



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO CITY COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Staff Report

December 6, 2005

Honorable Mayor and
Members of the City Council

Subject: PHOENIX PARK UPDATE

Location/Council District:

Phoenix Park and Surrounding Area (formerly Franklin Villa) – District 8

Recommendation:

This report is informational only.

Contact:

Thomas V. Lee, Deputy Executive Director, Housing Authority 440-1319

Janet Rice, Assistant Director of Special Projects, 440-1332

Presenters: Janet Rice, SHRA
Lt. Daniel Hahn, SPD

Department: Sacramento Housing and Redevelopment Agency

Summary:

This report is a status update on the Phoenix Park project located in the South Sacramento area. No specific action is necessary.

Background:

In October 2001, staff came forward requesting authority to implement the first phase of the Franklin Villa Implementation Strategy. Our three-pronged approach includes; 1) improving the existing housing stock; 2) safety and security initiatives; and 3) provisions for social services. In 2002, the City Council authorized the adoption and approval of the Franklin Villa Financing and Relocation plans as well as a revised Implementation Strategy. In 2003, the Council adopted further revisions to the Phoenix Park Financing Plan. In 2004, Council approved the issuance of tax-exempt mortgage revenue bonds as a final step to finance our development strategy. Since the project was last presented

in June 2004, a number of significant accomplishments have been made and are identified below.

Phoenix Park Accomplishments

- All physical improvements are anticipated to be complete by December 31, 2005.
- The Phoenix Park development project has remained on schedule and within budget.
- The final three eminent domain cases were settled out of court.
- Two of the five Homeowner Associations (HOA) have been dissolved.
- Fencing has been installed and alleys have been closed.
- Ownership and management have been centralized under the Norwood Avenue Housing Corporation, an Agency nonprofit affiliate.
- The Agency has partnered with Morrison Creek Estates to build a new playground.
- The Project Safe Neighborhood collaboration between the Agency, SPD and Morrison Creek Estates resulted in installation of new lights.
- Five streets have been renamed as Shining Star Drive, Phoenix Park Drive, Creek Edge Way, Abiding Place, and Restoration Court.
- All SHRA residents are checked for criminal background through Sacramento Police Department.
- The first Gang Injunction in Sacramento County obtained.
- The John Stewart Company continues to manage all owned and controlled SHRA units.
- The Agency is working with the Sacramento Police Department to establish baseline measurements to facilitate evaluation of future security needs and property management oversight requirements for all Phoenix Park properties.
- Staff are in the process of amending the existing policing services contract to continue at the existing level through June 30, 2006, with staffing for the remainder of the year to be determined by a joint evaluation of security issues in the community.
- Agency staff, Jackie Rose is a Board member on all three remaining HOA's.

- After-school and Parent University programs have continued successfully operating at Parkway Elementary School partnering with the City of Sacramento START program as well as the local non-profit Fathers & Families.
- Community leadership and resident participation in Safety & Security monthly meeting has remained steady.
- The new 10,000 sq. ft Phoenix Park Resident Activity Center to house new Head Start programs, a computer center, meeting and activity rooms, as well as offices for the “hotel-ing” of resource providers is over 75% complete and scheduled to be complete by the end of the year.
- Partnerships established between property management, Agency, SPD and all three HOA’s.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

This report is for informational purposes only. The report does not purpose any actions.

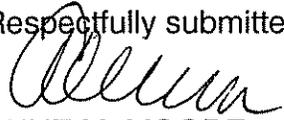
ENVIRONMENTAL REVIEW

This report is for informational purposes only. The report does not purpose any actions. Accordingly neither CEQA nor NEPA apply.

M/WBE CONSIDERATIONS

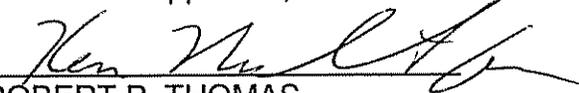
The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully submitted,



