

5.1



June 14, 1994

APPROVED
BY THE CITY COUNCIL

JUN 14 1994

OFFICE OF THE
CITY CLERK

City Council of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: AMENDMENT TO THE 1994 CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM TO PARTIALLY FUND CONSTRUCTION OF THE LA FAMILIA COUNSELING AND SERVICE CENTER AND TO AUGMENT PUBLIC HOUSING REHABILITATION FUND

LOCATION & COUNCIL DISTRICT:

5300 Block of 34th Street, District 5, and Citywide

RECOMMENDATION:

Staff recommends approval of the attached resolutions which:

- allocates \$75,000 from the 1994 CDBG contingency fund for the La Familia Counseling and Service Center Construction Project;
- allocates \$82,000 from the 1994 CDBG contingency fund to public housing rehabilitation;
- authorizes the Sacramento Housing and Redevelopment Agency to execute any and all documents necessary to enter into a subrecipient agreement with the La Familia Counseling Center, Inc.; and
- amends the 1994 City of Sacramento Community Development Block Grant Program (CDBG) and the Sacramento Housing and Redevelopment Agency (the Agency) budget to reflect the actions recommended in this report.

CONTACT PERSON: Anne Moore, Acting Director, Community Development, 440-1357
or Dan Moellenberndt, Acting Program Manager, 440-1364

FOR COUNCIL MEETING OF: June 14, 1994

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council of the
City of Sacramento
June 14, 1994
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SUMMARY:

The attached resolutions approve the amendment to City CDBG Program by allocating \$75,000 from the contingency fund to provide partial funding for the construction of a multi-purpose youth counseling and service center (the Center) to be operated by La Familia Counseling Center, Inc. (La Familia), and \$82,000 for public housing rehabilitation. The La Familia allocation will be augmented by a \$75,000 allocation from the County of Sacramento CDBG Program.

PAC ACTION

On March 9, 1994, the Franklin Boulevard Project Area Committee approved a motion recommending the allocation of a total of \$150,000 from the 1994 City and County CDBG contingency funds (\$75,000 from each) to provide partial funding for the construction of the Center. The votes were as follows:

YEA: Abeyta, Biel, Booher, Cook, Corriea, Donaldson, Ferrell, Johnson, Rose

NOE: none

ABSTAIN: none

COMMISSION ACTION

At its meeting of June 1, 1994 the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolution. The votes were as follows:

AYES: Cespedes, Dobbins, Harland, Moose, Rotz, Simon, Yew, Diepenbrock

NOES: None

ABSTAIN: Amundson, Holloway, Williams

BACKGROUND

La Familia Counseling Center, Inc., is a non-profit corporation formed in 1973 to provide comprehensive counseling services to at-risk, pre-delinquent and delinquent youth (ages 7 through 21) and their families. Some of the services provided include individual and family counseling, child abuse counseling, teenage pregnancy counseling, gang diversion programs, crisis intervention, recreational activities, and drug and alcohol counseling. The services are provided free of charge.

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Counseling load has averaged over 1,000 clients per year for the last 20 years. The client load is divided about equally between City and County residents. Major operating funding sources for La Familia include the County of Sacramento, the Sacramento Employment and Training Agency (SETA), and the United Way.

In 1990 the need for a South Sacramento multi-purpose youth counseling and service center was identified by La Familia due to the fragmented nature of youth counseling services now available in the area. The need was further emphasized by South Sacramento's high unemployment rate (13 percent versus 8.2 percent Citywide), large population below the poverty line (16 percent versus 13 percent), high drop out rate in local schools (38.4 percent), and high population of families on Aid to Families with Dependent Children (37 percent).

In 1992 a one-acre parcel was donated to La Familia for the purpose of developing the Center. The site is located in the 5300 block of 34th Street, just to the north and east of the intersection of Fruitridge Road and Franklin Boulevard (See Attachments I and Ia). Also in 1992, an allocation of \$115,000 from City of Sacramento CDBG funds was approved for street frontage improvements on 34th Street and the extension of utilities to the site. The street and utility improvements were completed in early 1993.

THE CENTER

La Familia is proposing to construct a 6,015 square foot counseling and youth service building and a 5,575 square foot gymnasium building on the site. Also proposed is an exterior, hard surface play area, a twenty-space off-street parking area, and landscaping to beautify and screen the site. The counseling and service building will house general purpose counseling offices and meeting and conference rooms. The gymnasium building will provide an indoor multi-purpose athletic area with spectator seating, and a kitchen and ticket/storage area. Construction time for the complex is projected to be seven months with construction to start in early July. (See Attachment II for the site plans.)

