

1 :

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Refer to B/Fx

AUG 2 7 1935

OFFICE OF THE CITY CLERK

Sacramento City Council Sacramento, California

Honorable Members in Session:

SUBJECT: 1986 Community Development Block Grant (CDBG) Program

Proposed Priority Statement



The attached resolution approves the 1986 Priority Statement as a funding guide for development of the Draft 1986 CDBG Application to HUD.

#### **BACKGROUND**

As you may recall, the City Council annually adopts a priority statement for the CDBG program. This statement serves as a general guideline for staff, the Target Area Committees and Project Area Committees in developing detailed projects for your CDBG budget hearings held in the Fall of each year. The proposed funding priorities were developed in accordance with both the City Target Area Reanalysis Study and the 1985-1987 Three Year Community Development Plan, previously approved by the City Council. Additionally, the Statement attempts to anticipate the proposed Federal Budget cuts.

A. Projected 1986 Revenue: At this time, staff does not have clear and definite direction as to the 1986 CDBG grant amount due to very difficult budget deliberations at the Federal level. Our best and most reasonable estimate however, is between a 15-25% cut in CDBG revenues from the 1985 level. In general, the House and Senate contemplate a 10 or 20% cut (respectively) in appropriations. This is compounded by an estimated 2 to 5% growth in new eligible jurisdictions (cities reaching a population of 50,000 thereby reaching the qualifying threshold for entitlement CDBG funds).

8-27-85 All Districts

CITY MANAGER'S OFFICE

OFFICE OF THE

36

Sacramento City Council Page 2

Based on these projections, the expected range of 1986 CDBG entitlement funds is as follows:

1985 level	\$4,150,000	1985 level	\$4,150,000
15% cut	622,500	25% cut	\$1,037,500
1986	\$3,527,500	1986	3,112,500

Staff has prepared this priority statement using the 15% cut back as our target planning figure for 1986. In addition, between now and the 1986 CDBG application cycle this fall, we will be identifying all surplus funds from prior year completed projects for use in the 1986 budget year. Should the 25% cut be enacted, the final statement will reflect even deeper cuts in program levels.

As you know, CDBG has substained minor and incremental cuts over the last several years which combined with inflation in both staff and capital improvement costs has substantially reduced the program's funding capacity. (For example, in the late 1970's annually CDBG entitlement funds were in excess of \$5.0 million). As a result of these past reductions, the City Council reduced target areas from 13 areas to 5 areas. With the additional proposed cuts we are still recommending retaining the five areas, but with reduced activities in some areas, particularly capital improvements.

I. RECOMMENDED PRIORITY STATEMENT: The purpose of CDBG funds is to provide direct benefits and a more decent living environment for low income persons and neighborhoods. With proposed cut backs in funds, staff has reviewed our historic funding patterns to assess those programs which most directly address the overall CDBG goal. In general, the recommended policies of this priority statement are to give priority to essential housing, human service and economic development programs, and to decrease funding levels for capital improvements as a means of absorbing budget reductions.

In many of our target areas, larger scale capital improvement needs have largely been met over time. In a more favorable funding environment, staff would recommend increased funding to complete <u>all</u> scheduled projects. However, given budget cutbacks, and the need to maintain critical housing and human services programs, a decreased emphasis in this area is recommended. Attachment I shows the recommended allocation of funds among the various programs.

350

Sacramento City Council Page 3

II. CAPITAL IMPROVEMENTS: The priority statement recommends that the majority of the CDBG budget cuts be absorbed within the capital improvement budget in order to conserve funds for public service, economic development and housing programs. Attachment 2, shows proposed projects which were previously included within the CDBG Three Year Plan, assuming more favorable funding levels and discusses means of substantially obtaining our Three Year Plan goals with reduced resources.

The Three Year Plan presumed that capital improvements would account for approximately one-third of the annual allocation. However, with both the Federal budget cut, and the need to maintain human services, economic development and housing program at or near 1985 levels, more severe cuts are proposed within the capital improvement program reducing the annual percentage to 25% of a reduced grant fund.

It is recommended that progress in addressing capital improvement needs in the five areas, under reduced funding be accomplished as follows: (1) in the two Redevelopment area of Oak Park and Del Paso Heights, bonding of tax increment funds to increase funding availability be pursued, and that tax increment funds therefore, be responsible for a greater proportion of capital improvement funding, and (2) in the non-Redevelopment Areas, only the most critical capital improvement projects should be considered with funding phased over two to three years as necessary to accommodate the project.

III HOUSING: Staff recommends that housing programs continue to be a strong component of the overall CDBG program in keeping with both local and national objectives. None-the-less, some reductions are proposed primarily in the housing rehabilitation program. Loan funds are proposed at a minimal level of \$600,000 and this funding level will require all efforts to leverage private funds to continue to meet housing needs.

While cuts in housing rehab administration are also proposed this is done cautiously in recognition of the fact that this staff must administer a broad range of loan funds (Section 312, HUD Rental Rehab Block Grant and California Housing Finance Agency (CHFA). These programs do not provide any funds for administration. Therefore, in order to effectively administer these funds as well as the ongoing CDBG funded rehab programs, only a relatively modest cut can be absorbed by this budget.

Sacramento City Council Page 4



The Emergency Repair Program (ERP) is recommended for a small increase due to the widespread demand for ERP services. Staff recommends that the Nuisance Abatement Program be retained at 1985 levels as this continues to be one of the highest priorities within the City Target Areas.

- IV. ECONOMIC DEVELOPMENT: Economic Development funding is recommended to be retained at prior year levels if possible; again reflective of local priorities and needs. The 1986 recommended funding level is however, below the 1985 level in recognition of anticipated carryover of prior year CDBG funds in this program. This program provides technical assistance and high risk loans to the following commercial strips: Del Paso Boulevard (North Sacramento); 12th Street (Alkali Flat); Stockton Boulevard (Oak Park); Franklin Boulevard (City Farms area); and the intersection of Meadowview Road and 24th Street.
- V. PUBLIC SERVICES: Wherever possible, staff recommends retaining critical human services within the 15% cap allowed by HUD. The reasons for this are reductions in supportive social programs from other funding sources, and the fact that our existing CDBG funded services provide the most targeted assistance to low income groups. One new program to be added pursuant to Council action of July 2, 1985, (approval of Report Regarding Solutions to the Homeless Problem), is the addition of funding to operate expanded shelter operations for the homeless mentally ill. One program recommended for termination is truancy patrol which is not directly targeted to low income persons and does not directly provide critical human services to disadvantaged persons.
- VI. ADMINISTRATION: More substantial cuts in administrative funds are proposed in the statement. The CDBG Regulations classify any general management, planning or citizen participation function as "administrative" costs. To reduce costs in this area the priority statement recommends cut backs in Planning Department support and termination of support for the Preservation Program. These costs were originally added to the CDBG budget when the program administration was physically located with the City Planning Department. Pursuant to the 1984 CDBG Evaluation of these services, these costs are to be phased out. The priority statement therefore is in accord with the previously approved Evaluation.

Sacramento City Council Page 5



#### FINANCIAL DATA

The attached priority statement conforms to out best estimate of 1986 CDBG revenues (\$3,528,000) and includes program budget reductions to respond to overall cuts in CDBG funding nationwide.

#### ENVIRONMENTAL REVIEW

All projects will be submitted to review under both the California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA) this November when the City Council approves the Draft Application for submittal to HUD.

#### POLICY IMPLICATIONS

The attached priority statement is developed in accordance with the Federal CDBG regulations regarding primary benefit to low income persons and neighborhoods. Due to budget cuts beyond local control, the priority statement cut backs are proposed primarily in the number and extent of capital improvements. Despite these cuts the Priority Statement still largely addresses the CDBG Three Year Plan (1985-87) goals of providing decent housing and an improved living environment for the five target areas within the City.