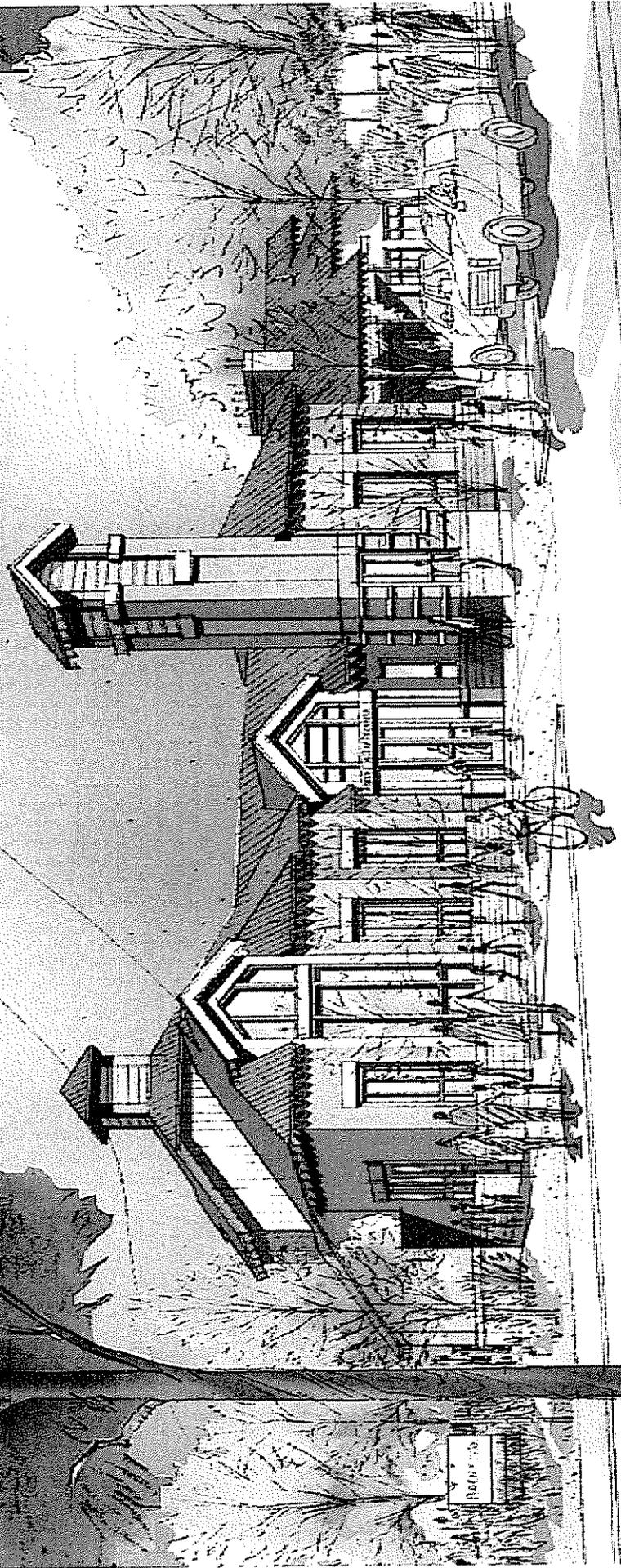
ANNE M. MOORE
Executive Director

Transmittal approved,

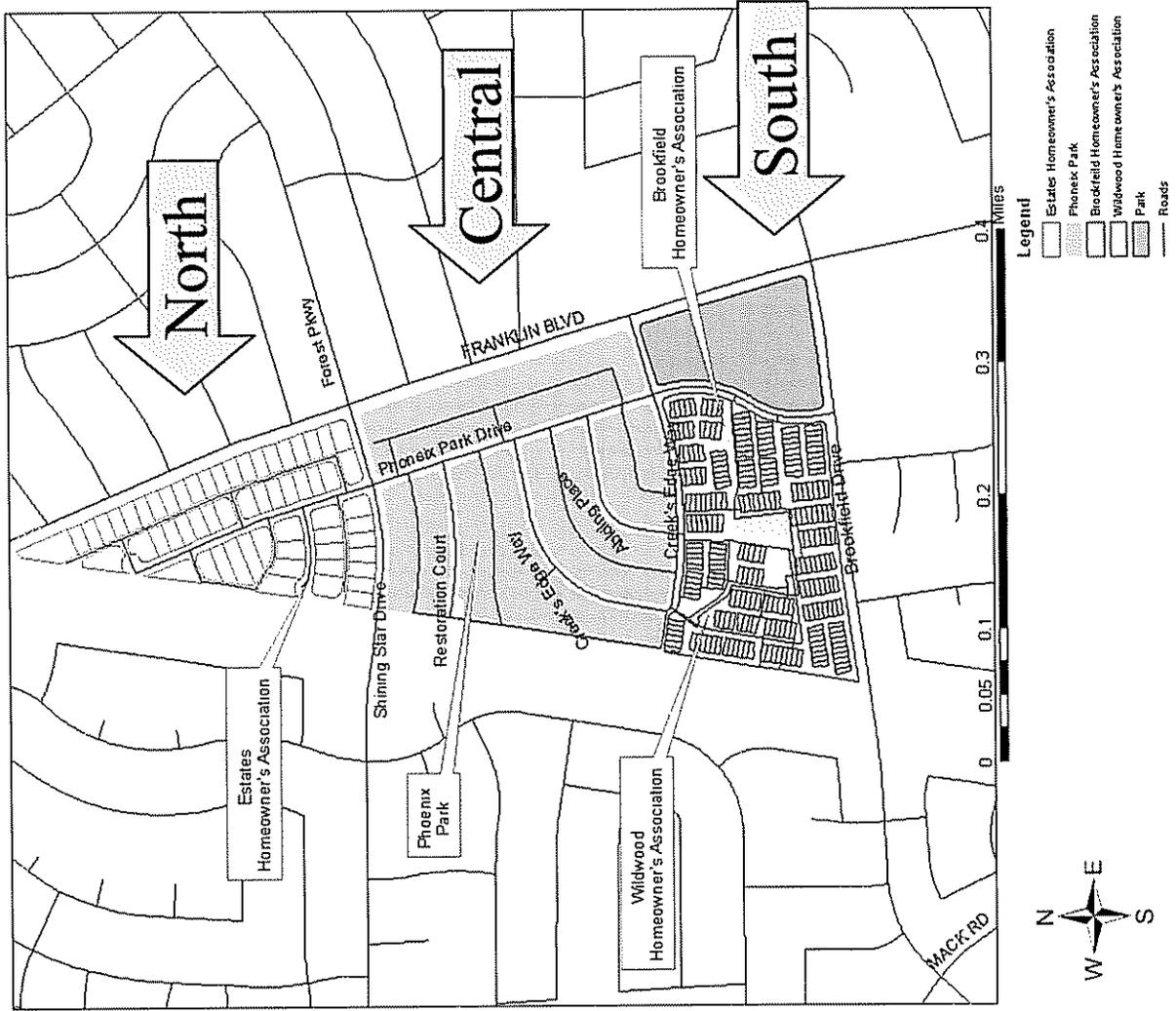


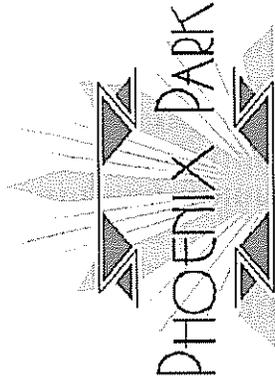
ROBERT P. THOMAS
City Manager

Phoenix Park Status Report November 2005



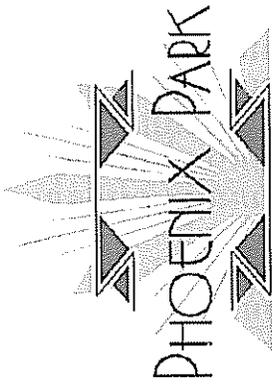
Phoenix Park and Surrounding Area



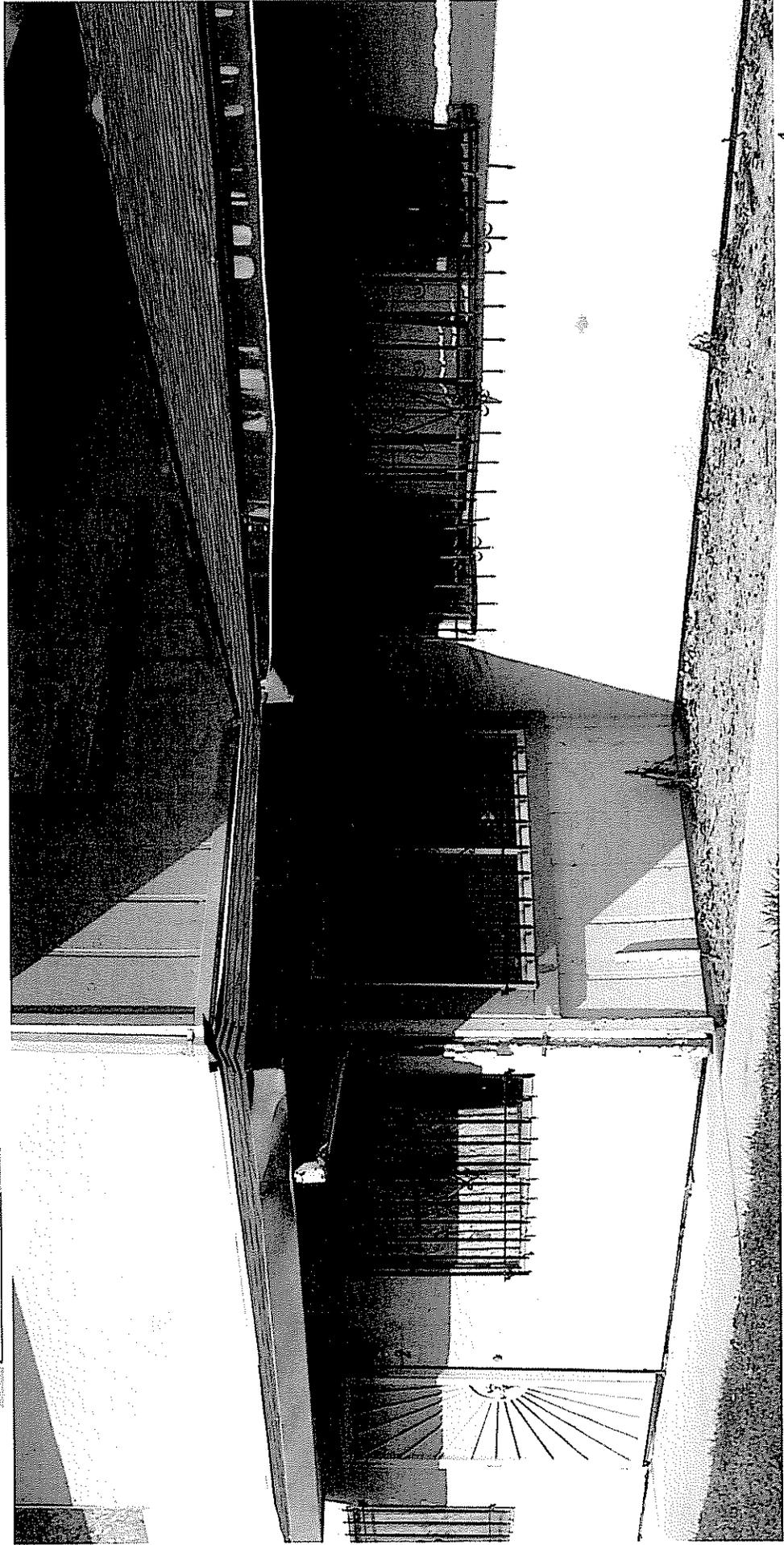


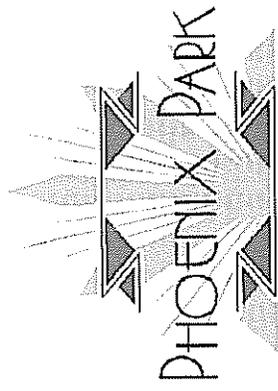
Summary

- PPI 178 units • 100% occupied
- PPII 182 units • 83% occupied
- Total 839 units • 55% owned by Agency or non-profit affiliate