Once constructed, the facility will be used by La Familia to consolidate many of their existing programs now scattered at other sites. The Center will serve as a focal point for a comprehensive service delivery system to South Sacramento youth and their families while providing accessibility countywide. Nearly two dozen agencies will share the multi-purpose facility on-site to provide an expanded and coordinated outreach service to at-risk youth and their families. A partial listing of agencies that will utilize the facility include the Asian Resource Center, Sacramento Urban League, Lutheran Social Services, Child Abuse Council, Mexican-American Alcoholism Program, Child Action, Aids Foundation, and the Sacramento Volunteer Center.

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COST

Total construction cost for the facility has been projected to be \$1,106,763. In August 1990 the State of California Youth and Adult Correctional Agency's, Department of Youth Authority (CYA) approved a \$760,155 grant to construct the Center. An additional \$196,608 has been gathered as in-kind services or donations. As currently designed, the project lacks \$150,000 to complete the funding package required to construct the facility. La Familia and Agency staff have reviewed the current project plans and determined that the facility can not be down-sized any further without compromising its ability to fulfill its intended function.

This staff report recommends that \$75,000 from the 1994 City CDBG contingency fund be allocated to provide half of the projected funding short fall. This amount, in conjunction with the requested matching County CDBG funds, will cover the gap in funding necessary to construct the Center.

PUBLIC HOUSING REHABILITATION

Over the past two years the Agency has provided CDBG funds to support the rehabilitation of public housing units throughout the City and the County of Sacramento. This year there are increasing demands to rehabilitate key units to support the Agency's comprehensive approach to providing a good quality of life in our housing programs. The additional allocation requested in this report will assist in the rehabilitation of public housing units for housing and/or support services such as a Head Start child development center or resource center. The funds will be used for rehabilitation of the units.

The City CDBG Housing Rehabilitation account will be augmented by \$82,000 from the CDBG contingency fund. This amount combined with the existing 1994 CDBG allocations for public housing rehabilitation and painting is \$402,000.

FINANCIAL CONSIDERATIONS

The current balance for the City CDBG contingency fund is \$192,664. The balance for the City CDBG contingency fund after this transfer (\$75,000 for the La Familia Project and \$82,000 for public housing rehabilitation) will be \$35,664. It is recommended that the release of the La Familia funds be contingent on the approval by the County of Sacramento Board of Supervisors of \$75,000 from the County CDBG contingency fund.

POLICY CONSIDERATIONS

The action proposed in this staff report is consistent with previously approved policy. No policy changes are being recommended.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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ENVIRONMENTAL REVIEW

La Familia Counseling Center is an on going CDBG project initiated in 1992. A Negative Declaration (P92-003/CIP-2995) was approved by the City of Sacramento, and an environmental assessment/FONSI was prepared by the Sacramento Housing and Redevelopment Agency in 1992 (Control No. 117-CDBG-92). The project as previously analyzed has not been modified, thus no further environmental documentation is required.

Approval of budget transfers into on-going rehabilitation programs does not constitute a project under CEQA per Guidelines Section 15378(b)(3), nor a federal undertaking under NEPA.

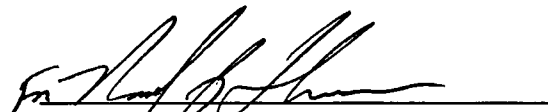
M/WBE CONSIDERATIONS

La Familia will award the construction contracts discussed in this report. The subrecipient agreement with La Familia shall contain provisions requiring them to take reasonable steps to encourage the use of M/WBE firms and to report back to the Agency on such utilization.

Respectfully submitted by:


JOHN E. MOLLOY
Executive Director

Transmittal approved by:


WILLIAM H. EDGAR
City Manager

\\dcm\frank\lafamili.ci

RESOLUTION NO. 94-385

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

JUN 14 1994

OFFICE OF THE
CITY CLERK

**1994 COMMUNITY DEVELOPMENT BLOCK GRANT:
AMENDMENT OF PROGRAM TO PROVIDE FUNDING FOR CONSTRUCTION OF
THE LA FAMILIA MULTI-PURPOSE YOUTH SERVICE CENTER AND PUBLIC
HOUSING REHABILITATION; AMENDMENT OF AGENCY BUDGET AND
AUTHORIZATION OF SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
TO EXECUTE DOCUMENTS**

WHEREAS, La Familia Counseling Center, Inc. (La Familia) is a nonprofit corporation dedicated to the service of at-risk youth and their families;

WHEREAS, La Familia has petitioned for funds to assist in the construction of a multi-purpose youth center to provide counseling and other services to low and moderate income at-risk youth and their families within the City and County of Sacramento; and

WHEREAS, there is increasing demand for rehabilitation of public housing units in the City of Sacramento.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The 1994 Community Development Block Grant Program (CDBG) is amended to allocate amounts from the contingency fund as follows:

- (a) \$75,000 as partial funding for the construction of the La Familia multi-purpose youth service building; and
- (b) \$82,000 to Public Housing Rehabilitation.

