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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

July 29, 1982

City Council
Sacramento, California

CITY MANAGER'S OFFICE
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Honorable Members in Session:

SUBJECT: Preliminary 1983 Community Development
Block Grant (CDBG) Program for the City
of Sacramento

SUMMARY

The attached report regards preliminary recommendations to the City's 1983 Community Development Block Grant (CDBG) Program. The report was approved in concept by the Sacramento Housing and Redevelopment Commission on July 19, 1982. The City Council's Budget/Finance and Planning/Community Development Committee conceptually approved the item on July 27, 1982.

RECOMMENDATION

The Budget/Finance and Planning/Community Development Committee, the Sacramento Housing and Redevelopment Commission, and Agency staff recommends the City Council Conceptually approve the attached report in order to allow staff to discuss the findings and proposed recommendations with the target area residents.

Respectfully submitted,

Bob Edgar

WILLIAM H. EDGAR
Executive Director

Deputy
TRANSMITTAL TO COUNCIL:

Walter J. Slipe
for. WALTER J. SLIPE
City Manager

APPROVED
BY THE CITY COUNCIL

AUG -3 1982

OFFICE OF THE
CITY CLERK





SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1983 Community Development Block Grant (CDBG) Program
for the City of Sacramento

SUMMARY

Earlier this year, the City Council approved an outline of a process for reanalysis of the City's CDBG target areas (see Attachment 1). This process was consistent with the recommendations in the Final Management Report for the Agency, in which transfer of administration of the CDBG program to the Agency was approved. Pursuant to these directives, Agency staff has been analyzing the target areas in an attempt to develop recommendations on how to improve the effectiveness of the program. Staff has developed a number of preliminary concepts which we would like to discuss in the community, prior to development of any final recommendations.

Since the inception of the City's Community Development Block Grant (CDBG) program in 1975, more and more areas have been targeted for assistance under the program. Currently, 13 separate areas exist (see Map 1). We believe there to be a number of problems with this multi-target area approach:

- 1) Available resources under the program do not match the level of need within these areas.* Worse, the annual Block Grant is itself declining (from a high in 1980 of \$5,089,000 to a 1982 grant of \$4,244,000) and is expected to continue downward.**
- 2) The designation of "Target Areas" which have no real correlation to the level of funds available, has sometimes led to a false expectation on the part of area residents;
- 3) Establishment of a meaningful citizens' participation process in 13 separate areas is difficult and would be costly.

* We estimate the total capital improvement and housing rehabilitation need in these areas to be excess of \$100,000,000.

** Under the current administration's 'New Federalism' proposal, the grant would be turned over to the States by 1987 with a four year phase down of funding, reaching zero in 1991.

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The purpose of this report is to inform the Council of staff's preliminary ideas and to obtain approval to proceed with public discussions on the ideas proposed. The report is divided into a general section on the Target Areas followed by two additional sections, one on the housing rehabilitation program and one on the commercial areas. We will report back in November with final proposals and recommendations for the 1983 program year.

PART 1 - TARGET AREAS

BACKGROUND

Our analysis has concentrated on the 13 existing target areas within which we feel the worst socio/economic, physical and housing conditions in the City exist. In an effort to be thorough, however, we reviewed the remainder of the City as well. There is one residential area in North Sacramento as well as several commercial strips which we believe to be worthy of further consideration for CDBG funding. These will be mentioned in the report.

In our analysis of the existing target areas, we have looked at neighborhood characteristics from a variety of perspectives:

- 1) Socio/economic
- 2) Housing conditions
- 3) Infrastructure/public improvements
- 4) Certain public services needs
- 5) Resident's opinions

An elaboration of each approach follows:

1. Socio-economic

The complete socio/economic analysis is outlined in Table 1. In that analysis we tried to look at a cross section of secondary data, primarily census data, which we felt held significance with respect to prioritization under the program. Looking only at that data, the areas * would be ranked as follows, beginning with the most needy:

* For the purpose of this analysis, the Southside neighborhood (bounded by the River, "R" Street, 12th Street and Broadway) was separated from the rest of the Central City. Since it was found, in fact, to be no worse off than the rest of the Central City, it was dropped from further consideration as a separate area.



TABLE 1 - SOCIO-ECONOMIC DATA FROM THE THIRTEEN TARGET AREAS*

AREA MOST IN NEED	A. SOCIAL										B. ECONOMIC										C. HOUSING										GRAND TOTAL WEIGHT ON 100% BASIS																																																																																
	1980 POPULATION	NON-WHITE PERSONS (% OF TOTAL POPULATION)	PERSONS 65 OR OVER (% OF TOTAL POPULATION)	PERSONS UNDER 5 (% OF TOTAL POPULATION)	HOUSEHOLDS WITH DIS- ABLED MEMBER (% OF TOTAL HOUSEHOLDS)	HOUSEHOLDS HEADED BY FEMALE (% OF TOTAL HOUSEHOLDS)	TOTAL WEIGHT VERTED TO TOTAL WEIGHT	% OF HOUSE- HOLDS EARNING LESS THAN \$3,000 (% OF ALL HOUSEHOLDS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	RECIP- IENIS (% OF ALL RENTING UNITS)	TOTAL WEIGHT VERTED TO TOTAL WEIGHT	% OF HOUSE- HOLDS EARNING LESS THAN \$3,000 (% OF ALL HOUSEHOLDS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	% OF RENT- ING UNITS IN MULTI- FAMILY UNITS (% OF ALL RENTING UNITS)	% OF RENT- ING UNITS IN 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* NOTE: The methodology used to prioritize the various target areas from a socio-economic perspective was as follows:
1) Available statistics were selected from three general categories: (a) Social; (b) Economic; and (c) Housing Related (other than standard housing conditions, which were analyzed separately).
2) Each individual statistic was divided into four subgroups with weights of zero (0), one (1), two (2), or three (3) assigned (three being indicative of the area most in 'need' from the perspective of that statistic). For example, areas with the highest percentage of low- and moderate-income persons received a three.
3) Total weights within each general category were then 'normalized' with each of the three general categories (i.e., Social, Economic, and Housing) representing a maximum of 33.33% of the overall total weight.
4) All general categories were ranked according to the total weights received, with the theoretical 'area most in need' receiving 100% the one 'least in need' - zero.
5) AFPC data was not available Citywide and so that statistic was arbitrarily assigned a weight of 1.5 for the City as a whole.

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Del Paso Heights (73 out of a possible 100 points)	
Alkali Flat	(68/100)
Oak Park	(67/100)
Central City	(63/100)
Southside	(61/100)
City Farms	(57/100)
Strawberry Manor	(56/100)
Woodbine	(55/100)
Robla	(50/100)
Glen Elder	(45/100)
East Del Paso Heights	(42/100)
Northgate Gardenland	(41/100)
Freeport Manor	(39/100)
Meadowview	(28/100)
City as a Whole	(27/100)

From this, one might view Meadowview (with 28 out of 100 points) as being only slightly worse off than the City as a whole (27 out of 100), while Del Paso Heights (with 73 out of 100) is much closer to the theoretical "area most in need".

Keep in mind, however, that this was a comparative, rather than an absolute, process. We feel that the 13 areas encompass the neediest areas of the City. This analysis was to establish, in effect, the neediest of the needy. Also keep in mind that this is a socio-economic analysis only. Some areas which ranked fairly high from this perspective (e.g., City Farms) has already been substantially upgraded, from a physical perspective, under the program, and so from the perspective of the program, there are limited additional things which can be done there. A complete analysis must also consider physical conditions within an area in order to be relevant to the CDBG program. Nevertheless, the comparison might be useful in choosing between areas of equal physical need.

2. Housing Conditions

A field survey (see Attachment 2) of housing and neighborhood conditions in the 13 areas, was conducted in May and June, 1982. In that survey we attempted to identify those few neighborhood which should be prioritized for housing rehabilitation, should a true concentrated rehabilitation program* be implemented. If the Council opts for a concentrated approach, the rehabilitation program should be limited to portions of the following areas (see Maps 2 through 9):

* Section V, of this report, discusses this concept at some length.

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Del Paso Heights
Oak Park
Woodbine
Glen Elder
East Del Paso Heights
Northgate
Alkali Flat
City Farms

3. Infrastructure/Public Improvements

Maps 10 through 15 indicate those sub areas within selected Target Areas which are still in need of various kinds of public improvements. Primarily, improvements needed consist of sidewalks, curbs, gutters and street lighting. Areas with portions in need include:

Robla *
Del Paso Heights
East Del Paso Heights
Woodbine
Northgate
Oak Park
Central City **
Freeport Manor ***

Attachment 3 contains a written analysis of each area from the perspective of public improvement needs.

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- * Robla contains large areas which are in need of public improvements, however, the lot size and rural nature of the area make the cost effectiveness of city-type improvements in the area questionable.
 - ** The Central City contains large sub-areas which do not have street lighting, but which have sidewalks and drainage. Those sub areas shown for lighting have received priority from the residents of the area, and will illuminate specific problem areas identified.
 - *** Two remaining projects (park improvements and drainage) are under consideration in Freeport Manor.

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4. Public Services Needs

In looking at the public service needs of the respective Target Areas, we attempted to concentrate on those functional areas which were either:

- a. Related to the neighborhood renewal thrust of the CDBG program, such as clean-up, nuisance abatement and zoning and health code enforcement; or,
- b. Were identified by neighborhood residents as absolutely top priority and essential to neighborhood viability, such as police protection.

Our visual survey indicated that all 13 areas are in need of some nuisance abatement (e.g., removal of abandoned vehicles, trash, weeds, illegal land uses, etc.) with particularly acute problems in Northgate, Strawberry Manor, Del Paso Heights, East Del Paso Heights, and Meadowview (see Maps 16 through 20).

Consultation with the City Police Department has indicated a need for additional Home alert groups and patrol capability in the following areas (see Map 21).

Oak Park
Freeport Manor
Meadowview
Woodbine
City Farms

Attachment 4 contains further information on programs which could meet these needs.

5. Resident's Opinions

In May and June of 1982 a mail survey (see Attachment 5) was conducted in 12 of the 13 areas* to analyze the opinions of residents about their neighborhoods and what, if anything, could or should be done to improve them. Overall, the response rate to the survey was 9.8% (1,489 total responses received out of 15,237 mailed). By area, the number of responses was as follows:

* No mail-out was conducted in the Central City because of the prohibitive costs involved.

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Oak Park	295	(7.6%)
Robla	261	(12.1%)
Meadowview	199	(13.1%)
Del Paso Heights	182	(8.4%)
East Del Paso Heights	141	(15.0%)
City Farms	102	(9.1%)
Glen Elder	91	(8.7%)
Northgate-Gardenland	65	(8.2%)
Woodbine	49	(10.5%)
Strawberry Manor	45	(8.3%)
Freeport Manor	40	(10.1%)
Alkali Flat	19	(8.8%)

While the results can in no way be construed as conclusive, we do believe that they provide some insight into the way that people are thinking about their neighborhood.

In some areas the results presented a flat contradiction to the more empirical analyses. For example, Oak Park, which rated among the highest in need in terms of socio-economic, housing and infrastructural needs, also ranked among the highest in terms of the percentage of respondents viewing their neighborhood as a very desirable place to live. Meadowview, on the other hand, while less troubled from empirical perspectives, turned out to be the area in which the most respondents viewed their neighborhood as having serious problems.

Alkali Flat was viewed as the area most improved over the past five years (although the response rate was low there), whereas Meadowview (by a significant margin) was viewed as most seriously in decline.

Nine out of twelve communities (including the five staff recommends for nuisance abatement under the program) have residents who identified neighborhood cleanup as the highest priority neighborhood improvement activity needed in their area. (Woodbine identified street improvements, Freeport Manor and Northgate-Gardenland, home repairs).

Frequent write-in responses called for:

- a. More police protection
- b. Clean-up of vacant lots
- c. Animal control
- d. Need for speed bumps
- e. Maintenance of rental units
- f. Improved garden and garbage pick-up

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The need for alley improvement and clean-up was mentioned in Oak Park and Del Paso Heights. Robla residents overwhelmingly called for sewers.

Almost half the persons responding indicated a positive interest in our home rehabilitation loan program. All were referred to the Rehabilitation Division for follow-up contact.

Improved police protection was overwhelmingly identified as the public service most favored for improvement. Trailing far behind were recreation, child care, bus service, mail service and senior citizen services.

With respect to the single most serious problem identified by residents as most significantly affecting their area, the response can be summed up in one word C R I M E. Many of the responses indicated the number of times their house had been broken into or other individual incidents. Crime, and fear of crime, was clearly the most important problem to the residents of all the Target Areas.

Many of the responses, particularly in the Meadowview community, focused on one specific location as the focal point of the community's problems. In Meadowview, the 7-11 Store at Meadowview Road and Amherst Street drew negative comments from many of the respondents.

Other comments, consistent in all the areas, centered on lack of pride, or care of homes, concentration of rental units, or a transient population and associated problems.

CONCLUSIONS

We have concluded that it would be difficult and perhaps misleading to continue the program in 13 separate areas.

In the background section of this report we have attempted to summarize an analysis of the 13 existing Target Areas from a variety of perspectives. While each area has its own characteristics and all could use help, certain areas consistently appear as being in need as each perspective is explored. Del Paso Heights, for example, appeared as a priority area from all five perspectives.

In general, we would suggest that if an area were to be targeted for multiple treatment, such as public improvements, rehabilitation, and some form of public service, under the CDBG program, that it should probably have some form of ongoing formally recognized citizen's participation component to help guide the implementation of the program in that area. However, if the area was selected for a one-time only public improvement or for only a service program such as nuisance abatement, that formalized citizen participation would probably not be necessary.

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Areas which would seem to lend themselves to multiple treatment (see Map 22) include:

- Del Paso Heights
- Oak Park
- Woodbine
- Northgate
- East Del Paso Heights

All the other areas lend themselves to some form of one-time only treatment or to a service-related program or programs. Robla and the Central City, however, both have particular problems. Most of Robla is really too rural in nature for us to ever obtain a concentration of neighborhood improvements sufficient to make a significant impact there. Our funding is much too limited. The scale of the needs in the Central City, particularly with respect to rehabilitation and street lighting, also dwarfs the program. It would be a simple matter for us to outline a program whereby all available CDBG dollars were consumed within the Central City (or Robla) alone. In our recommendations, we have attempted to suggest certain phase-out, alternative funding and limited treatment approaches in these and other areas which mitigate certain identified problems but which do not designate the area for a full renewal effort under CDBG, which we know we cannot deliver. In the case of the Central City many of the problems can also be addressed within the context of the redevelopment process, using other than CDBG funds.

RECOMMENDATIONS ON THE TARGET AREAS

The staff recommends approval of the 1983 CDBG application schedule and overall funding distribution as attached, and, at this point, preliminary approval of the concepts introduced in this report so that we may proceed to hold public meetings and precipitate public discussion on the issues.

Based on our analysis of the five perspectives (1. Socio-economic, 2. Housing, 3. Infrastructure, 4. Public Services and 5. Public Opinion) we make the following tentative recommendations:

1. Del Paso Heights, Oak Park, Woodbine, Northgate and East Del Paso Heights should be designated as the five "multiple-treatment" areas under the program. In these areas a combination of rehabilitation, public improvements and selected public services should be implemented. Target Area Committees should be formed in Woodbine, Northgate and East Del Paso Heights to monitor and advise on improvement programs in those areas.

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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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2. The rehabilitation program should continue to be made available in portions of Glen Elder, City Farms and in Alkali Flat, where the existing special rehabilitation program should be continued. All previously approved CDBG funded projects in Alkali Flat should also be completed.
3. One-time public improvements should be approved in the Central City and should be considered in Freeport Manor and the Ben Ali section of North Sacramento.
4. Pro-active (i.e., on an other than complaint and abatement basis) health nuisance abatement, zoning enforcement, trash and abandoned vehicle removal, and other clean-up efforts should be implemented in Northgate, Del Paso Heights, East Del Paso Heights, Strawberry Manor and Meadowview. (See Attachment 4 for a program description).
5. Oak Park, Freeport Manor, Meadowview, Woodbine and City Farms should be targeted for special Home Alert/Police Patrol functions (also see Attachment 4).

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample size, the data collection methods, and the statistical analysis techniques.

3. The third part of the report is a discussion of the results of the study. It presents the findings of the research and compares them with the previous studies in the field.

4. The fourth part of the report is a conclusion and a list of references. The conclusion summarizes the main findings of the study and provides recommendations for future research. The references list the sources of information used in the study.

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PART 2 - SPECIAL REHABILITATION PROGRAM CONSIDERATIONS

BACKGROUND

Insufficient dollar allocations from the Federal Government combined with reliance upon voluntary participation and over-emphasis on owner-occupied units have combined to make our housing rehabilitation program an ineffective tool from the perspective of neighborhood revitalization. This is not to say that the program has been ineffective in improving individual units. Rather, the program has not been focused sufficiently in any particular small geographical area to make a difference in the quality of that neighborhood. Table 2 provides a simple comparison of the number of units touched by any of our programs in each area since inception of the community development program in 1975 and the total number of units in the area, and makes the lack of concentration argument quite clear. Of 39,734 housing units in the combined Target Areas, only 895 (2.3%) have been rehabilitated in some way (many of those were paint and beautification only). Even in Del Paso Heights, which had the highest number of rehabilitation units on a percentage basis, only 9.4% of the total units have been touched. Staff estimates that 40-45% of the units there (and in many of the other targeted areas) are in need of rehabilitation. This means that we could have limited our entire rehabilitation program to Del Paso Heights alone, since its inception, and would only now be reaching the number of units necessary. Many areas have less than one percent of their units ever having been worked on under the program. Map 23, which plots the location of units rehabilitated, further indicates the lack of focus. (Field observation also corroborates the conclusion). With the possible exception of certain blocks in the area between 5th and 16th Avenues in Oak Park and scattered blocks in Del Paso Heights, there is little doubt that the program has not been sufficiently focused.

ANALYSIS - HOUSING REHABILITATION

The lack of effectiveness of our rehabilitation program as a neighborhood revitalization tool stems from a dichotomy which is a characteristic of rehabilitation programs nationwide. The program purports two goals: 1) provision of decent, safe and sanitary housing through assistance for the upgrading of substandard units [specified in the Housing Assistance Plan (HAP) goals]; and 2) neighborhood revitalization. The problem is that the two cannot necessarily be maximized at the same time.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

TABLE II

<u>Target Area</u>	<u>Total # Units</u>	<u># Units Touched*</u>	<u>% Units Touched</u>	<u>Total Rehab. Dollars Invested</u>
Alkali Flat	902	52	5.8	\$ 832,350
Central City	18,665	134	.7	1,566,938
City Farms	1,622	12	.7	51,625
Del Paso Heights	2,331	219	9.4	1,533,759
East Del Paso Heights	1,524	21	1.4	80,843
Freeport Manor	453	10	2.2	36,941
Glen Elder	1,716	40	2.3	315,386
Meadowview	1,859	19	1.0	24,231
Northgate-Gardenland	1,193	5	.4	54,726
Oak Park	5,150	339	6.5	2,100,097
Robla	2,597	14	.5	132,125
Strawberry Manor	666	23	3.5	95,491
Woodbine	<u>1,056</u>	<u>7</u>	<u>.7</u>	<u>57,576</u>
TOTALS	39,734	895	2.3	\$ 6,882,088

* Under various rehabilitation programs.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council

Maximization of the housing assistance concept (i.e., reaching the largest number of units) for example, assumes maximum program leverage with the fewest number of public dollars expended per unit as possible. Subsumed within this are the notions of charging the highest interest rate which can be afforded by program recipients which will still make the program attractive, making only the best loans from the perspective of credit worthiness of the recipient and value of the property, and maximizing returns to the City.

Maximizing the neighborhood revitalization goal, on the other hand, assumes rehabilitation (or demolition) of certain properties within a given area regardless of the cost per unit or credit status of the owner. Subsumed within this are the notions of heavy grants and/or very low interest or deferred loans, and more significantly, mandatory participation. Nationwide, some localities have opted for the housing assistance approach and some for the concentrated neighborhood improvement approach. Most, like us, have not made a clear-cut decision and so have maximized neither goal, choosing rather to do a little of both, but actually accomplishing neither.

RECOMMENDATION - HOUSING REHABILITATION

Our request is that you choose either one or the other approach. Our preference is for the neighborhood improvement approach. However, in our opinion, there is no way for this approach to be successful short of mandatory code enforcement on a block-by-block basis. Previous efforts in the County at voluntary solicitation on a concentrated basis have not been successful. Maps 2 through 9, indicate those areas which should be addressed, over time, by a mandatory enforcement program. Attachment 6 outlines those policy guidelines which would best fit the two approaches and also includes a general outline of how the mandatory code enforcement program would proceed, with emphasis on reasonable treatment of affected property owners. Should your council indicate an interest in proceeding with the concentrated approach, we will discuss its potential implications in the areas recommended for rehabilitation and solicit public opinion on the idea. A final recommendation on which way to go would be forthcoming in November, following that input.

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The second part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The third part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The fourth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The fifth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The sixth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The seventh part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The eighth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The ninth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The tenth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council

PART 3 - SPECIAL COMMERCIAL AREA CONSIDERATIONS

ANALYSIS

Resources for commercial revitalization are extremely limited, even with maximum leverage through the commercial rehabilitation and Local Development Corporation (SBA) programs. The County has recently adopted a policy whereby commercial revitalization resources are committed only in areas where a specific improvement plan has been adopted. Map 24 outlines three such areas where the City Planning Department, as well as the Agency, has been working on the development of improvement plans and which, in our opinion, are most in need of renewal efforts.* They include portions of Stockton, Franklin and Del Paso Boulevards.

RECOMMENDATION - COMMERCIAL AREAS

Your Council should adopt these areas as emphasis areas for commercial revitalization under CDBG with the potential for commitment of resources pursuant to development of specific area improvement plans. Plans might also include certain enforcement actions (such as sign control and landscaping requirements) and/or promotional efforts, as well as direct financial assistance to businesses.

FINANCIAL DATA

This program is completely covered from current and future CDBG funds, and represents a policy redirection which focuses on maximization of resources which would otherwise be expended anyway. No additional funding is required.

* Note: This report addresses only those commercial areas which should receive CDBG attention. There are several others, such as J and K Streets, 12th Street, Broadway, Marysville and Rio Linda Boulevards which should be dealt with through the redevelopment process, using other than CDBG funding.

W. J. Gies

... ..

10

1. The first step in the process of identifying a problem is to recognize that a problem exists. This involves gathering information about the situation and identifying the specific issue that needs to be addressed.

... ..

