Sacramento Housing & Redevelopment Agency

REPORT TO REDEVELOPMENT AGENCY

City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
February 14, 2006

Redevelopment Agency
of the City of Sacramento
Sacramento, California

Honorable Mayor and
Members of the City Council

Subject: **Amending Budget to Allocate $590,000 of Stockton Boulevard Tax Increment Funds for Security Improvements to the Housing Authority Properties located in the Stockton Boulevard Redevelopment Project Area**

Location/Council District:

Young, Dewey and Southwest Streets in the Stockton Boulevard Redevelopment Project Area (please refer to Attachment A – map), County District 2.

Stockton Boulevard is a joint City/County redevelopment area. The identified three developments lie in the county portion of the redevelopment area.

Recommendation:

Staff recommends adoption of the attached City Redevelopment Agency resolution on page 6, which authorizes the Executive Director or her designee to:

- amend the Sacramento Housing and Redevelopment Agency (Agency) Budget to transfer $295,000 from the 2002 Stockton Boulevard Tax Exempt Housing Bond fund and $295,000 from non-housing tax increment flow for a total of $590,000 to provide security improvements to the Housing Authority Properties located in the Stockton Boulevard Redevelopment Project Area.

Contact: Sarah Hansen, Redevelopment Manager, 440-1399, ext. 1415
Nick Chhotu, Senior Management Analyst, 440-1334

Presenter: Not Applicable

February 14, 2006

Amending Budget to Allocate $590,000 of Stockton Boulevard Tax Increment Funds for Security Improvements of Housing Authority Properties located in the Stockton Boulevard Redevelopment Project Area

Department: Sacramento Housing and Redevelopment Agency

Summary:

This report recommends that the Redevelopment Agency of the City of Sacramento (City) concur with the Redevelopment Agency of the County of Sacramento (County) to amend the Sacramento Housing and Redevelopment Agency budget to allocate $295,000 of tax exempt housing bond funds and $295,000 of non-housing tax increment funds totaling $590,000 to the Housing Authority of the County of Sacramento (Housing Authority) to provide security improvements and fencing of its public housing developments located at 5201, 5251, 5259 Young Street, 5100, 5101 Southwest Avenue and 5731, 5745 Dewey Boulevard totaling 39 units in the County.

These funds will augment Housing Authority capital funds to the above mentioned public housing developments to improve safety and security to the residents of the developments and surrounding community.

RAC Action: At its meeting on January 12, 2006, the Stockton Boulevard Redevelopment Advisory Committee adopted a motion recommending approval of the allocation of $590,000 for the security improvements to the housing authority properties located on Young, Dewey and Southwest Streets. The votes were as follows:

AYES: Bradley, Brown, Byrd, Cranshaw, Greene, Lee, Martin, Mitchell

NOES:

ABSENT: Bains

ABSTENTION:

Committee/Commission Action: At its meeting on February 1, 2006, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Burns, Burruss, Fowler, Gale, Gore, Hoag, Piatkowski, Shah, Simon, Stivers.

NOES: Coriano.

ABSENT: None.

Background Information:

The South Sacramento residential neighborhood generally bounded by Stockton Boulevard to the east, Lemon Hill to the south, 44th Street to the west and Fruitridge Road to the north is located within the Stockton Boulevard Redevelopment Area and has a high incidence of crime and gang activity. Within this area, the Housing Authority

owns three apartment complexes located at 5201, 5251, 5259 Young Street, 5100, 5101 Southwest Avenue and 5731, 5745 Dewey Boulevard totaling 39 units.

Recently the District Attorney and Sheriffs Department contacted the Housing Authority to suggest physical improvements to the complexes to aid in reducing calls for service in the area. According to the above entities, most of the illegal activity originates in the surrounding neighborhood and migrates to the housing authority developments due to the location and open accessibility from multiple streets.

The recommended physical improvements include perimeter fencing, security cameras and card access systems. The Housing Authority has installed these types of security improvements at other developments and has seen significant reductions in criminal activity and related calls for service. Cost estimates for the recommended improvements are approximately $1.2 million. Of this total approximately $500,000 is required for over 1,600 feet of wrought iron and masonry fencing and card reader access at five entry points at the three sites. The most significant costs are at the Dewey and Southwest properties due to the lot size and irregular configuration. Approximately $100,000 will fund the installation of cameras which will provide real time video access to staff and law enforcement to track unusual activity and minimize access to unauthorized individuals. Once again, the most significant costs are at the Dewey and Southwest properties due to its unusual configuration.

