mechanism or other government fiscal activity, which does not involve a commitment to any specific project which may result in a potentially significant physical impact on the environment.

Rationale for Recommendation: The community has requested that *minor* neighborhood infrastructure deficiencies be addressed, while a more comprehensive South Oak Park Infrastructure Needs Assessment is completed as part of the Martin Luther King, Jr. Blvd Streetscape and Urban Design Master Plan project. Staff anticipates that smaller "project ready" infrastructure projects

March 13, 2007

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can be addressed within the time period estimated to complete the comprehensive study.

Financial Considerations: This report recommends the creation of a Quality of Life project fund and the allocation of \$400,000 of Oak Park 2005 Tax Exempt Bond funds to the fund. Once a final project list has been established, a staff report will be brought forward to the Redevelopment Agency to approve projects and respective funding, not to exceed \$400,000.

M/WBE Considerations: Federal funds are not being used and, therefore, no M/WBE requirements apply.

Respectfully Submitted by: _____



ANNE M. MOORE
Executive Director

Recommendation Approved:



RAY KERRIDGE
City Manager

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Oak Park Quality of Life Project Project Background

On June 8, 2006, the Redevelopment Agency of the City of Sacramento approved the allocation of \$1 million for the Martin Luther King, Jr. Blvd Streetscape and Urban Design Master Plan and South Oak Park Infrastructure Needs Assessment project. This project will focus on streetscape improvements and revitalization of the Martin Luther King, Jr. Blvd corridor and identify outstanding South Oak Park neighborhood infrastructure needs including estimated costs and prioritized improvement phasing. The master planning process is currently underway with the first series of community workshops completed in March. Staff anticipates that the Master Plan project will be completed by December 2007.

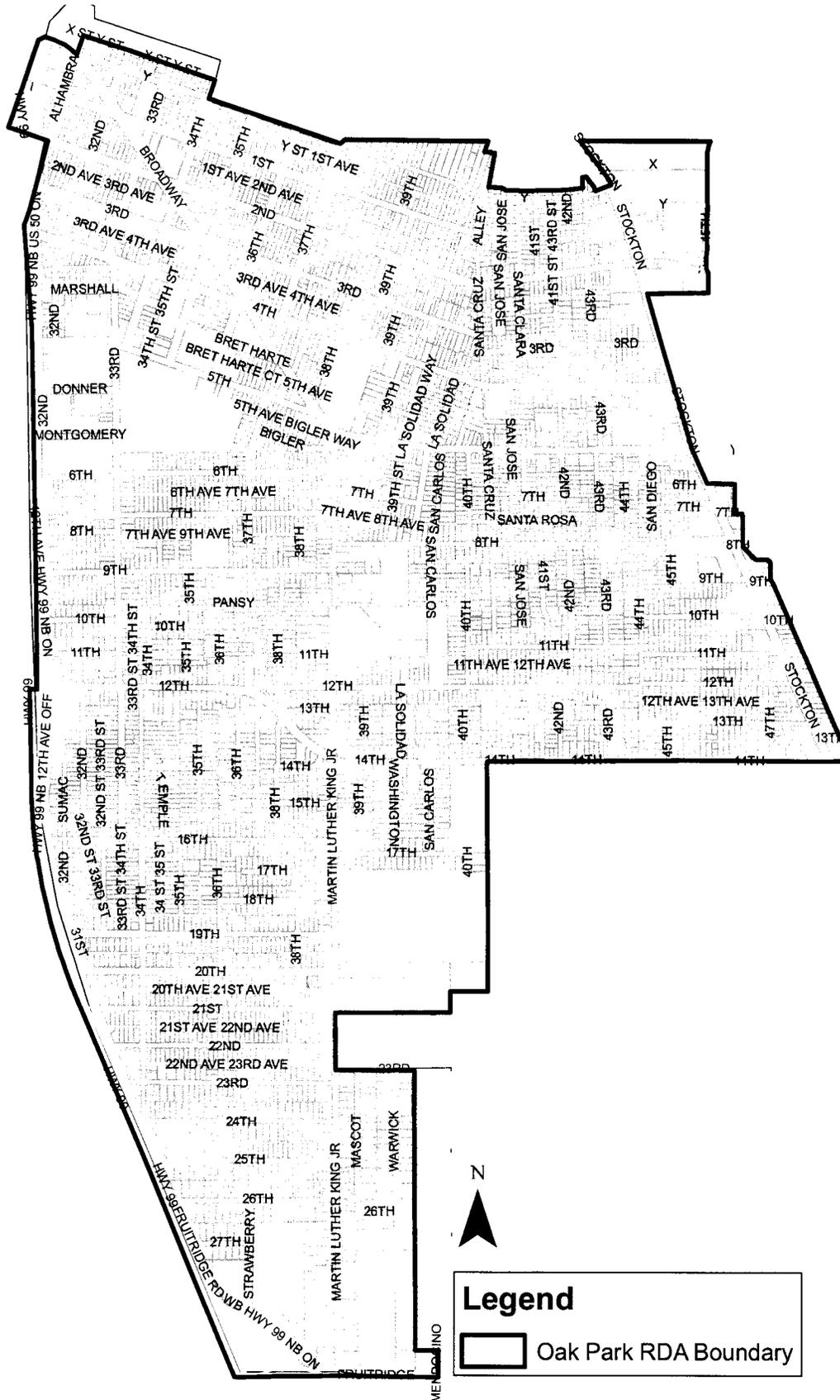
While the Redevelopment Advisory Committee unanimously supported the Master Plan project, it advised the Agency that *minor* neighborhood infrastructure deficiencies need to be addressed in a timely manner as the comprehensive plan is developed. Based on numerous requests from community members for smaller infrastructure related projects, staff recommends the allocation of \$400,000 to implement this program. All requests will be reviewed for eligibility and prioritized based on community input. Specifically, the Agency will coordinate with the Weed and Seed Neighborhood Restoration Subcommittee and the Neighborhood Services Department, Area 3, to identify eligible projects, prioritize them, and coordinate with appropriate City departments on steps required for implementation. Once a draft project list has been established, a staff report will be brought forward to the City Council, acting as the Redevelopment Agency, to determine which, if any, projects will qualify for use of redevelopment funds, to conduct appropriate environmental review, and to consider the facts as required to make the findings necessary for the use of redevelopment funds for public works projects.

