



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



*Agnew*  
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Redevelopment Agency of the  
City of Sacramento  
Sacramento, California  
AND  
Sacramento City Council  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
NOV 7 1984

**APPROVED**  
BY THE CITY COUNCIL

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

NOV 13 1984

OFFICE OF THE  
CITY CLERK

NOV 13 1984

Honorable Members in Session:

SUBJECT: 1985 Community Development Block Grant (CDBG) Statement of Objectives and Proposed Use of Funds - Public Hearing

SUMMARY

This report presents the City of Sacramento's 1985 Application to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) funds. The attached resolutions: 1) request approval of the proposed application, (2) authorize the Executive Director of the Redevelopment Agency to execute the application and the associated grant agreement, and (3) authorize amendment of the 1985 Contingency fund in the event final 1985 entitlement funds are in excess of, or less than the estimated entitlement amount. In addition, reprogramming of surplus funds from prior years is recommended to assist in meeting 1985 community development funding needs.

BACKGROUND

Each year the City of Sacramento submits an application to HUD for entitlement CDBG funds. As you may recall, applications are due December 1, 1984 at HUD to receive calendar 1985 CDBG funds. Once approved by HUD, funds should be available in January or February 1985.

The attached application has been developed in close conformance with the 1985 Priority Statement and Target Area Three Year Plans approved by City Council in July, 1984. Staff has reviewed all proposed projects and finds them to be in accordance with HUD regulations regarding eligibility and program benefit to low and moderate income persons or neighborhoods.

11-13-84  
All Districts

1977

1977

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Highlighted below are significant policy changes, or changes not included in the approved Three Year Plan:

1. Contingency Fund: The 1985 Priority Statement reviewed by City Council this July did not reflect a contingency fund due to the many pressing funding needs. As a result, the Sacramento Housing and Redevelopment Commission recommended that staff strive to create a 5% Contingency in order to ensure adequate emergency reserves to cover bid overruns or inflation. Staff concurred with this recommendation and is recommending a contingency fund of \$266,080. This fund is created through reprogramming of prior year surplus funds (See Chart A: Requested Reprogramming Actions). Through use of prior year funds, no impact on planned 1985 programs occurs.
2. SMUD Insulation Program: Previously the CDBG program funded SMUD to provide grants and low interest loans for home insulation. This year the Agency's Planning and Evaluation Unit conducted an analysis of the program. While the evaluation found that SMUD has been extremely conscientious in the management of this program, it also found that similar services are currently being offered through PG&E's ZIP Program, Department of Energy Weatherization Grants and the Housing Rehabilitation Program. Given this duplication of services, and the need to use CDBG funds for services with no other sources of funding, staff recommends reducing funding for this program, and changing the program's eligibility to only assist those households (low income, all electric homeowners, and rental complexes) which cannot be assisted by other programs. Funding for this program will be comprised of 1984 carryover funds (estimated to be \$15,000-\$20,000); therefore, no new appropriation is included in the application.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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3. Refugee Training Services: As you may know, the County of Sacramento CDBG program has funded refugee assistance and acculturation programs for several years. This year the Agency conducted an evaluation of this program which found a continued, and in some cases, increasing need to provide advocacy, acculturation, and translation services. The Evaluation also noted that due to restrictions on use of CDBG, funds, refugees within the City do not receive assistance because the source of funds is County CDBG, intended for the unincorporated jurisdiction. As a result, the evaluation recommended that the City CDBG program contribute at least a small part of the program costs in order to legitimize refugee assistance activities within the City.

The refugee programs are currently operated by Lutheran Social Services (LSS). LSS provides both group sessions on home management as well as individual assistance and advocacy. Although in past years the program has primarily assisted Indochinese refugees, the program is open to all refugees with cultural and language barriers. An amount of \$10,000 is recommended from City CDBG to supplement the County CDBG appropriation (\$80,000) for this program. This creates a total program budget of \$90,000.