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

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Table 1. *Continued*

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of July 19, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Angelides, Fisher, Luevano, A. Miller, B. Miller, Teramoto, Walton
 NOES: None
 ABSENT: Dickinson, Knepprath

RECOMMENDATION RE-CAP

Approve the attached meeting schedule and general funding breakdown and direct staff to hold public hearings on the following preliminary recommendations and report back to the Council in November with the final recommendations:

1. Del Paso Heights, Oak Park, Woodbine, Northgate and East Del Paso Heights should be selected for multiple treatment under the CDBG program. This should include the appointment of Target Area Committees by the Council in Woodbine, Northgate and East Del Paso Heights early in 1983.
2. Portions of Glen Elder and City Farms and all of Alkali Flat should remain eligible for housing rehabilitation.
3. One-time public improvements should be completed in the Central City and should be considered in Freeport Manor and North Sacramento.
4. Pro-active health nuisance abatement should be made available in Northgate, Strawberry Manor, Del Paso Heights, East Del Paso Heights and Meadowview.
5. Improved police protection and Home Alert services should be provided in Oak Park, Freeport Manor, Meadowview, Woodbine and City Farms.
6. A decision should be made on the structure of our housing rehabilitation program which would emphasize either a) housing provision, or b) neighborhood revitalization.
7. Stockton, Franklin and Del Paso Boulevards should be targeted as commercial revitalization areas under CDBG

Respectfully submitted

William H. Edgar

WILLIAM H. EDGAR
 Executive Director

TRANSMITTAL TO COUNCIL

Walter J. Slipe
 For: WALTER J. SLIPE
 City Manager

10-B14-25

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1983
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
APPLICATION PROCESS
FOR THE
CITY OF SACRAMENTO

| <u>DATES</u> | <u>ACTIVITIES</u> |
|--------------|---|
| JULY | |
| 13th | *PLANNING/COMMUNITY DEVELOPMENT COMMITTEE (HRC) <ul style="list-style-type: none">o 1983 CDBG Program and Agendao Orientation, i.e., Requirements, HAPo Target Figures/areao Statement of objectives and projected range of activities.o Approval of Schedule & Agenda |
| 19th | *HOUSING AND REDEVELOPMENT COMMISSION <ul style="list-style-type: none">o 1983 CDBG Program and Agendao Orientation, i.e., Requirements, HAPo Target Figures/areao Statement of objectives and projected range of activities.o Approval of Schedule & Agenda |
| 27th | *BUDGET/FINANCE & PLANNING/COMMUNITY DEVELOPMENT COMMITTEE <ul style="list-style-type: none">o 1983 CDBG Program and Agendao Orientation, i.e., Requirements, HAPo Target Figures/areao Statement of objectives and projected range of activities.o Approval of Schedule & Agenda |
| August | |
| 1-thru-30th | *CDBG Target Area Meetings <ul style="list-style-type: none">o 1983 Application processo Needs, Priorities, Projects & Activitieso Target figureso Review recent findings & staff's recommendations |
| September | |
| 18th | <ul style="list-style-type: none">o Conclude CDBG target area meetingso Staff to receive/review potential City, SHRA & other 1983 activity requests.o Projected range of activities developedo Draft Housing Assistance Plan (HAP) prepared |
| October | |
| 4th | *Housing/Redevelopment Commission (public hearing) <ul style="list-style-type: none">o Summarize community meetings |

DATESACTIVITIES

- o Staff's recommendations RE: target area activities
 - o Statement of Objectives reviewed
 - o Projected range of activities reviewed
 - o Draft HAP reviewed
 - o Public input RE: needs, priorities
- 18th
 - *HRC - public hearing
(same as above if needed)
- 26th
 - *B/F and P/CD public hearing
(same as above)
- November
- 9th
 - *B/F and P/CD public hearing
(same as above if needed)
- 23rd
 - *City Council public hearing
 - Adoption requested
 - o 1983 CDBG target area & program
 - o Final Statement of objectives
 - o Final projected range of activities
 - o Final HAP
 - o CEQA ratification
- 24th
 - o staff to prepare necessary HUD forms for submittal
- December
- 1st
 - o submittal to HUD for approval of 1983 CDBG entitlement
 - o Staff commences preparation of environmental documents pursuant to NEPA & CEQA requirements.

33

PUBLIC NOTICE
1983 Community Development Block Grant Program
Neighborhood Meeting Schedule

Notice is hereby given that the Sacramento Housing and Redevelopment Agency will conduct a series of public meetings in areas identified below to discuss the 1983 Community Development Block Grant (CDBG) Program for the City of Sacramento. Residents and property owners of these areas are invited to attend these meetings.

Representatives of the Agency will be present to discuss the 1983 CDBG Program. Staff is in the process of identifying projects and activities to improve these neighborhoods, and would like to hear from the residents and property owners about the various housing and community needs and priorities of their neighborhood.

The Sacramento Housing and Redevelopment Agency anticipates to receive approximately \$4,244,000 of CDBG funds for activities within the target areas of the City of Sacramento. The types of activities which have been funded in the past years of the program, include street improvements, parks, housing rehabilitation, economic development and public service programs.

The schedule of neighborhood meetings are as follows:

- | | |
|--|---|
| 1. Oak Park - 7:00 P.M.
Wednesday, August 4, 1982
Oak Park Community Center
3425 Sacramento Blvd. | 8. Meadowview - 7:30 P.M.
Thursday, August 19, 1982
John Stills Jr. High
2250 John Still Dr. |
| 2. Del Paso Heights - 6:00 P.M.
Thursday, August 5, 1982
Del Paso Heights Library
920 Grand Ave. | 9. City Farms - 7:00-9:00 P.M.
Monday, August 23, 1982
Maple School Multi-purpose Rm.
3301 37th Ave. |
| 3. Central City - 7:00-9:00 P.M.
Monday, August 9, 1982
Sacramento Housing & Redevelopment Agency - Conference Rm.
630 I Street | 10. Glen Elder - 7:00-9:00 P.M.
Wednesday, August 25, 1982
Sim Recreation Hall
6207 Logan St. |
| 4. Alkali Flat - 7:00 P.M.
Wednesday, August 11, 1982
PAC Office
530 12th St. | 11. Strawberry Manor - 7:00-9:00 P.M.
Thursday, August 26, 1982
Robertson Rec. Center Lounge
3525 Norwood Ave. |
| 5. Robla - 7:00-9:00 P.M.
Thursday, August 12, 1982
Robla School - Multi-purpose Rm.
5248 Rose St. | 12. East Del Paso Heights - 7:00-9:00 P.M.
Monday, August 30, 1982
Hagginwood Community Center
3271 Marysville Blvd. |
| 6. Woodbine - 7:30 P.M.
Monday, August 16, 1982
Woodbine Elementary - Multi-purpose Rm.
2500 52nd Ave. | 13. Northgate/Gardenland - 7:00-9:00 P.M.
Wednesday, September 1, 1982
Stanford Settlement
450 West El Camino Ave. |
| 7. Freeport Manor - 7:30 P.M.
Wednesday, August 18, 1982
Freeport Community Center
Argonaut School Park
1400 Dickson St. | |

PRELIMINARY

STATEMENT OF COMMUNITY DEVELOPMENT

GOALS AND OBJECTIVES

CITY OF SACRAMENTO

JULY, 1982

GOALS AND OBJECTIVES

1. IMPROVE NEIGHBORHOOD QUALITY

The City should improve and upgrade physical conditions, public improvements, services, and neighborhood facilities in physically declining neighborhoods.

2. CONSERVE EXISTING HOUSING

The City should conserve and enhance the existing housing stock within physically declining neighborhoods through programs which prevent decline and promote investment in housing. The City should provide financial assistance to low and moderate income, elderly and handicapped persons for rehabilitation of existing housing.

3. DEVELOP NEW HOUSING

The City should select and prepare sites, and make land available for residential development in order to expand housing opportunities for low and moderate income, elderly, and handicapped persons. The City should also provide incentives for private development of new market rate housing in physically declining neighborhoods.

4. PRESERVE HISTORICALLY/ARCHITECTURALLY SIGNIFICANT STRUCTURES

The City should preserve historically and/or architecturally significant structures through a program which prevents unnecessary destruction of such structures, provides incentives for private restoration, and seeks other sources of funding for rehabilitation.

5. ENCOURAGE ECONOMIC DEVELOPMENT

The City should provide incentives to promote commercial and industrial development through land acquisition, site preparation, and other appropriate means in order to increase the City's tax base and expand employment opportunities for low and moderate income persons.

PRELIMINARY
PROJECTED USE OF FUNDS

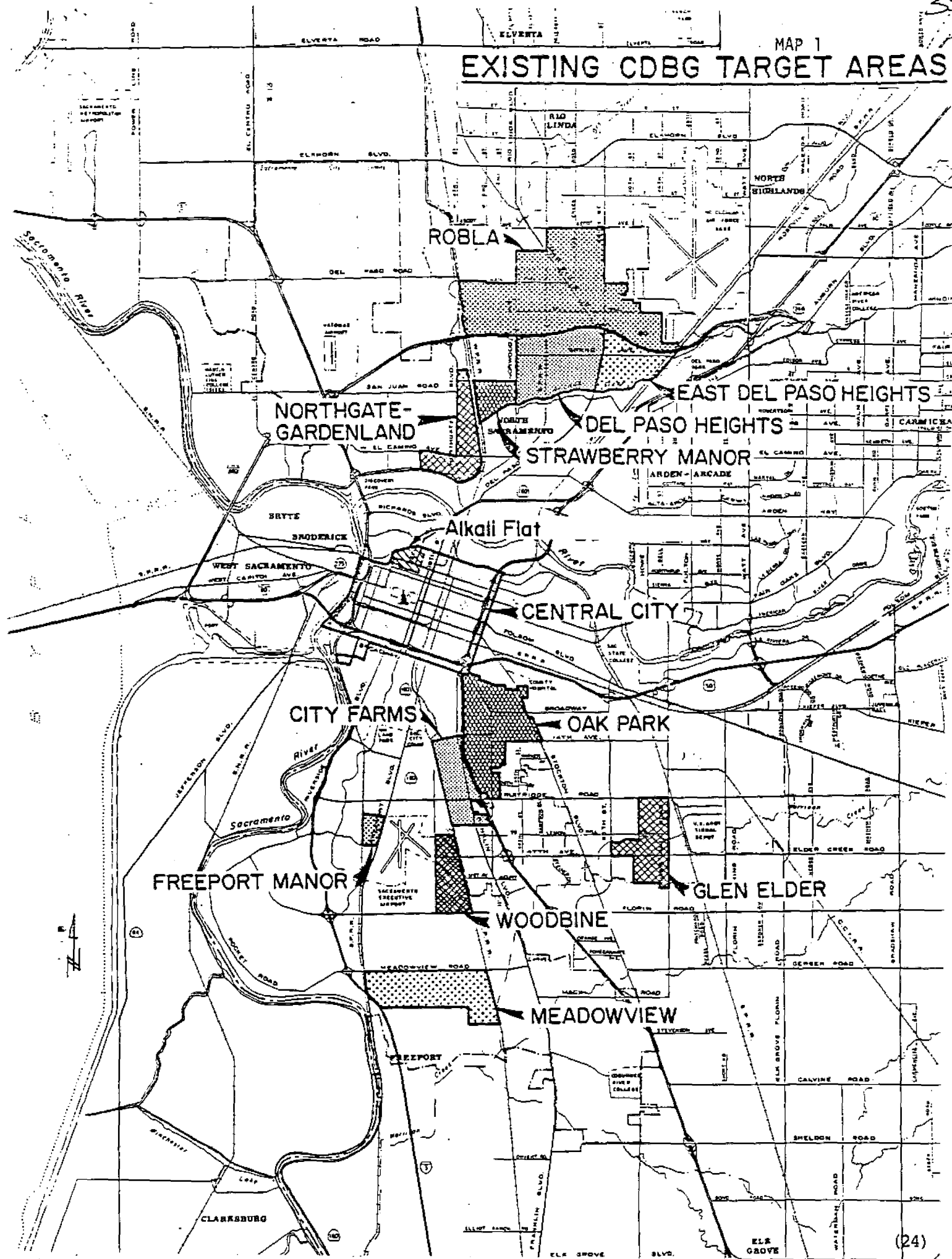
REVISED
PRELIMINARY
PROJECTED USE OF FUNDS
CITY OF SACRAMENTO
1983 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

| | | |
|---|-------------|--------------------|
| TARGET AREAS (Comprehensive Treatment) | | \$1,660,000 (39%) |
| . Del Paso Heights | \$600,000 | |
| . East Del Paso Heights | \$325,000 | |
| . Woodbine | \$325,000 | |
| . Oak Park | \$350,000 | |
| . Northgate | \$ 60,000 | |
| MISCELLANEOUS NEIGHBORHOOD IMPROVEMENT ACTIVITIES | | \$ 390,000 (9%) |
| . Central City | \$ 65,000 | |
| . Freeport Manor | \$ 65,000 | |
| . Meadowview | \$ 65,000 | |
| . City Farms | \$ 65,000 | |
| . Alkali Flat | \$ 65,000 | |
| . Strawberry Manor | \$ 65,000 | |
| HOUSING AND RELATED ACTIVITIES | | \$1,441,000 (34%) |
| . Rehabilitation Loans/Grants* | \$1,200,000 | |
| . Building Inspection/Nuisance
Abatement | \$ 56,000 | |
| . Insulation Program | \$ 75,000 | |
| . Fair Housing/Human Rights | \$110,000 | |
| ECONOMIC DEVELOPMENT | | \$ 175,000 (4%) |
| . Commercial Rehabilitation/Development | \$175,000 | |
| PROGRAM ADMINISTRATION | | \$ 300,000 (7%) |
| PLANNING DEPARTMENT SUPPORT | | \$ 86,000 (2%) |
| CONTINGENCIES | | \$ 192,000 (5%) |
| | TOTAL | \$4,244,000 (100%) |

* i.e., Del Paso Heights, East Del Paso Heights, Woodbine, Oak Park, Northgate
Glen Elder, City Farms, and Alkali Flat.

| | |
|----------------------|---------------------|
| PRESERVATION PROGRAM | \$ 72,000 (2%) |
| PLANNING STAFF | 172,000 (4%) |
| CONTINGENCIES | 175,000 (4%) |
| | <hr/> |
| TOTAL | \$ 4,244,000 (100%) |

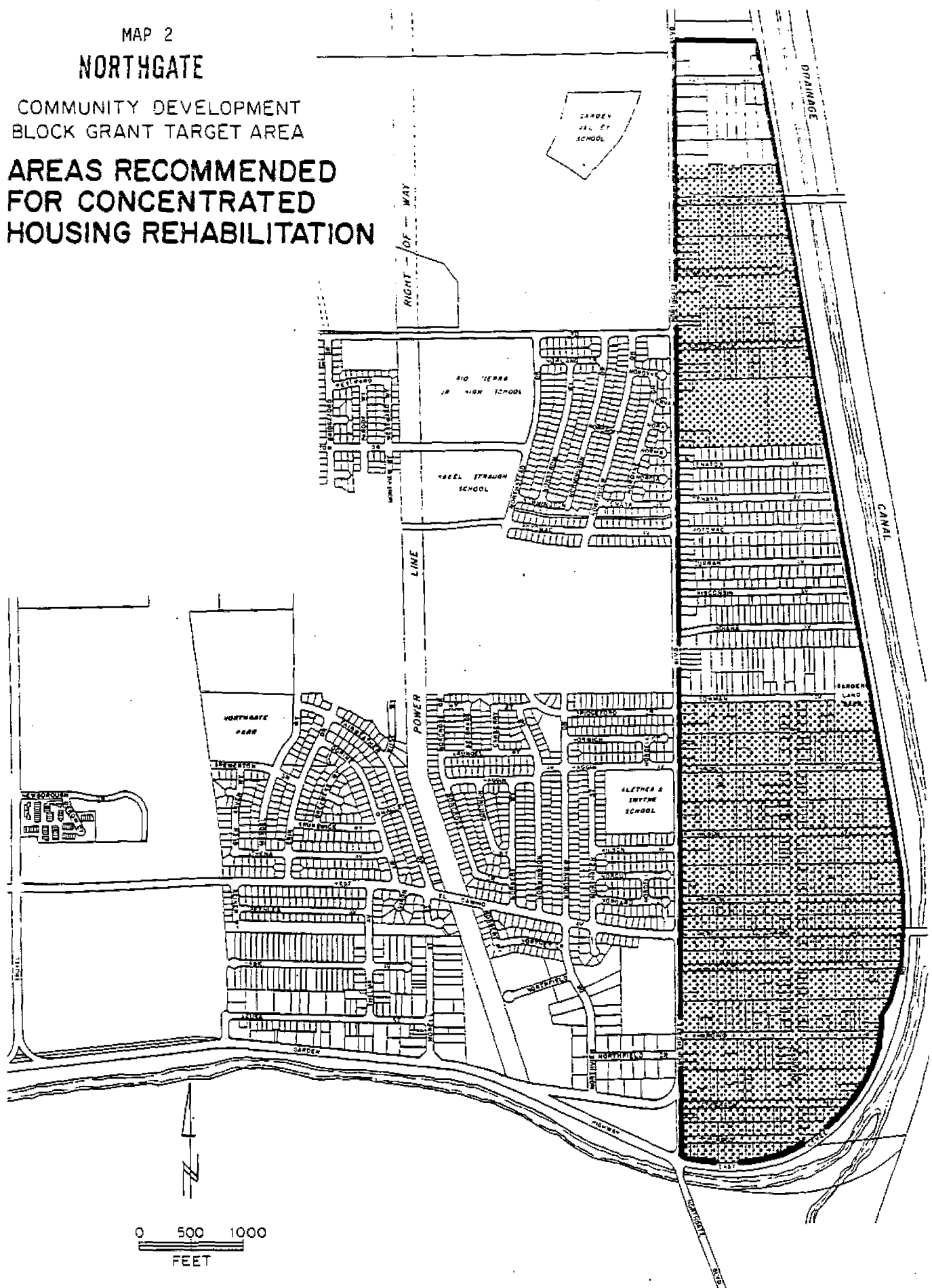
EXISTING CDBG TARGET AREAS

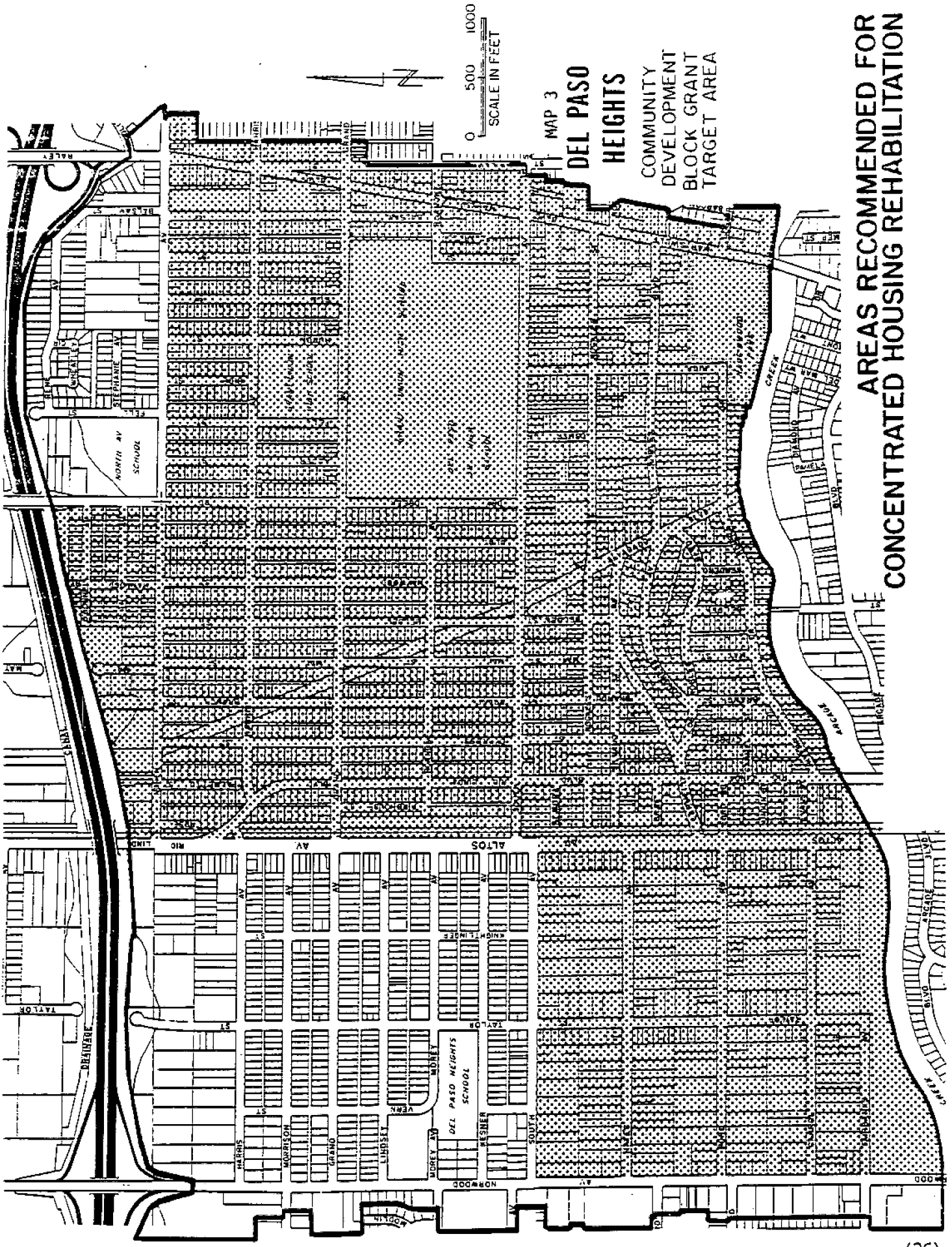


MAP 2
NORTHGATE

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

**AREAS RECOMMENDED
FOR CONCENTRATED
HOUSING REHABILITATION**





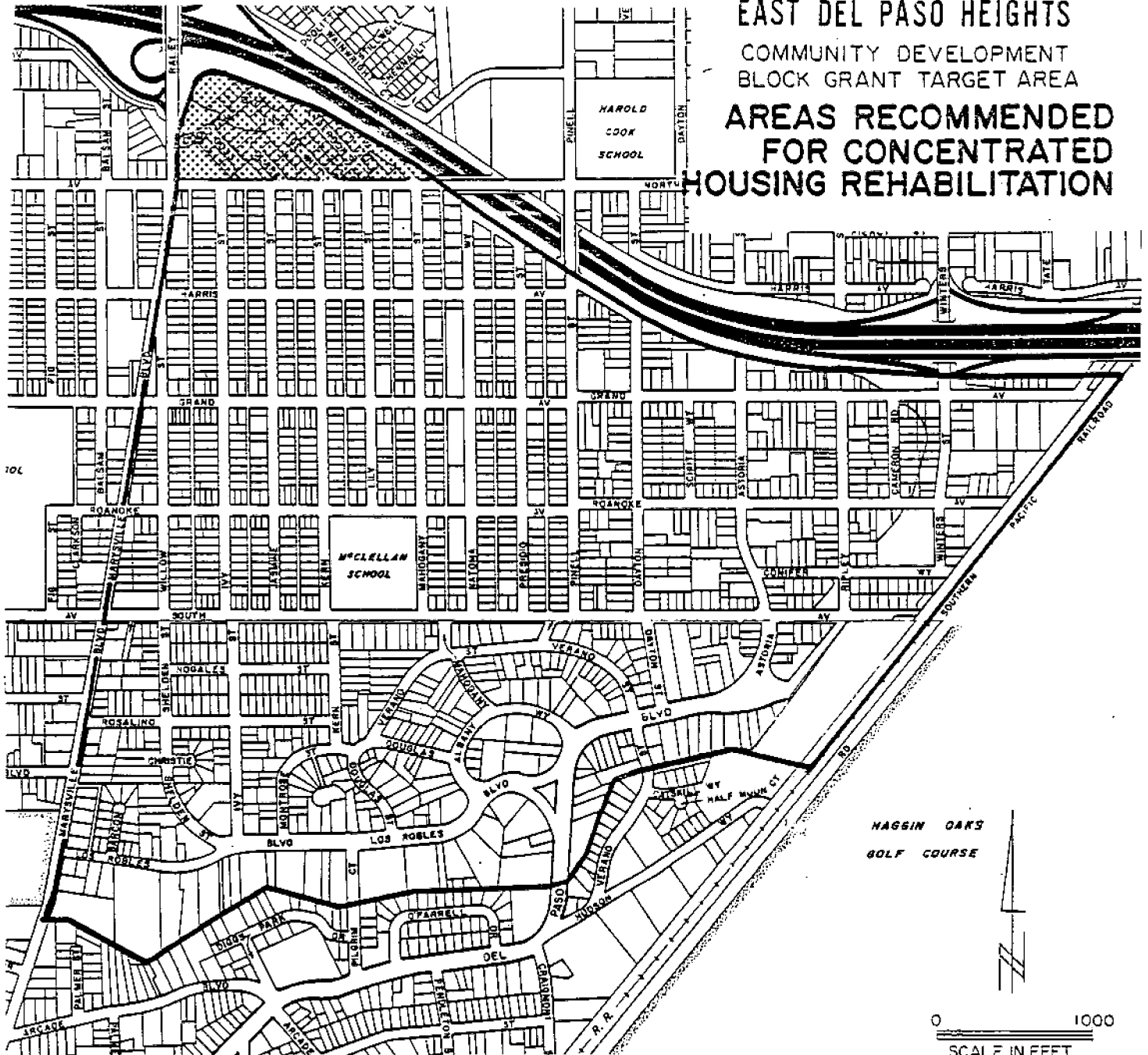
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CONCENTRATED HOUSING REHABILITATION