The total number of projects completed will be determined by the final project list, project readiness, and individual cost estimates. The Quality of Life project fund will serve as a one-time grant to address minor infrastructure projects such as minor sidewalk repairs or drainage improvements while the more comprehensive South Oak Park Neighborhood Infrastructure Needs Assessment is being prepared. All proposed projects will be reviewed by City technical staff for feasibility before they are processed for implementation. Eligible activities and program criteria include:

- Neighborhood infrastructure projects within the Redevelopment Area boundary (activities on commercial corridors including Martin Luther King, Jr. Blvd, Broadway, and Stockton Blvd are excluded).

- Bricks and mortar, long-term tangible projects (excluding funding of people/business operations, private property improvements such as housing rehabilitation, “clean-up” activities such as street sweeps, or ongoing maintenance operations).
- Minor park projects that are not ongoing maintenance will be considered.
- Project readiness (i.e. projects that require minimal study prior to implementation or those that have already been scope excluding projects that require extensive study and/or scoping prior to implementation).
- Qualification for the use of redevelopment funds.

Oak Park Redevelopment Project Area



RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ESTABLISH THE OAK PARK QUALITY OF LIFE PROJECT FUND

BACKGROUND

A. On June 8, 2006, the Redevelopment Agency of the City of Sacramento ("Agency") approved Resolution No. 2006-416 for the allocation of funds to the Martin Luther King, Jr. Boulevard Corridor Improvements project, including the South Oak Park Infrastructure Needs Assessment.

B. The South Oak Park Infrastructure Needs Assessment is currently underway, however, minor infrastructure improvements needs exist within the residential community of Oak Park resulting in blighting conditions in these neighborhoods.

C. It is anticipated that these minor infrastructure improvement needs can be addressed while the more comprehensive needs assessment is completed.

D. It is intended that this action establish a budget with no current authorization for use of the funds. No funding is allocable to any specific project or activity until such time as the project or activity has been brought to the Agency for consideration of the appropriateness of the use of redevelopment funds and the making of all necessary findings, including environmental review findings and findings regarding the use of redevelopment funds for public works projects.

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

Section 1. A Quality of Life project fund for minor infrastructure related improvements within the residential neighborhoods of the Oak Park Redevelopment Area is hereby established.

Section 2: The Sacramento Housing and Redevelopment Agency budget is amended to allocate \$400,000 of the 2005 tax exempt, tax allocation revenue bonds to the Oak Park Quality of Life Project.