4. East Del Paso Heights Target Area Boundary Amendment: A final change in the overall 1985 CDBG program which staff is proposing is to include the northern portion of Parker Homes in the East Del Paso Heights target area. As you may know, in the East Del Paso Heights area, there is a unique neighborhood comprised of older military base housing which is now under private ownership. The neighborhood is bisected by Freeway 80 leaving a portion of the neighborhood (to the south) within the target area, and a portion to the north outside of the target area. Insofar as, both sections of the neighborhood exhibit the same degree of deteriorated housing and blight, staff proposes including Parker Homes North within the target area (see Map 1). This will assist in recognizing legitimate neighborhood boundaries, and extend housing rehabilitation and nuisance abatement services to the new area.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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The staff finds that this amendment conforms to our target area policies in that (1) the area meets HUD low income requirements, (2) the area is of an urban density and has physical improvement needs which can be addressed by the CDBG program, and (3) the area does not require the designation of an entirely new target area or Target Area Committee because it is adjacent to the East Del Paso Heights Target Area.

The East Del Paso Heights Target Area Committee has approved this boundary amendment with the understanding that capital improvement projects planned in the Three Year Plan will not be compromised by the addition. There are existing vacancies on the TAC for which staff will recruit applications from this new area to ensure balanced representation.

With the exception of the above highlighted changes the proposed application remains unchanged from the Priority Statement submitted to the City Council in July of this year. All target area projects has been reviewed and approved by the respective Target Area Committee or Project Area Committee representing each of the five target areas.

## ENVIRONMENTAL REVIEW

All proposed programs are currently undergoing review under both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA). No significant effects are anticipated and funds will not be released until these reviews are complete.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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## POLICY IMPLICATIONS

The proposed 1985 CDBG Application is consistent with the City's CDBG Targeting Policy and supports the 1985-87 CDBG Three Year Plan. One new program is proposed, Refugee Assistance, which is in keeping with Federal eligibility and low income benefit requirements.

## FINANCIAL DATA

The application anticipates \$4,708,080 in 1985 revenue which is based on an estimated entitlement of \$4,150,000 plus \$588,080.15 in reprogrammed prior year funds. Final HUD allocations will not be available until after the application is submitted, therefore, the application includes a 5% contingency in the event further reductions in CDBG entitlement funds occurs.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 5, 1984, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

- AYES: Amundson, Angelides, Luttrell, Moose, Ose,  
Pettit, Sanchez, Teramoto
- NOES: None
- ABSENT: Lopez, Walton

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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RECOMMENDATION

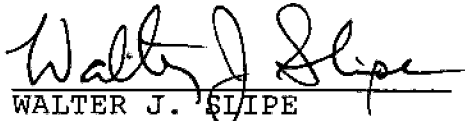
The staff recommends adoption of the attached resolutions which  
(1) Approve the 1985 CDBG Application, (2) Approve the  
recommended reprogramming actions (Chart A), (3) Authorize the  
Executive Director to execute the grant agreement, and (4) allow  
for any increase or decrease in actual 1985 entitlement funds to  
be reflected in the 1985 CDBG Contingency.

Respectfully submitted,



ANDREW J. PLESCIA  
Acting Executive Director

TRANSMITTAL TO COUNCIL



WALTER J. SLIPE  
City Manager

Contact Person: Trish Davey

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**RESOLUTION No. 84-965**

**Adopted by The Sacramento City Council on date of**

November 13, 1984

**APPROVING SUBMISSION OF 1985 COMMUNITY  
DEVELOPMENT BLOCK GRANT APPLICATION**

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

SECTION 1. The City Council hereby approves the 1985 Community Development Block Grant (CDBG) Application, and accepts the required HUD certificates as set forth in Attachment A to this Resolution.

SECTION 2. The City Council hereby approves the re-programming actions set forth in Chart A and hereby budgets such funds in the 1985 CDBG Application.


SECTION 3. The City Council hereby designates the Executive Director to serve as Certifying Officer for the Community Development Block Grant Program and authorizes him to sign and transmit the Application and associated grant agreement.

SECTION 4. In the event additional 1985 entitlement funds are received or in the event of reductions in entitlement funds, the Executive Director of the Redevelopment Agency is authorized to amend the 1985 Contingency line item.

SECTION 5. The 1984/85 City Capital Improvement Budget is hereby amended to reflect capital projects as indicated in the approved 1985 Application.