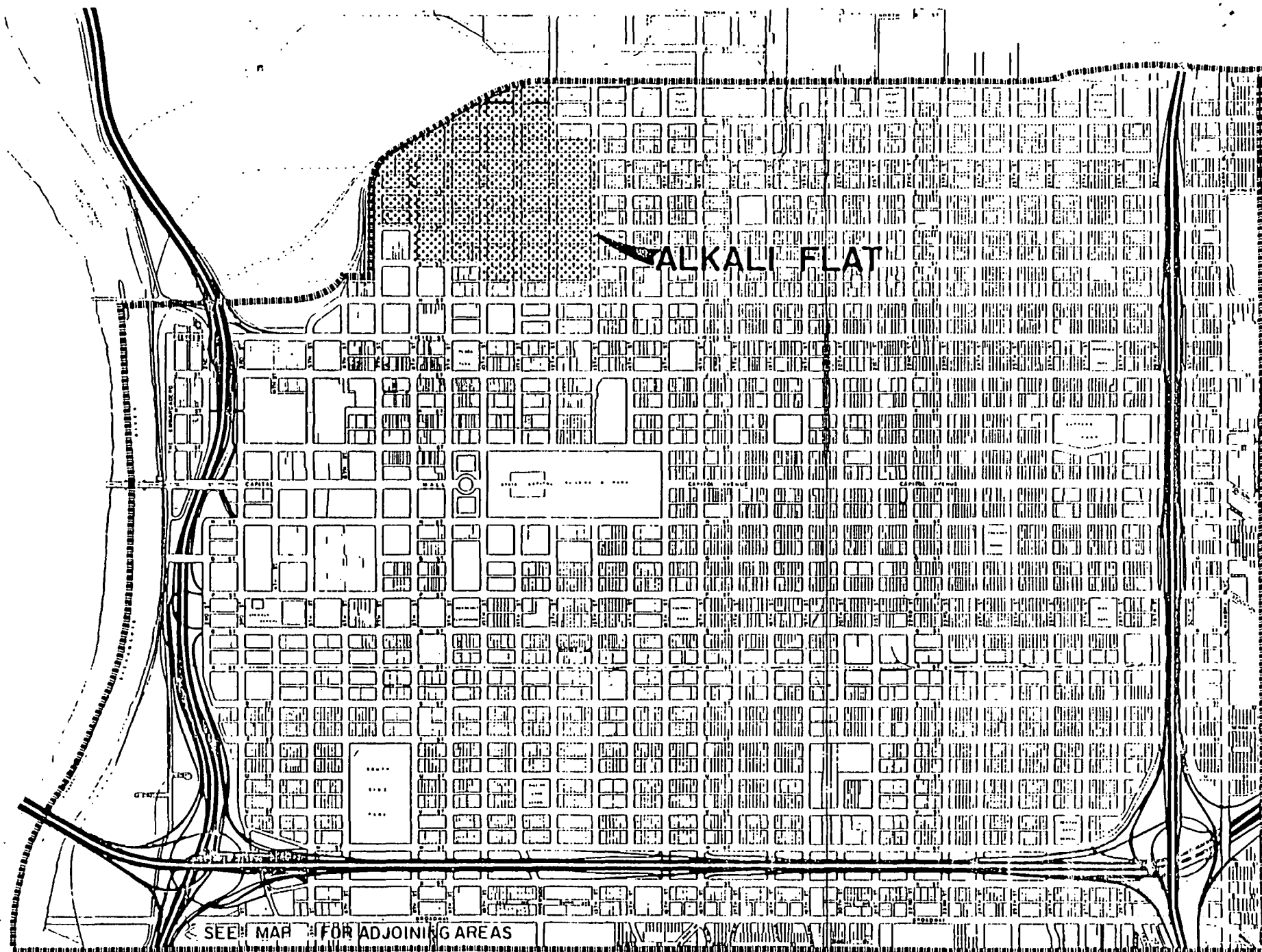
MAP 4

EAST DEL PASO HEIGHTS

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

AREAS RECOMMENDED
FOR CONCENTRATED
HOUSING REHABILITATION

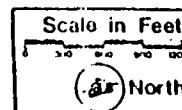


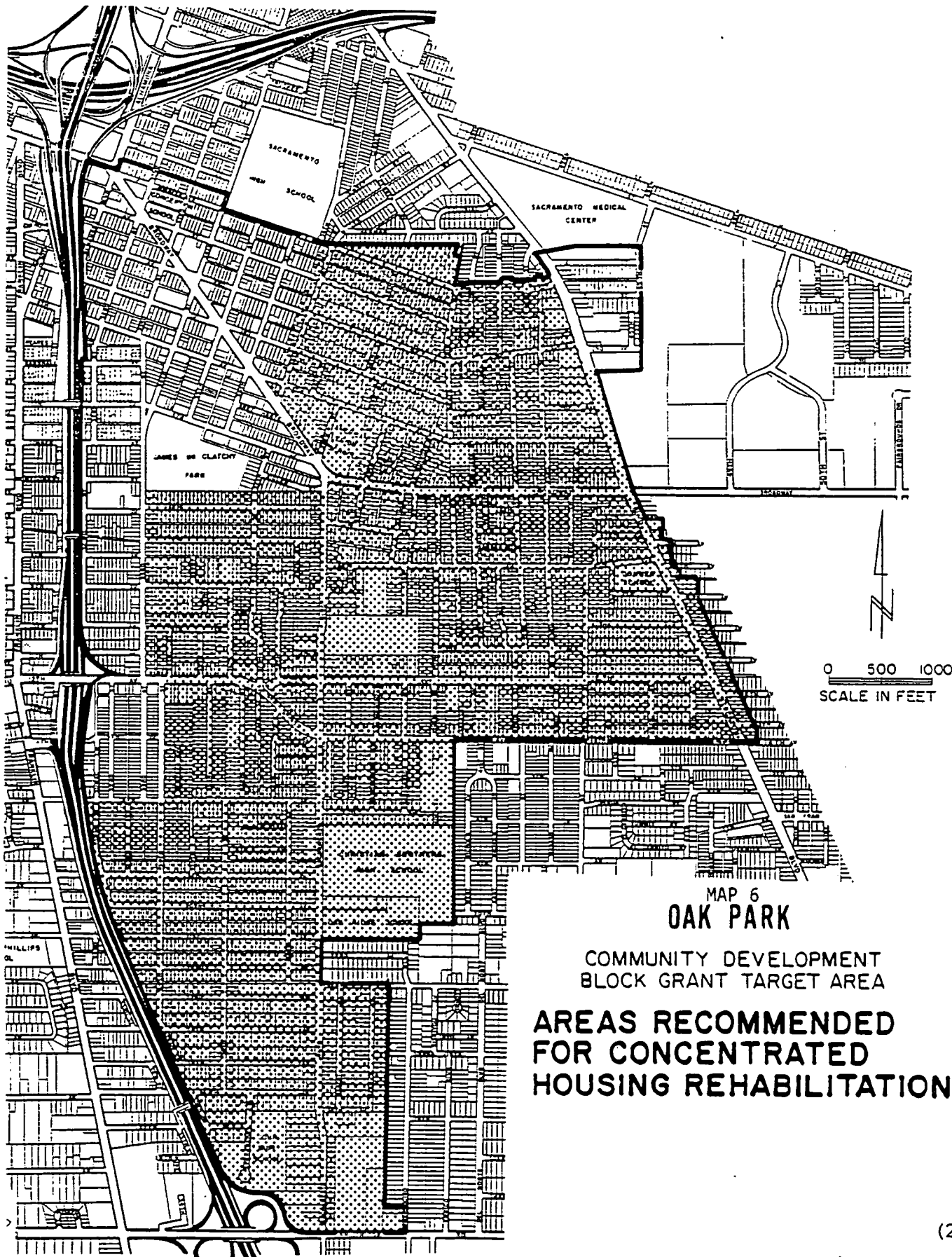


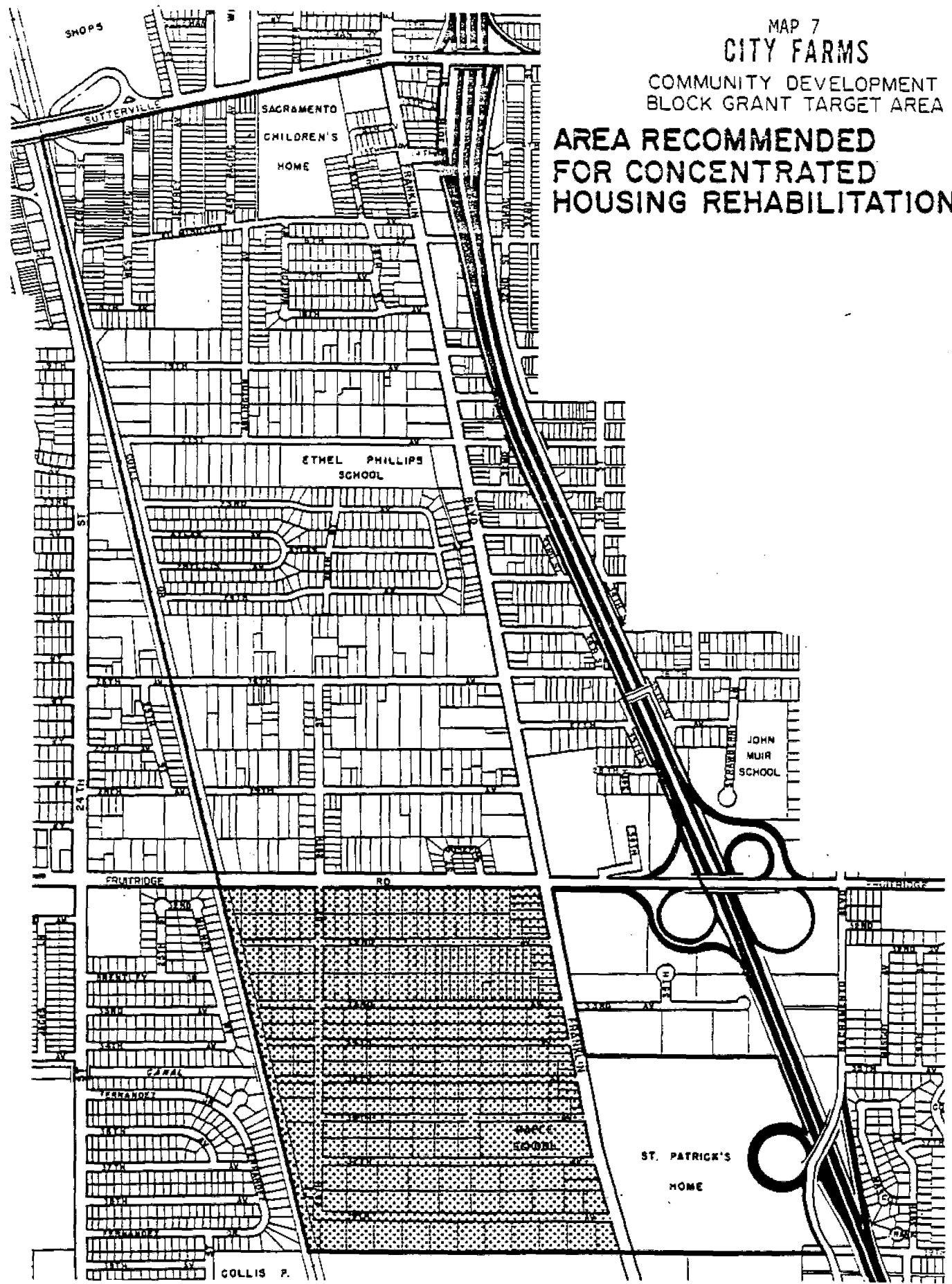
**AREAS RECOMMENDED FOR
CONCENTRATED HOUSING REHABILITATION**

MAP 5

CENTRAL CITY MAP
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA







MAP 7
CITY FARMS
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

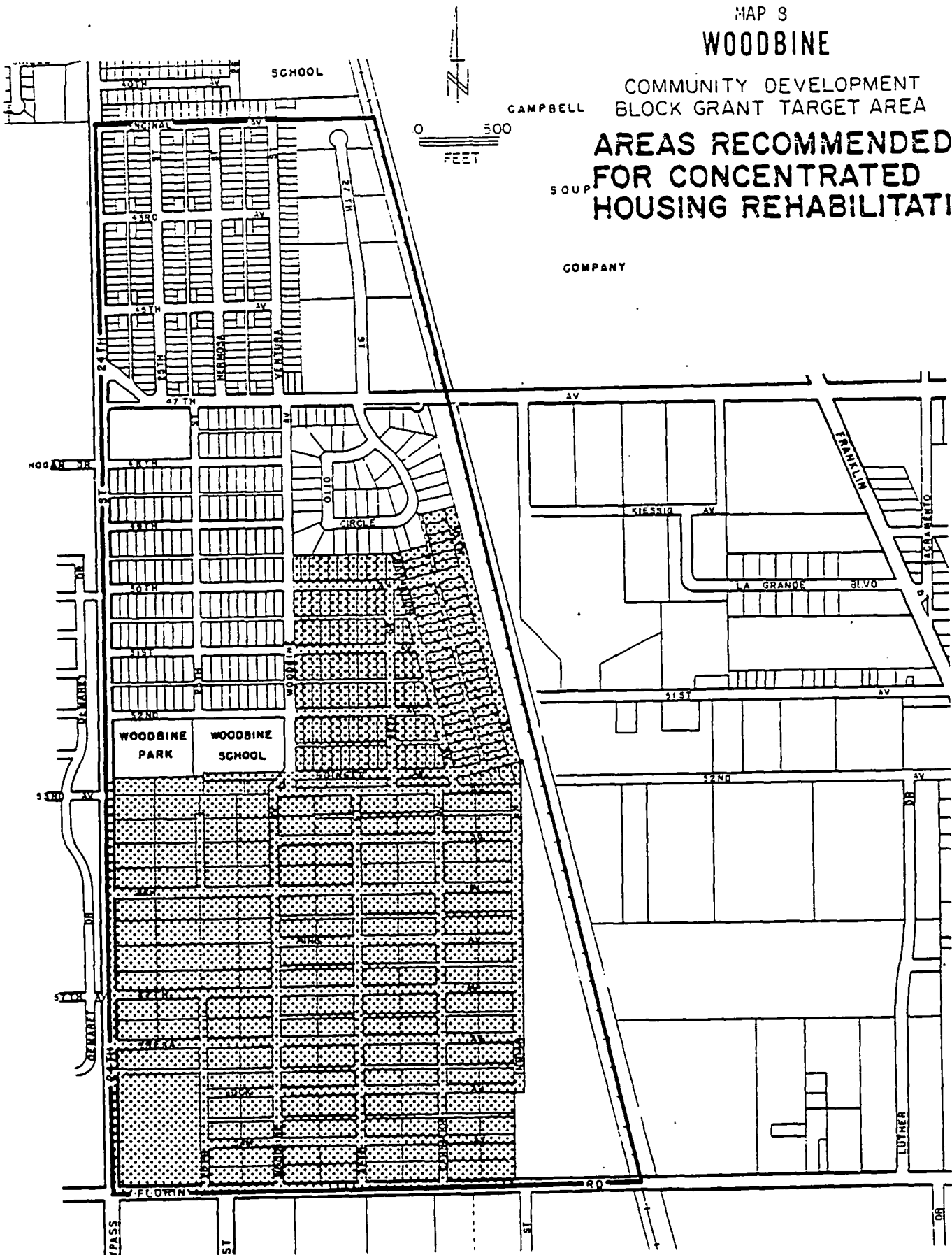
**AREA RECOMMENDED
FOR CONCENTRATED
HOUSING REHABILITATION**

MAP 8
WOODBINE

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

**AREAS RECOMMENDED
FOR CONCENTRATED
HOUSING REHABILITATION**

COMPANY

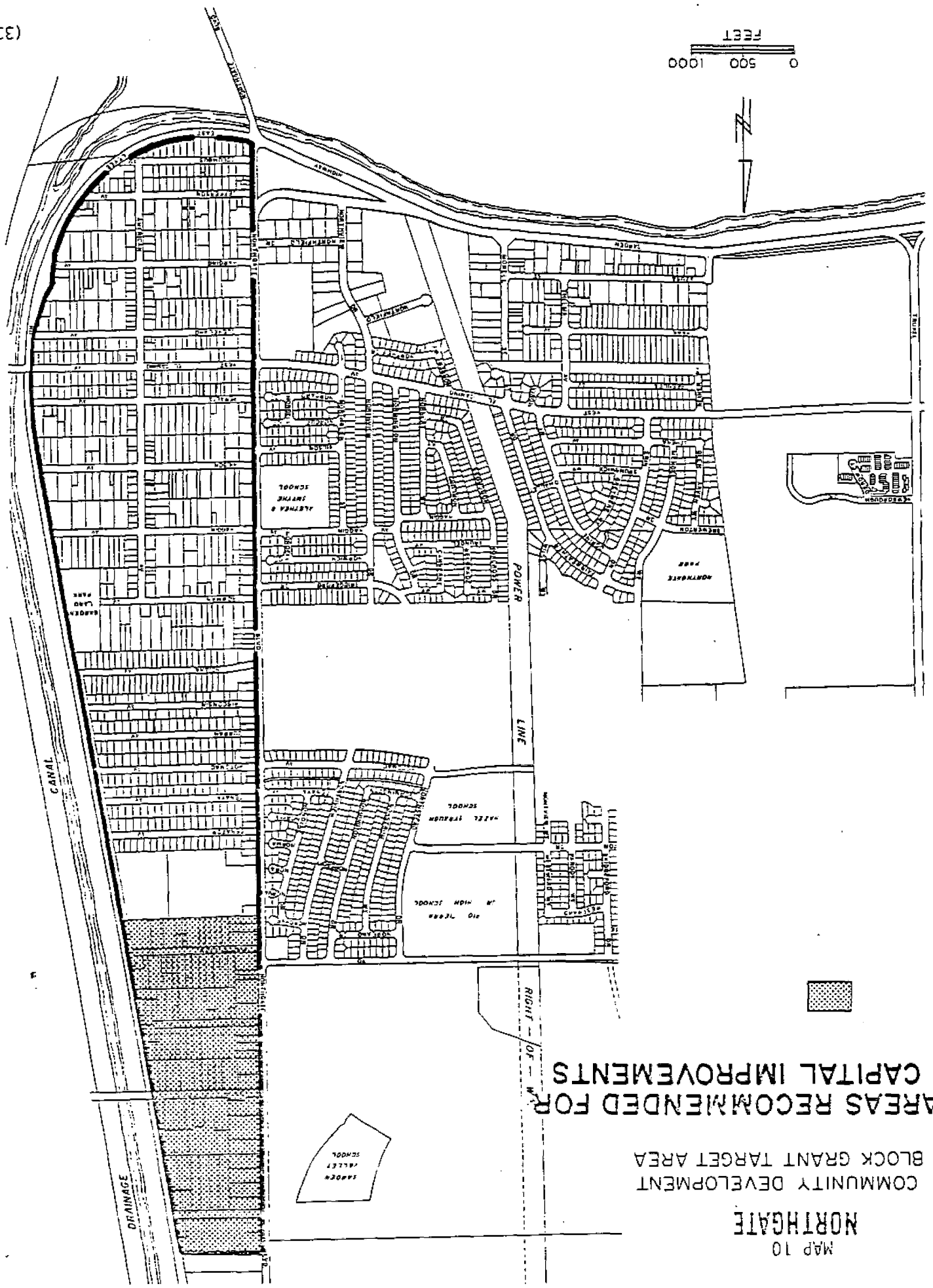


MAP 10

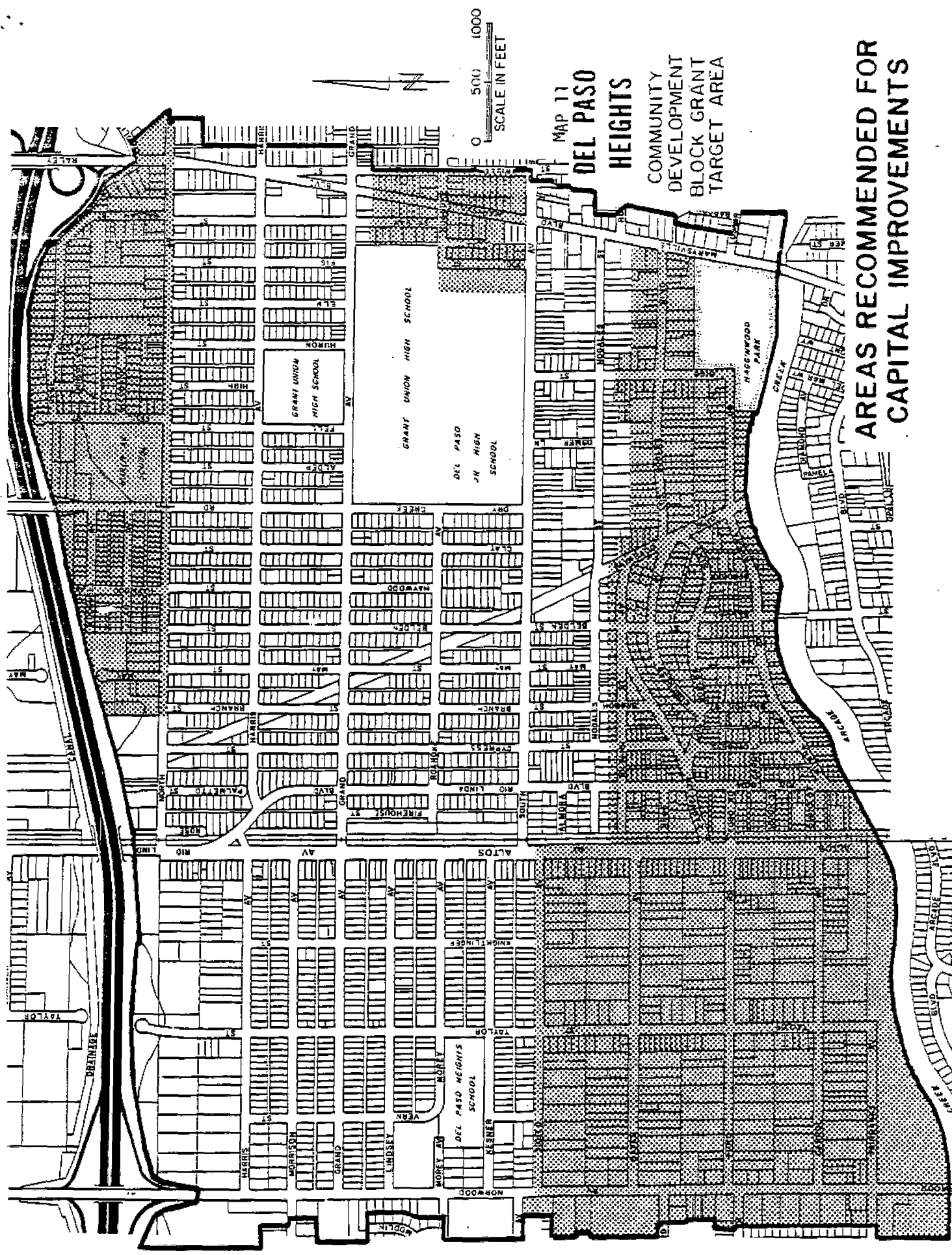
AREAS RECOMMENDED FOR CAPITAL IMPROVEMENTS

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

NORTHGATE



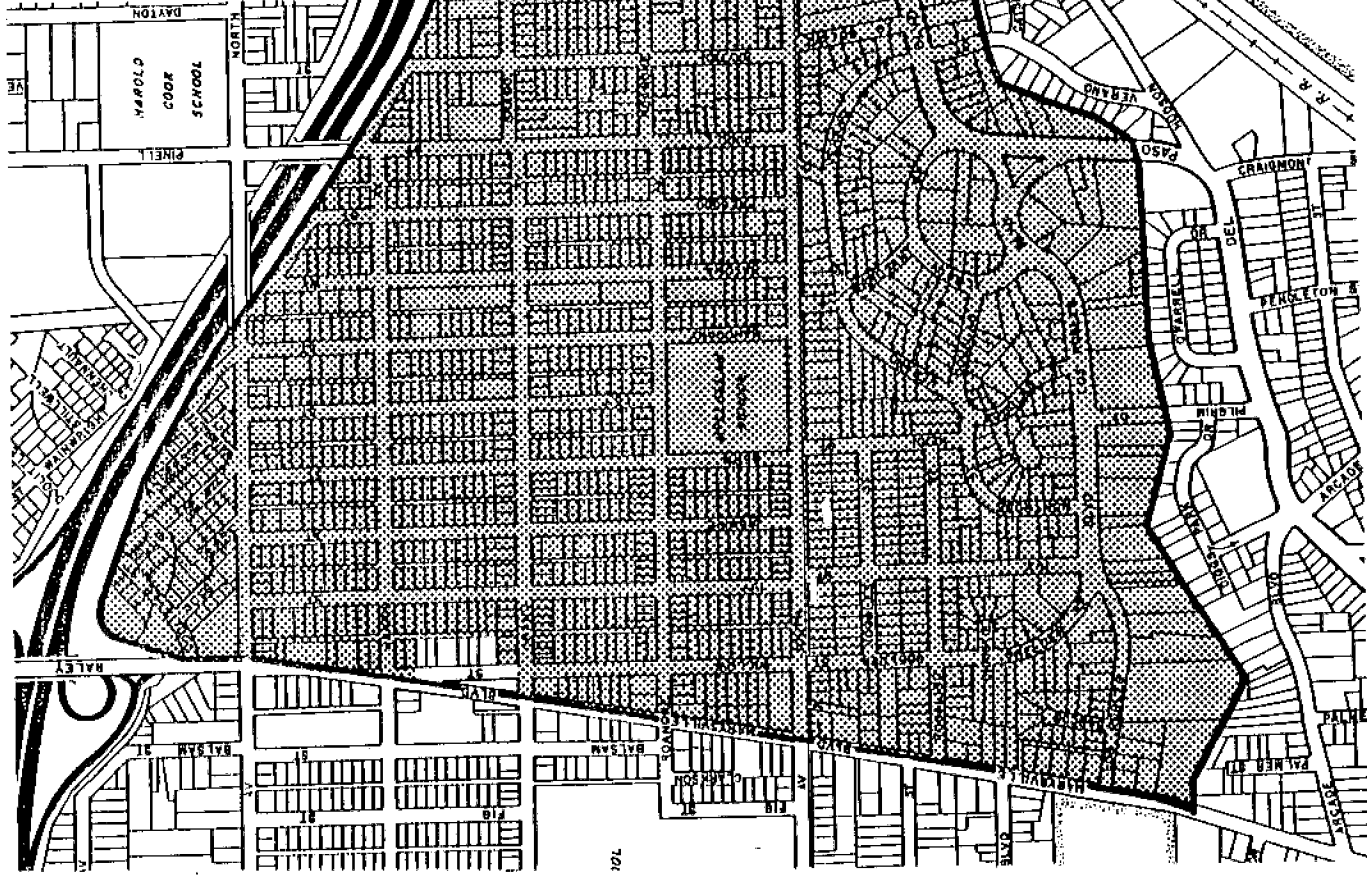
0 500 1000
FEET



AREAS RECOMMENDED FOR
CAPITAL IMPROVEMENTS

MAP 12

EAST DEL PASO HEIGHTS
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA
**AREAS RECOMMENDED FOR
CAPITAL IMPROVEMENTS**



HAGGINS OAKS
GOLF COURSE

0 1000
SCALE IN FEET

AREAS RECOMMENDED FOR STREET LIGHTING

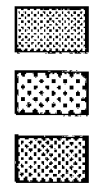
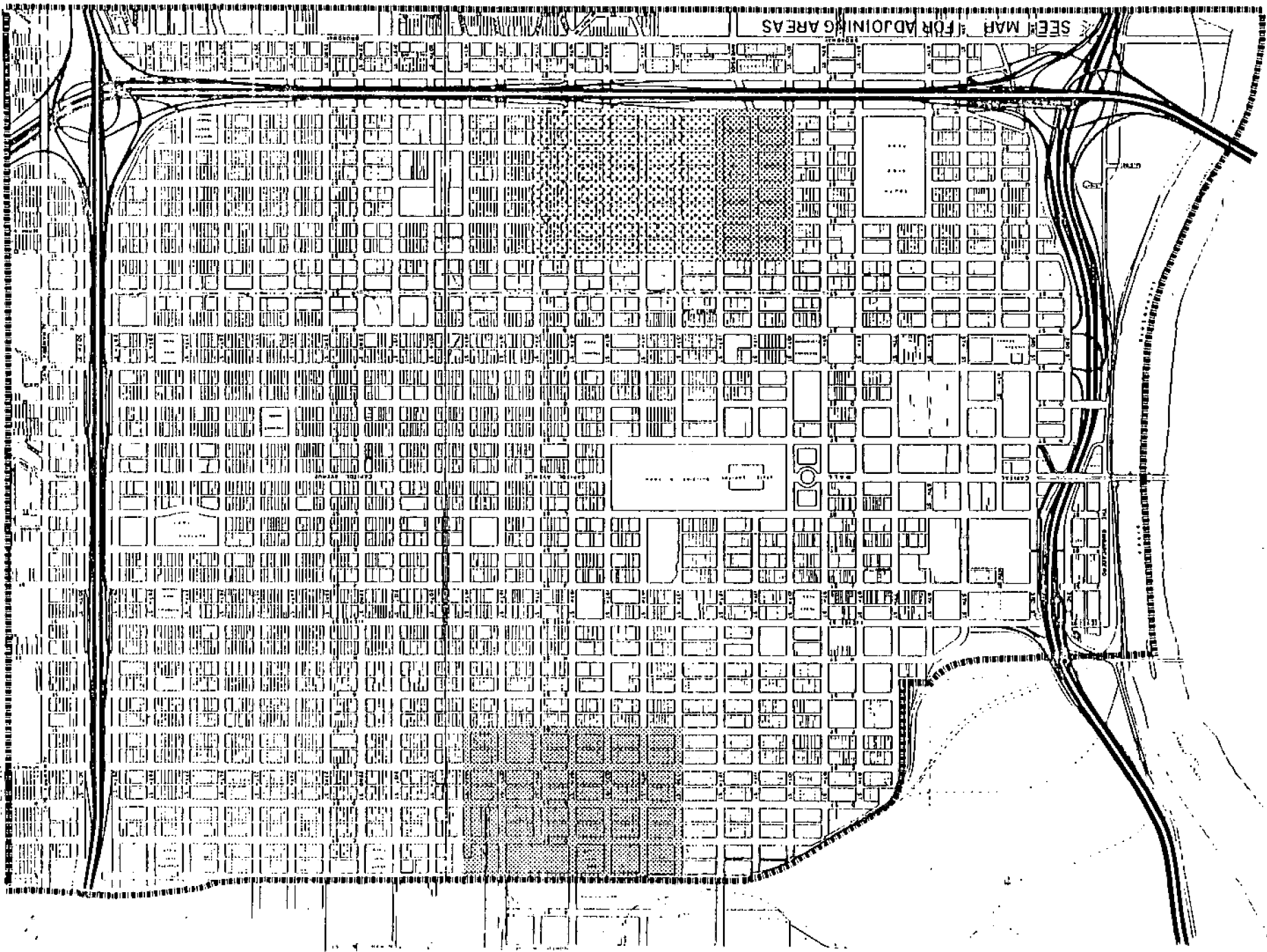
MAP 13