#### VOTE AND RECOMMENDATION OF COMMISSION

At its special meeting of <u>Aug. 12</u>, 19,85the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:Glud, Luttrell, Pettit, Sanchez, Teramoto, Walton, Angelides

NOES: None

ABSENT: Amundson, Lopez, Moose, Wooley

Sacramento City Council Page 6



#### RECOMMENDATION

The staff recommends adoption of the attached resolution approving the 1986 CDBG Priority Statement as a guide for preparing the detailed 1986 CDBG Application to HUD. Staff will utilize this policy direction in coordinating with the City TAC's and PAC's and will return with the 1986 Application in November of this year.

Respectfully submitted,

Wlliam H Flyan

WILLIAM H. EDGAR Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIM City Manager

Contact Person: Trish Davey



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCILON DATE OF

August 27, 1985

1986 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PRIORITY STATEMENT

WHEREAS the City of Sacramento annually applies to the U.S. Department of Housing and Orban Development for Community Development Block Grant (CDBG) funds; and

the City of Sacramento annually adopts a WHEREAS statement of priorities to ensure the best use of funds to meet local needs; now, therefore

IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF **SACRAMENTO:** 

Section 1: The attached 1986 CDBG Priority Statement is adopted as a conceptual funding guide for preparation of the full 1986 CDBG Application.

MAYOR

ATTEST:

z:ccCDBGStmt

CITY CLERK

AUS 2 7 1935

OFFICE OF THE CITY CLERK



## ATTACHMENT 1 CITY OF SACRAMENTO 1986 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PRIORITY STATEMENT

·	;	1985 FUNDING LEVEL	ТА	1986 PROPOSED RGET LEVE	
ī.	CAPITAL IMPROVEMENTS  (See Attachment 2 - Preliminary Target Area Allocations)	\$ 1,388,000	\$	950,000	
II.	HOUSING PROGRAMS  A. Rehabilitation Loan Fund B. Rehabilitation Administration C. Relocation Program D. Emergency Repair Grants E. Building Inspection F. Nuisance Abatement Program SUB-TOTAL	\$ 700,000 450,000 50,000 200,000 70,000 135,000	\$ 1	600,000 400,000 50,000 250,000 70,000 135,000 ,505,000	1/
III.	ECONOMIC DEVELOPMENT	\$ 500,000	\$	240,000	<u>2</u> /

(Del Paso Blvd; Stockton, Franklin, 12th Street Meadowview/24th)

<sup>1.</sup> The Housing Rehabilitation Administrative fund is used to administer close to \$3.0 million dollars in other sources of funds (CHFA, HUD Rental Rehab funds, Section 312, and State Deferred funds).

<sup>2.</sup> The Economic Development Program is projected to have approximately \$500,000 in carry-over funds for the 1986 year. Therefore, although the 1986 Priority Statement shows a reduction in new funds, adequate funds for all projected 1986 activities should be available.

# ATTACHMENT 1 CITY OF SACRAMENTO 1986 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PRIORITY STATEMENT Page Two

IV.	PUBLIC SERVICES				
	A. Human Rights/Fair Housing B. Youth Employment-Workreation C. Shared Housing D. HOME - Lutheran Social	\$	120,000 135,000 50,000	\$	120,000 130,000 50,000
	Services Refugee Training E. Homeless Program for Mentally Ill F. Truancy Patrol SUB-TOTAL	\$	10,000 -0- 90,000 405,000	\$	10,000 100,000 -0- 410,000
v.	ADMINISTRATION	<del>-1</del>			
	A. Planning Department B. Preservation Program C. PAC's D. CDBG Administration SUB-TOTAL	\$	104,000 25,000 100,000 325,000 554,000	\$	52,000 -0- 60,000* 300,000 352,000
VI.	CONTINGENCY	·		\$	11,000
	TOTAL	\$ 4	,452,000	\$ 3	3,528,000

<sup>\*</sup> Based on current mid-year expenses, each Project Area Committee requires \$15,000-\$20,000 in operating funds. Therefore, \$60,000 is budgeted for all three PAC's in 1986.

36

## ATTACHMENT 2 1986 CITY OF SACRAMENTO TARGET AREA CAPITAL IMPROVEMENT FUNDING GUIDE

General Guidelines: The 1986-87 adopted Three Year Plan references the following capital improvement policy guidelines:

A. Redevelopment Areas: For the Redevelopment Areas of Oak Park and Del Paso Heights less CDBG funds are committed to capital improvements than non-Redevelopment areas in recognition of the fact that tax increment funds are available in these areas. Under our previous CDBG funding levels \$200,000 per year was recommended for each redevelopment area.

Under the reduced funding scenario (15% cut), staff recommends that Del Paso Heights receive \$200,000 in 1986 in recognition of their smaller tax increment flow (\$350,000), and their much more widespread capital improvement needs. For Oak Park, a funding level of \$50,000 is recommended, acknowledging their larger tax increment resources (\$752,000 flow/year) and the fact that basic improvements (except spot street lighting) are installed.

B. Non-Redevelopment Areas: The three non-redevelopment areas of East Del Paso Heights, Gardenland and Woodbine must rely solely on CDBG resources to construct capital improvements. The Three Year Plan rotated funding emphasis between the three areas over the three year period in order to ensure that each area would have adequate funding to accomplish at least one large improvement project over the three year timeframe. The rotational emphasis was as follows:

Gardenland (1985); East Del Paso Heights (1986) and Woodbine (1987).

Attachment 3 show the adopted Three Year Plan priorities under consideration.

Preliminary Recommendations: Staff's preliminary recommendations, by target area are outlined below. These recommendations, will be presented to the TAC's and PAC's for their input in September, 1986, and for modification as necessary prior to completion of the Draft CDBG Application.

## ATTACHMENT 2 1986 CITY OF SACRAMENTO TARGET AREA CAPITAL IMPROVEMENT FUNDING GUIDE Page Two

Del Paso Heights - \$200,000: As stated above, the \$200,000 is recommended for this are to match tax increment sources in conformance with the Redevelopment Plan. Both the Three Year Plan and the Redevelopment Plan call for completion of Phase I of Improvement Area 6B (already designed) and possibly design of Improvement Area 9. (See Maps in Attachment 3).

East Del Paso Heights - \$450,000: The Three Year Plan recommends funding for improvement area #5A (\$423,000) and plans for area #4 (\$50,000). Improvement area 5 received design funds in 1985. An additional recommended project in this area (not in Three Year Plan) is night lighting for the Parker Homes area (\$112,500) both north and south of Freeway. Should surplus carryover resources be identified design of these improvements might be considered (estimate: \$10, -20,000).

Oak Park - \$50,000: The Three Year Plan calls for phased installation of streetlights in Oak Park. These types of projects can be easily phased to meet available CDBG funds, or if warranted expanded with tax increment financing.

Gardenland - \$140,000: The Three Year Plan calls for the final phase of improvement to the Stanford Settlement Complex (updated estimate: \$130,000) and \$10,000 to match a South Natomas Capital Improvement Grant for handball courts in Gardenland Park.

Woodbine - \$110,000: Although the Three Year Plan calls for completion of improvement area 5A (\$300,000) staff recommends a phased construction allocation for this project for the following reasons (1) as part of the Woodbine 4 project a portion of Woodbine 5A was completed, leaving only a relatively small improvement area remaining in 5A which could be combined with 5B in 1987 for greater efficiencies and possible bid cost saving, and (2) since Woodbine is scheduled for funding emphasis in 1987, it is recommended that a small construction set aside for Woodbine 5A and 5B be established in 1986, to supplement funding for a combined 5A and 5B project in 1987.