MAYOR

ATTEST:

  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

NOV 13 1984

OFFICE OF THE  
CITY CLERK

ACCT 5 1 VOM



RESOLUTION NO. 84-06

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF  
November 13, 1984

AUTHORIZING SUBMISSION OF THE 1985  
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY  
OF SACRAMENTO:

Section 1. The Executive Director is authorized to submit the Final 1985 Community Development Block Grant Statements of Objectives and Projected Use of Funds and necessary application materials, as approved by the City Council, to the United States Department of Housing and Urban Development.

Section 2. The Executive Director is authorized to execute the 1985 grant agreement and submit all certifications necessary to receive Community Development Block Grant funds.

Section 3. The 1985 Agency budget is hereby amended to acknowledge receipt of Community Development Block Grant funds in the amount and purposes designated in the 1985 Application approved on this date.

Section 4. In the event additional 1985 entitlement funds are received in excess of or less than the amount programmed in the 1985 Application, the Executive Director is authorized to amend the 1985 Agency budget to acknowledge receipt of those funds and to amend the 1985 Community Development Block Grant Contingency fund.

ATTEST:

\_\_\_\_\_  
ASSISTANT SECRETARY

APPROVED  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

\_\_\_\_\_  
CHAIRMAN

NOV 13 1984

**CERTIFICATIONS**

The grantee certifies that:

- (a) It possesses legal authority to make a grant submission and to execute a community development and housing program;
- (b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the final statement and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required;
- (c) Prior to submission of its final statement to HUD, the grantee has:
  - (1) met the citizen participation requirements of § 570.301(a)(2) and has provided citizens with:
    - (A) the estimate of the amount of CDBG funds proposed to be used for activities that will benefit persons of low and moderate income; and
    - (B) its plan for minimizing displacement of persons as a result of activities assisted with CDBG funds and to assist persons actually displaced as a result of such activities;
  - (2) prepared its final statement of community development objectives and projected use of funds in accordance with § 570.301(a)(3) and made the final statement available to the public;
- (d) The grant will be conducted and administered in compliance with:
  - (1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352; 42 U.S.C. 2000d et seq.); and
  - (2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284; 42 U.S.C. 3601 et seq.);
- (e) It will affirmatively further fair housing;

February 1984

- (f) It has developed its final statement of projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the final statement of projected use of funds may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Act and, if applicable, under section 108 of the Act, during 3 (a period specified by the grantee consisting of 1, 2, or 3 program years), shall principally benefit persons of low and moderate income in a manner that ensures that not less than 51 percent of such funds are used for activities that benefit such persons during such period;
- (g) It has developed a community development plan, for the period specified in paragraph (f) above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Act;
- (h) It is following a current housing assistance plan which has been approved by HUD pursuant to § 570.306;
- (i) It will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Act or with amounts resulting from a guarantee under section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (1) funds received under section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I the Act; or (2) for purposes of assessing any amount against properties owned and occupied by persons of low and moderate income who are not persons of low income, the grantee certifies to the Secretary that it lacks sufficient funds received under section 106 of the Act to comply with the requirements of subparagraph (1); and
- (j) It will comply with the other provisions of the Act and with other applicable laws.

**CHART A: RECOMMENDED REPROGRAMMINGS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

YEAR/ COST CENTER	PROJECT	CURRENT ALLOCATION	RECOMMENDED ALLOCATION	NET CHANGE TO CONTINGENCY	COMMENTS
79/80/4040	East Del Paso Heights Drainage Study	\$ 25,000	\$17,062.44	\$+ 7,937.56	Project Complete
79/80/4041	Freeport Manor Drainage Study	25,000	3,714.04	+ 21,285.96	Project Complete
80/81/4110	Grand Avenue Streetlights A/D	156,000	74,842.88	+ 81,157.12	Project Complete Surplus Funds
80/81/4112	Oak Grove Streetlights A/D	70,000	31,313.58	+ 38,686.42	Project Complete Surplus Funds
81/82/4220	Woodbine A/D #2	500,000	345,729.06	+154,270.94	Project Complete Surplus Funds
81/82/4222	East Del Paso Heights A/D #1	640,000	815,765.59	+ 24,234.41	Project Complete Surplus Funds
81/82	Contingency	64,212	-0-	+ 64,212	Move forward to current year.
81/82/4245	Meadowview Needs Assessment	10,650	9,962.71	+ 687.29	Project Complete Surplus Funds
81//82/4247	Stockton Boulevard Improvements	80,000	58,916.02	+ 21,083.98	Project Complete Surplus Funds
1982/4258	12th Street Economic Study	15,000	10,005.70	+ 4,994.30	Project Complete Surplus Funds
1982/4260	Fire Safety Program	35,000	22,415.04	+ 12,584.96	Project Complete Surplus Funds