CENTRAL CITY MAP

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

Scale in Feet
0 100 200
North

SEE MAP FOR ADJOINING AREAS



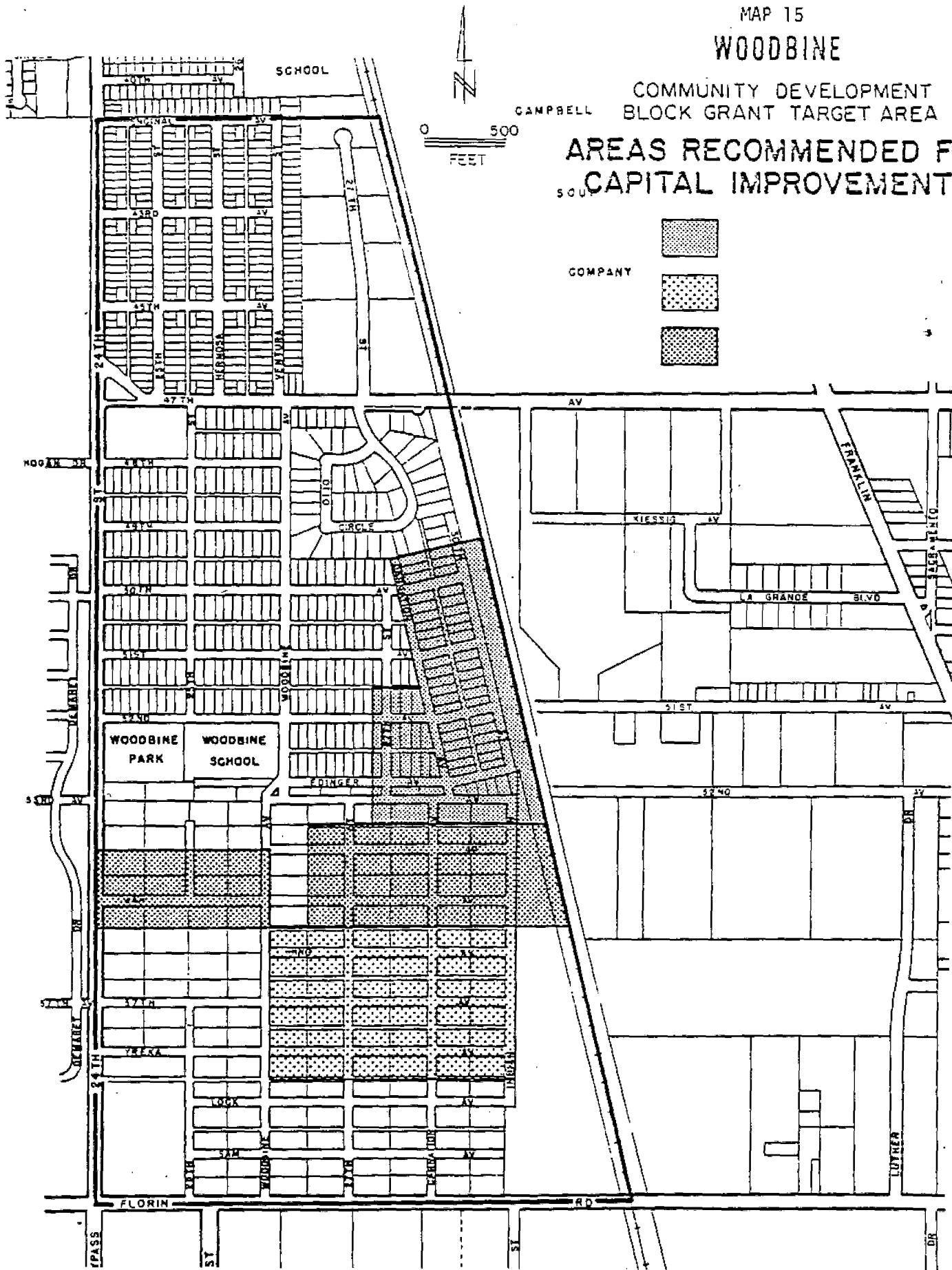


MAP 15
WOODBINE

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

AREAS RECOMMENDED FOR
CAPITAL IMPROVEMENTS

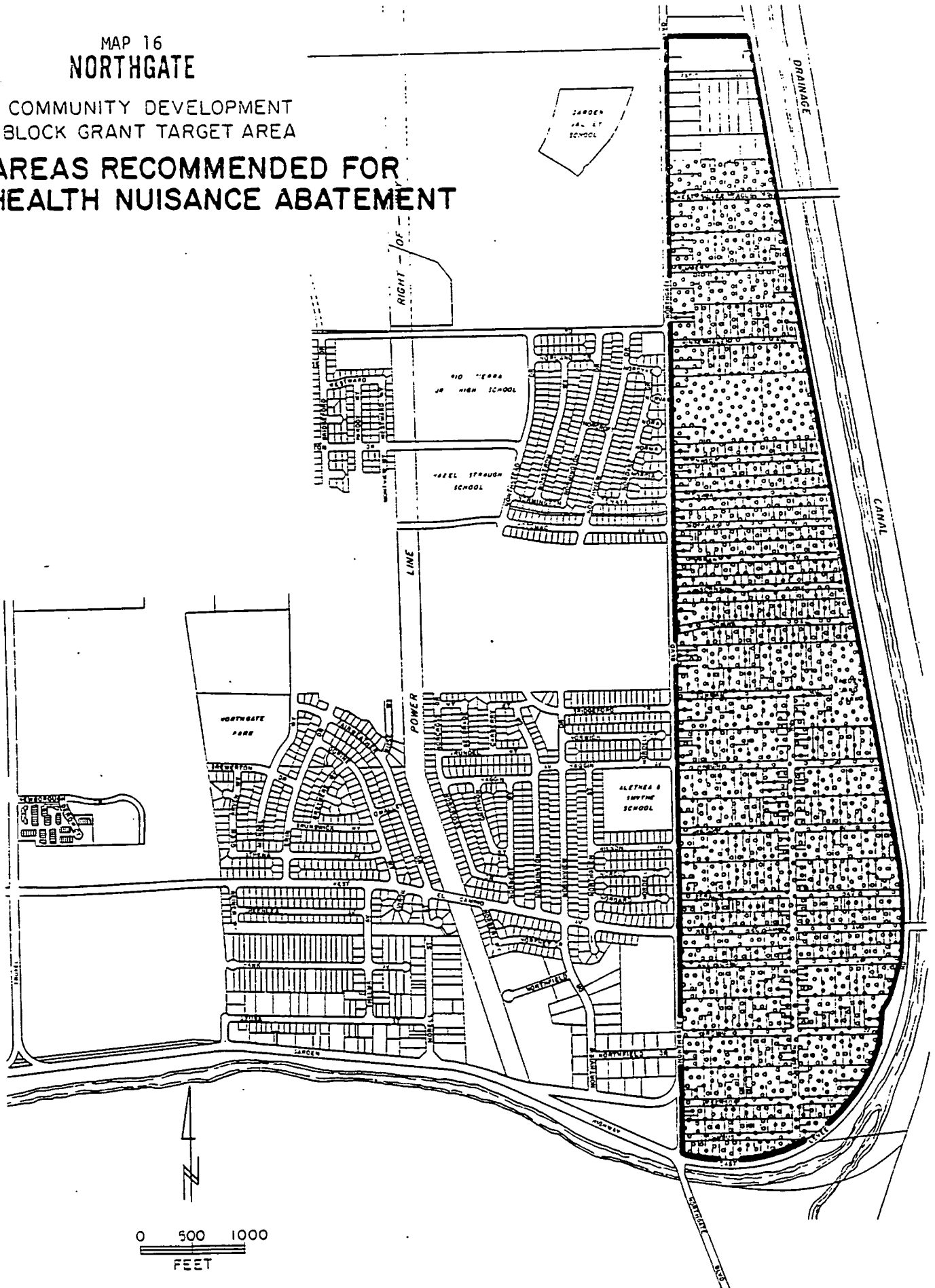
COMPANY

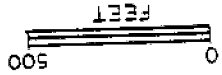


MAP 16
NORTHGATE

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

**AREAS RECOMMENDED FOR
HEALTH NUISANCE ABATEMENT**



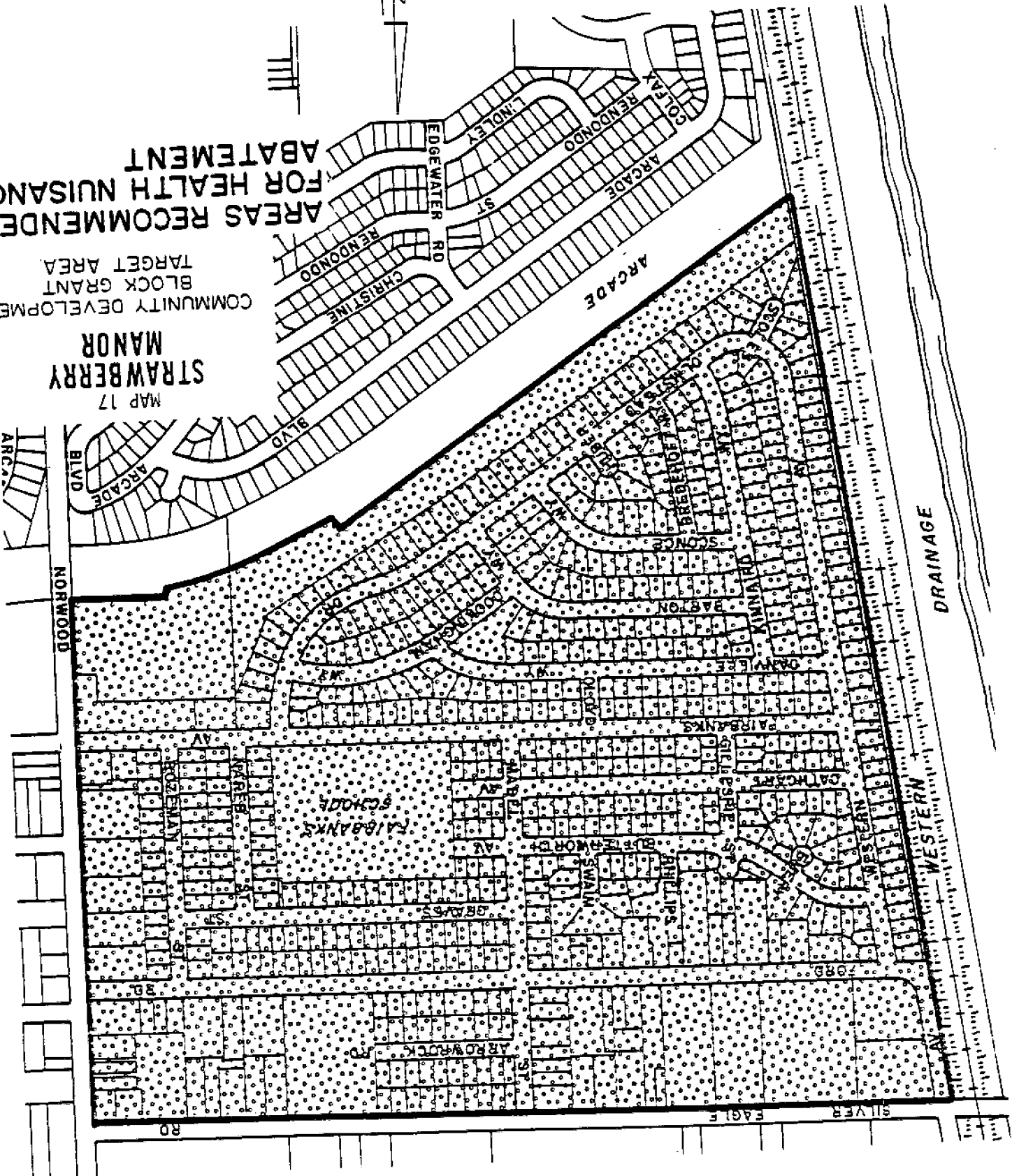


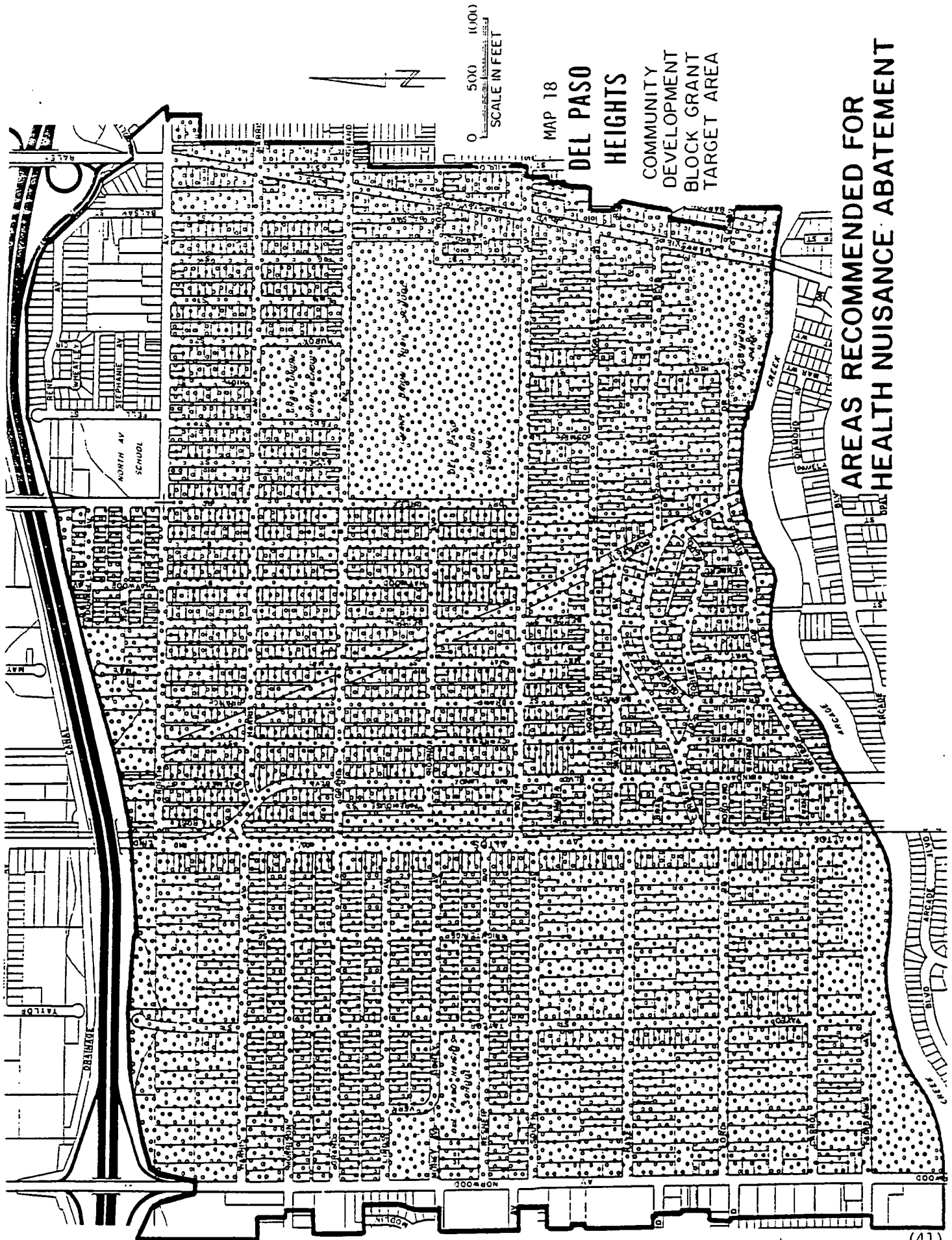
AREAS RECOMMENDED
FOR HEALTH NUISANCE
ABATEMENT

COMMUNITY DEVELOPMENT
BLOCK GRANT
TARGET AREA

STRAWBERRY
MANOR

MAP 17

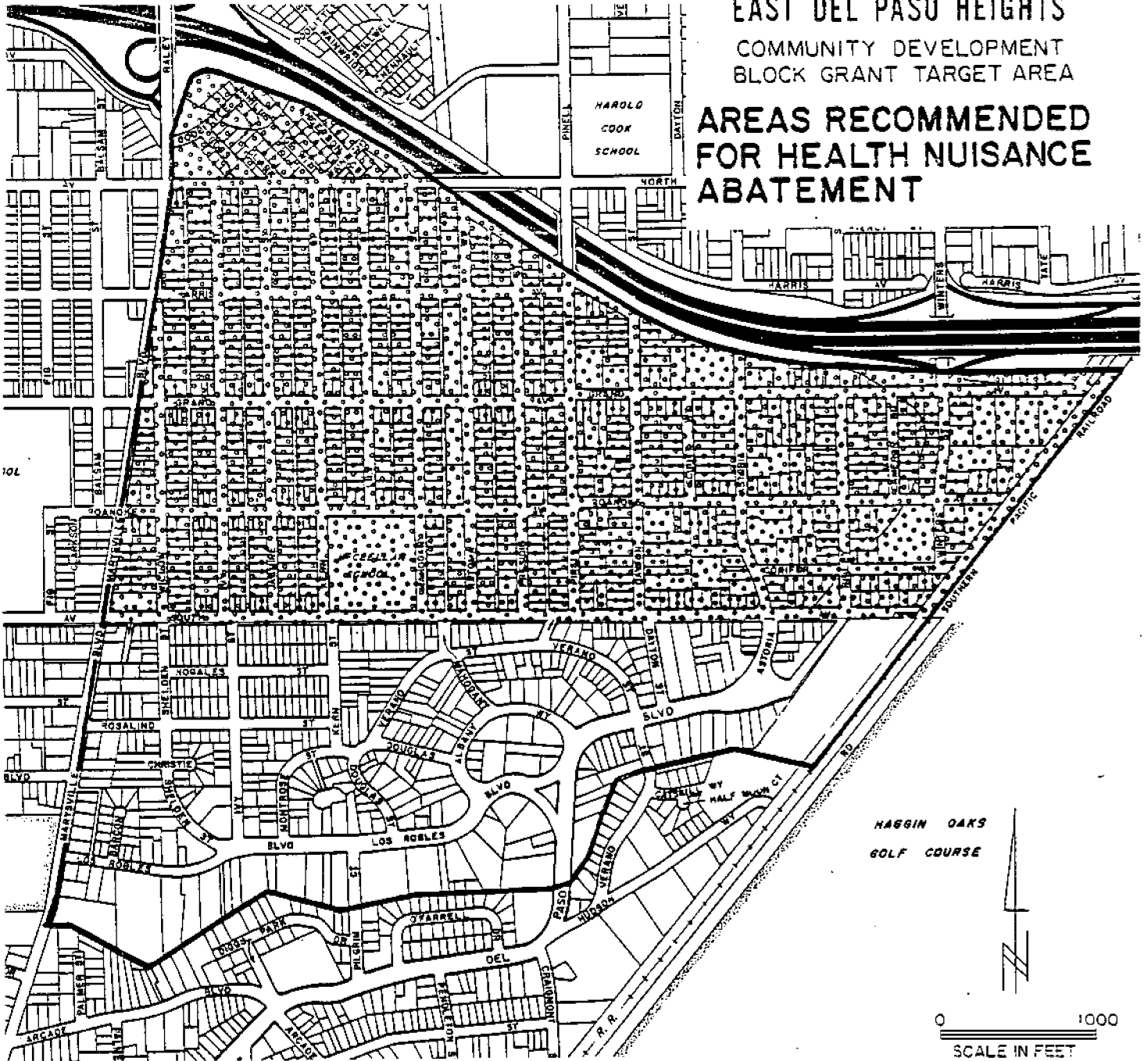


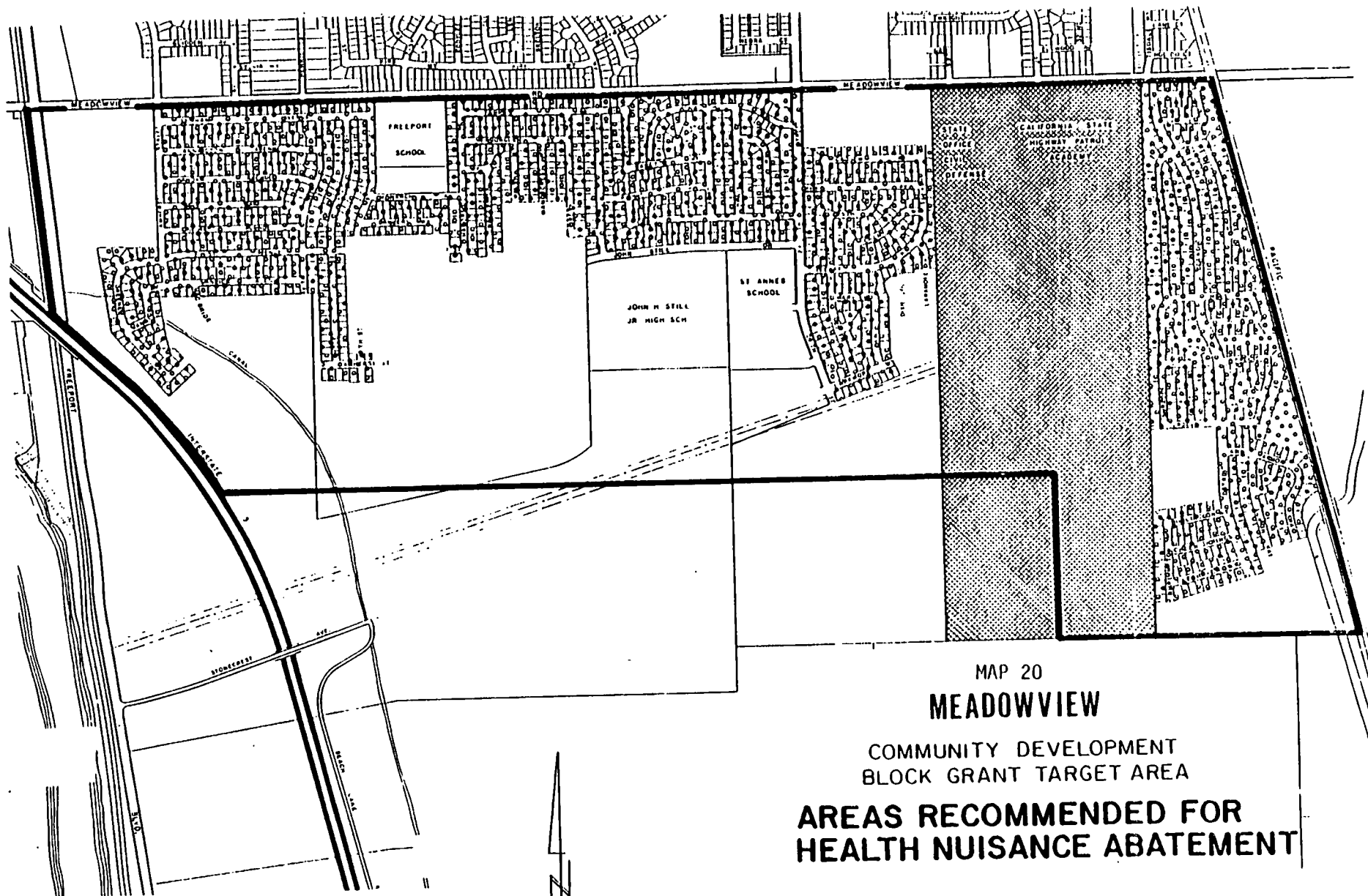


MAP 19

EAST DEL PASO HEIGHTS
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

**AREAS RECOMMENDED
FOR HEALTH NUISANCE
ABATEMENT**

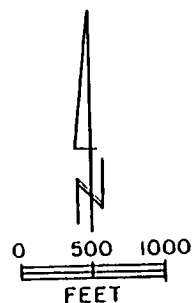




MAP 20
MEADOWVIEW

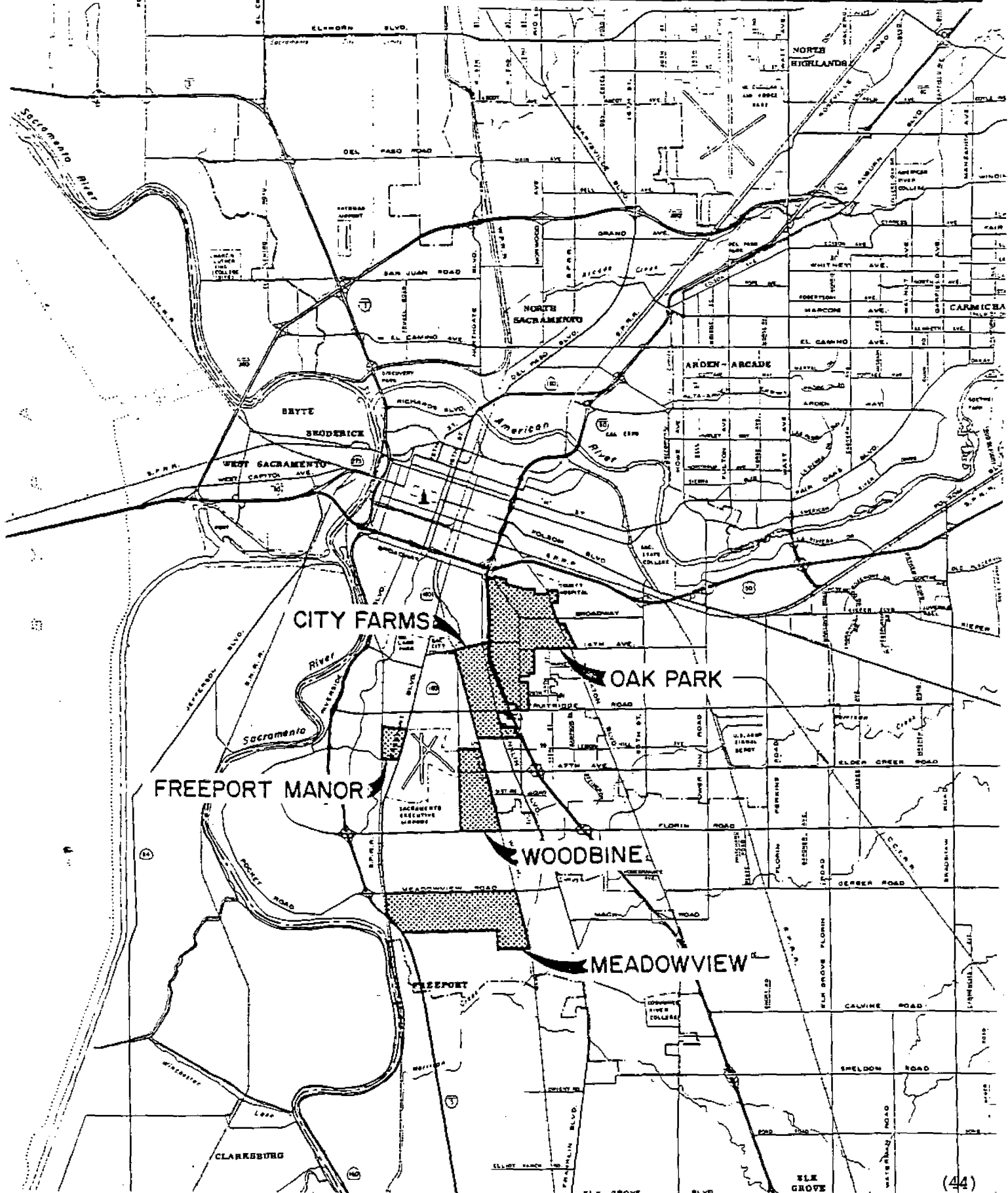
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

**AREAS RECOMMENDED FOR
HEALTH NUISANCE ABATEMENT**



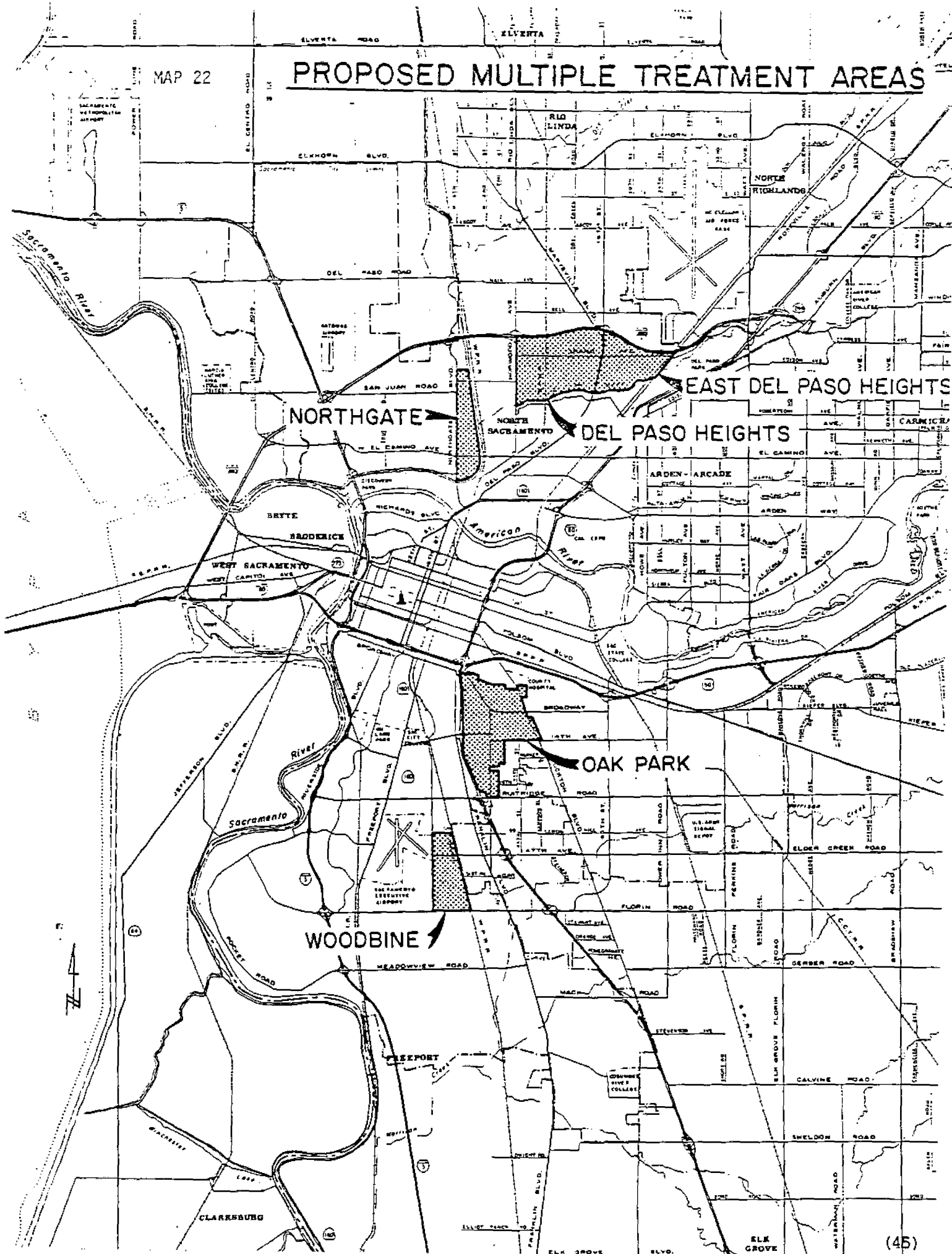
MAP 21

AREAS RECOMMENDED FOR IMPROVED POLICE PROTECTION AND NEIGHBORHOOD WATCH ACTIVITIES



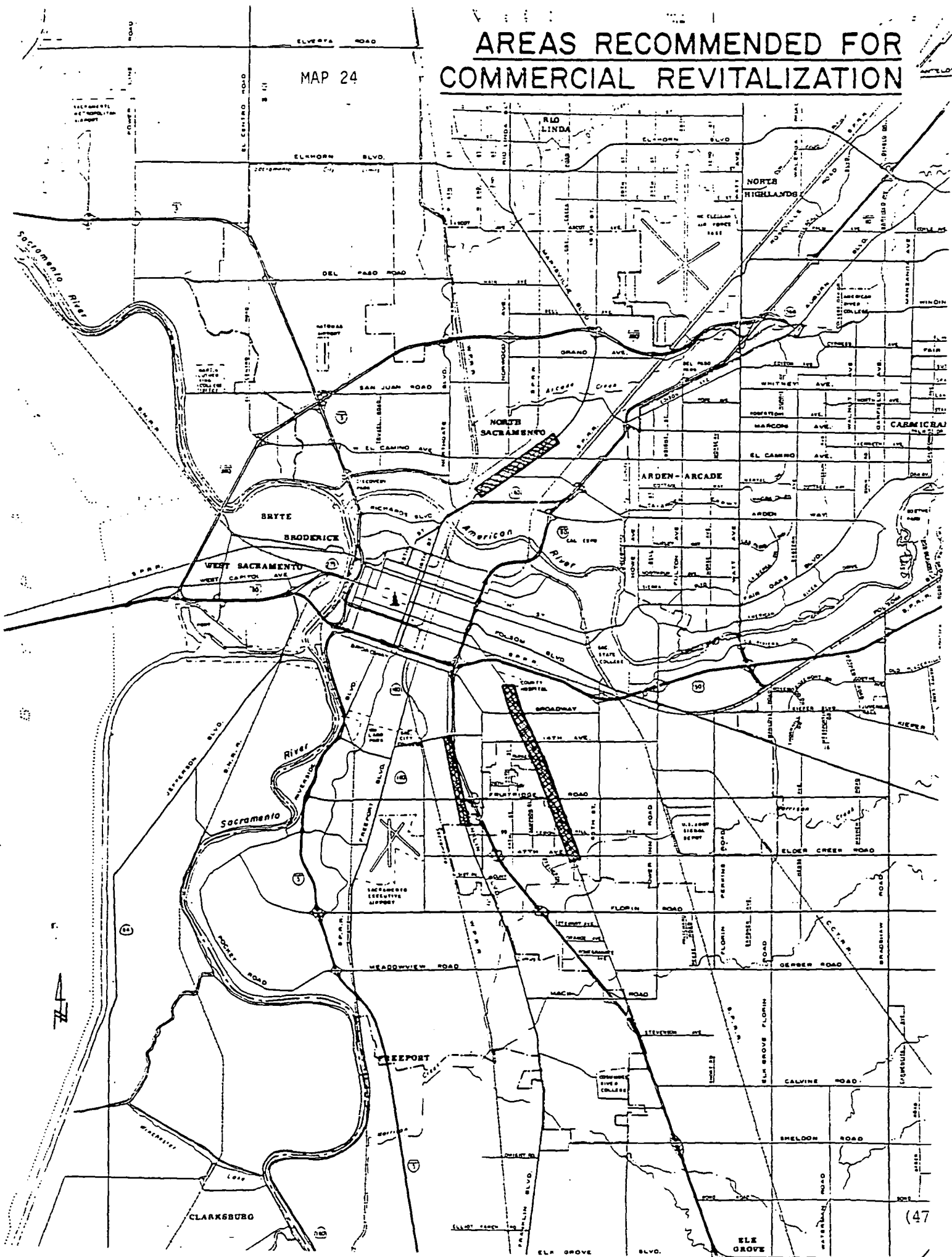
MAP 22

PROPOSED MULTIPLE TREATMENT AREAS

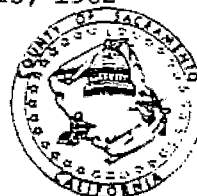


AREAS RECOMMENDED FOR COMMERCIAL REVITALIZATION

MAP 24



ATTACHMENT 1 - Previous Report - April 13, 1982



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Transmittal Date: April 6, 1982

Meeting Date: April 13, 1982

Sacramento City Council
Sacramento, California

and

Sacramento County Board of Supervisors
Sacramento, California

Honorable Members in Session:

SUBJECT: Process for Development of 1983 Community Development Block
Grant (CDBG) Program

SUMMARY

As part of the Agency's Policy/Planning Unit work program for 1982, the Agency is proposing a comprehensive review of the City's CDBG program. A reanalysis of the County's program will follow in 1983. Among other things, we intend to review the nature and extent of the target areas vis-a-vis anticipated resources and the citizen participation process in the non-redevelopment areas. One of our goals is to establish similar citizen participation structures in both the City and County. This report outlines our proposed approach to this process.

BACKGROUND