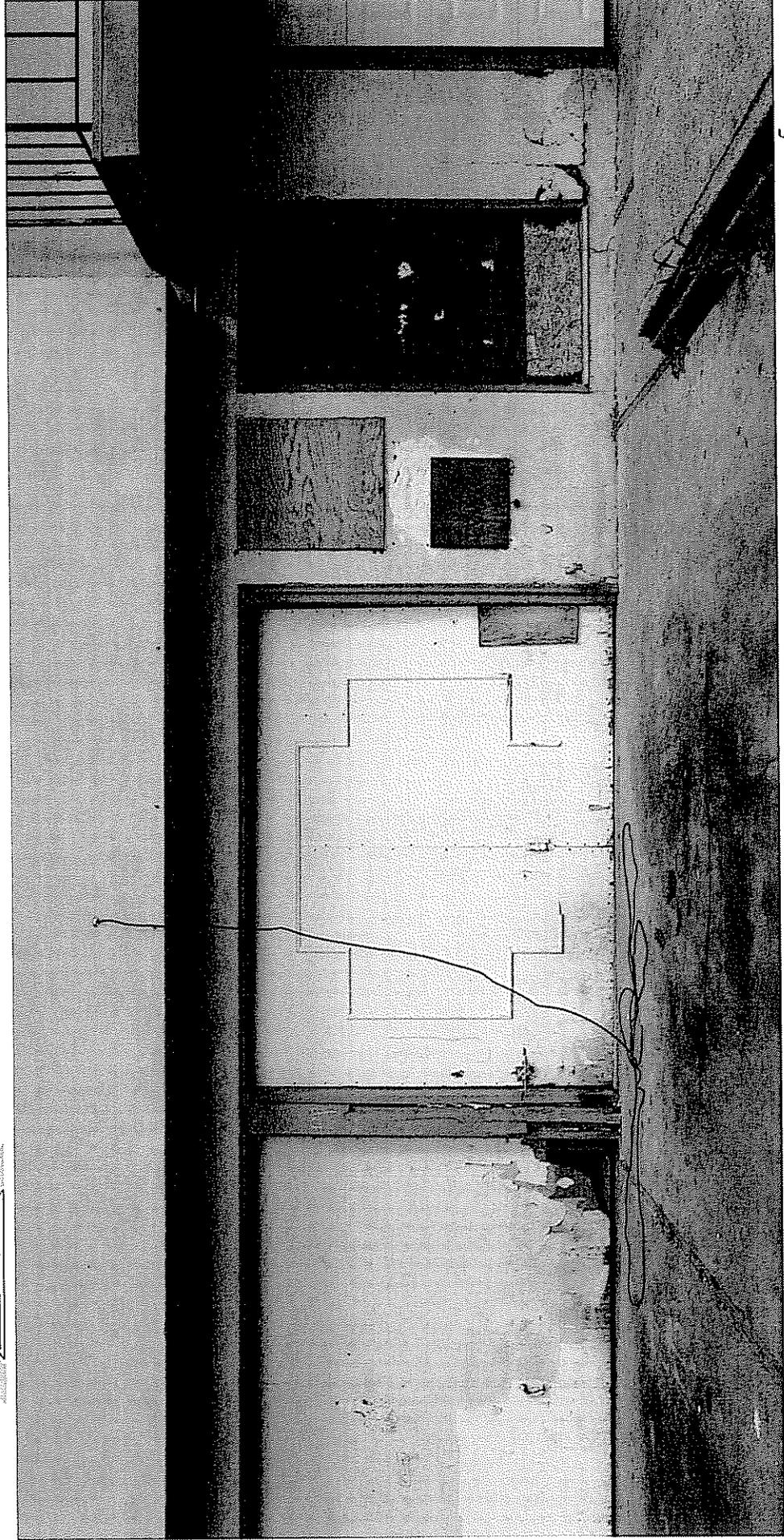


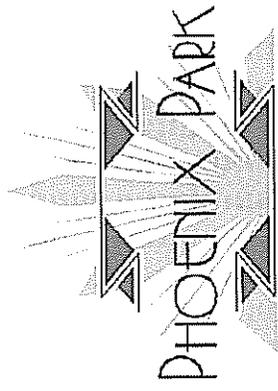
What We Had



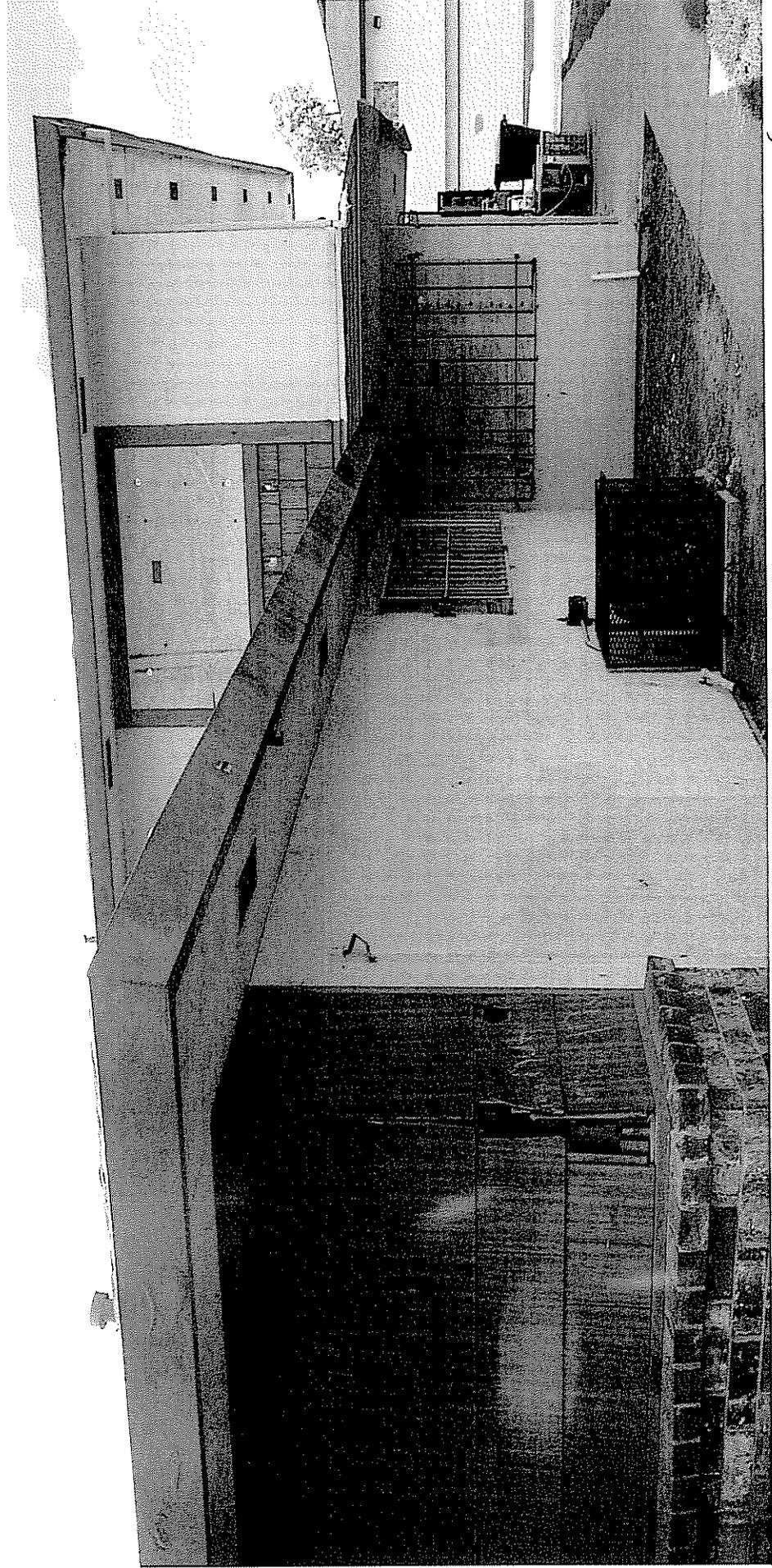


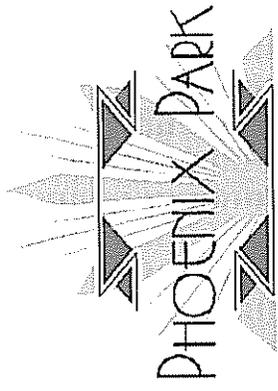