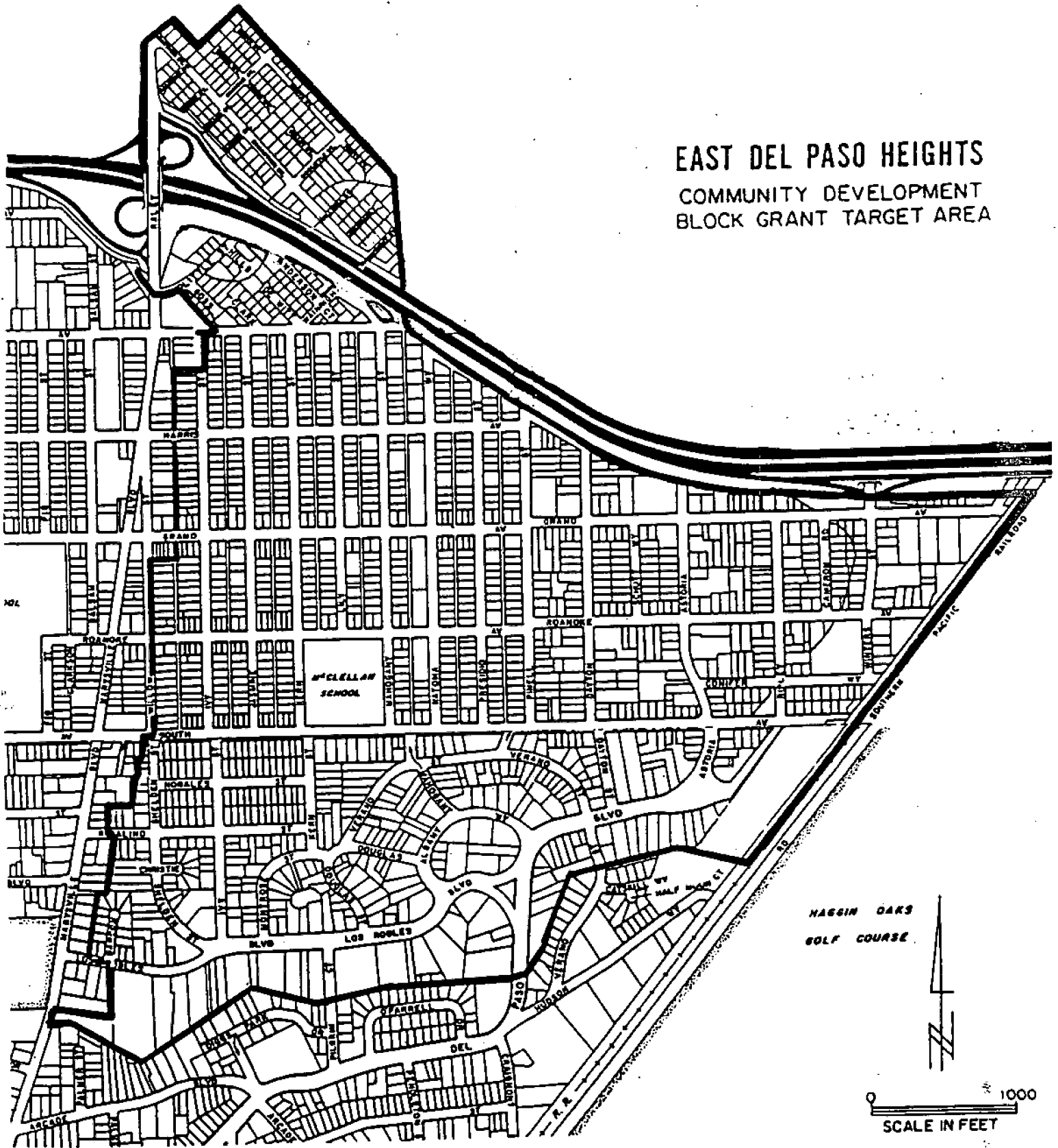
**CHART A: RECOMMENDED REPROGRAMMINGS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