It is our preliminary opinion that the City's CDBG target areas (exclusive of the Redevelopment Areas, which will be the subject of a separate report) need to be reviewed as to their size and characteristics. Ideally, we would like to have target areas where specific improvement plans will lead to readily identifiable improvement in the area over a reasonable (5-6 year) time frame. We would then like to have citizen input to help guide us toward successful accomplishment of the improvement plan. A general time frame for accomplishment of this objective is outlined below:

| <u>Item</u> | <u>Date</u> |
|--|-------------|
| 1) Agency staff thoroughly reviews the demographic, economic, and infrastructure characteristics of existing City CDBG areas, identifying those sub-areas where specific CDBG fundable improvements are needed. (Redevelopment areas analyzed only to the extent of their relative priority for CDBG funding.) | APRIL 1982 |

A1-1

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council
and
Sacramento County Board of Supervisors

Page Two

March 30, 1982

- 2) Recommendations developed on specific sub-areas where identified problems can be addressed within fiscal constraints. MAY 1982
- 3) Report outlining staff findings and recommendations prepared for public presentation. JUNE 1982
- 4) Public hearings conducted in the community. AUGUST 1982
- 5) Presentation to the Housing and Redevelopment Commission. SEPTEMBER 1982
- 6) Council review and approval. NOVEMBER 1982
- 7) To federal Department of Housing and Urban Development. DECEMBER 1982
- 8) Program year begins. JANUARY 1983

Should this general framework be approved, several related considerations need to be addressed:

- 1) With the exception of the redevelopment areas and possibly Meadowview, there are no formally recognized citizen groups to obtain input on program issues. One recommendation (which will probably be forthcoming) is that once prioritized areas are selected, there would be the formation of Target Area Committees in the City CDBG areas.
- 2) We are recommending that all CDBG projects be reviewed by the Sacramento Housing and Redevelopment Commission (SHRC) and that the SHRC be designated as the official citizens review body for the City CDBG program in accordance with the Final Management Study Report, approved November 19, 1981. The formal public hearings required by the program will be held at the SHRC prior to passing on the recommendations to the City Council. The SHRC will serve as a review body only on the County side with all recommendations coming from the Community Development and Revenue Sharing Advisory Commission.

The eventual citizens' participation structure proposed would operate according to the diagram outlined below:

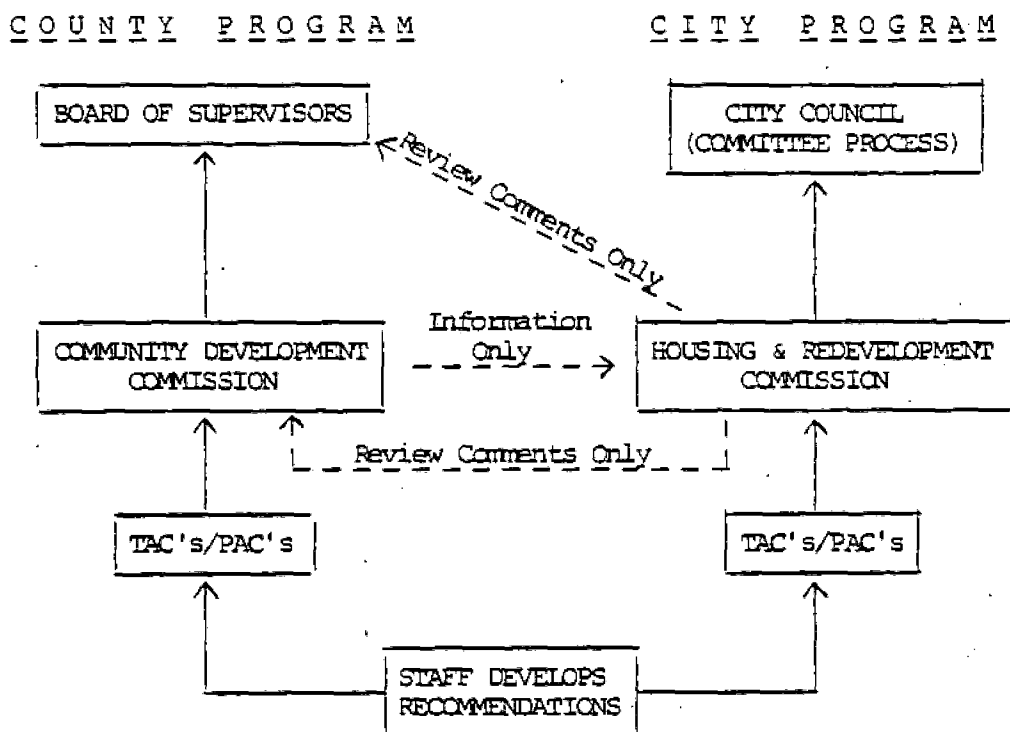
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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(Note: Solid line represents the flow of recommendations.)