What We Had



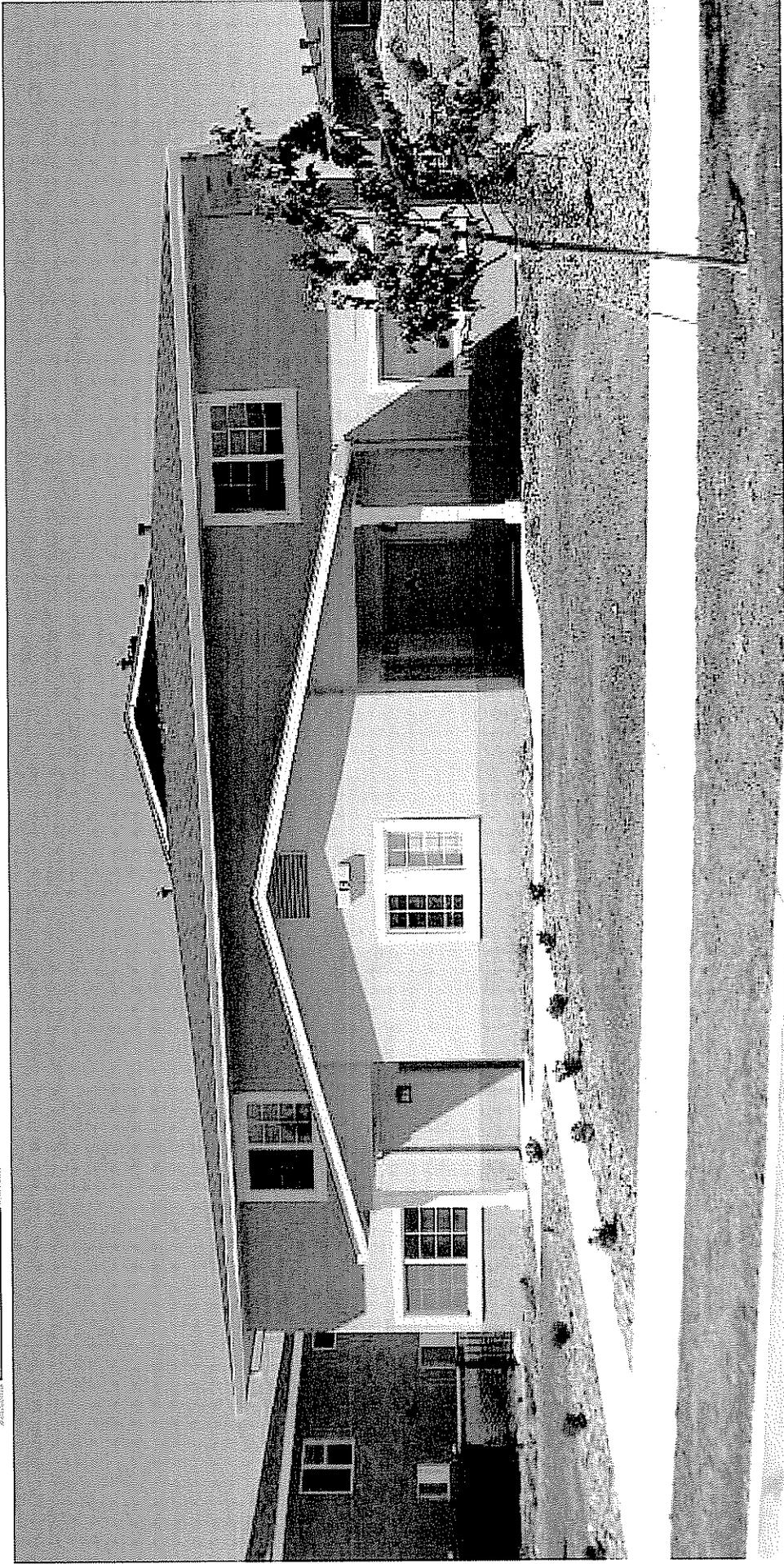


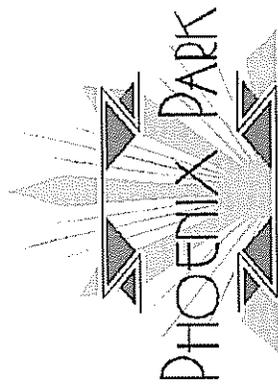
What We Had





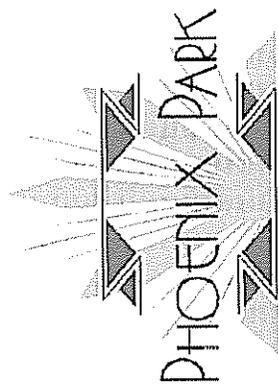
What We Now Have!