TOTAL - \$950,000



### DEL PASO HEIGHTS PROPOSED 1985-87 THREE YEAR PLAN

#### PROJECT DESCRIPTION

#### 1985

Hagginwood Park Improvements - Improvements to the park include improvements to the irrigation pump system to ensure adequate maintenance of the open space and turf in the park area.

DPH 19A, B, and C - Design of full street improvements in the area of Jean Avenue, Dry Creek Road, O'Donnell Avenue, and May Street.

#### South Avenue

#### IA

Construction of full street improvements on on South Avenue between Rio Linda Boulevard and Altos Avenue (includes realignment of South Avenue at Altos Avenue).

#### 1

Construction of full street improvement on South Avenue between Altos Avenue and Taylor Street, and to the back lot lines from South Avenue to Knightlinger Street and Taylor Street.

#### <u>IC</u>

Construction of full street improvements on South Avenue between Taylor Street and Norwood Avenue, and to the back lot line from South Avenue to Vern Street.

#### COST ESTIMATE

#### STAFF COMPANS

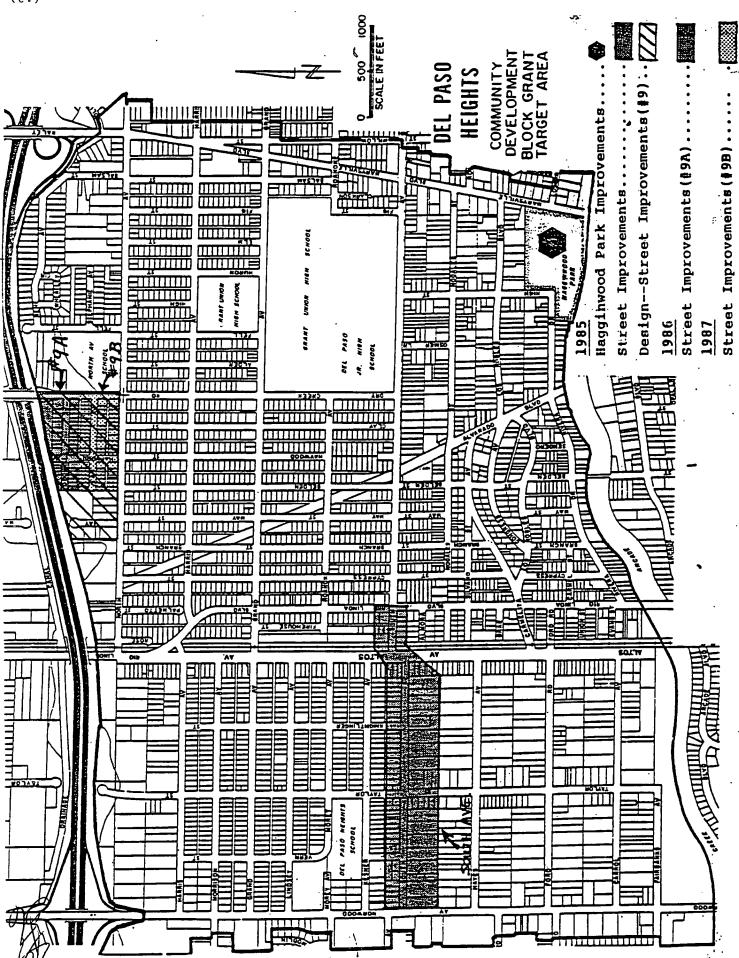
\$	10,000	This project is ready for implementation and staff recommends funding in 1985.
\$	50,000 - plans	The Agency's policy is to fund the design phase separately from construction due to our limited CDBG funding.
,		construction due to our indicat coor raining.
	•	
\$	140,000 - CDBG	Design of this project was funded by CDBG in 1983.
\$	630,000 - Tax	Based on the off-site drainage needs and water and
\$	Increment 770,000	sewer rehab Public Works recommends completing South Avenue from east to west. Staff recommends the

PAC consider combining South Ave #A, B & C for joint CDBG - tax increment funding in 1985.

.

#### DEL PASO HIZIGHIS PROPOSED 1985-87 THREE YEAR PLAN

PROJECT DESCRIPTION	COST ESTIMATE	STAFF COMENTS
1986  DPH 19A - Construction of full street improvements on Jean Avenue, Haywood Street, and Dry Creek Road between North Avenue and O'Donnell Avenue.	\$ 200,000 - CDBG 100,000 - T.I. \$ 300,000	Staff recommends that the PNC consider this project for joint CDBG - tax increment funding.
1987		
DPH 19B - Construction of full street improvements on O'Donnell Avenue to Dry Creek Road.	\$ 200,000 - CDBG 105,000 - TI \$ 305,000	Staff recommends that the PAC consider this project for joint CDBG - tax increment funding.



## BRE

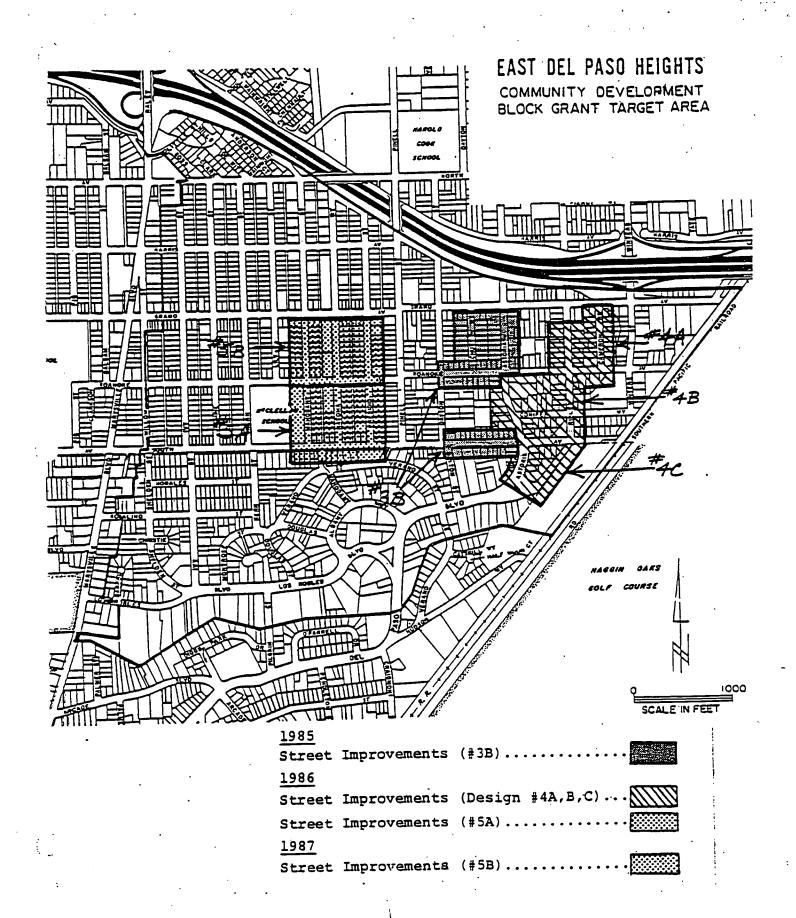
## EAST DEL PASO HEIGHTS PROPOSED 1985-87 TIPREE YEAR PLAN

PROJECT/DESCRIPTION		COST ESTIMATE	STAFF COMMENTS
1985			
Street Improvement District (3B			•
Construction of curbs, gutters, sidewalks, and street lights on South Avenue between Dayton Street and Astoria Street, Schutt Way and Astoria Street between Roanoke Avenue and Grand Avenue.	<b>\$</b>	328,000	The design for this project has been completed and 13A was funded in 1984. Staff recommends funding in Year-One - 1985.
1986			·
Street Improvement District \$5A	\$	423,000	The design phase of this project was funded in 1984.
Construction of curbs, gutters, sidewalks, and street lights on Mahogany Street, Natoma Way, Presidio Street between Roanoke Avenue and South Avenue, and South Avenue between Mahogany and Presidio.			·
Design of (4A, )4B and (4C Street Improvements	\$	50,000 - plans	Our policy is to fund the design phase separate from construction due to our limited CDBG funds.
Design three contruction phases of curb, gutter sidewalk improvement in the areas of Grand Ave, between Dayton and Cameron, and portions of Ripley, Astoria, Schutt and Conifer Way.			•