This process will keep the Community Development and Revenue Sharing Advisory Commission intact as the primary citizen review body on the County side (pursuant to the Board's directive) while affording both programs to be viewed as a whole by the SHRC. All levels would, of course, have the right of direct access to the Board and Council.

For your information, we have also attached the work program for the new Policy/Planning Unit. Individuals who have been assigned to the CDBG process as well as other assignments are identified.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council
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March 30, 1982

FINANCIAL DATA

There is no significant financial impact. The subject work process would be accomplished within existing administrative capacity of the Policy/Planning Unit. Any additional costs incurred, such as providing information to TAC's, etc., would be within the administrative costs of the City CDBG program for citizen participation.

VOICE AND RECOMMENDATION OF THE COMMISSION

At its regular meeting of April 5, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of this report. The votes were as follows:

AYES : Dickinson, Fisher, Knepprath, Luevano, A. Miller, Walton

NOES : None

ABSENT: Angelides, B. Miller, Teramoto

RECOMMENDATION

The staff recommends approval of the 1983 CDBG program development process as outlined in this report and authorization for the Executive Director to implement the subject process.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE
City Manager

APPROVAL RECOMMENDED:

A1-4

Brian H. Richter
BRIAN H. RICHTER
County Executive

WORK PROGRAM FOR POLICY/PLANNING UNIT

Page 1

The primary responsibilities of the Policy/Planning Unit are to provide analytical capacity in order to:

- 1.) Perform long-range, comprehensive planning studies and evaluations;
- 2.) Conduct research into solving major community problems;
- 3.) Create development and investment opportunities; and
- 4.) Analyze existing SHRA administered programs and make recommendations for modification when appropriate.

The work program for the Policy/Planning Unit is outlined below along with a time frame, and the responsible individual. It should be noted that some of the activities may overlap.

| <u>Responsible Person(s)</u> | <u>Activities</u> | <u>Date</u> |
|------------------------------|--|-------------|
| Mike Newey (County) | <u>Community Development Block Grant Programs</u> | |
| Leroy Willis (County) | o Statement of CD objectives, and projected use of funds | 1/83 |
| [Vacant] (City) | | |
| Linda Almeida (City) | o Assurances/Certifications | 1/83 |
| | o NEPA/CEQA Review | Ongoing |
| | o Grantee Performance Report | 9/82 |
| | o Amendments | Ongoing |
| | o Audit/Monitoring Review | " |
| | o Drawdown/Financial Report | " |
| | o Commission | " |
| | o TAC | " |
| | o Labor Compliance/EEO | " |
| | o Capital Improvement Projects | " |

A1-5

The revisions to the City CDBG program are being coordinated directly by John Molloy using a task force comprised of Tom Lee, Hal Duesing, Leroy Willis and Linda Almeida. The work program proposed is as follows:

- | | |
|--|---------------------|
| 1) Outline general parameters and method of approach to Commission and City Council. | March/82 |
| 2) Gather data on, review and analyze the 13 existing target areas. Surveys may be included. | Thru April/82 |
| 3) Make recommendations on specific sub-areas where identified problems can be addressed within fiscal constraints. Identify specific projects and programs. | May/82 |
| 4) Incorporate the analysis and recommendations into a staff report with visual displays, etc., for public presentation. | June/82 |
| 5) Conduct public hearings in the Community | July-August/82 |
| 6) Commission Review | September/82 |
| 7) Council Review | October-November/82 |
| 8) To HUD | November 30th, 82 |

(It is assumed that Commission and Council presentations will be made by either Bill Edgar or Bob Smith with assistance from staff as required).

Responsible Person(s)

Activities

Date

Kurt Findeisen

Housing Activities/Programs

- o Develop Housing Replacement Plan - Downtown. Prepare pursuant to State Law. Assume use of roughly \$3.5 million, as follows:

Draft By - May 1
Final Version -
July 1

- 1. Congregate Housing, ± 15-20 units, \$1 million, located in Central City (new or rehab.). Need linkages to Social/Medical Services.

Responsible Person(s)ActivitiesDate

2. Large Family Housing - ± 20 units, \$1 million. Need large family housing (5 - 6 bedroom), scattered locations.
3. Revolving Loan Program, \$500,000. Loan program designed to fill "gaps" in housing for low-moderate income housing projects by non-profit, co-op, limited dividend and other similar private developments. Leverage ratio 1:3, variable.
4. Single Room Occupancy (SRO), \$1 million. Ongoing conversions of existing hotels present housing problems to City. Evaluate SHRA/CADA demonstration project. Develop recommendations for use of funds to interface w/private sector. In-depth analysis needed, economic feasibility critical, leverage of private funds & preparation of long-term plan needed.
 - o City/County Housing Assistance Plan (HAP) 9/82
 - o Develop Implementation Strategy for Rental Rehab. Program 10/82
 - o Housing Replacement Plans for other Redevelopment Areas - Alkali Flat, Del Paso Heights, Oak Park Long-range
 - o Research Feasibility of Using Tax Exempt Financing for Rehab. Long-range
 - o Evaluate/Recommend ways to promote Homeownership for Housing Authority Tenants. On-going
 - o Evaluate & Develop a Background Paper on a City/County Quasi Public Non-profit Housing Development Corp. Long-range

Val Toppenberg

Economic Development Activities

- o Stockton Blvd. - Develop implementation strategy/funding. Do planning as necessary/identify potential economic rehabilitation. Long/short term activities. Monitor progress of LDC's. 4/82

Responsible Person(s)ActivitiesDate

- o Alkali Flat - 12th Street Corridor. Prepare and recommend strategy/funding. Same as above. 4/82
- o Review new 1981 Federal legislation on tax incentives for commercial rehabilitation. 7/82
- o Economic Development Foundation - Familiarize contracts. Monitor progress of LDC, etc. On-going
- o Commercial Loan Programs. Evaluate direction of progress. Determine if changes needed On-going
- o Coordinate Economic Development Program/Policies through LDC's. Continue program implementation On-going
- o Evaluate/Develop Background Paper on City/County Quasi-Public Non-profit Economic Development Corp. Long-Range

Rick Vorpe

Financial ActivitiesDate

- o Develop funding plan for Kinmel project Immediate
- o Research Feasibility of using tax-exempt financing for rehabilitation, industrial, multi-family housing, etc. On-going
- o Close out existing mortgage revenue bond program On-going
- o Continue work on present bond issue On-going
- o Investigate possible use of "Enterprise Zones" in newly merged Redevelopment Area Long-Range

Hal Duensing

Community Development Activities

- o Develop special needs assessment for non-Redevelopment areas with emphasis on capital improvement needs - City CD areas. 4/82

A1-8

Responsible Person(s)ActivitiesDate

- o Evaluate the need for selected public service programs in those neighborhoods and implementation plans for delivery of those services

5/82

- o Coordinate planning @ neighborhood/project levels to insure proper integration with established (City/County) Community plans

On-going

- o Creative research with innovative solutions and ideas for revitalization of neighborhood areas

Long-Range

Tom Lee

Planning/Evaluation Coordination

- o Ensure work program is implemented in an orderly fashion

On-going

- o Analyze work load capacity to determine need to obtain outside assistance

"

- o Develop/monitor RFP's and coordinate consultants

"

- o Responsible for evaluation of SHRA programs

"

- o Ensure appropriate evaluation parameters are established

"

- o Coordinate with Departments to insure effective, useful evaluations

"

John Molloy

Chief, Policy/Planning Unit

- o Research and evaluate all new program opportunities

On-going

- o Coordinate with Executive Director/Deputy Director on program evaluations

"

- o Assist in policy development for all Agency programs

"

- o Develop general policy direction of City/County CDBG programs

"

- o Responsible for overall scheduling/personnel within P/P Unit

"

A1-9

Responsible Person(s)ActivitiesDate

| | | |
|------------------------|--|----------|
| | o Monitoring overall workload and informing Deputy of status and capabilities of handling additional requests where appropriate | On-going |
| | o Meeting with governing bodies | " |
| | o Attending legislative meeting | " |
| John Molloy
Tom Lee | o Develop downtown business revitalization plan, looking at, among other things, proposal for future use of Memorial Auditorium. | May/82 |

EVALUATIONS

The Policy/Planning unit proposes that the following SHRA programs be evaluated:

| | |
|---|--|
| Child Development | Insulation |
| Citizen Participation (i.e., COBG TAC's PAC's, CD & HR Commissions) | Labor Compliance/EEO |
| Commercial/Industrial Loans | Mortgage Revenue Bonds |
| Commercial Rehabilitation | Neighborhood Code Compliance |
| Emergency Housing | Neighborhood Initiated Improvement Program |
| Emergency Repair | Planning Department Expenditures |
| Elderly Nutrition | Public Housing |
| Fair Housing | Redevelopment |
| Foster Grandparent | Rehabilitation (incl. Bldg. Insp.) |
| Golden Era | Sacramento Heritage, Inc. |
| Housing Counseling | Section 8 Existing |
| Housing Production | Solar Demonstration |

A1-10

ATTACHMENT 2

SUMMARY OF FIELD SURVEY OF HOUSING AND NEIGHBORHOOD ENVIRONMENT

ALKALI FLAT

Census Tract 6

Blocks 101-109, 201-212

HOUSING

The housing units in Alkali Flat are comprised mainly of converted single family units which have been converted to multiple family use. Many of the units were converted into multi-family after 50 or 60 years as large single family units. Some of these structures are in various stages of renovation and rehabilitation. However, many of the remaining units have not been rehabilitated, and are in deteriorated conditions. The major problems, in terms of exterior, include broken doors and windows, site maintenance and roofing. Overall, the housing units rate very low in terms of physical condition but the public and private activities are beginning to have an impact in the area.

ENVIRONMENT

The mixture of commercial use next to residential units makes up a diversified environment. A lumber mill is found on one block and an ice cream and milk plant on another. Social service centers as well as public housing can be found. A small mini park is also located on one of the dead end streets. The streets are free of litter, however, some of the street trees could use some trimming. The overall environment is slowly being improved.

SUMMARY AND RECOMMENDATION

The housing improvements in the area have not reached the point where the area can be eliminated from the target area classification. This area should remain a City target area for the purposes of housing rehabilitation.

FREEPORT MANOR

Census Tract 34

Blocks 101-115

HOUSING

Freeport Manor is a relatively sound area. The majority of the housing is single family detached units. A few multi-family structures can be found on Freeport Boulevard and McAllister Avenue, but these units also appear sound and well kept.

ENVIRONMENT

There are a few vacant lots behind commercial buildings on Freeport Boulevard that are over grown with weeds. Litter, etc., does not appear on the streets or vacant parcels in the area. There was one vacant home noted that had weeds covering its front yard. A few inoperative autos were also noted.

SUMMARY AND RECOMMENDATION

Some of the housing units need minor repair, but overall this is a sound and well kept area.

GLEN ELDER

Census Tract 32

Blocks 100-199, 200-290

Census Tract 48

Blocks 100-199

HOUSING

The housing type in this area is predominately single family detached. The physical conditions generally fair. There are problems scattered on the blocks in the area between Fruitridge and Lemon Hill Roads such as site maintenance, broken windows, doors, fences, are in need of repair.

ENVIRONMENT

The area is generally clean. There were no large discarded items on the streets. Inoperative vehicles do not appear to be a big problem.

SUMMARY AND RECOMMENDATION

The area between Fruitridge and Lemon Hills Roads (CT 32.01 blocks 100-122) and the area along 50th Avenue and Bellini Way (CT 48 blocks 106, 108, 110 and 111) should be targeted for selected housing code enforcement.

STRAWBERRY MANOR

Census Tract 67

Blocks 301-321

HOUSING

The majority of the housing units are single family detached. Along Western Avenue, duplex type units are found. Fairbanks Avenue and Norwood Avenue have a concentration of multi-family structures which contain five or more units. The general appearance of most of these units is fair to good in terms of physical condition indicators. On an average, however, the blocks in this area are poorly maintained.

ENVIRONMENT

Street litter and junk is to be seen throughout the area. Fencing in poor condition is another common occurrence. Vacant lots with junk and weeds are frequent. The number of inoperative vehicles creates a public nuisance and is a safety hazard.

SUMMARY AND RECOMMENDATION

Vehicle abatement, and nuisance related code enforcement is recommended for this area.

MEADOWVIEW

Census Tract 43

Blocks 200-299

HOUSING

This area is generally in sound condition. The majority of the housing units are single family detached structures. There is some sign of physical deterioration but this is limited to scattered locations on a few blocks. The deterioration noted requires minor repairs in most cases. New home completions in the area, on an average, bring the physical condition indicators up.

ENVIRONMENT

A few vacant parcels with weeds, dirt heaps, trenches or litter were found. There were a number of inoperative cars parked on private property and on public streets. There were also some cases noted of junk and debris in yards.

SUMMARY AND RECOMMENDATION

This area is generally rated good in terms of physical conditions. Limited and selected nuisance abatement is needed.

EAST DEL PASO HEIGHTS

Census Tract 64

Blocks 300's, 400's, & 500's

HOUSING

The housing units in this area are predominately single family detached. This area has a few scattered multi-family units scattered in the area around Winters and Grand Avenue, however, they account for less than five percent of the land use. The overall housing condition is poor. Most notable is a pocket of deteriorating housing (multi and single family) in the northwest section (Blocks 522 and 523 encompassing Doolittle, Gross, Hill, Clark, DeWitt, Wainright and Anderson Streets) Some of the structures in this section date back to the early 40' or late 30's. They appear to be old military construction built for service families. At the very least, due to their poor physical condition, they should be placed on a high priority list for comprehensive code enforcement. Block 391, adjacent, is in the same, generally poor, condition.

ENVIRONMENT

The streets are not noticeably littered, however some items of junk and debris were noted in yards. Wrecked vehicles are also to be found. (Some residents appear to be in the auto dismantling business).

SUMMARY AND RECOMMENDATION

East Del Paso Heights, north of South Avenue, is in fair condition, with the exception of the Doolittle section. Most of the area should be subject to code enforcement and nuisance abatement. Capital improvements are recommended for many of the streets. Any recommendation for the Doolittle section would be mild compared to the problem. Recommendations for the section run from demolition to 90 percent rehabilitation of all units and this is based on a view from the exterior. For the present the whole area should remain a target area with the Doolittle section targeted for rehabilitation.

CITY FARMS

Census Tract (CT) 36

Block 101-118, 201-208

Census Tract (CT) 36

Blocks 304,305,306, and 401

Census Tract (CT) 45

Block 301-313

HOUSING

The existing units in City Farms are primarily single family detached. There is a mixture of commercial, non-conforming residential and residential. Franklin Boulevard, which runs the length of the area, contains most of the commercial structures. Multi-family units are sandwiched between these commercial structures along Franklin and on the streets just off of it. This pattern has developed over time leaving some of these side streets with a lack of full street improvements (curbs, gutters, and sidewalks).

In the strip of land between Franklin and the 99/50 freeway, the commercial uses are pushing out the older non-conforming homes. The majority (95%) of these single family units are of very old stock and are in need of major repairs (census tract 37, blocks 401,305-306) but should not be addressed under the rehabilitation program because of their inappropriate placement. However, the other areas should be targeted for housing rehabilitation programs.

In the section immediately south of Ethel Phillips School, (census tract 45, blocks 117-119 and 202-204) the housing is well maintained. The section to the north (block 113) contains a number of newly built single family units and is also well maintained. South of Fruitridge Road, the housing is in fair to poor condition.

ENVIRONMENT

The commercial area within the City Farms district needs a great deal of work. Field surveys indicate a number of run down buildings. There are hazardous conditions on some of the off-street parking areas. The section north of Campbell Soup Company west of Franklin Boulevard has the on-going problem of inoperative vehicles and other public nuisances (junk in yards, large items, etc.,) With the exception of a few pockets the overall commercial environment is of poor quality. Some housing rehabilitation is also called for.

SUMMARY AND RECOMMENDATION

Nuisance abatement could turn around the commercial area, which should also be targeted for renewal efforts. Housing rehabilitation should also be continued south of Fruitridge Road.

ROBLA

Census Tract (CT) 64
Blocks 100-199, 200-299, 600-699

Census Tract (CT) 65
Blocks 100-199, 500-599

Census Tract (CT) 67
Blocks 100-199

Census Tract (CT) 72
Blocks 100-199, 203-206, 905, 906, 908

HOUSING

The majority of the housing units in this area are single family detached. The units are generally in fair condition, although there are two extremes. In the western portion, west of Rio Linda Boulevard, most of the area is in sound condition. The majority of the structures in this area are single family detached units. The homes are well-kept and the site maintenance is good. On the other hand, the eastern portion of the area, (primarily, south of Bell Avenue, east of Raley Boulevard) is a pocket of deteriorating housing. This section contains approximately 20 percent of the target area's housing. Older and smaller single family units are predominant in this section. One bedroom units are not uncommon here. The structures need a number of repairs for normal preventive care.

The remaining portion of the area contains scattered single family housing with some in rundown condition. However, the number of problems are fewer and scattered farther apart.

ENVIRONMENT

Robla is a rural environment with a large amount of open space. The western portion has a number of new, well-kept homes set in a neighborhood environment. The eastern section, located near McClellan AFB, contains a large number of homes in need of rehabilitation. Scattered throughout the area are auto dismantling operations and significant amounts of unscreened junk storage.

SUMMARY AND RECOMMENDATION

Robla contains very good sections and very poor ones. Because of its rural nature, however, it is not appropriate for CDBG type improvements. Sufficient targeting is not possible.

NORTHGATE/GARDENLAND

Census Tract (CT) 70.01

Blocks 100-120, 201-207, 301-307

Census Tract (CT) 70.02

Block 301-309

HOUSING

The housing units in the Northgate/Gardenland area are predominately single family detached. In the southern end of the area there are some one bedroom, cabin type units clustered on large parcels of land. The housing is a mix of a few new and a majority of older units. The physical condition indicators show the housing to be between fair and poor. Some of the units are in need of total rehabilitation, others need minor repairs such as site improvements.

ENVIRONMENT

The streets appear to be free of litter. However, maintenance is needed on some of the streets. The entire area was noted as having frequent trash problems and littered yards.

SUMMARY AND RECOMMENDATION

West of Northgate Boulevard at the southern end of the target area, there are two large multi-family housing complexes. Some of these units have been converted to condominiums (CT 70.2 Blocks 305 and 307). These units are relatively new structures and are in good condition. The remainder of the target area needs additional rehabilitation work. The section south of Bowman Avenue and the area between West Silver Eagle Road and Senator Avenue is in poor condition and should be a priority section for comprehensive code enforcement, nuisance abatement, and rehabilitation.

OAK PARK

Census Tract 17
Blocks 306, part of 308

Census Tract 18
Blocks 301-317, 601-603

Census Tract 27
Blocks, All Except 104, 110-112, 402-403, 413-414

Census Tract 28
Blocks, All

Census Tract 37
Blocks, All Except 304-306, 401

Census Tract 44
Block, Incorp. Only, Blocks 305-308, 213 & 214

HOUSING

This area is one of the older residential sections of the City. It contains a variety of housing units from new student dormitory and multi-family public housing to old single family units. The majority of the housing is single family detached units that average between 30 to 40 years old. Some of the housing is in very good condition based on a Citywide comparison but the largest percentage (60 to 70%) is poor. Some of the worst housing can be found in the southern section of Oak Park between 23rd Avenue and 24th Avenue east of Sacramento Boulevard. A majority (90%) of these units are in substandard condition in need of major repair. The only sections that do not fit this pattern are those west of 36th Street and south of the northern boundary of the area to Mc Clatchy Park. The section between 33th Street and the 99-50 Freeway north of 16th Avenue is also in good physical condition.

ENVIRONMENT

The streets are not noticeably littered. Very few items of junk or debris were noted. (However, along Sacramento Boulevard there is at least one parcel where a number of vehicles are stored. This area between 14th Avenue and 20th Avenue, west of Sacramento Boulevard, still has some parcels where auto dismantling is taking place.)

SUMMARY

Oak Park contains large pockets of housing deterioration. The majority of the housing units in the area need some repairs. It is recommended that this area remain a target area for housing rehabilitation.

WOODBINE

Census Tract 41
Blocks 110-114, 201-216, 301-316

HOUSING

The primary housing units in Woodbine are single family detached. However, there is a concentration of multi-family unit in the area along with a low-income condominium co-op complex. Most of the multi-family units are situated along 24th Street. The area can be divided into several major sections starting at the southern end which borders on Florin Road.

This section contains a number of large vacant parcels with a scattering of rundown single family structures (census tract 41, blocks 301-316). In this section the housing appears old and in need of improvements ranging from minor to major repairs.

The next section is north of Edinger Avenue and east of Woodbine Avenue (census tract 41, blocks 207-210, 215 & 216). There is some improvement in the housing condition indicators in this section. There is, however, no major change. The parcels or lot sizes are smaller with a greater concentration of single family units. Site maintenance appears better here but the unit's exteriors appear to need significant work.

North of 50th Avenue there is a marked improvement in housing condition indicators.

ENVIRONMENT

The area appears to be improving, especially sections where there is new Capital Improvements; i.e., streets, sidewalks, curbs, gutters, and street lights. However, the area is still in need of physical improvements.

SUMMARY AND RECOMMENDATIONS

Most of this target area is in need of some type of improvements. It is recommended that this area remain as one of the CDBG target areas within the City and that sections of it should have a concentrated rehabilitation program.

DEL PASO HEIGHTS

Census Tract 65
Blocks 201-222, 301-316, 401-422

Census Tract 66
Blocks 101, 111, 201-227

Census Tract 67
Blocks 202-241

HOUSING

The majority of the housing is single family units, but there is a mixture of duplexes, quadplexes and multi-family units within the area. The overall housing condition is fair to poor. Del Paso Heights contains major pockets of deterioration. The single family section located between Norwood Avenue and Altos Avenue is in need of major rehabilitation. North of this section the lots or parcels are smaller but the housing is in better condition. Throughout the remainder of the area, the majority of the housing is in the same, generally poor condition except the area north of North Avenue between Raley Boulevard and Dry Creek Road (census tract 65, blocks 420-422), where the housing improves to some degree. Some new homes and a scattering of public housing duplexes gives this section a better general appearance. Code enforcement and nuisance abatement could bring this section up to acceptable standards.

ENVIRONMENT

Del Paso Heights is an area of scattered pockets of deterioration. It is a mixture of rural and urban land use. Throughout the area there is the ongoing problem of inoperative vehicles, junk and debris surrounding houses. Along the northern end of Norwood Avenue there is a group of vacant/abandoned multi-family units which are safety hazards. There is a lack of proper zoning enforcement on some residential streets; (e.g., Rivera Drive where litter and the stockpiling of cars are found on an otherwise neat residential blocks). Overall the physical conditions are very poor.

SUMMARY AND RECOMMENDATION

The Del Paso Heights area is recommended for continuation of capital improvements, code enforcements, nuisance abatement and housing rehabilitation.