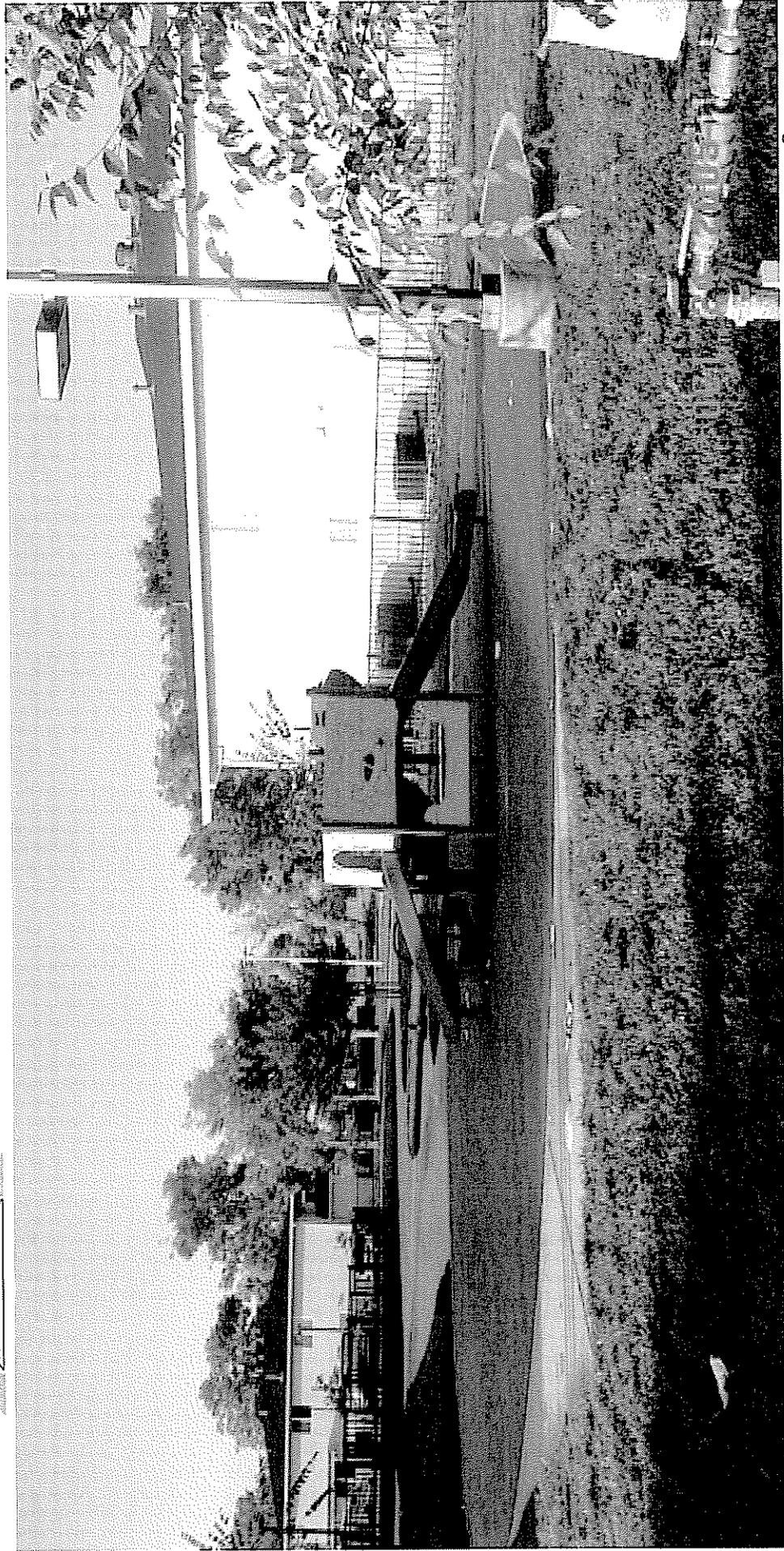


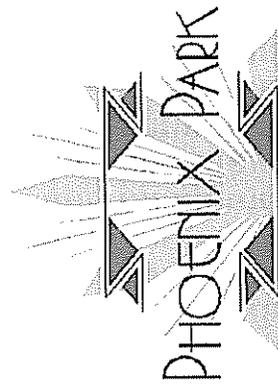
What We Now Have!





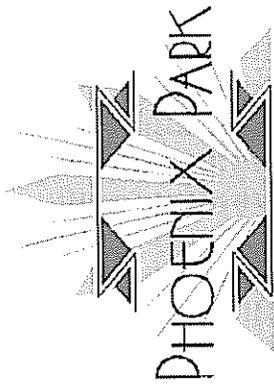
What We Now Have!





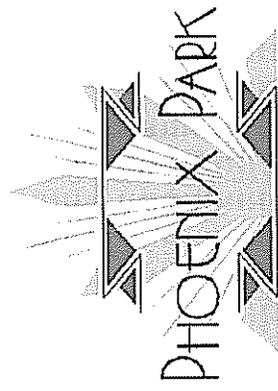
What We Now Have!





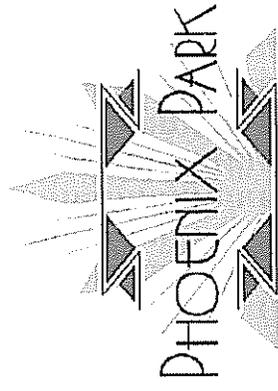
What We Now Have!





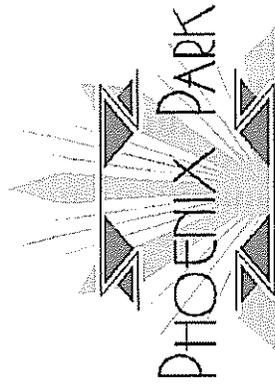
What We Now Have!





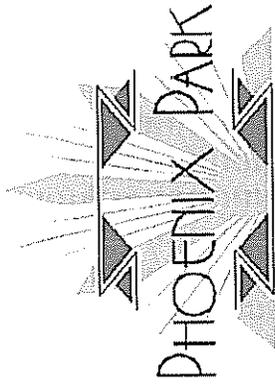
Accomplishments

- Ahead of schedule
- Within budget
- Eminent domain settled
- Alleys closed
- Playground built
- New lighting
- Streets renamed
- SPD tenant screening
- Centralized management
- Community leadership
- Resident participation
- Board Member on all (3) HOA's
- Multiple partnerships



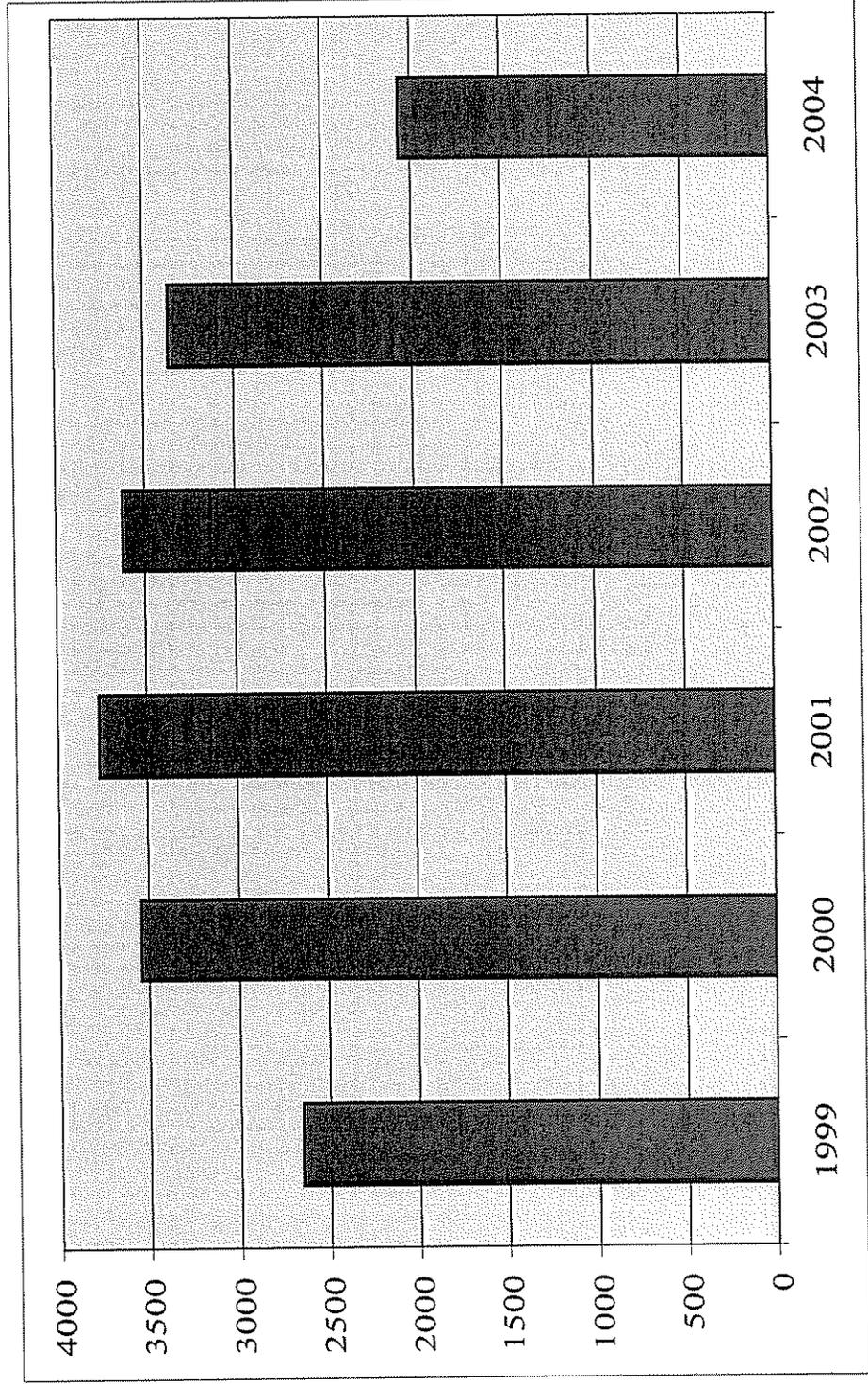
Safety & Security

- Project Safe Neighborhood – Lighting Project.
- First Gang Injunction in Sacramento County.
- Improved Tenant Screening.