The

## PAST DEL PASO HEIGHTS PROPOSED 1985-87 THREE YEAR PLAN

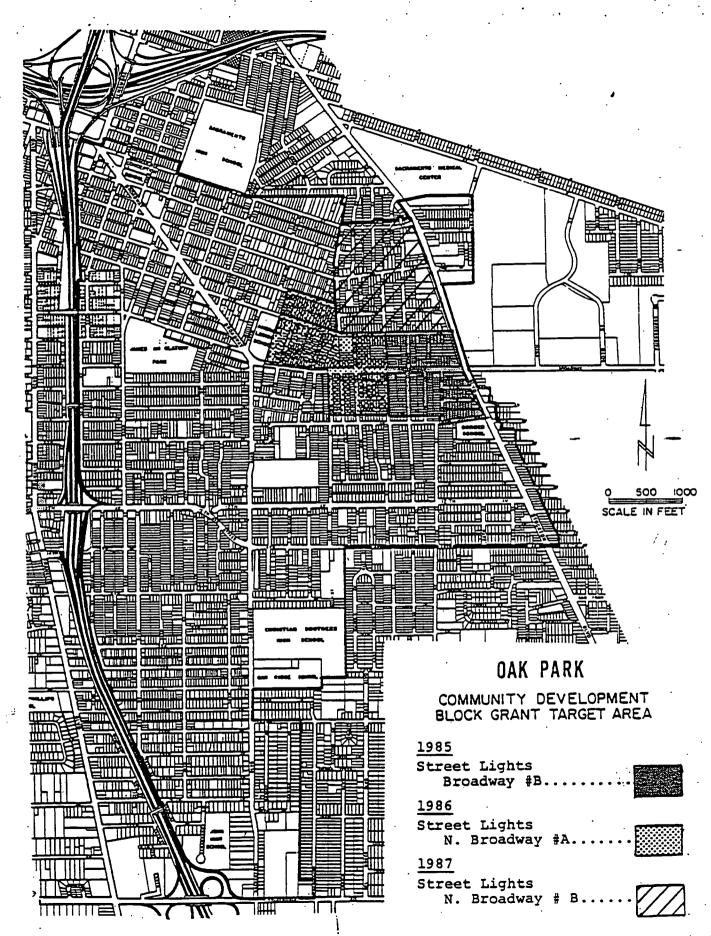
PROJECT/DESCRIPTION	COST ESTIMATE	STAFF COMMENTS
Contingency		
To Cover bid cost, inflationary increases or unanticipated new projects.	27,000	Due to variations in the bid market, staff recommends a contingency fund.
1987		
Street Improvement District   5B	200,000	Design for this project funded in 1984.
Construction of curbs, gutters, sidewalks and streetlights on Mahogany, Natoma and Presidio between Roanoke and Grand.		



· Le

#### OAK PARK PROPOSED 1985–87 THERE YEAR PLAN

PROJECT DESCRIPTION	COST PSTIMATE	STAFF COMPAIS ,
1985		
Oak Park Community Center East Streetlights: Street- lighting in the area bounded by 42nd Street, 12th Avenue, Stockton Boulevard, and 4th Avenue.	\$200,000	Given the increased health and safety that streetlights provides staff recommends funding in 1985. Tax Increment funding could be used to supplement this project by providing public improvements such as patching of streets; provision of curbs, gutters, and sidewalks where needed; street trees where they are missing; and bus shelters to provide sum and rain protection. Specific public improvements needs in each district will be scoped with 1984 CDBG funding.
1986		
North Broadway Streetligting IA - Streetlighting in the area of American Legion School, 3rd Avenue, Santa Cruz Way, and 42nd Avenue.	\$200, <b>0</b> 00	Given the increased health and safety that streetlights provides staff recommends funding in 1986. Tax Increment funding could be used to supplement this project by providing public improvements such as patching of streets; provision of curbs, gutters, and sidewalks where needed; street trees where they are missing; and bus shelters to provide sun and rain protection. Specific public improvements needs in each district will be scoped with 1984 CDBG funding.
1987	•	•
North Broadway Streetlighting IB - Streetlighting in the area of Y Street, 4th Avenue, Santa Cruz Way, and Stockton Boulevard.	\$200,000	Given the increased health and safety that streetlights provides staff recommends funding in 1987. Tax Increment funding could be used to supplement this project by providing public improvements such as patching of streets; provision of curbs, gutters, and sidwalks where needed; street trees where they are missing; and bus shelters to provide sun and rain protection. Specific public improvements needs in each distric will be scoped with 1984 CDBG funding.





#### CARDENIAND PROPOSED 1985–87 THERE YEAR FLAN

PROJECT/LEAD AGENCY	DESCRIPTION	COST ESTIMATE	STAFF CUMMENTS
1985			
. Gardenland Street Improvements Phase I City Engineering	Provide street improvement to include curbs, gutters and sidewalks on Rimmer, Winterhaven, and on Northgate (from Rimmer south to where the sidewalk currently ends near Senator).	\$ 480,000	It is recommended that these improve- ments be funded in 1985. These streets have already been designed in prior years.
. Handball Courts - City Community Services	Install heavy duty harborite handball courts at Gardenland Park.  (Costs are for 2 courts, back-to back).	\$ 8,000	Staff recommends funding two courts (back-to-back) at the lower amount (plywood) to see whether they are used or not. If they are extensively utilized, more could possibly be added in 1986 or 1987.
. Stanford Settlement Remodeling	Additional site improvements for Phase I of the center's remodeling funded in 1984 including drainage and re-roofing.	\$ 12,000	Staff recommends funding for these improvements to complement the total remodeling/facility expansion effort.