YEAR/ COST CENTER	PROJECT	CURRENT ALLOCATION	RECOMMENDED ALLOCATION	NET CHANGE TO CONTINGENCY	COMMENTS
1982/4261	Workreation	33,000	23,209.70	+ 9,790.30	Project Complete Surplus Funds
1982/4262	City Planning Staff	192,000	177,767.48	+ 14,232.52	Project Complete Surplus Funds
1982/4263	Preservation Program	70,800	65,256.12	+ 5,543.88	Project Complete Surplus Funds
1982/4225	CDBG Audit	2,300	-0-	+ 2,300	Project Complete Surplus Funds
1983/4264	Building Inspection	38,500	20,395.31	+ 18,104.69	Project Complete Surplus Funds
1983/4283	Nuisance Abatement	84,500	56,542.13	+ 27,957.87	Project Complete Surplus Funds
1983/4273	Home Insulation	50,000	38,557.89	+ 11,442.11	Project Complete Surplus Funds
1983/4261	Workreation	86,400	62,605.20	+ 23,794.80	Project Complete Surplus Funds
1983/4262	Planning Department Staff	86,000	74,186.15	+ 11,813.85	Project Complete Surplus Funds
1983/4263	Preservation Program	36,300	12,057.94	+ 24,242.06	Project Complete Surplus Funds

**CHART A: RECOMMENDED REPROGRAMMINGS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

YEAR/ COST CENTER	PROJECT	CURRENT ALLOCATION	RECOMMENDED ALLOCATION	NET CHANGE TO CONTINGENCY	COMMENTS
1983/4287	Community Plan EIR's	57,000	45,720.76	+ 11,279.24	Project Complete Surplus Funds
1979/80	Oak Park Redevelopment Plan	75,000	75,237.01	- 237.01-	Project Complete. Final Cost Overrun
1983/4259	Human Rights/ Fair Housing	110,000	118,279.50	- 8,279.50-	This is a carryover expense from 1982 year which was assigned to 1983.
1983/0602	Alkali Flat PAC	75,003.42	75,043.02	- 39.60-	Project Complete. Final cost overrun.
1984/4209	Relocation Assistance	20,000	25,000	- 5,000.00-	Projected budget needed for end of program year.
1984/4200	Program Administration	220,000	240,000	- 20,000.00-	To cover adjustments in indirect cost plan.
TOTAL FUNDS TO BE REPROGRAMMED TO 1985 BUDGET:				\$558,080.15	

EAST DEL PASO HEIGHTS  
COMMUNITY DEVELOPMENT  
BLOCK GRANT TARGET AREA



eleventh year

**CDBG**

**COMMUNITY DEVELOPMENT  
BLOCK GRANT**

**PROGRAM**

**1985**

**Sacramento City**



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**1985 CITY OF SACRAMENTO  
STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES  
AND PROPOSED USE OF FUNDS**

**INTRODUCTION**

This document is the City of Sacramento, California's submittal for receipt of 1985 Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. Pursuant to the Federal Housing and Urban Rural Recovery Act of 1983, this document contains the following information

- Section I : Community Development Objectives
- Section II : 1985 Projected Use of Funds
- Section III: 1985 Description of Activities and Maps
- Section IV : Description of Projects Funded in 1984
- Section V : Relationship of 1984 Expenditures to Local Objectives
- Section VI : Relationship of 1984 Expenditures to National Goals
- Section VII: 1985 Local Approval Resolution and Certifications