Calls For Service

(entire community)

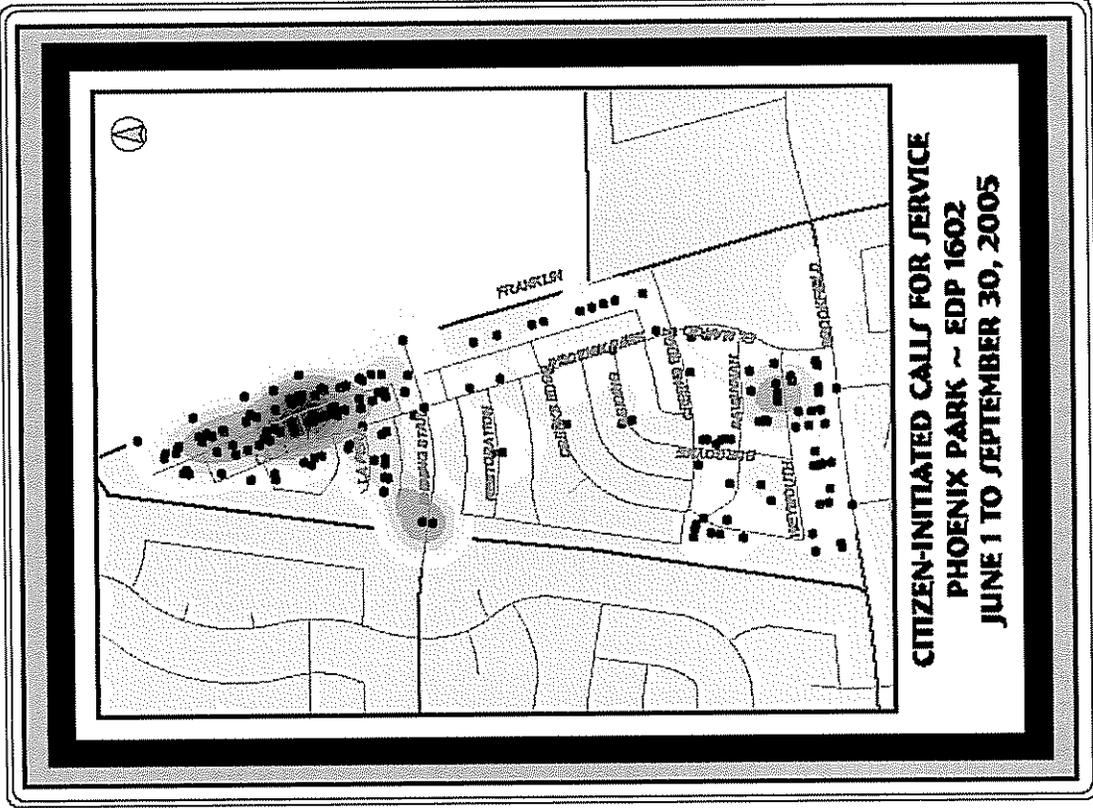
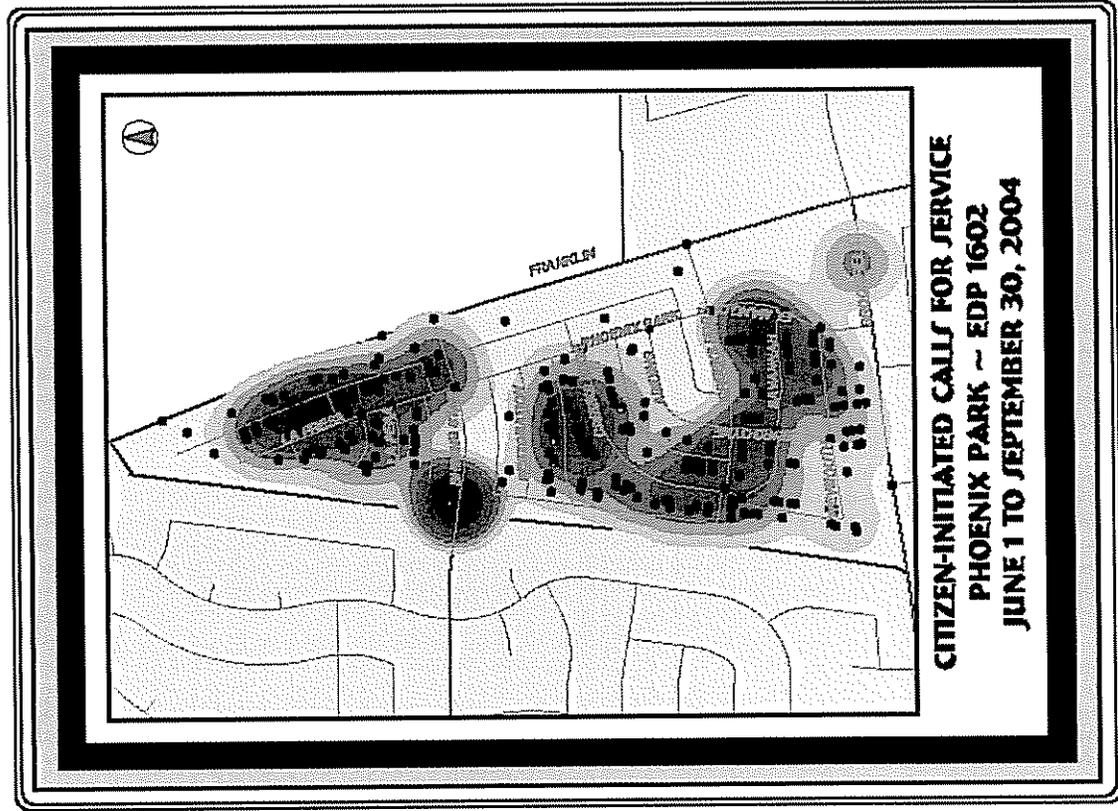