وغرميد

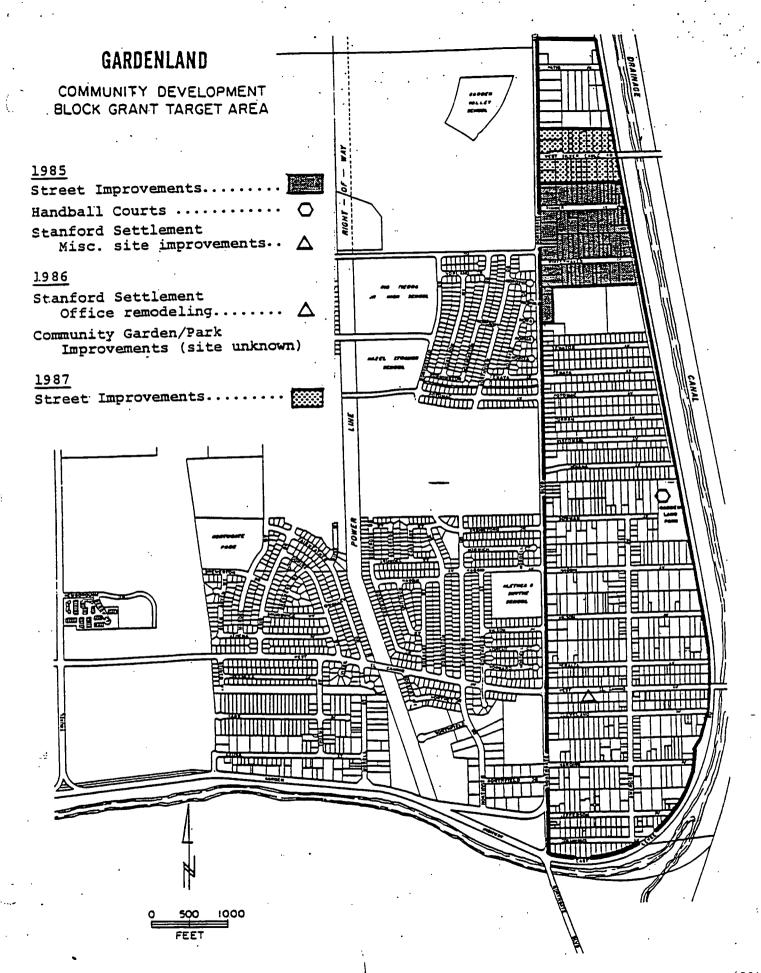
#### GAIDERLAND PROVOSED 1985-87 THEEB YEAR PLAN

PROJECT/I PAD AGENCY	DESCRIPTION	COST ESTIMATE	STAFF COMMENTS
1986	•		
. Stanford Settlement SHRA	Modifications to the office space and restrooms to allow for more efficient use of space, accommodate future uses (new bldg.) and provide better storage.	\$ 170,000	Staff recommends funding these improvements in the second year of the plan. The Stanford Settlement provides valuable services to the low-income population of North Sacramento.
. Community Garden/ Park Improvements	Improvement such as water lines may be needed for a future community garden site.	\$ 10,000	Funding assistance may be needed in the future if the community is to obtain a site for a garden. In the event community gardening is infeasible, additional park improve- ments at Gardenland park should be considered.
. Contingency	To cover bid costs inflation or unanticipated new projects.	\$ 20,000	Due to variations in the bid market, staff supports the allocation of a contingency fund.



#### CARDENIAND PROPOSED 1985-87 THREE YEAR PLAN

PROJECT/LEND AGENCY	DESCRIPTION	COST ESTIMATE	STAFF COHENTS
1987			
. Gardenland Street Improve- ments - Phase II City Engineering	Provide improvements on West Silver Eagle and on Northgate (from Rimmer to West Silver Eagle).	\$ 240,000	Staff recommends delaying this project until the West Silver Eagle Extension is complete (1987).
. Contingency	To cover bid costs, inflation unanticipated new project.	\$ 20,000	Due to variations in the bid market, staff supports the allocation of a contingency fund.



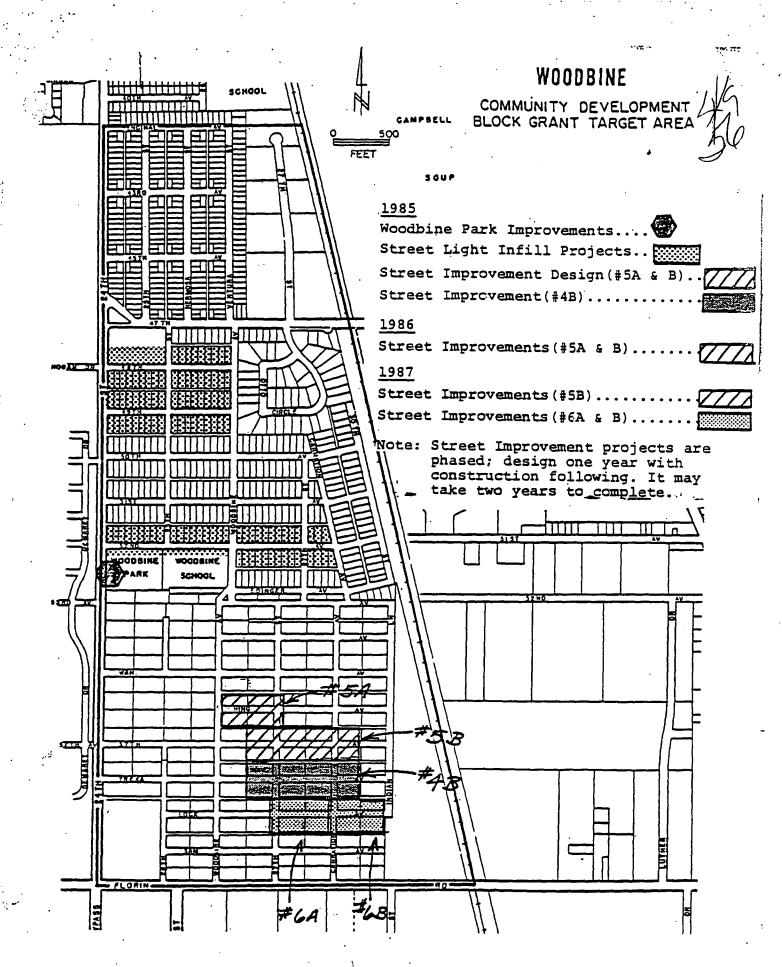


#### HOODBING TARGET AREA 1985-87 THREE YEAR PLAN

PROJECT	DESCRIPTION	COST ESTIMATE	STAFF COMMENTS
1985			•
Street Lights - 48th & 49th Avenues	Infill streetlighting on 48th and 49th Avenues between 24th Street and Woodbine Avenue.	\$45,000 - includes engineering and construction.	These streets have sidewalks,curbs, and gutters, in place but lack street lights. Staff recommends funding in 1985 program year.
Street Lights - 52nd Avenue	Infill streetlighting on 52nd Avenue between 24th Street and Woodbine Avenue.	\$21,000 - includes engineering and construction.	This street has sidewalks, curbs, and gutters in place, but lacks street lights. Staff recommends funding for 1985 program year.
Design Street Improvement District #5A and #5B	Design of street improvements on Hing Avenue between Woodbine Avenue and 27th Street; and 57th Avenue between 27th Street and Carnation Avenue.	\$ 50,000	Our policy is to fund the design phase separate from construction due to our limited CDBG funds. Staff recommends funding in 1985. Since this project is to the south of Improvement District [48] improvements would progress uniformly to the south of the target area, eliminating spot improvements.
Moodbine Park Improvements	Installation of chain link fence between Woodbine Park and Senior Citizen Complex; and improvements to the baseball backstops and field improvements.	\$ 9,000	The TAC funded improvements to the Tot Lot/Adventure Area at Woodbine Park in 1984. Staff is recommending funding these additional improvements in Year One - 1985.

#### woodeling target area 1985–87 times year plan

PROJECT	DESCRIPTION	COST ESTIMATE	STAFF COMMENTS
Construction of Street Improvement District   48	Construction of curbs, gutters, sidewalks, and street lights on Yreka between 27th Street and Carnation Avenue.	\$ 45,000	The design for this project has been completed and \$4A was funded in 1984. Staff recommends funding in Year Two-1986.
1986			
Construction of Street Improvement District #5A	Construction of curbs, gutters, sidewalks, and street lights on Hing Avenue between Woodbine Avenue and 27th Street.	\$300,000	Design of this project is being recommended by staff for funding . in 1985, and construction in 1986.
1987			·
Construction of Street Improvement District (5B	Construction of curbs, gutters, sidewalks, and street lights on 57th Avenue between 27th Street and Carnation Avenue.	\$124,000	Design of this project is being recommended by staff for funding in 1985. Staff recommends funding construction in Year Three - 1987.
Design and Construction Street Improvement District 6A and 6B	Design and construction of street improvements on Locke Avenue between 27th Street and Carnation Avenue, and Locke Avenue between Carnation Avenue and Indian Lane.	\$376,000	Staff recommends funding in 1987 since this project is to the south of Improvement District (5A and B improvements would progress uniforly to the south of the target area, eliminating spot improvements.



### DEL PASO HEIGHTS PROPOSED 1985-87 THREE YEAR PLAN

COST ESTIMATE

PROJECT DESCRIPTION

Construction of full street improvement on South Avenue between Altos Avenue and Taylor Street, and to the back lot lines from South Avenue to Knightlinger Street and Taylor Street.