Section 2. The Sacramento Housing and Redevelopment Agency budget is amended to allocate amounts from the 1994 CDBG contingency fund as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(a) \$75,000 as partial funding for the construction of the La Familia multi-purpose youth service building; and

(b) \$82,000 to Public Housing Rehabilitation.

Section 3. The Sacramento Housing and Redevelopment Agency is authorized to execute any and all documents necessary to enter into a CDBG subrecipient agreement with La Familia for the construction of a multi-purpose youth service building.

Section 4. Sections 1(a), 2(a) and 3 of this resolution are contingent upon approval of a resolution by the Sacramento County Board of Supervisors allocating \$75,000 from the County of Sacramento's 1994 CDBG contingency fund to the La Familia multi-purpose youth service building construction fund.

MAYOR

ATTEST:

CITY CLERK

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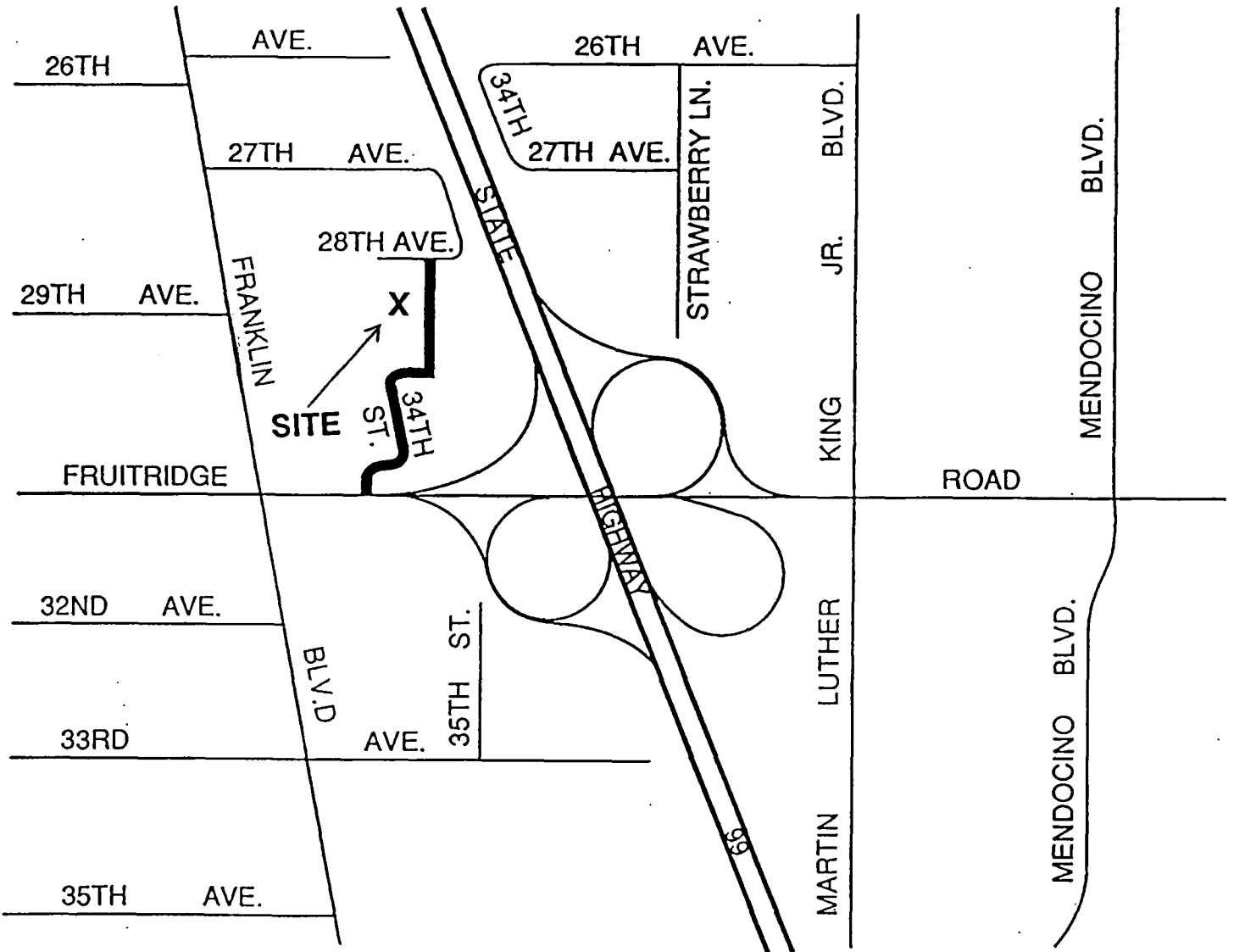
FOR CITY CLERK USE ONLY