CALLS FOR SERVICE COMPARISON PHOENIX PARK

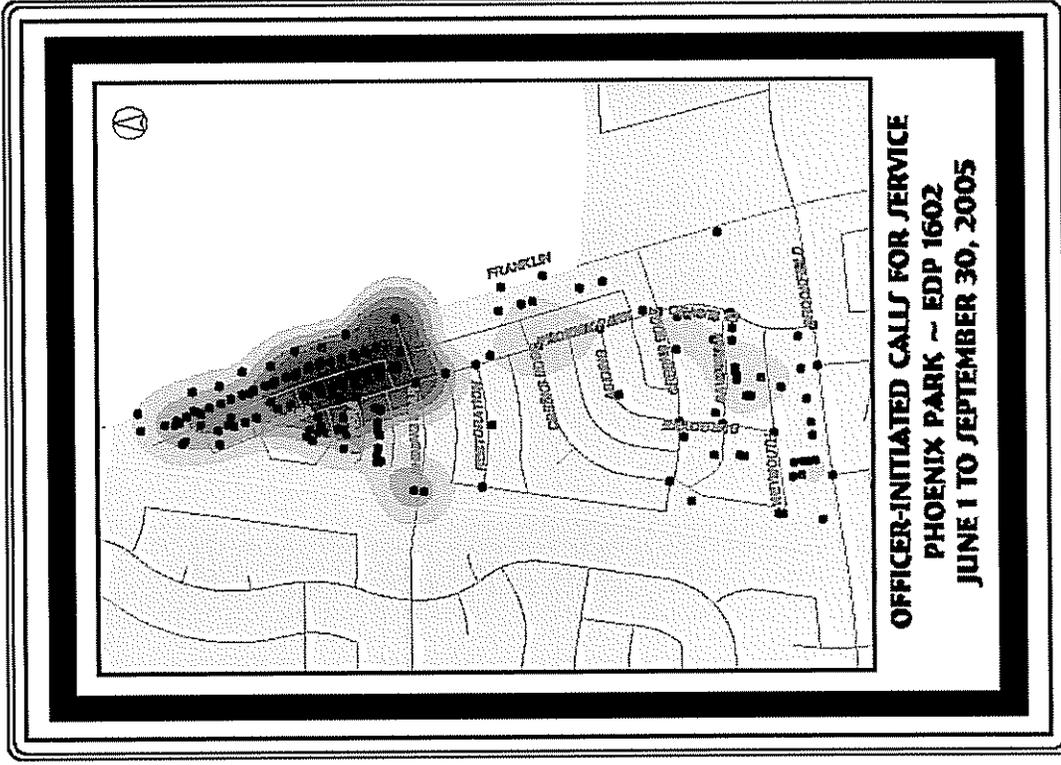
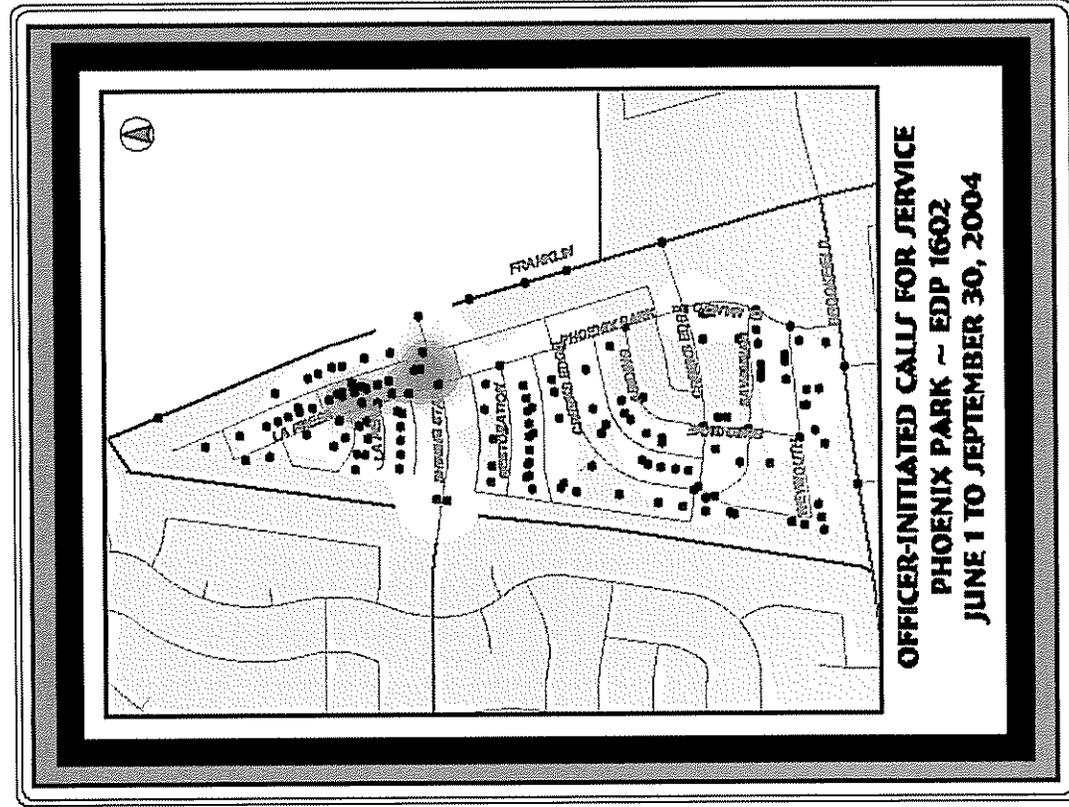
CAD CALLS	June 1 to Sept 30, 2004	June 1 to Sept 30, 2005
Officer Initiated		
North	253	442
Central	233	141
South	91	86
TOTAL	577	669
Citizen Initiated		
North	229	211
Central	205	95
South	221	124
TOTAL	655	430
ALL CALLS	1,232	1,099

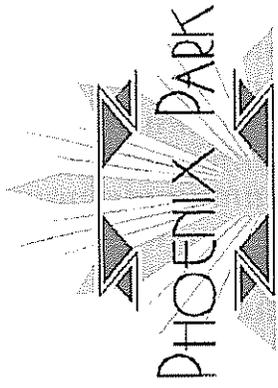
NORTH: north of Shining Star Drive / CENTRAL: btw Shining Star Drive and south side of Creeks Edge Way (includes intersection of Shining Star Drive and La Fresal) / SOUTH: south of Creeks Edge Way