Construction of full street improvements on South Avenue between Taylor Street and Norwood Avenue, and to the back lot line from South Avenue to Vern STAFF COMMENTS

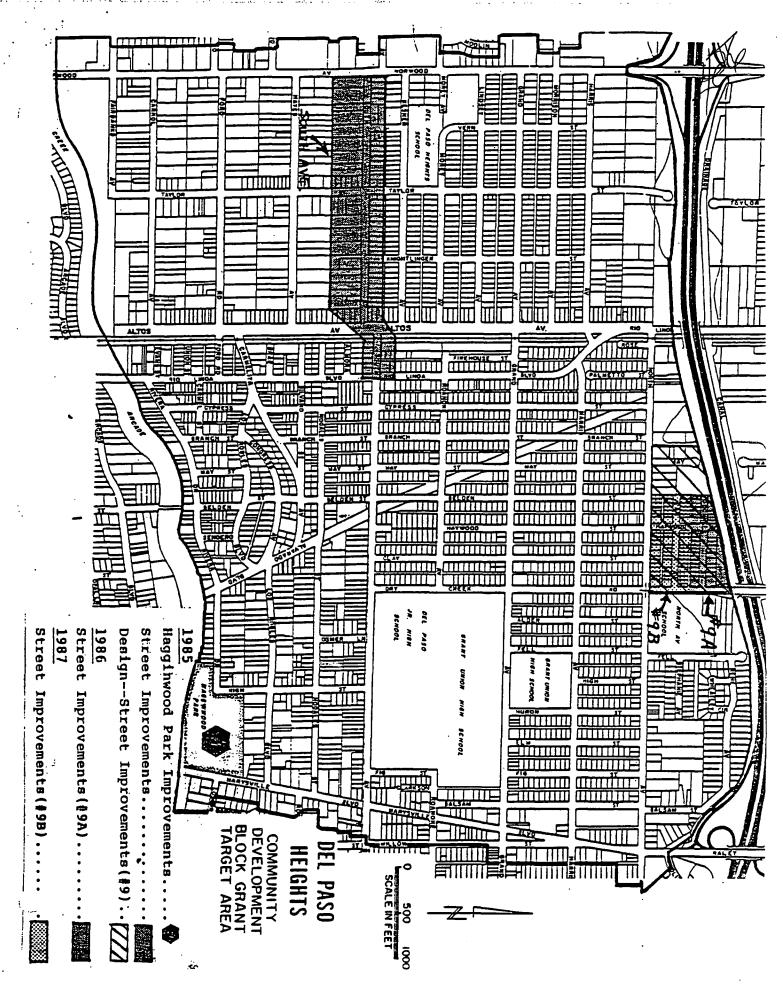
1985		
Hagginwood Park Improvements - Improvements to the park include improvements to the irrigation pump system to ensure adequate maintenance of the open space and turf in the park area.	\$ 10,000	This project is ready for implementation and staff recommends funding in 1985.
DPN 19A, B, and C - Design of full street improvements in the area of Jean Avenue, Dry Creek Road, O'Donnell Avenue, and May Street.	\$ 50,000 - plans	The Agency's policy is to fund the design phase separately from construction due to our limited CDBG funding.
South Avenue		•
<u>IA</u>	•	•
Construction of full street improvements on on South Avenue between Rio Linda Boulevard and Altos Avenue (includes realignment of South Avenue at Altos Avenue).	\$ 140,000 - CDBG \$ 630,000 - Tax Increment	Design of this project was funded by CDBG in 1983.  Based on the off-site drainage needs and water and a sewer rehab Public Works recommends completing South Avenue from east to west. Staff recommends the PAC consider combining South Ave #A, B & C for joint CDBG - tax increment funding in 1985.
<u>•B</u>	•	joint was the Installed Family II 1900.

wh

Street.

## DEL PASO HEIGHTS PROPOSED 1985-87 THREE YEAR PLAN

· PROJECT DESCRIPTION	COST ESTIMATE	STAFF CONNENTS
1986  DPH 19A - Construction of full street improvements on Jean Avenue, Haywood Street, and Dry Creek Road between North Avenue and O'Donnell Avenue.	\$ 200,000 - CDBG 100,000 - T.I. \$ 300,000	Staff recommends that the PNC consider this project for joint CDBG - tax increment funding.
1987		·, •
DPH 19B - Construction of full street improvements on O'Donnell Avenue to Dry Creek Road.	\$ 200,000 - CDBG 105,000 - TI \$ 305,000	Staff recommends that the PAC consider this project for joint CDBG - tax increment funding.



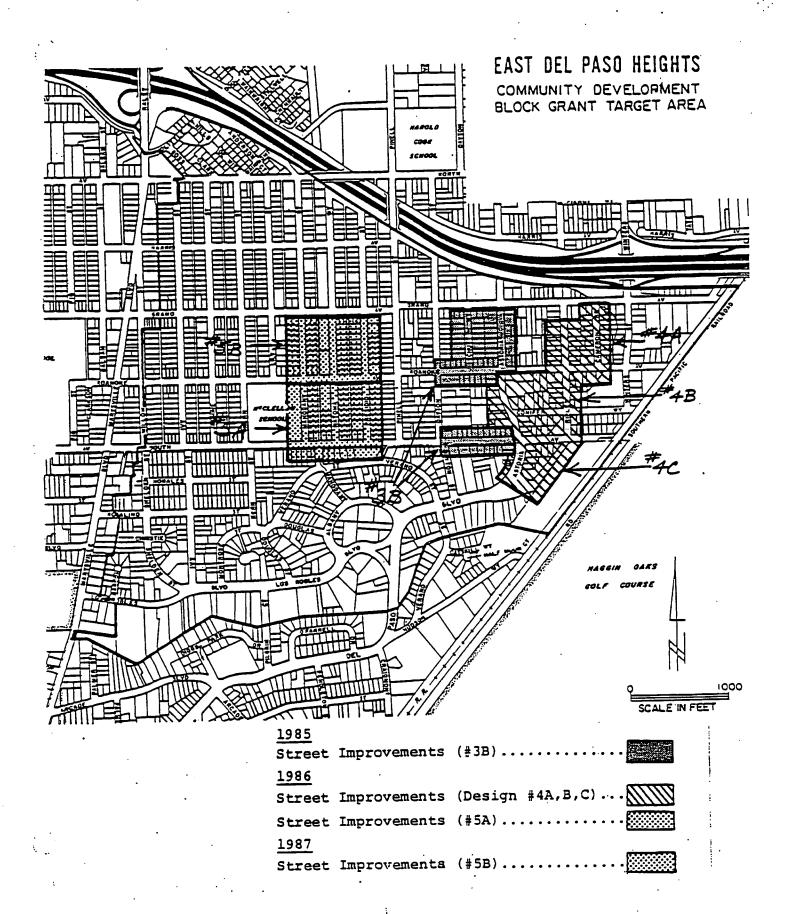
## PAST DEL PASO HEIGHTS PROPOSED 1985-87 THREE YEAR PLAN

PROJECT/DESCRIPTION .		COST ESTIMATE	STAFF COPPENIS
1985			
Street Improvement District   3B			·
Construction of curbs, gutters, sidewalks, and street lights on South Avenue between Dayton Street and Astoria Street; Schutt Way and Astoria Street between Roanoke Avenue and Grand Avenue.	<b>\$</b>	328,000	The design for this project has been completed and 13A was funded in 1984. Staff recommends funding in Year-One - 1985.
1986	•		·
Street Improvement District 15A	\$	423,000	The design phase of this project was funded in 1984.
Construction of curbs, gutters, sidewalks, and street lights on Mahogany Street, Natoma Way, Presidio Street between Roanoke Avenue and South Avenue; and South Avenue between Mahogany and Presidio.		·	
Design of \$4A, \$4B and \$4C Street Improvements	\$	50,000 - plans	Our policy is to fund the design phase separate from construction due to our limited CDBG funds.
Design three contruction phases of curb, gutter sidewalk improvement in the areas of Grand Ave, between Dayton and Cameron, and portions of Ripley, Astoria, Schutt and Conifer Way.			