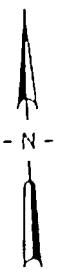
RESOLUTION NO.: _____

DATE ADOPTED: _____

(7)

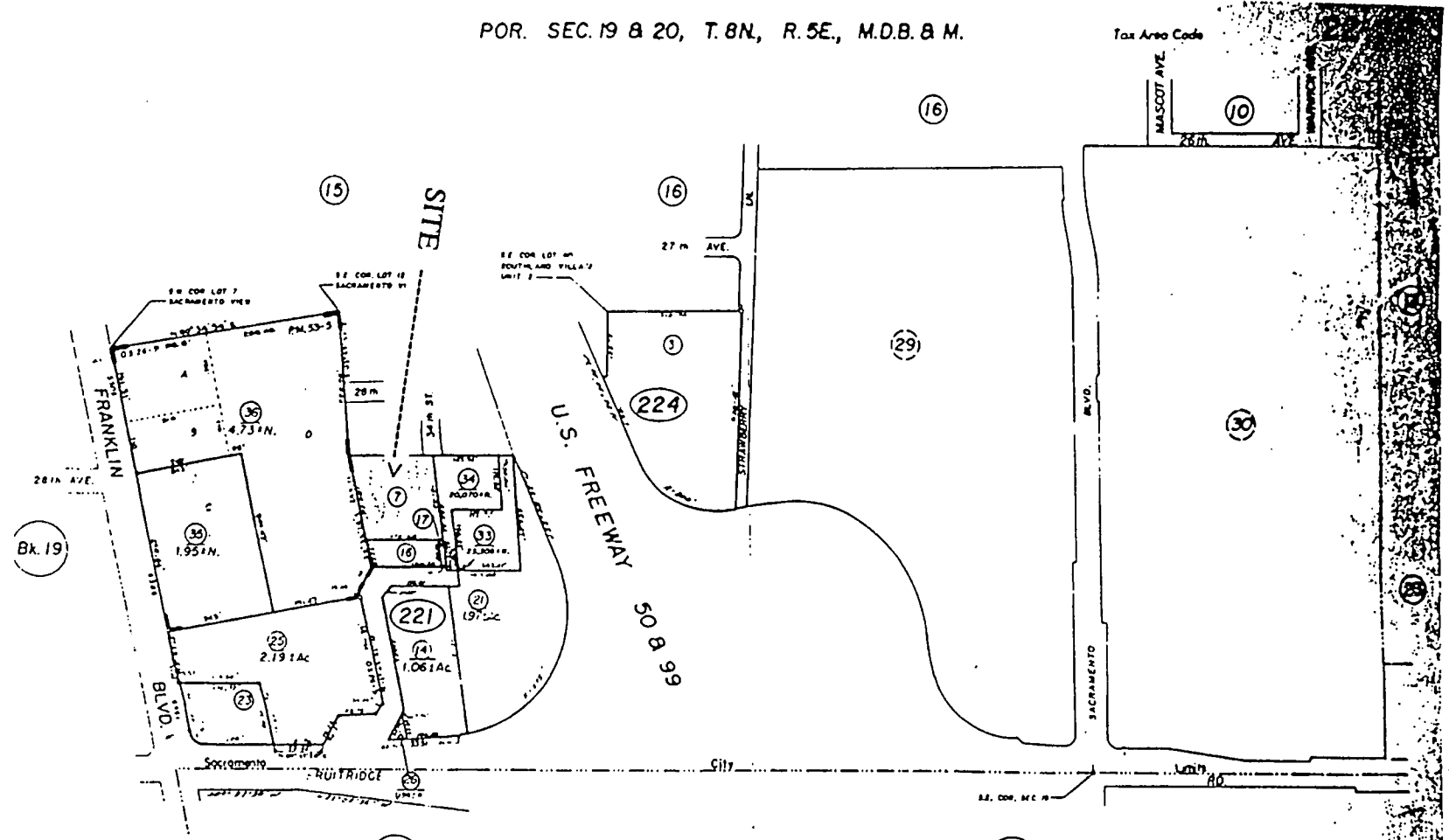
LA FAMILIA YOUTH CENTER





POR. SEC. 19 & 20, T. 8N., R. 5E., M.D.B. & M.