EXAMPLE OF SURVEY FORM USED

CT: _____
BLOCK # _____

CITY TARGET AREA SURVEY

1. What type of housing or building are predominant on the block?
 - a. Single family ☐
 - b. Multi family ☐
 - c. Commercial use ☐
 - d. Abandoned or vacant ☐
 - (1) Single family ☐
 - (2) Multi family ☐
 - (3) Commercial use ☐
 2. Single family housing units represent what percentage of the units on this block?
 - a. 100% ☐
 - b. Predominant over 50% ☐
 - c. Mixed less than 50% ☐
 3. What is the general conditions of the majority of the housing type on the block?
 - a. Good (Basically sound & well kept) ☐
 - b. Fair (Some signs of deterioration) ☐
 - c. Poor (Needs substantial work). ☐
 4. Determine the type of housing problems that are apparent from the exterior of the units or building using the following criteria.
 - a. No significant problems
 - b. Some problems, minor repairs needed
 - c. Substandard, major significant problems
- a.b.c.
- 4.1 Exterior wall finish ☐
 - 4.2 Door & windows ☐
 - 4.3 Site maintenance, litter, broken fence, accessory building. ☐
 - 4.4 Roofs ☐

CITY TARGET AREA SURVEY

Page Two

| | a. | b. | c. |
|---|--------------------------|--------------------------|--------------------------|
| 5. Rate the condition of the street surfaces. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Rate the condition of the sidewalks. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Rate condition of curbs & gutters. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Street litter | yes | no | |
| a. Broken glass | <input type="checkbox"/> | <input type="checkbox"/> | |
| b. Clogged gutters | <input type="checkbox"/> | <input type="checkbox"/> | |
| c. Piles of dead vegetation | <input type="checkbox"/> | <input type="checkbox"/> | |
| d. Trash, paper | <input type="checkbox"/> | <input type="checkbox"/> | |
| e. Junk | <input type="checkbox"/> | <input type="checkbox"/> | |
| (1) Large discarded items | <input type="checkbox"/> | <input type="checkbox"/> | |
| (2) Inoperative vehicles | <input type="checkbox"/> | <input type="checkbox"/> | |
| 9. Number of vacant lots? _____ | | | |
| Number of Vacant units? _____ | | | |
| | yes | no | |
| a. Litter & trash on lots | <input type="checkbox"/> | <input type="checkbox"/> | |
| b. Plants (weeds etc.) on lots | <input type="checkbox"/> | <input type="checkbox"/> | |
| c. Dirt heaps or trenches | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Sufficient street lighting | yes | no | |
| a. Absent | <input type="checkbox"/> | <input type="checkbox"/> | |
| b. Available | <input type="checkbox"/> | <input type="checkbox"/> | |
| 1. Malfunction or broken | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2. Lighting faced improperly | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3. Enough lighting for street length | <input type="checkbox"/> | <input type="checkbox"/> | |

6-29A,30

ATTACHMENT 3

CAPITAL IMPROVEMENT NEEDS SUMMARY

This review of public infrastructure needs will concentrate on physical improvements needed in the 13 identified CDBG communities.

The type of capital improvements typically undertaken with CDBG funding includes the upgrading of infrastructure by providing improvements in the following categories:

1. Street improvements - Curbs, gutters, sidewalks, underground drainage and street lights. All, or any combination, of these improvements may be provided.
2. Provision of other public works such as water, sewer and major drainage facilities.
3. Park improvements - The improvement of existing, or acquisition and construction of new, facilities are approved activities.
4. Community centers or other neighborhood facilities.

The common practice has been to phase the improvements by providing "seed money" for engineering and necessary land acquisition in the early phases. The bulk of the money for construction is then programed for succeeding years. This phasing insures that there are always projects in the "pipeline", ready to be implemented and prevents the reservation of large amounts of funding in unplanned projects. Generally the "need" for physical improvements is evident by visual inspection of the area. Maps 10 through 15 (see text of report) indicate existing and proposed improvements in the target areas.

The planning for physical improvements for the period 1981 through 1987 has been accomplished in the City's adopted Capital Improvements Program (CIP). A comprehensive master plan for improvements has been adopted in seven categories; Engineering (street, water, sewer, drainage, waste removal, parking); Community Services (parks, zoo, harbors, etc.); Fire; Library; Police; General Government; and Building Equipment Maintenance. Of the seven categories only capital improvements projects in the first five categories are allowable under Community Development Block Grant (CDBG) funds. General government and maintenance activities are ineligible. Projects recommended under CDBG will be consistent with the CIP.

An analysis of each existing target area from the perspective of infrastructure needs follows:

CITY FARMS

Description:

The City Farms area is south of Sutterville Road, north of 39th Avenue, between the Western Pacific tracks on the west and Highway 99 on the east. Two major commercial arterials bisect the target area, Franklin Boulevard running north-south, and Fruitridge Boulevard running east-west. Both Franklin and Fruitridge are developed in older strip-type commercial. There are some more highly developed shopping center sites along Franklin, but they are the exception rather than the rule.

Residential uses in the area are mixed with many of the interior streets being single family, and areas closer to the commercial strips having scattered multi-family units.

Problems Noted:

Public infrastructure improvements are generally complete. A recent report of the city engineer's office did identify a street/drainage project in the Western Pacific Avenue, Deeble Street area. The area was not included in the City Farms A/D #4 since it was primarily commercial. Total cost of the project to the City would be \$176,000. The City engineer recommends the project be considered in the next CDBG planning cycle.

It was noted that enhancement of the commercial areas would be a definite improvement to the area. This is covered in a separate section of the report.

GLEN ELDER

Description:

The area west of Power Inn Road, south of Fruitridge Road to approximately 53rd Avenue, and east of 65th Street, is the Glen Elder target area. Primarily a residential area, commercial facilities are neighborhood oriented. East of Power Inn Road lies one of the county's major industrial areas, housing Procter & Gamble and numerous smaller manufacturing and warehouse operations.

Power Inn Road is a heavily used north-south arterial with both industrial and commuter traffic. Three east-west streets serve the area, Fruitridge on the north, Lemon Hill, midway through the target area, and Elder Creek in the southern part. Circulation through the area on these streets is very good. Most of the residential streets are improved to full standards. Those that are not are primarily serving only a few homes on large lots. Improvements to these streets will occur as in-fill and parcel divisions take place.

Problems Noted:

None

OAK PARKDescription:

Designated a redevelopment area in 1973, the Oak Park community is also a CDBG target area. The target area extends east from Highway 99 to Stockton Boulevard, and south from "X" & "Y" Streets to Fruitridge Boulevard, encompassing all that area within the city limits. The area within the county included in the boundaries is the Fruitridge Pocket area, designated for County CDBG funds.

Principal commercial facilities for the community are centered on Broadway, Sacramento Boulevard, and Stockton Boulevard. The Stockton Boulevard commercial strip from the U.C. Davis Medical Center at the northern portion of Oak Park, and extending south to approximately 47th Avenue, is the focal point of a joint city-county economic development study funded by CDBG. The development of a planning document and plan for assistance to business operators there is being prepared.

The Oak Park community is one of the older residential and commercial areas in the city. The community houses the McGeorge School of Law, a fully accredited law school, with an extensive enrollment.

Problems Noted:

The past and future funding in Oak Park under the CDBG program will be closely aligned with the redevelopment activities in the area. While most of the public improvements are in, there are three street light projects identified in the City CIP and designated for CDBG funds. Improvements to complete and enhance the Community Center also have funds appropriated.

NORTHGATE/GARDENLANDDescription:

The Northgate/Gardenland area is a narrow area between Northgate Boulevard on the west and the East Levee on the the east, Garden Highway on the south and Patio Avenue on the north. An additional area west of Northgate Boulevard between West El Camino and Garden Highway is also part of the area.

The Northgate Boulevard area is a commercial strip development with one large shopping center serving the area at Northgate and West El Camino Avenue. Commercial development is mixed with the older businesses being strip-type development. The predominate housing type is single-family detached, with one large apartment-condominium conversion at Northview Drive and Garden Highway.

Problems Noted:

The northern part of Northgate Boulevard, along the commercial frontage, lacks full improvements and adequate access to the facilities. The residential portions of the community have full street improvements, except the northern part, which is scheduled for construction in the 84/85 program year. This project, Gardenland A/D #5, along with a proposed bridge crossing improvement at West Silver Eagle Road, would complete all the improvements in the area. The completion of Silver Eagle Road would provide an alternative east-west collector to El Camino Avenue for the area.

STRAWBERRY MANOR

Description:

This area, one of the smaller identified target areas of the City, is bounded by Silver Eagle Road on the north, Arcade Creek on the south, Natomas Main Drainage Canal on the west and Norwood Avenue on the east. Completely residential in nature, the area is predominately single family, with a concentration of multi-family units on Norwood.

Problems Noted:

The realignment of Silver Eagle Road and completion of a bridge crossing, will provide better east-west circulation for the entire community and enhance access to the Strawberry Manor neighborhood. The developed portion of the community has full street improvements.

DEL PASO HEIGHTS

Description

The Del Paso Heights target area is the same area designated as a redevelopment project area. It is generally bounded on the north by Highway 380, on the west by Norwood Avenue, on the east by Marysville Boulevard, and on the south by Arcade Creek. Commercial activity is principally located along Marysville and Rio Linda Boulevards, north-south arterials, and Grand Avenue, running east-west.

Problems Noted:

A problem in the area is lack of public infrastructure improvements, primarily street improvements. CDBG activities in the area to date have consisted primarily of street upgrading. The continuation of these projects is recommended.

ROBLA

Description:

Robla is located north of Interstate 880, and encompasses most of the City east of the drainage canal.

It is a mixture of older houses on large parcels (1 acre or more), some new subdivisions close to the freeway, and industrial uses in the western portion.

Problems Noted:

The area lacks most of the common improvements (curbs, gutters, sidewalks, etc.) evident or identified as needed in other target areas. However, due to the rural character of the area and the low density of development, improvements are not critical.

MEADOWVIEWDescription:

The Meadowview area encompasses all the urban area south of Meadowview Road between Freeport Boulevard, and the Western Pacific rail lines.

Primarily a single family area, the majority of the residential development is west of the abandoned California Highway Patrol Academy, now the site of the Sacramento Job Corps Training Center. Also in the same location is a National Guard Armory and other state uses. East of the CHP Academy is a residential section served by Detroit Boulevard, the major north-south collector.

The area south of the target area has been the subject of much discussion within the confines of land use. Approved subdivisions and a conceptual Planned Unit Development (Delta Shores) was approved by the City Council. Both the approved maps and the P.U.D are now being reviewed by developers. Principal changes will include "high tech" industries in the area. The land has been the subject of several investigations by possible electronics firms wishing to relocate into the Sacramento area.

Should the area south of the target area develop as foreseen with "high tech" industries, the spill-over benefit of increased employment and demand for housing near the site will have a positive influence on the target area.

The target area has full street improvements, and infrastructure. Sewer and drainage facilities are adequate to service the area and any infill anticipated by future development.

Problems Noted:

None

WOODBINEDescription:

The Woodbine area is located east of 24th Street, north of Florin Road, west of the city limits and south of Encinal Avenue. Bisecting the area in a southeast to northwest direction is the approach path to runway 30 at Executive Airport. Portions of the land east of 24th Street in the target area are designated by the Executive Airport land use plan as public open space. This would provide a safety area and clear zone for the approach end of the runway.

The area on both sides of 47th Avenue, a major east-west arterial through the target area, has light industrial and general commercial uses. Directly east of the area is Campbell's Soup, a major employer and industrial use in the area.

The area has a mixed density of residential development, ranging from multi-family along 24th Street to scattered single-family on 1+ acres parcels. It would be reasonable to assume that the area will experience residential in-fill and expanded commercial uses along Florin Road which has large vacant areas.

Problems Noted:

The area south of 47th Avenue lacks full street improvements. The adopted C.I.P. for the city includes three major construction projects through the 84-85 fiscal year. Along with street improvements, upgraded sewer and drainage would also be accomplished.

The completion of these construction projects and the anticipated in-fill will upgrade the area significantly.

FREEPORT MANOR

Description:

The Freeport Manor target area is a small area west of Executive Airport. Bounded on the north by 35th Street, on the east by Freeport Boulevard, on the south by Blair Avenue, and on the west by the abandoned S.P. rail lines. Primarily a single family residential area, commercial uses are centered along Freeport Boulevard in a typical strip-commercial configuration. A variety of uses exist ranging from a bowling alley to an old motel, whose use can be traced to a period when Executive Airport was the principal air facility for the county. The principal use along Blair Avenue is an industrial supplier of aluminum doors and windows. A satellite airport, Jensen Field, south of the target area was recently closed.

Problems Noted:

The usual physical improvements (streets, curbs, gutters, etc.) already exist in the area. Principle improvements in the future will be recommended in an engineers report on the area. The report, funded in the 79/80 project year, is less than 25% complete, so no conclusions can be drawn at this time. However, it appears that some drainage work will be needed.

Park improvements at Argonaut School, a continuation high school have been proposed by the Department of Community Services. At present the request for \$12,000 to light existing basketball courts in program year 83/84 is a proposed amendment to the adopted C.I.P.

CENTRAL CITY

Description:

The Central City target area comprises the bulk of downtown Sacramento. Bounded by the Sacramento River on the west, Alhambra Boulevard on the east, Broadway on the south (a small portion extends south of Broadway in the River Oaks, New Helvetia area) and the Southern Pacific tracks on the north.

Land uses in the area range from single family homes to industrial uses. All examples of commercial uses, from the "mom and pop" grocery store" to high rise office complexes, are present in the area.

Activities for Community Development Block Grant have been concentrated in two areas, Alkali Flat, a redevelopment area in the northern portion and the Southside area. Alkali Flat is an area of older Victorian homes and strip commercial along 12th Street, (a major entrance to the city). The Southside area is predominately residential with local neighborhood commercial.

Problems Noted:

While most of the improvements are in place, there are some areas identified without street lights. Additionally, there are some major engineering problems which are beyond the scope and purview of the CDBG program such as common storm and sanitary sewer, street and sidewalk repair, etc.

EAST DEL PASO HEIGHTS

Description:

The East Del Paso Heights area is bounded on the north by Interstate 880, and on the south by Arcade Creek. The eastern border is the Southern Pacific tracks, with Marysville Boulevard on the west.

The area is predominately single family residential. Housing types are quite mixed, however, in the northern portion of the community is an older military housing complex, originally part of a larger area now separated by the freeway. In the southern portion of the community, in the area generally known as Hagginwood, there are several parcels of larger homes situated on acre and larger parcels. In the mid portion of the community, between North and South Avenues, are generally smaller detached single family homes.

Problems Noted:

Much of the community lacks standard street improvements and street lighting. However, in the southern portion of the community, in keeping with the rural character and larger parcels, it may be advisable to consider something less than full street improvements.

ATTACHMENT 4 (a)
HEALTH NUISANCE ABATEMENT PROGRAM

This program would utilize additional (CDBG funded) nuisance abatement officers to pro-actively (i.e. on an other than complaint and abatement basis) abate violations of the health and safety, zoning and vehicle codes.

City inspectors would be assigned to actively survey specifically assigned geographical areas and to mitigate such nuisance problems as trash and garbage accumulation, unlawful weed growth, miscellaneous zoning and sign control violations, abandoned vehicles, etc. Many of the existing target areas have these violations as one of the major problems confronting the area.

Should the Council express an interest in this program, staff will report back with the budgetary data necessary to implement it within specific target areas.

Preliminary budget figures call for \$162,500 for four additional inspectors plus necessary support functions (clerical, etc.).



CITY OF SACRAMENTO

DEPARTMENT OF POLICE
 HALL OF JUSTICE
 813 - 8TH STREET
 SACRAMENTO, CALIFORNIA 95814
 TELEPHONE (916) 449-5121

JOHN P. KEARNS
 CHIEF OF POLICE

May 20, 1982

Ref. 5-51

John E. Molloy, Chief
 Policy/Planning Unit
 Sacramento Housing and Redevelopment Agency
 630 I Street
 Sacramento, CA 95814

Dear Mr. Molloy:

In response to the request from your staff for additional information regarding the target areas and the Police Department proposal, the following is our available information:

1. Crime Rate: The crime rate is very difficult to break down by your target areas. However, our Crime Analysis Unit identifies that all areas, with exception of City Farms, has a higher than normal rate of residential burglaries and juvenile crimes.
2. Cost of Personnel:

| | |
|--|----------|
| a. Two sworn officers | \$82,988 |
| b. Four part-time Community Service Officers | 69,408 |

TOTAL: 152,396

This cost includes putting the new officers through the basic training academy.

3. The number of Home Alert groups in the target areas (south city) which are in the Police Department's proposal:

| | |
|-------------------|----|
| a. Oak Park | 4 |
| b. Freeport Manor | 1 |
| c. Meadowview | 12 |
| d. Woodbine | 2 |
| e. City Farms | 5 |

TOTAL: 24

JOHN E. MALLOY
Page 2
May 20, 1982

The number of twenty-four (24) is compared with 217 Home Alert groups in the south area and 750 Home Alert groups city wide. These statistics coupled with the fact that most of these areas have a highly transient population with absentee landlords, ethnic population which traditionally do not work with the police and we have never had available staff to make any concentrated effort in these areas.

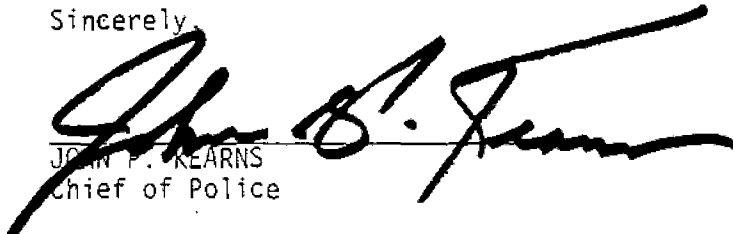
In addition to their crime prevention activities, the Community Service officers will be responsible for identifying and reporting to the appropriate governmental agencies such hazards as vacant buildings, houses, trash and garbage filled lots and fields and other conditions which detract from the appearance of the target areas.

The Community Service Officers will also be used to mark and tow abandoned vehicles.

We believe that our proposal can make a definite impact on the target areas and that the program can then be moved to the other areas -- east, central and north in the future.

If you need any further information, please feel free to contact my office.

Sincerely,



JOHN P. KEARNS
Chief of Police

JPK:FA:mw

SUMMARY OF OPINION SURVEYS

The following is a summary of the mail opinion survey which was accomplished in conjunction with the 1983 CD86 planning process

Question #1

Do you view your neighborhood as a desirable place to live?

- a. Yes - very desirable
- b. Desirable - but improvements needed
- c. Problems - but not enough to make me want to move.
- b. Serious Problems - would move if given the chance.

| Response a. | | | Response d. | | |
|-------------|-----------------------|-------|-------------|-----------------------|-------|
| 1. | Freeport Manor | 22.5% | 1. | Meadowview | 32.7% |
| 2. | Oak Park | 19.3% | 2. | Strawberry Manor | 31.1% |
| 3. | Northgate/Gardenland | 18.5% | 3. | Alkali Flats | 21.1% |
| 4. | Strawberry Manor | 17.8% | 4. | Robla | 18.4% |
| 5. | Glen Elder | 12.1% | 5. | Del Paso Heights | 15.9% |
| 6. | Alkali Flats | 10.5% | 6. | East Del Paso Heights | 14.9% |
| 7. | Del Paso Heights | 10.4% | 7. | Oak Park | 14.2% |
| 8. | Woodbine | 10.2% | 8. | City Farms | 13.7% |
| 9. | Robla | 9.6% | 9. | Glen Elder | 12.1% |
| 10. | Meadowview | 8.5% | 10. | Freeport Manor | 10.0% |
| 11. | East Del Paso Heights | 8.5% | 11. | Woodbine | 8.2% |
| 12. | City Farms | 7.8% | 12. | Northgate/Gardenland | 7.7% |

Question #2

How has your neighborhood changed over the past five years?

- a. Improved - e.g. I have noticed construction of new public facilities and home rehabilitation.
- b. Remained the same
- c. Declined Slightly - e.g. homes not as well maintained, etc.
- d. Serious neighborhood decline.

Response 3.

| | | |
|-----|-----------------------|-------|
| 1. | Alkali Flat | 68.4% |
| 2. | Northgate/Gardenland | 53.1% |
| 3. | Woodbine | 53.1% |
| 4. | Oak Park | 40.3% |
| 5. | Glen Elder | 39.6% |
| 6. | Freeport Manor | 35.0% |
| 7. | Del Paso Heights | 30.8% |
| 8. | Strawberry Manor | 26.7% |
| 9. | Robla | 23.0% |
| 10. | City Farms | 14.7% |
| 11. | East Del Paso Heights | 11.3% |
| 12. | Meadowview | 6.0% |

Response 4.

| | | |
|-----|-----------------------|-------|
| 1. | Meadowview | 30.7% |
| 2. | East Del Paso Heights | 15.6% |
| 3. | City Farms | 14.7% |
| 4. | Oak Park | 11.5% |
| 5. | Robla | 11.1% |
| 6. | Del Paso Heights | 10.4% |
| 7. | Woodbine | 8.2% |
| 8. | Glen Elder | 7.7% |
| 9. | Freeport Manor | 7.5% |
| 10. | Strawberry Manor | 6.7% |
| 11. | Northgate/Gardenland | 4.6% |
| 12. | Alkali Flat | 0.0% |

Question #3

What improvements would you like to see in your neighborhood?
(rank in priority)
Refer to Table A-5-1 for a summation of responses.

The question also provided an "other" selection. In this space several varying comments were received. Generally, the responses included the following with great frequency.

1. More Police, or less crime
2. Clean-up vacant lots
3. Better animal control (loose dogs)
4. Speed Bumps on various streets
5. Maintenance of rental units
6. Better garden & garage pick-up

Additionally, several areas seemed to have singular problems not included in the survey. One was a problem common to two areas, Del Paso Heights and Oak Park. Both commented on the lack of improvements and/or hazards in alleys in the community. Robla had an overwhelming response in favor of sewers.

Question #4

Does your community provide you with all the commercial facilities you need?
(Check those you use or have near you.)

During the review of the responses to this question, it became apparent that its validity was in doubt. There is an indication many people responded by indicating what services were needed in the community rather than what is being used. For this reason, the responses will not be presented.

Question #5

Would you be interested in a low interest loan to improve your home or business?

Of 1,488 responses to the survey, 707, or 47.5%, indicated a positive interest in the loan program. Fifty of the responses were for business loans.

The positive responses are being referred to our rehabilitation section for follow-up contact.

Question #6

What public services would you like in your community?

| | | |
|------------------------------------|-------------|-------|
| a. Increased Child Care Facilities | 237 | 15.9% |
| b. Improved Police Protection | 1047 | 70.3% |
| c. Improved Recreation Programs | 499 | 33.5% |
| d. Other (Please state) | (See Below) | |

Clearly the overwhelming response was for improved police protection, with 70% of the respondents indicating that as a choice.

In the "other" category several services were mentioned, among the more common were:

1. Better bus service
2. Better mail service or closer Post Office
3. Senior citizen centers or services

Question #7

State what you view as the most serious problem confronting your neighborhood.

Response to this question can be summed up in one word, CRIME. Many of the responses indicated the number of times their house had been broken into or other individual incidents. Crime and fear of crime were clearly the most important problems to the residents of all of the target areas.

Many of the responses, particularly in the Meadowview community, focused on one specific location as either the meeting point or center of the community's problems. In Meadowview, the 7-11 Store at Meadowview Road and Amherst Street drew negative comments from many of the respondents.

Other comments, consistent in all the areas, centered on lack of pride, or care of homes, concentration of rental units, or a transient population and associated problems.