Th

## PROPOSED 1985-87 THREE YEAR PLAN

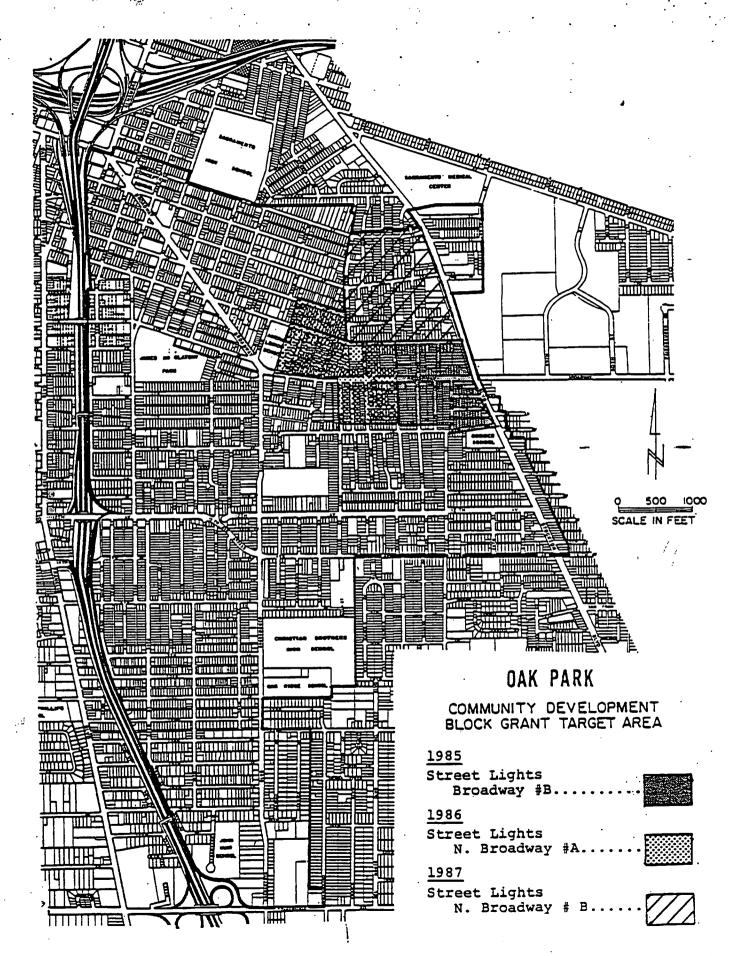
PROJECT/DESCRIPTION	COST ESTIMATE	STAPP COMPINES
Contingency  To Cover bid cost, inflationary increases or	27,000	Due to variations in the bid market, staff recommends
unanticipated new projects.	27,000	a contingency fund.
1987		
Street Improvement District   58	200,000	Design for this project funded in 1984.
Construction of curbs, gutters, sidewalks and streetlights on Mahogany, Natoma and Presidio between Roanoke and Grand.		



Th

#### OAK PAITK PROPOSED 1985-87 TURES YEAR PLAN

COST ESTIMATE	STAFF CLIPTENTS
\$200,000	Given the increased health and safety that streetlights provides staff recommends funding in 1985. Tax Increment funding could be used to supplement this project by providing public improvements such as patching of streets; provision of curbs, gutters, and sidewalks where needed; street trees where they are missing; and bus shelters to provide sun and rain protection. Specific public improvements needs in each district will be scoped with 1984 CDBG funding.
\$200,000	Given the increased health and safety that streetlights provides staff recommends funding in 1986. Tax Increment funding could be used to supplement this project by providing public improvements such as patching of streets; provision of curbs, gutters, and sidewalks where needed; street trees where they are missing; and bus shelters to provide sum and rain protection. Specific public improvements needs in each district will be scoped with 1984 CDBG funding.
	•
\$200,000	Given the increased health and safety that streetlights provides staff recommends funding in 1987. Tax Increment funding could be used to supplement this project by providing public improvements such as patching of streets; provision of curbs, gutters, and sidwalks where needed; street trees where they are missing; and bus shelters to provide sum and rain protection. Specific public improvements needs in each distric will be scoped with 1984 CDBG funding.
	\$200,000 \$200,000



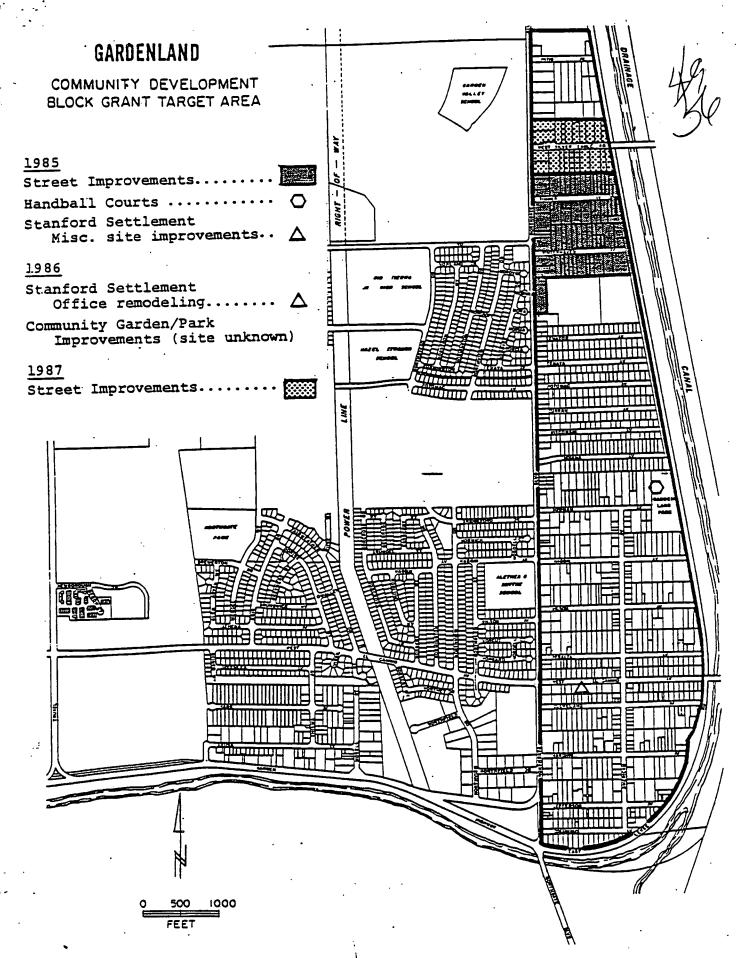


#### GARDENIAND PROPOSFI) 1985–87 TUREE YEAR FLAN

PROJECT/I, END NORNCY	DESCRIPTION	COST ESTIMATE	STAFF COHENTS
1985	·		
. Gardenland Street Improvements Phase I City Engineering	Provide street improvement to include curbs, gutters and sidewalks on Rimmer, Winterhaven, and on Northgate (from Rimmer south to where the sidewalk currently ends near Senator).	\$ 480,000	It is recommended that these improvements be funded in 1985. These streets have already been designed in prior years.
. Handball Courts - City Community Services	Install heavy duty harborite handball courts at Gardenland Park.  (Costs are for 2 courts, back-to back).	\$ 8,000	Staff recommends funding two courts (back-to-back) at the lower amount (plywood) to see whether they are used or not. If they are extensively utilized, more could possibly be added in 1986 or 1987.
. Stanford Settlement Remodeling	Additional site improvements for Phase I of the center's remodeling funded in 1984 including drainage and re-roofing.	\$ 12,000	Staff recommends funding for these improvements to complement the total remodeling/facility expansion effort.