Tax Area Code



Bk. 19

Bk. 26

Bk. 26

Sacramento Blvd. O.S. Bk. 27, Pg. 14 (3/9/70)
O.S. Bk. 26, Pg. 31 (1/15/69)

NOTE—Assessor's Block Numbers Shown in Squares.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 22—Pg. 22
County of Sacramento, Calif.

Parcel Map

ATTACHMENT 1a

(6)



PETER
GIVAS
ARCHITECT

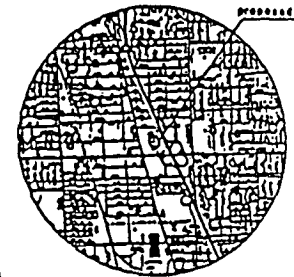
2111 ALHAMBRA BLVD
SUITE 101
BROOKLYN
CA 94011
TEL: 415 471
142 914 724 FAX

site data

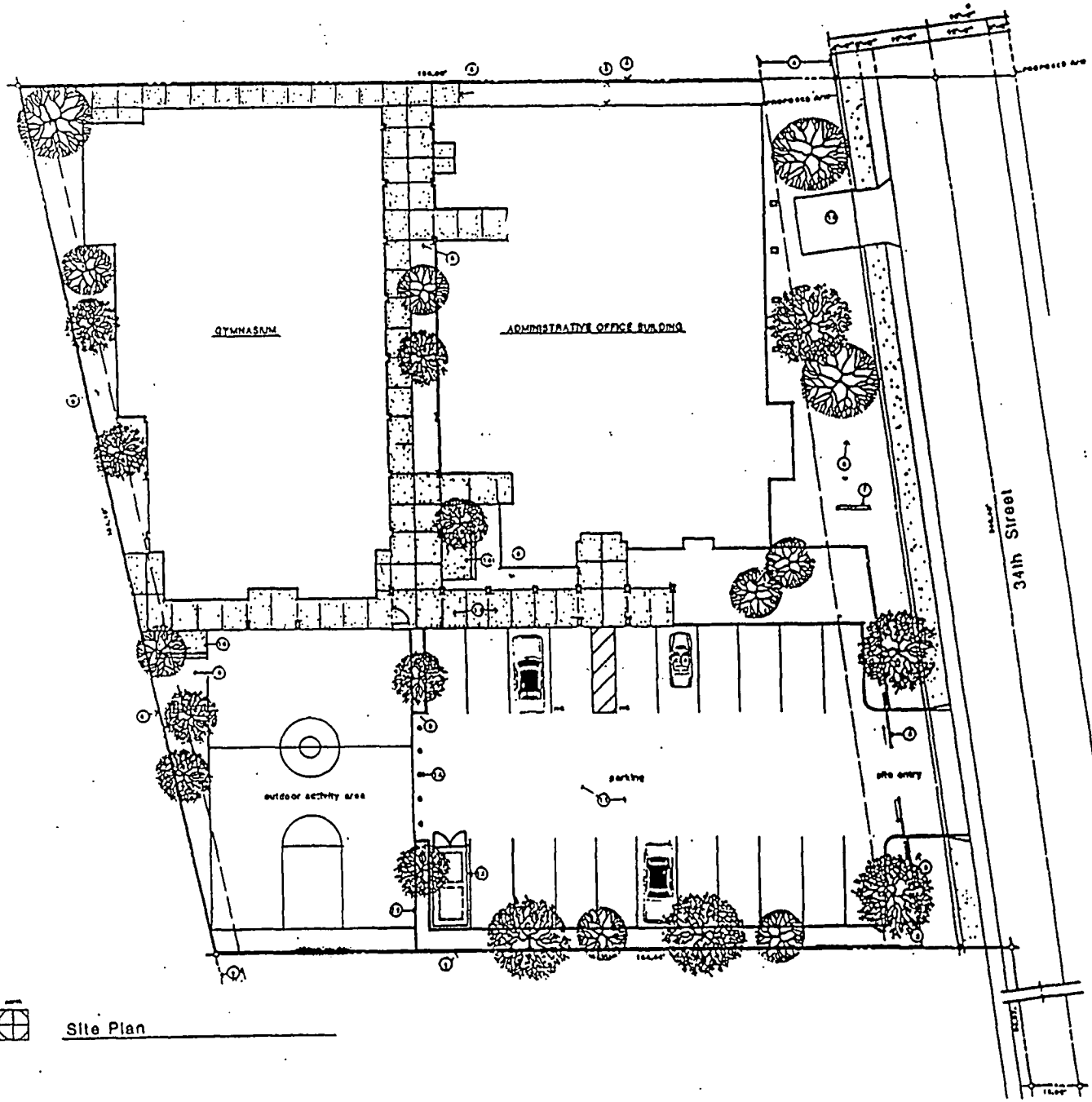
TOTAL BUILDING AREA _____ 11,200 S.F.
 ADMIN. BLDG. _____ 6,410 S.F.
 GYMNASIUM _____ 4,790 S.F.
 TOTAL SITE AREA (300'x471' S.F.) = 6,700 S.F.
 PARKING _____ 20 SPACES
 0-0 SITE _____ 10 SPACES
 EXISTING BUILDING _____ 0-1
 ADDRESS PARCEL NUMBER _____ 010-011-001
 010-010-011