TABLE A5-1

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Headerview | Del Paso Heights | City Farms | Oak Park | Robla | Del Paso Heights | Woodbine | Glen Elder | Freeport Manor | Strawberry Manor | Northgate/Gardenland | Alkali Flat |
| Neighborhood Clean-up
1.4 | Neighborhood Clean-up
1.7 | Neighborhood Clean-up
1.6 | Neighborhood Clean-up
1.3 | Neighborhood Clean-up
1.9 | Neighborhood Clean-up
1.5 | Street Improvements
1.6 | Neighborhood Clean-up
1.4 | Home Repairs
1.4 | Neighborhood Clean-up
1.3 | Home Repairs
1.3 | Neighborhood Clean-up
1.3 |
| Home Repairs
1.6 | Street Improvements
1.9 | Home Repairs
1.6 | Home Repairs
1.4 | Home Repairs
2.2 | Home Repairs
1.7 | Street Lights
1.9 | Home Repairs
1.4 | Neighborhood Clean-up
1.7 | Home Repairs
1.3 | Neighborhood Clean-up
1.4 | Home Repairs
1.4 |
| Recreation
2.1 | Street Lights
2.3 | Street Improvements
1.8 | Street Improvements
2.4 | Street Improvements
2.3 | Street Improvements
2.1 | Neighborhood Clean-up
2.0 | Recreation
2.5 | Recreation
2.6 | Street Improvements
2.0 | Street Lights
1.5 | Street Improvements
2.5 |
| Street Improvements
1.4 | Home Repairs
2.3 | Recreation
2.6 | Street Lights
2.8 | Street Lights
2.9 | Street Lights
2.4 | Home Repairs
2.6 | Street Improvements
2.9 | Street Improvements
2.7 | Recreation
2.8 | Recreation
2.1 | Street Lights
3.0 |
| Street Lights
1.5 | Recreation
1.8 | Street Lights
2.7 | Recreation
2.9 | Recreation
3.1 | Recreation
3.6 | Recreation
4.3 | Street Lights
3.1 | Street Lights
4.0 | Street Lights
3.8 | Street Improvements
2.5 | Recreation
4.2 |

NOTE: The number of responses to Question #3 was totaled for each category and ranked on a scale of 1 to 5 with 1 being the highest priority (i.e., most frequently mentioned) responses.

NEIGHBORHOOD QUESTIONNAIRE

EXAMPLE OF MAILING SLIP

1. Do you view your neighborhood as a desirable place to live?
 - ☐ a. Yes — very desirable
 - ☐ b. Desirable — but improvements needed
 - ☐ c. Problems — but not enough to make me want to move
 - ☐ d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - ☐ a. Improved — e.g., I have noticed construction of new public facilities and some rental action
 - ☐ b. Remained the same
 - ☐ c. Declined slightly — e.g., homes not as well maintained, etc.
 - ☐ d. Serious neighborhood decline
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - ☐ a. Street improvements (curbs, gutters, sidewalks)
 - ☐ b. Street lights
 - ☐ c. Individual home repairs
 - ☐ d. Recreation facilities (parks, clubhouses, etc.)
 - ☐ e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - ☐ f. Other (Please explain) _____
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you)
 - ☐ a. Grocery store
 - ☐ b. Drug store
 - ☐ c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - ☐ d. Clothing store
 - ☐ e. Auto repair and service
 - ☐ f. Other commercial businesses used regularly _____
5. Would you be interested in a low interest loan to improve your home or business?
 - ☐ a. yes
 - ☐ b. no
 - ☐ c. home
 - ☐ d. business
6. What public services would you like in your community?
 - ☐ a. Increased Child Care Facilities
 - ☐ b. Improved Police Protection
 - ☐ c. Improved Recreation Programs
 - ☐ d. Other (Please state) _____
7. State what you view as the most serious problem confronting your neighborhood.



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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Dear Resident:

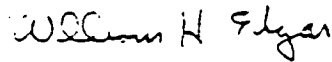
Did you realize that your neighborhood has been identified as an improvement area for Community Development Block Grant funds? These funds come to Sacramento from the Federal government and are used to improve your community and individual homes.

Presently the Sacramento Housing and Redevelopment Agency is reviewing the City Block Grant areas to establish priority projects for future funding. You may have already benefited from past projects such as new street lights, improved park facilities, or having your individual home rehabilitated.

Now, we are asking for your help by completing the enclosed questionnaire. Your input and comments are important, and we would appreciate your cooperation. Simply complete the enclosed reply form and drop it in the mail.

Thank you for your cooperation, if you would like further input into the priorities of your community, contact our office at 444-9210. One of our staff members would be happy to discuss your community with you.

Sincerely,



WILLIAM H. EDGAR
Executive Director

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
P.O. BOX 1834
SACRAMENTO, CA 95809

| |
|-----------------|
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| SACRAMENTO, CA |

OAK PARK

3888 sent

295 returned

NEIGHBORHOOD QUESTIONNAIRE

7.6 % response

1. Do you view your neighborhood as a desirable place to live?
- 57 19.3% a. Yes — very desirable
- 110 37.3% b. Desirable — but improvements needed
- 100 33.9% c. Problems — but not enough to make me want to move
- 42 14.2% d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
- 19 40.3% a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
- 62 21.3% b. Remained the same
- 37 29.5% c. Declined slightly — e.g., homes not as well maintained, etc.
- 34 11.5% d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
- 2.4 a. Street improvements (curbs, gutters, sidewalks)
- 2.3 b. Street lights
- 1.4 c. Individual home repairs
- 2.9 d. Recreation facilities (parks, clubhouses, etc.)
- 1.3 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
- f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
- 179 17.9% a. Grocery store
- 144 14.4% b. Drug store
- 124 12.4% c. Barber shops, beauty shops, dry cleaners, and other service businesses.
- 27 2.7% d. Clothing store
- 91 9.1% e. Auto repair and service
- f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
- 144 14.4% a. yes
- 107 10.7% b. no
- 92 9.2% c. home
- 16 1.6% d. business
6. What public services would you like in your community?
- 63 6.3% a. Increased Child Care Facilities
- 197 19.7% b. Improved Police Protection
- 37 3.7% c. Improved Recreation Programs
- d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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Robla

2151 sent

261 returned

NEIGHBORHOOD QUESTIONNAIRE

12.1% response

1. Do you view your neighborhood as a desirable place to live?
- 25 9.6% a. Yes — very desirable
- 117 44.3 b. Desirable — but improvements needed
- 101 38.7 c. Problems — but not enough to make me want to move
- 48 8.4 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
- 60 23% a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
- 79 30.3 b. Remained the same
- 91 34.9 c. Declined slightly — e.g., homes not as well maintained, etc.
- 29 11.1 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
- 2.3 a. Street improvements (curbs, gutters, sidewalks)
- 2.9 b. Street lights
- 2.2 c. Individual home repairs
- 3.1 d. Recreation facilities (parks, clubhouses, etc.)
- 1.9 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
- _____ f. Other (Please explain) _____
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
- 17.5 a. Grocery store
- 13.8 b. Drug store
- 10.5 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
- 2.7 d. Clothing store
- 8.4 e. Auto repair and service
- _____ f. Other commercial businesses used regularly _____
5. Would you be interested in a low interest loan to improve your home or business?
- 10.9 a. yes
- 13.4 b. no
- 8.1 c. home
- 1.1 d. business
6. What public services would you like in your community?
- 3.8 a. Increased Child Care Facilities
- 16.9 b. Improved Police Protection
- 9.1 c. Improved Recreation Programs
- _____ d. Other (Please state) _____
7. State what you view as the most serious problem confronting your neighborhood.
- _____



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Meadowview

1514 sent

199 returned

NEIGHBORHOOD QUESTIONNAIRE

13.1 % response

1. Do you view your neighborhood as a desirable place to live?
- 171 8.5% a. Yes — very desirable
- 98 29.1 b. Desirable — but improvements needed
- 70 25.2 c. Problems — but not enough to make me want to move
- 45 32.7 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
- 12 6% a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
- 33 16.6 b. Remained the same
- 93 46.7 c. Declined slightly — e.g., homes not as well maintained, etc.
- 61 30.7 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
- 3.4 a. Street improvements (curbs, gutters, sidewalks)
- 3.5 b. Street lights
- 1.6 c. Individual home repairs
- 2.1 d. Recreation facilities (parks, clubhouses, etc.)
- 1.4 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
- f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
- 91 a. Grocery store
- 81 b. Drug store
- 76 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
- 33 d. Clothing store
- 50 e. Auto repair and service
- f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
- 112 a. yes
- 67 b. no
- 73 c. home
- 5 d. business
6. What public services would you like in your community?
- 20 a. Increased Child Care Facilities
- 153 b. Improved Police Protection
- 101 c. Improved Recreation Programs
- d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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Del Paso 2160 sent

182 returned

NEIGHBORHOOD QUESTIONNAIRE

8.4% response

1. Do you view your neighborhood as a desirable place to live?
 - 19 10.4 a. Yes — very desirable
 - 17 42.3 b. Desirable — but improvements needed
 - 52 28.6 c. Problems — but not enough to make me want to move
 - 29 15.9 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - 56 30.8 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
 - 53 29.1 b. Remained the same
 - 53 29.1 c. Declined slightly — e.g., homes not as well maintained, etc.
 - 19 10.4 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - 2.1 a. Street improvements (curbs, gutters, sidewalks)
 - 2.1 b. Street lights
 - 1.7 c. Individual home repairs
 - 3.6 d. Recreation facilities (parks, clubhouses, etc.)
 - 1.5 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
 - 12.9 a. Grocery store
 - 11.8 b. Drug store
 - 8.3 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - 1.9 d. Clothing store
 - 6.6 e. Auto repair and service
 - f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
 - 9.0 a. yes
 - 7.3 b. no
 - 6.3 c. home
 - 6 d. business
6. What public services would you like in your community?
 - 2.9 a. Increased Child Care Facilities
 - 1.5 b. Improved Police Protection
 - 6.0 c. Improved Recreation Programs
 - d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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East Del Paso Heights

939 sent

141 returned

15% response

NEIGHBORHOOD QUESTIONNAIRE

1. Do you view your neighborhood as a desirable place to live?
 - 12 8.5% a. Yes — very desirable
 - 63 44.7 b. Desirable — but improvements needed
 - 36 39.7 c. Problems — but not enough to make me want to move
 - 21 14.9 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - 16 11.5% a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
 - 56 39.7 b. Remained the same
 - 56 39.7 c. Declined slightly — e.g., homes not as well maintained, etc.
 - 22 15.6 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - 1.9 a. Street improvements (curbs, gutters, sidewalks)
 - 2.3 b. Street lights
 - 2.9 c. Individual home repairs
 - 3.8 d. Recreation facilities (parks, clubhouses, etc.)
 - 1.7 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
 - 95 a. Grocery store
 - 100 b. Drug store
 - 80 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - 8 d. Clothing store
 - 58 e. Auto repair and service
 - f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
 - 64 a. yes
 - 63 b. no
 - 46 c. home
 - 4 d. business
6. What public services would you like in your community?
 - 17 a. Increased Child Care Facilities
 - 104 b. Improved Police Protection
 - 38 c. Improved Recreation Programs
 - d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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NEIGHBORHOOD QUESTIONNAIRE

9.1% response

1. Do you view your neighborhood as a desirable place to live?
 - 8 7.9% a. Yes — very desirable
 - 39 38.2 b. Desirable — but improvements needed
 - 49 48% c. Problems — but not enough to make me want to move
 - 14 13.7 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - 15 14.7 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
 - 26 15.5 b. Remained the same
 - 43 42.2 c. Declined slightly — e.g., homes not as well maintained, etc.
 - 16 14.7 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - 1 1.8 a. Street improvements (curbs, gutters, sidewalks)
 - 2 2.7 b. Street lights
 - 1 1.6 c. Individual home repairs
 - 2 2.6 d. Recreation facilities (parks, clubhouses, etc.)
 - 1 1.6 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - _____ f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
 - 90 90 a. Grocery store
 - 78 78 b. Drug store
 - 55 55 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - 10 10 d. Clothing store
 - 68 68 e. Auto repair and service
 - _____ f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
 - 41 41 a. yes
 - 45 45 b. no
 - 24 24 c. home
 - 7 7 d. business
6. What public services would you like in your community?
 - 6 6 a. Increased Child Care Facilities
 - 61 61 b. Improved Police Protection
 - 26 26 c. Improved Recreation Programs
 - _____ d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood:



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NEIGHBORHOOD QUESTIONNAIRE

8.7% response

1. Do you view your neighborhood as a desirable place to live?
 - 11 21 a. Yes — very desirable
 - 43 52.7 b. Desirable — but improvements needed
 - 23 25.3 c. Problems — but not enough to make me want to move
 - 11 2.1 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - 36 39.6 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
 - 20 22 b. Remained the same
 - 24 26.4 c. Declined slightly — e.g., homes not as well maintained, etc.
 - 7 7.7 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - 2.9 a. Street improvements (curbs, gutters, sidewalks)
 - 3.1 b. Street lights
 - 1.4 c. Individual home repairs
 - 2.5 d. Recreation facilities (parks, clubhouses, etc.)
 - 1.4 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - f. Other (Please explain):
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
 - 18 a. Grocery store
 - 42 b. Drug store
 - 43 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - 34 d. Clothing store
 - 40 e. Auto repair and service
 - f. Other commercial businesses used regularly:
5. Would you be interested in a low interest loan to improve your home or business?
 - 32 a. yes
 - 31 b. no
 - 29 c. home
 - 2 d. business
6. What public services would you like in your community?
 - 12 a. Increased Child Care Facilities
 - 64 b. Improved Police Protection
 - 30 c. Improved Recreation Programs
 - d. Other (Please state):
7. State what you view as the most serious problem confronting your neighborhood.



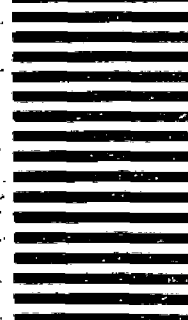
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Northgate / Gardenland 792 sent 65 returned

NEIGHBORHOOD QUESTIONNAIRE

8.2 % response

1. Do you view your neighborhood as a desirable place to live?
12 18.5% a. Yes — very desirable
31 41.7% b. Desirable — but improvements needed
23 35.4% c. Problems — but not enough to make me want to move
5 7.7% d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
41 63.1% a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
5 7.7% b. Remained the same
15 23.1% c. Declined slightly — e.g., homes not as well maintained, etc.
3 4.6% d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
2.5 a. Street improvements (curbs, gutters, sidewalks)
1.5 b. Street lights
1.3 c. Individual home repairs
2.1 d. Recreation facilities (parks, clubhouses, etc.)
1.4 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
59 a. Grocery store
58 b. Drug store
43 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
13 d. Clothing store
36 e. Auto repair and service
f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
26 a. yes
28 b. no
15 c. home
2 d. business
6. What public services would you like in your community?
11 a. Increased Child Care Facilities
49 b. Improved Police Protection
20 c. Improved Recreation Programs
d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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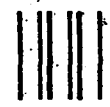
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Woodbine 468 sent 49 returned

NEIGHBORHOOD QUESTIONNAIRE

10.5 % response

1. Do you view your neighborhood as a desirable place to live?
5 10.2 a. Yes — very desirable
22 44.9 b. Desirable — but improvements needed
19 38.9 c. Problems — but not enough to make me want to move
4 8.2 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
26 53.1 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
15 30.6 b. Remained the same
7 14.3 c. Declined slightly — e.g., homes not as well maintained, etc.
4 8.2 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
1.6 a. Street improvements (curbs, gutters, sidewalks)
1.9 b. Street lights
2.6 c. Individual home repairs
4.3 d. Recreation facilities (parks, clubhouses, etc.)
2.0 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
_____ f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
4.9 a. Grocery store
3.9 b. Drug store
3.0 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
1.9 d. Clothing store
2.4 e. Auto repair and service
_____ f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
1.8 a. yes
2.2 b. no
1.4 c. home
_____ d. business
6. What public services would you like in your community?
8 a. Increased Child Care Facilities
3.0 b. Improved Police Protection
1.2 c. Improved Recreation Programs
_____ d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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Strawberry Manor

540 sent 45 returned

NEIGHBORHOOD QUESTIONNAIRE

8.3 % response

1. Do you view your neighborhood as a desirable place to live?
 - 8 17.3 a. Yes — very desirable
 - 16 35.6 b. Desirable — but improvements needed
 - 15 33.3 c. Problems — but not enough to make me want to move
 - 14 31.1 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - 12 26.7 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
 - 8 17.3 b. Remained the same
 - 21 46.7 c. Declined slightly — e.g., homes not as well maintained, etc.
 - 3 6.7 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - 2.0 a. Street improvements (curbs, gutters, sidewalks)
 - 3.8 b. Street lights
 - 1.3 c. Individual home repairs
 - 2.8 d. Recreation facilities (parks, clubhouses, etc.)
 - 1.3 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - _____ f. Other (Please explain) _____
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
 - 39 a. Grocery store
 - 15 b. Drug store
 - 20 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - 11 d. Clothing store
 - 11 e. Auto repair and service
 - _____ f. Other commercial businesses used regularly: _____
5. Would you be interested in a low interest loan to improve your home or business?
 - 33 a. yes
 - 20 b. no
 - 14 c. home
 - 1 d. business
6. What public services would you like in your community?
 - 11 a. Increased Child Care Facilities
 - 34 b. Improved Police Protection
 - 11 c. Improved Recreation Programs
 - _____ d. Other (Please state) _____
7. State what you view as the most serious problem confronting your neighborhood.



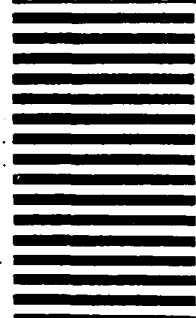
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Freeport Manor

396 sent

40 returned

NEIGHBORHOOD QUESTIONNAIRE

10.1% response

1. Do you view your neighborhood as a desirable place to live?
 - 9 22.5 a. Yes — very desirable
 - 21 62.5 b. Desirable — but improvements needed
 - 12 30.0 c. Problems — but not enough to make me want to move
 - 4 10.0 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
 - 14 35.0 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
 - 8 20.0 b. Remained the same
 - 16 40.0 c. Declined slightly — e.g., homes not as well maintained, etc.
 - 3 7.5 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
 - 2.7 a. Street improvements (curbs, gutters, sidewalks)
 - 4.0 b. Street lights
 - 1.4 c. Individual home repairs
 - 2.6 d. Recreation facilities (parks, clubhouses, etc.)
 - 1.7 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
 - _____ f. Other (Please explain)
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
 - 33 a. Grocery store
 - 26 b. Drug store
 - 24 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
 - 24 d. Clothing store
 - 68 e. Auto repair and service
 - _____ f. Other commercial businesses used regularly
5. Would you be interested in a low interest loan to improve your home or business?
 - 22 a. yes
 - 16 b. no
 - 17 c. home
 - 1 d. business
6. What public services would you like in your community?
 - 14 a. Increased Child Care Facilities
 - 23 b. Improved Police Protection
 - 22 c. Improved Recreation Programs
 - _____ d. Other (Please state)
7. State what you view as the most serious problem confronting your neighborhood.



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Alkali Flats 216 sent 19 returned

NEIGHBORHOOD QUESTIONNAIRE

8.8% response

1. Do you view your neighborhood as a desirable place to live?
2 10.5 a. Yes — very desirable
4 21.4 b. Desirable — but improvements needed
11 57.9 c. Problems — but not enough to make me want to move
2 21.1 d. Serious problems — would move if given the chance
2. How has your neighborhood changed over the past five years?
13 68.4 a. Improved — e.g., I have noticed construction of new public facilities and home rehabilitation.
1 5.3 b. Remained the same
5 26.3 c. Declined slightly — e.g., homes not as well maintained, etc.
0 0 d. Serious neighborhood decline.
3. What improvements would you like to see in your neighborhood? (rank in priority)
2 5 a. Street improvements (curbs, gutters, sidewalks)
3 0 b. Street lights
1 4 c. Individual home repairs
4 2 d. Recreation facilities (parks, clubhouses, etc.)
1 3 e. Neighborhood clean-up (vacant lots, abandoned cars, trash pick up)
___ f. Other (Please explain) _____
4. Does your community provide you with all the commercial facilities you need? (Check those you use or have near you.)
10 0 a. Grocery store
7 0 b. Drug store
7 0 c. Barber shops, beauty shops, dry cleaners, and other service businesses.
4 0 d. Clothing store
2 0 e. Auto repair and service
___ f. Other commercial businesses used regularly _____
5. Would you be interested in a low interest loan to improve your home or business?
8 0 a. yes
9 0 b. no
5 0 c. home
___ d. business
6. What public services would you like in your community?
1 0 a. Increased Child Care Facilities
13 0 b. Improved Police Protection
1 0 c. Improved Recreation Programs
___ d. Other (Please state) _____
7. State what you view as the most serious problem confronting your neighborhood.



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33

(66)

TABLE AS-1

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Neighborhood | Del Paso Heights | City Farms | Oak Park | Robla | Del Paso Heights | Woodbine | Glen Elder | Freeport Manor | Strawberry Manor | Northgate/Gardenland | Alkali Flat |
| Neighborhood Clean-up
1.1 | Neighborhood Clean-up
1.7 | Neighborhood Clean-up
1.6 | Neighborhood Clean-up
1.3 | Neighborhood Clean-up
1.9 | Neighborhood Clean-up
1.5 | Street Improvements
1.6 | Neighborhood Clean-up
1.4 | Home Repairs
1.4 | Neighborhood Clean-up
1.3 | Home Repairs
1.3 | Neighborhood Clean-up
1.3 |
| Home Repairs
1.5 | Street Improvements
1.9 | Home Repairs
1.6 | Home Repairs
1.4 | Home Repairs
2.2 | Home Repairs
1.7 | Street Lights
1.9 | Home Repairs
1.4 | Neighborhood Clean-up
1.7 | Home Repairs
1.3 | Neighborhood Clean-up
1.4 | Home Repairs
1.4 |
| Recreation
1.1 | Street Lights
1.7 | Street Improvements
1.8 | Street Improvements
2.4 | Street Improvements
2.3 | Street Improvements
2.1 | Neighborhood Clean-up
2.0 | Recreation
2.5 | Recreation
2.6 | Street Improvements
2.0 | Street Lights
1.5 | Street Improvements
2.5 |
| Street Improvements
1.1 | Home Repairs
2.4 | Recreation
2.6 | Street Lights
2.8 | Street Lights
2.9 | Street Lights
2.4 | Home Repairs
2.6 | Street Improvements
2.9 | Street Improvements
2.7 | Recreation
2.8 | Recreation
2.1 | Street Lights
3.0 |
| Street Lights
1.5 | Recreation
3.8 | Street Lights
2.7 | Recreation
2.9 | Recreation
3.1 | Recreation
3.6 | Recreation
4.3 | Street Lights
3.1 | Street Lights
4.0 | Street Lights
3.8 | Street Improvements
2.5 | Recreation
4.2 |

NOTE: The number of responses to Question #3 was totaled for each category and ranked on a scale of 1 to 5 with 1 being the highest priority (i.e., most frequently mentioned) responses.

ATTACHMENT 6

Rehabilitation Program Options

1) Neighborhood Revitalization (Targeted) Approach

a) General Program Design Considerations

- Mandatory participation
- All units brought to code
- Heavy grants and/or deferred loans required
- Relocation may be necessary if unit is beyond repair
- Small geographic areas designated
- Emphasis on voluntary compliance through targeted marketing
- Enforcement only as a last resort
- Code inspectors must be sensitive to financial needs of clients, as well as health and safety requirements

b) Client Eligibility

- Everyone eligible for loan assistance regardless of income level
- No one forced to pay more than 30% of their income for housing expenses
- Grants and/or deferred payment loans made available to hold payments below 30%
- Owner occupants as well as absentee owners would be eligible.
- Loans on rental properties would be adjusted to allow rents to be held at affordable levels

c) Property Eligibility

- All residential properties would be subject to inspection
- For those beyond reasonable rehabilitation, suitable replacement housing must be available (Full relocation expenses must be made available where needed.)

2) Housing Provisions (Numbers) Approach

a) General Program Design Considerations

- Voluntary participation
- All units brought up to code
- Available anywhere in the City
- Minimum subsidy necessary to make projects work (e.g., loans favored over grants, installment loans favored over deferred, higher rates favored over lower, shorter terms favored over longer, higher credit standards favored over lower, etc.).
- Emphasis on owner assuming maximum responsibility for work progress

b) Client Eligibility

- Must earn less than 80% of median
- Maximum 30% of income for housing expenses not a hard rule
- Loans on rental units adjusted to highest acceptable level to allow tenants to remain

c) Property Eligibility

- Only properties which can support the expenditure would be approved
- No program available for those units beyond reasonable rehabilitation costs