#### GAIDENLAND FROIVOSED 1985-87 TIREE YEAR PLAN

PROJECT/LEND ACENCY	DESCRIPTION	COST ESTIMATE	STAFF COMPENTS
1986			
. Stanford Settlement SIRA	Modifications to the office space and restrooms to allow for more efficient use of space, accomodate future uses (new bldg.) and provide better storage.	\$ 170,000	Staff recommends funding these improvements in the second year of the plan. The Stanford Settlement provides valuable services to the low-income population of North Sacramento.
. Community Garden/ Park Improvements	Improvement such as water lines may be needed for a future examinity garden site.	\$ 10,000	Funding assistance may be needed in the future if the community is to obtain a site for a garden. In the event community gardening is infeasible, additional park improve- ments at Gardenland park should be considered.
. Contingency	To cover bid costs inflation or unanticipated new projects.	\$ 20,000	Due to variations in the bid market, staff supports the allocation of a contingency fund.



#### Gardeniand Proposed 1985–87 tibree year plan

PROJECT/LEND ACPINCY	DESCRIPTION	COST ESTIMATE	STAFF COHENTS
1987			
. Gardenland Street Improve- ments - Phase II City Engineering	Provide improvements on West Silver Eagle and on Northgate (from Rimmer to West Silver Eagle).	\$ 240,000	Staff recommends delaying this project until the West Silver Eagle Extension is complete (1987).
. Contingency	To cover bid costs, inflation unanticipated new project.	\$ 20,000	Due to variations in the bid market, staff supports the allocation of a contingency fund.

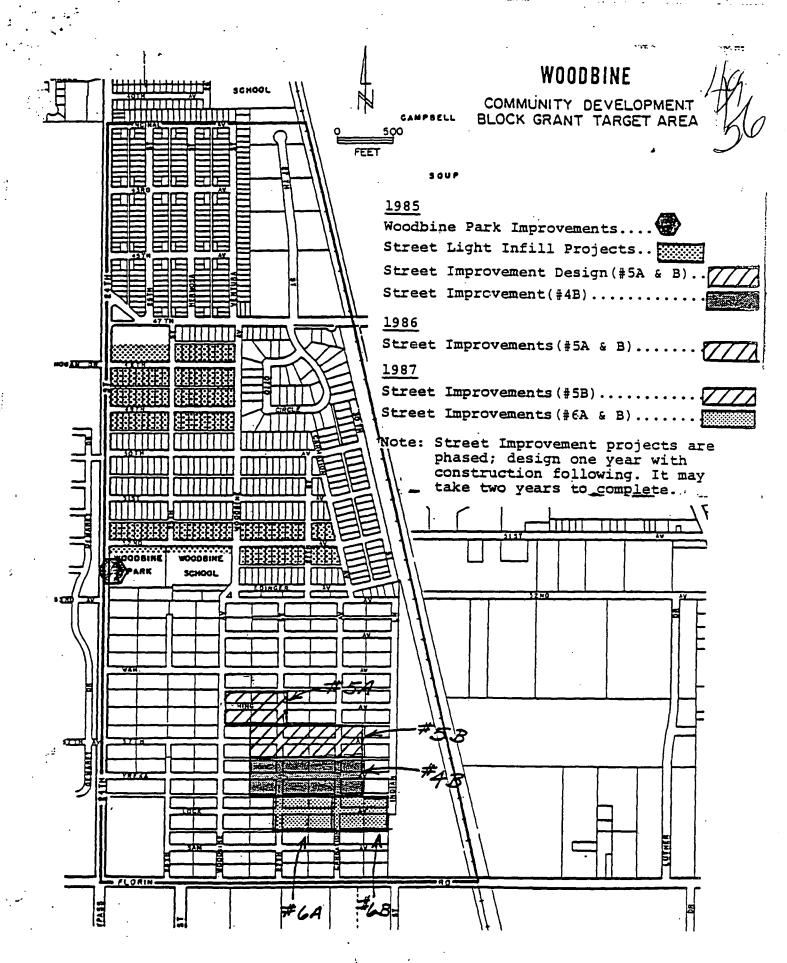


#### MOODBINE TARGET AREA 1985-87 THREE YEAR PLAN

PROJECT	DESCRIPTION	COST ESTIMATE	STAFF CU <del>LT</del> ENTS
1985			•
Street Lights - 48th & 49th Avenues	Infill streetlighting on 48th and 49th Avenues between 24th Street and Woodbine Avenue.	\$45,000 - includes engineering and construction.	These streets have sidewalks, curbs, and gutters, in place but lack street lights. Staff recommends funding in 1985 program year.
Street Lights - 52nd Avenue	Infill streetlighting on 52nd Avenue between 24th Street and Woodbine Avenue.	\$21,000 - includes engineering and construction.	This street has sidewalks, curbs, and gutters in place, but lacks street lights. Staff recommends funding for 1985 program year.
Design Street Improvement District #5A and #5B	Design of street improvements on Hing Avenue between Woodbine Avenue and 27th Street; and 57th Avenue between 27th Street and Carnation Avenue.	\$ 50,000	Our policy is to fund the design phase separate from construction due to our limited CDBG funds. Staff recommends funding in 1985. Since this project is to the south of Improvement District 14B improvements would progress uniformly to the south of the target area, eliminating spot improvements.
Woodbine Park Improvements	Installation of chain link fence between Woodbine Park and Senior Citizen Complex; and Improvements to the baseball backstops and field improvements.	\$ 9,000	The TAC funded improvements to the Tot Lot/Adventure Area at Woodbine Park in 1984. Staff is recommending funding these additional improvements in Year One - 1985.

#### WOODDING TARGET AREA 1985–87 THREE YEAR PLAN

PROJECT	DESCRIPTION	Cost estimate	SINTY COMPENIS
'Construction of Street Improvement District #4B	Construction of curbs, gutters, sidewalks, and street lights on Yreka between 27th Street and Carnation Avenue.	\$ 45,000	The design for this project has been completed and 14A was funded in 1984. Staff recommends funding in Year Two-1986.
1986		•	
Construction of Street Improvement District #5A	Construction of curbs, gutters, sidewalks, and street lights on Hing Avenue between Woodbine Avenue and 27th Street.	\$300,000	Design of this project is being recommended by staff for funding in 1985, and construction in 1986.
1987			
Construction of Street Improvement District #5B	Construction of curbs, gutters, sidewalks, and street lights on 57th Avenue between 27th Street and Carnation Avenue.	\$124,000	Design of this project is being recommended by staff for funding in 1985. Staff recommends funding construction in Year Three - 1987.
Design and Construction Street Improvement District 6A and 6B	Design and construction of street improvements on Locke Avenue between 27th Street and Carnation Avenue, and Locke Avenue between Carnation Avenue and Indian Lane.	\$376,000	Staff recommends funding in 1987 since this project is to the south of Improvement District #5A and B improvements would progress uniforly to the south of the target area, eliminating spot improvements.



### RESOLUTION NO. 85-709

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

September 10, 1985

## 1986 COMMUNITY DEVELOPMENT BLOCK GRANT PRIORITY STATEMENT

WHEREAS, the City of Sacramento annually applies to the U. S. Department of Housing and Urban Development for Community Development Block Grant funds; and

WHEREAS, the City of Sacramento annually adopts a statement of priorities to ensure the best use of funds to meet local needs; now, therefore

BE IT RESOLVED BY THE CITY OF COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The attached 1986 CDBG Priority Statement is hereby adopted as a conceptual funding guide for preparation of the full 1986 CDBG Application.

ANNE	RUDIN	
MAYOR		

ATTEST:

LORRAINE MAGANA

CITY CLERK