○-site key

- 1. PROPERTY LINE - (TYP)
- 2. 0' P.M.L.
- 3. 0' SIDE SETBACK
- 4. 10' FRONT SETBACK
- 5. 0' SIDE SOLID FENCE
- 6. EXISTING 0' SIDE SOLID BALCONY FENCE
- 7. MONUMENT SIGN
- 8. SECURITY FENCE / ENTRY GATES
- 9. LANDSCAPE & IRRIGATED AREA
- 10. CONC. DRIVE
- 11. ASP. DRIVE
- 12. BRICK WALL
- 13. TRASH AREA
- 14. BOLLARDS
- 15. TURN AROUND AREA
- 16. DRIVEWAY SPACES



Vicinity Map



Site Plan



(10)

La Familia
 CONSULTING
 ENGINEERS

Design
Development
Plan

DATE	MARCH 18, 1982
DESIGNED BY	
CHECKED BY	
DATE	DECEMBER 10, 1981
SCALE	1" = 10'-0"
PROJECT NO.	80-014

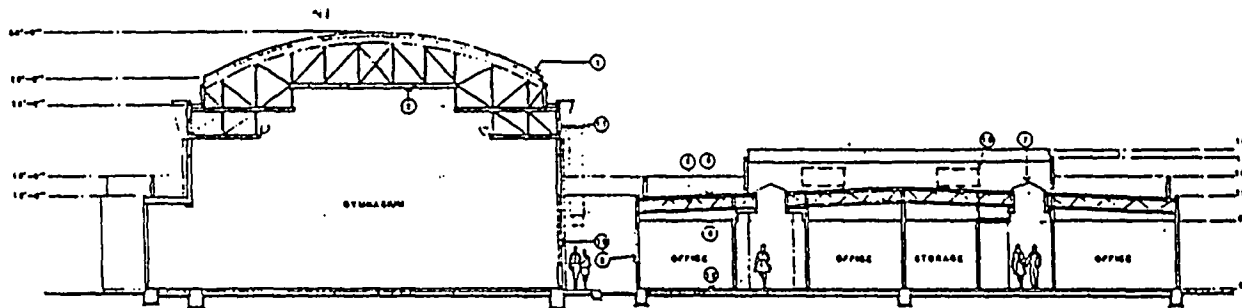
DDP-1
Attachment II



PETER
GIVAS
ARCHITECT

231 ALHAMBRA BLVD
S/F# 103
SUNNYVALE
CA 94033
TEL: 650/351-7171
FAX: 650/351-8047

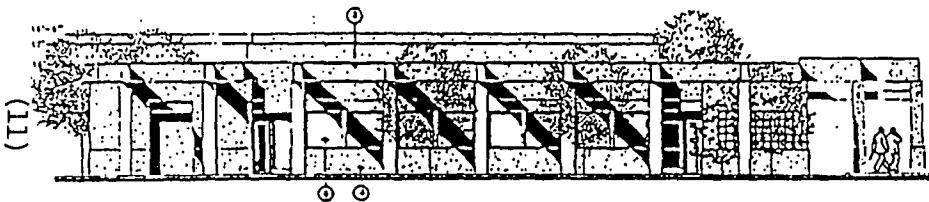
Family
 La Familia
 COMMUNITY
 CENTER, INC.



