

Com. Report  
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## 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

APPROVED  
BY THE CITY COUNCIL

APR 13 1982

OFFICE OF THE  
CITY CLERK

*Withdrawn*

### 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

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- 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:

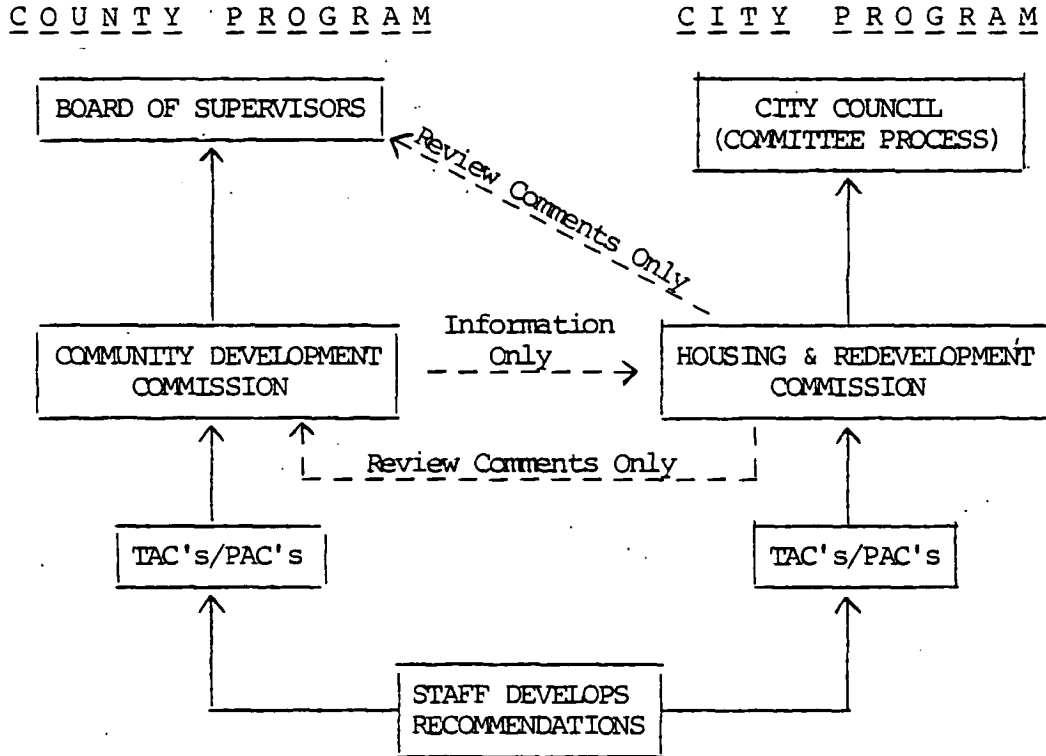
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(Note: Solid line represents the flow of recommendations.)



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.

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## 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.

## VOTE 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. Slupe*

WALTER J. SLUPE  
City Manager

APPROVAL RECOMMENDED:

*Brian H. Richter*  
for BRIAN H. RICHTER  
County Executive

WORK PROGRAM FOR POLICY/PLANNING UNIT

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) [Vacant] (City)	o Statement of CD objectives, and projected use of funds	1/83
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	"

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

<u>Responsible Person(s)</u>	<u>Activities</u>	<u>Date</u>
	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	<u>Financial Activities</u>	<u>Date</u>
	o Develop funding plan for Kimmel 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	<u>Community Development Activities</u>	
	o Develop special needs assessment for non-Redevelopment areas with emphasis on capital improvement needs - City CD areas.	4/82



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 "

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., CDBG 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