Citizen Initiated Calls For Service



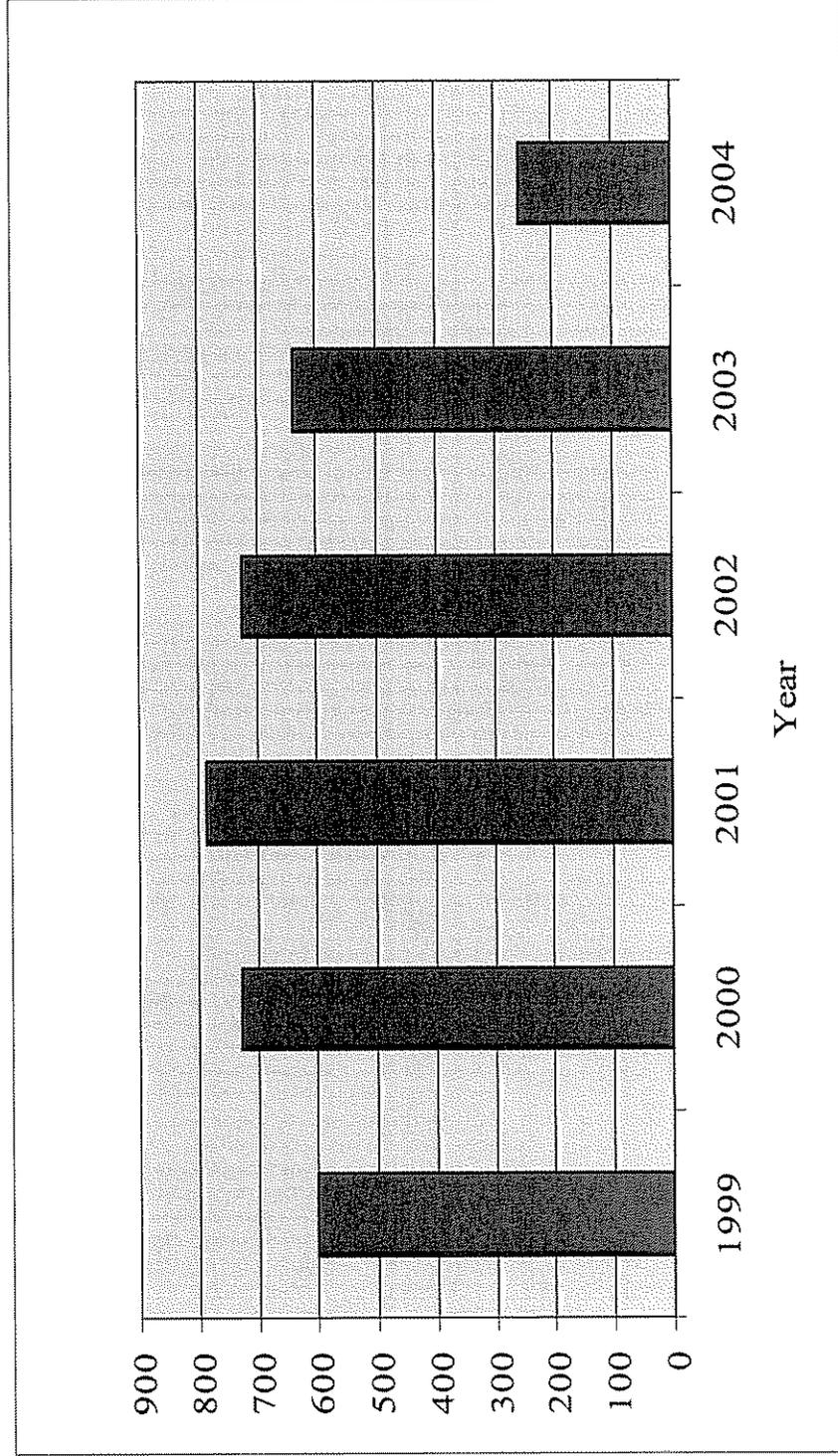
Officer Initiated Calls For Service





Crime

(entire community)

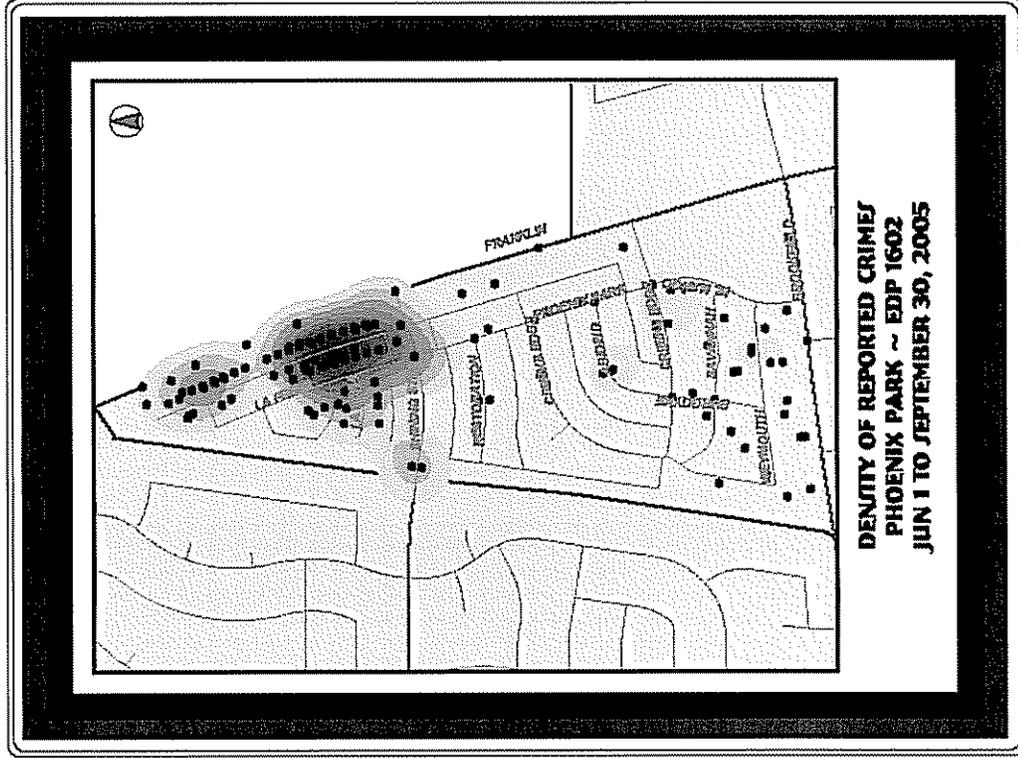
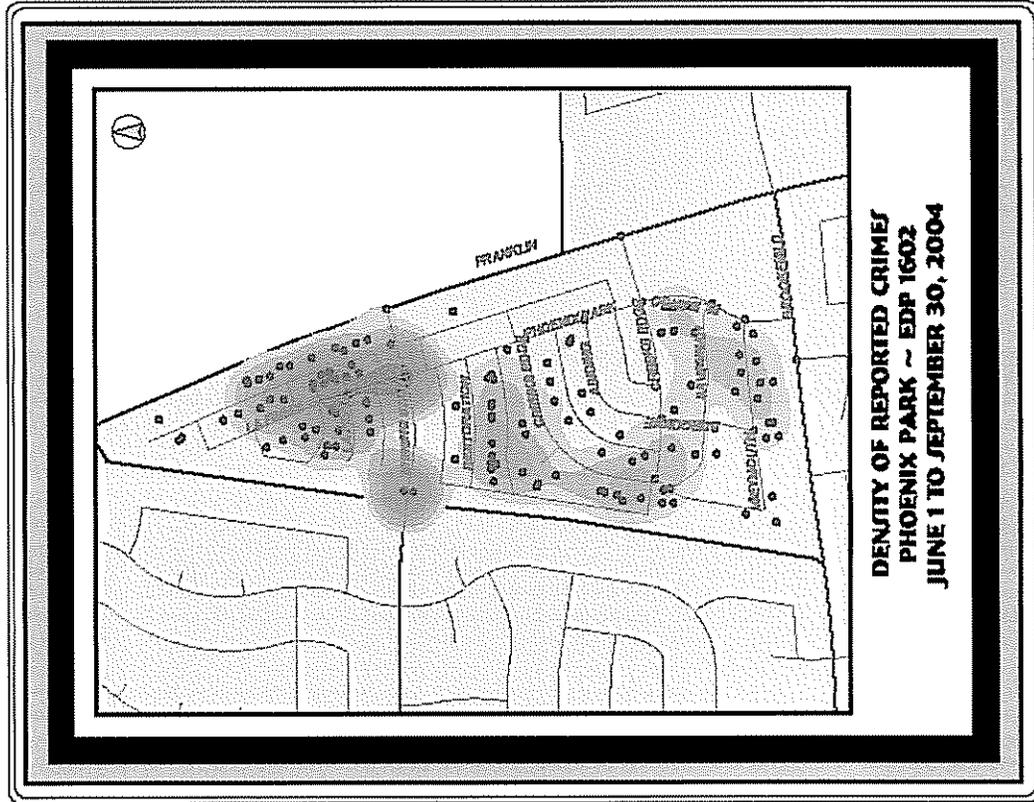


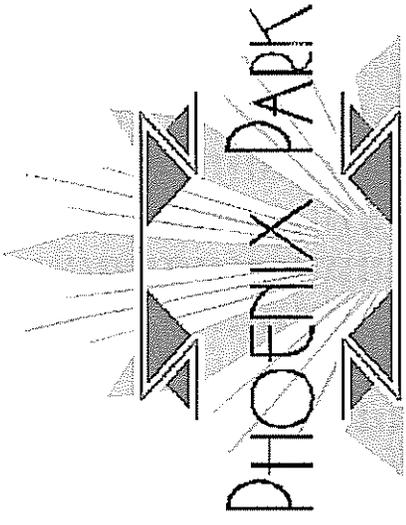
REPORTED CRIMES COMPARISON PHOENIX PARK

REPORTED CRIMES	June 1 to Sept 30, 2004	June 1 to Sept 30, 2005
North	83	157
Central	90	53
South	55	35
ALL CALLS	228	245

NORTH: north of Shining Star Drive / CENTRAL: btw Shining Star Drive and south side of Creeks Edge Way (includes intersection of Shining Star Drive and La Fresa) / SOUTH: south of Creeks Edge Way

Reported Crime





What's Next?

- SPD Contract Amendment
- Street Closure Extension
- Fencing and Card-key Access Gates
- Site Security System with Cameras
- Resident Activity Center Grand Opening
- Head Start Child Care Center Opening