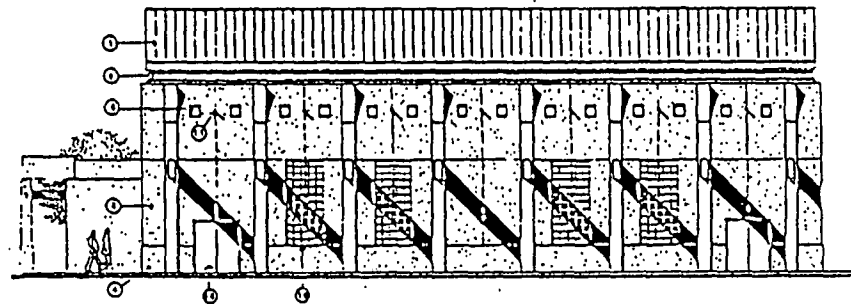
Building Section

○-key

- | | |
|---|------------------------------------|
| 1. STANDING SEAM METAL ROOF | 10. CONCRETE SLAB OVER GRAVEL BASE |
| 2. ENGINEERED TRUSSES | 11. PAINTED METAL DOOR & FRAME |
| 3. CEMENT PLASTER - FIELD COLOR | 12. PLASTER ARCHES ON PLASTER SOL. |
| 4. CEMENT PLASTER - ACCENT COLOR | 13. METAL & TILE ACCENT |
| 5. SPLIT-UP ROOF W/ PLYWOOD SHEATHING | 14. WREN. EQUIPT. SHOWN BARRER |
| 6. ROOF, GEOMETRICAL BEAMS | 15. ROOF ACCESS HATCH |
| 7. SETBACKS | |
| 8. TINTED GLASS IN PAINTED METAL FRAMES | |
| 9. METAL PAGES | |
| 10. GLASS BLOCKS | |
| 11. SUSPENDED SECURITY BARRERS | |



East Courtyard Elevation



West Courtyard Elevation

De
Develop

DATE: _____

BY: _____

SCALE: 1/8" = 1'-0"