This report recommends the allocation of $590,000 from the Stockton Boulevard Redevelopment Area (equally divided between the housing and non-housing tax increment funds) to assist in the cost of the improvements. The remaining cost will be funded by Housing Authority resources and Community Development Block Grant (CDBG) funds. The Agency will enter into an Owner Participation Agreement with the Housing Authority of the County to use these funds. The funding sources and uses of the proposed project are provided below.

Proposed Rehabilitation Cost Estimates at Dewey and Southwest Streets	
Housing Authority Capital Funds	$500,000
Tax increment (non-housing) Funds	$190,000
Housing Bond Funds	$295,000
	$985,000

Proposed Rehabilitation Cost Estimates at Young Street	
Community Development Block Grant	$105,000
Tax increment (non-housing) Funds	$105,000
	$210,000

Financial Considerations:
This recommendation calls for the County Redevelopment Agency to augment previously allocated County Housing Authority capital funds and Community Development Block Grant (CDBG) funds with $590,000 of Stockton Boulevard Project Area funds to the County Housing Authority to secure three properties on Dewey,

Southwest, and Young Streets. After allocation of funds for this project approximately $1.1 million of housing funds will be available for other housing projects and approximately $3.7 million is available for non-housing projects in the redevelopment area.

FUNDING SOURCE	AMOUNT CURRENTLY AVAILABLE	AMOUNT TRANSFERRED	AMOUNT REMAINING AFTER TRANSFER
Housing Tax Increment	$723,270	$0	$723,270
Housing Bond Funds	$640,000	$295,000	$345,000
Non-Housing Tax increment	$4,015,294	$295,000	$3,720,294
TOTAL	**$5,378,564**	**$590,000**	**$4,788,564**

Environmental Considerations:

The proposed action to fund rehabilitation of Housing Authority property is exempt from environmental review per CEQA Guidelines Section 15301. NEPA does not apply.

Policy Considerations:

The action recommended in this report is consistent with community development goals listed in the Stockton Boulevard Redevelopment Area 2005-2009 Implementation Plan.

M/WBE Considerations:

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding.

Respectfully Submitted by:

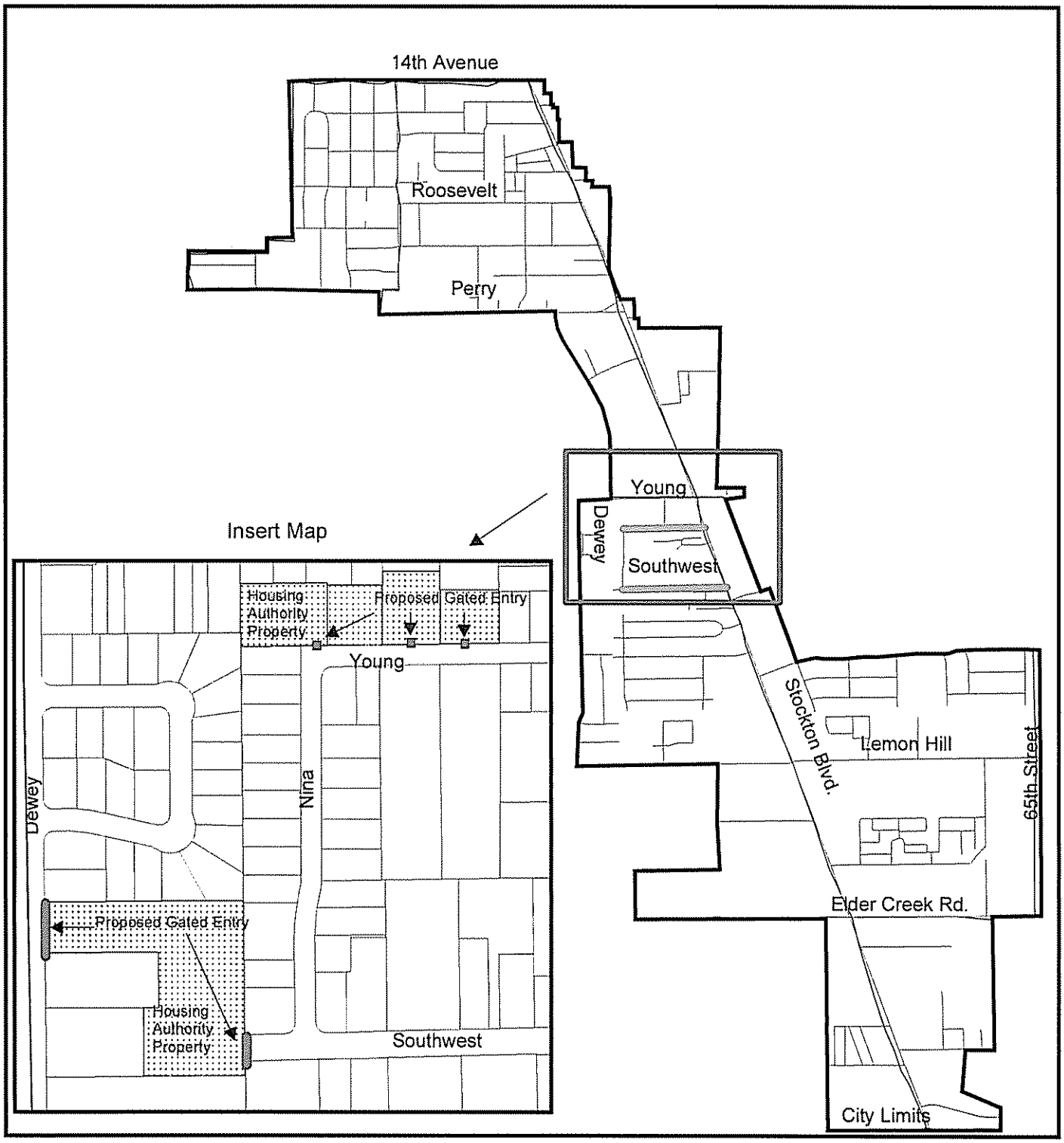
ANNE M. MOORE
Executive Director

Recommendation Approved:

for Cassandra H. B. Jennings
RAY KERRIDGE
Interim City Manager

Table of Contents

Pg	Description
5	Attachment A - Site Map
6	Redevelopment Agency Resolution



Stockton Boulevard Redevelopment Area

DEO 1/24/06

N

0 790 1,580 2,370 3,160 Feet

Sacramento Housing & Redevelopment Agency

RESOLUTION NO. 2006 -

Adopted by the Redevelopment Agency of the City of Sacramento

ON DATE OF

AMENDING BUDGET TO ALLOCATE $590,000 OF STOCKTON BOULEVARD TAX INCREMENT FUNDS FOR SECURITY IMPROVEMENTS TO THE HOUSING AUTHORITY PROPERTIES LOCATED IN THE STOCKTON BOULEVARD REDEVELOPMENT PROJECT AREA

BACKGROUND

A. The public housing developments located on Young, Dewey and Southwest Streets in the Stockton Boulevard Redevelopment Project Area are located in neighborhoods with high crime and gang activity levels.

B. The Housing Authorities of the City and County of Sacramento have committed over $500,000 in capital funds and the City and County of Sacramento have committed $105,000 in Community Development Block Grant Funds, for a total of $605,000 to provide significant safety and security improvements to enhance the existing conditions at all public housing developments, and thereby improving the quality of life for community residents.

C. The Housing Authority of the County of Sacramento needs additional funding in the amount of $590,000 to provide safety and security improvements to the public housing developments located on Young, Dewey and Southwest Streets in the Stockton Boulevard Redevelopment Project Area.

D. Improving the safety and security conditions at these public housing developments will help reduce crime activity in the Stockton Boulevard Redevelopment Project Area, thereby assisting in elimination of blight conditions.

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

Section 1: After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 2: The Sacramento Housing and Redevelopment Agency (Agency) Budget is hereby amended to transfer $295,000 of 2002 Stockton Boulevard Housing Tax Exempt Bond funds and $295,000 of non-housing tax increment funds totaling $590,000 to the Housing Authority Security

Improvements Project for the Housing Authority properties located on Young, Southwest and Dewey Streets within the Stockton Boulevard Redevelopment Project Area.