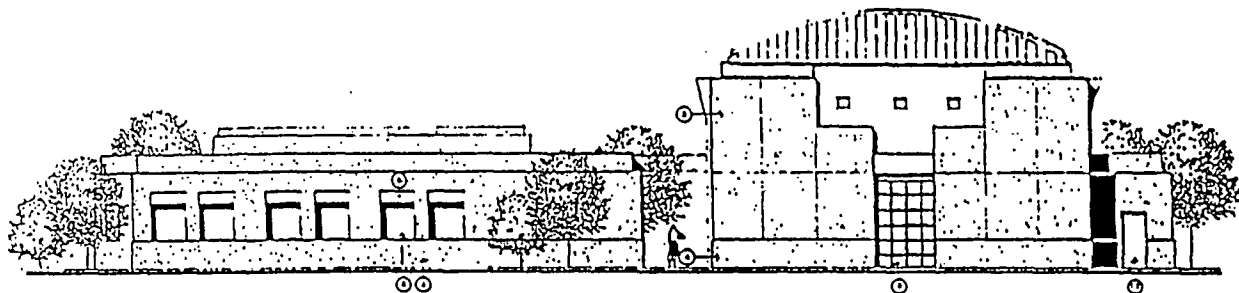
NO. 10-014

DDP-2

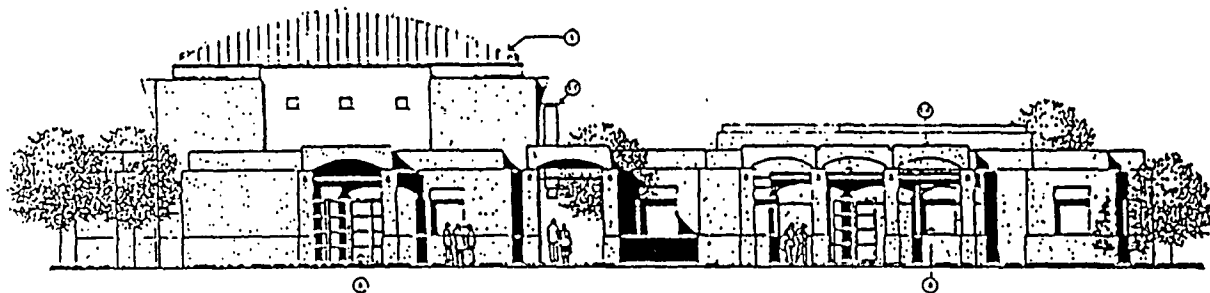


PETER
GIVAS
ARCHITECT

231 ANNAPOLIS
S.W. 13
MONTGOMERY
COUNTY
MARIETTA
MARIETTA, GA



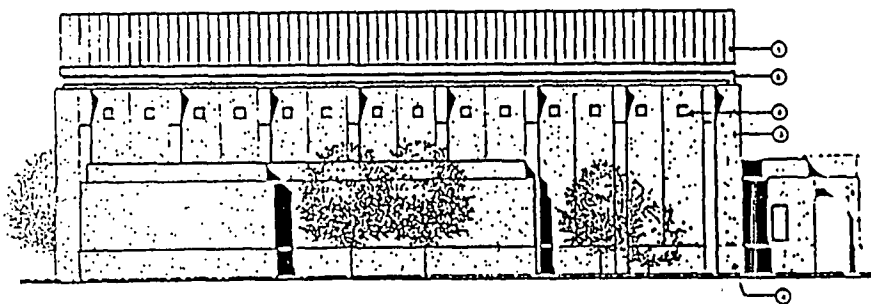
North Elevation



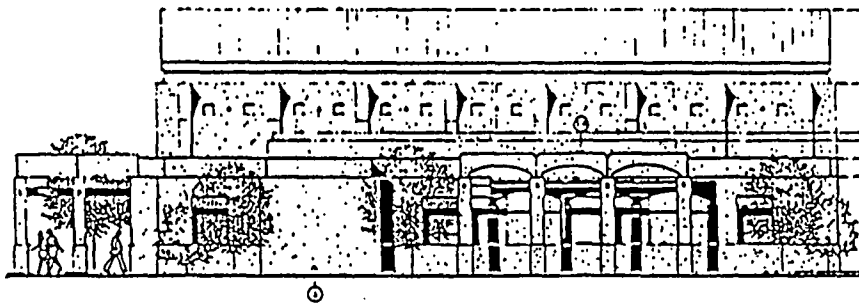
South Elevation

○-key

- | | |
|--|------------------------------------|
| 1. STANDING SEAM METAL ROOF | 10. CONCRETE SLAB OVER GRAVEL BASE |
| 2. ENGINEERED TRUSS | 11. PAINTED METAL DOOR & FRAME |
| 3. CEMENT PLASTER - FIELD COLOR | 12. PLASTER ARCHES OR PLASTER COL. |
| 4. CEMENT PLASTER - ACCENT COLOR | 13. METAL & TILE ACCENT |
| 5. POLYURETHANE ROOF INSULATION SHEETING | 14. METAL LIGHT, SHOW CASES |
| 6. ROOF, ADJUSTABLE CEILING | 15. ROOF ACCESS HATCH |
| 7. DRYPAN | |
| 8. TINTED GLASS IN PAINTED METAL FRAMES | |
| 9. METAL FLOOR | |
| 10. GLASS BLOCK | |
| 11. SUSPENDED DECORATIVE CANNES | |



West Elevation



East Elevation

La Familia
COMMUNITY CENTER, INC.

Design
Development
Plan

DATE	
BY	ARCHITECT
DATE	SEPTEMBER 10, 1991
SCALE	1/8" = 1'-0"
NO.	DD-014
REV.	

DDP-3

511

PUBLIC NOTICE
PROPOSED AMENDMENTS TO CDBG PROGRAM

Public meetings will be held before the Sacramento Housing and Redevelopment Commission, the City Council and the Board of Supervisors to amend the 1994 City Community Development Block Grant (CDBG) Program, and the 1994 County Community Development Block Grant (CDBG) program as follows:

The Sacramento Housing and Redevelopment Agency is requesting authority to reprogram \$ 75,000 each from the 1994 City and 1994 County CDBG Contingency Fund (\$150,000 total) to assist with the construction of a multi-purpose youth service center to be operated by La Familia Counseling Center, Inc.

The meetings will be held on the following dates and times at the following locations:

- Sacramento Housing & Redevelopment Commission
Wednesday, June 1, 1994, at 6:00 p.m.
Commission Hearing Room
600 I Street
Sacramento, California

- City Council
Tuesday, June 14, 1994 at 2:00 p.m.
Council Chambers
915 I Street
Sacramento, California

- Board of Supervisors
Tuesday, June 14, 1994, at 10:30 a.m.
Board Chambers
700 H Street
Sacramento, California

Citizens will have an opportunity to comment on the proposed amendments at the above meetings. Written comments may be addressed to: Cassandra Jennings, Program Manager, CDBG Program, P.O. Box 1834, Sacramento, CA 95812-1834. All comments received will be considered prior to review by the Sacramento Housing and Redevelopment Commission.

Proposed program amendments are available at the CDBG Office, 600 I Street, Suite 250, Sacramento, CA. (Phone: (916) 440-1322).

If for any reason these items are postponed, new hearing dates may be obtained from the CDBG Office.

*Please publish in the Daily Recorder
Publish once on May 25, 1994; Proof of publication requested*

Organization: 2570
Account: 4205
Cost Center: 60025