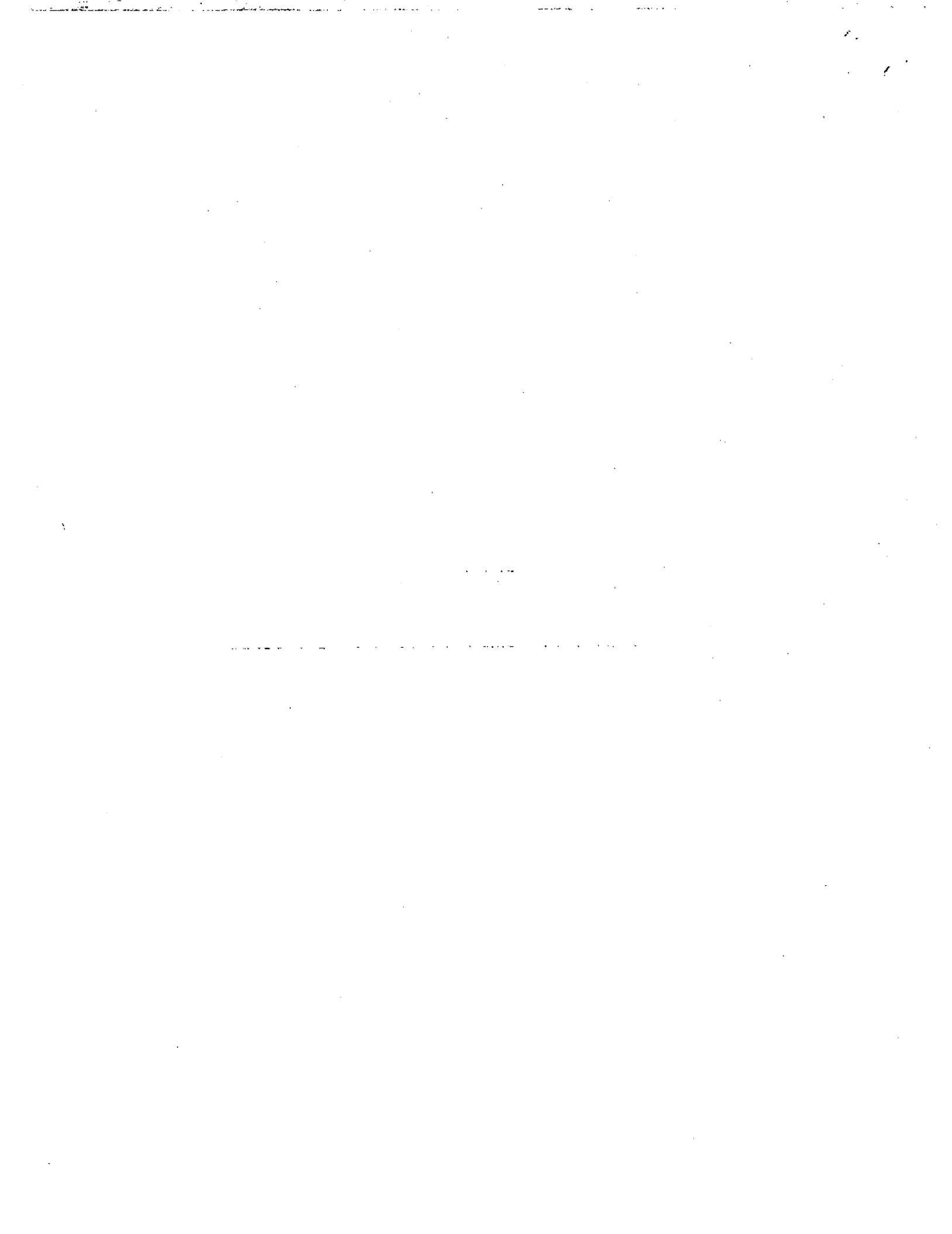
For the 1985 calendar year, the City of Sacramento expects to receive \$4,150,000 in CDBG funds from HUD. A minimum of 51% of these funds, or at least \$2,116,500 will be committed to projects which benefit lower income persons. Funds will predominately be used in the five CDBG target areas shown on the attached map unless otherwise noted in the detailed project description.

For further information please call or write the local CDBG staff at:

CDBG Program  
c/o Sacramento Housing &  
Redevelopment Agency  
630 I Street  
Sacramento, CA 95814  
(916) 440-1322

SECTION I

STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES



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CITY OF SACRAMENTO  
STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YEAR  
(ELEVENTH CDBG YEAR)

**PROGRAM GOALS**

1. Improve the quality of the neighborhood environment in the low-income target areas selected under the program.
2. Provide housing assistance to low-income residents of the City.
3. Create expanded economic opportunities for low-income City residents.

**OBJECTIVES**

1. Remove or correct significant physical infrastructure deficiencies in the target areas.
2. Provide repair and rehabilitation assistance to owners of residences where low-income target area residents reside.
3. Promote the development of housing opportunities for low-income residents Citywide.
4. Create the opportunity for citizens to actively participate in development, implementation, and evaluation of the program.
5. Provide for expanded employment opportunities by promoting access to program contracts for small and minority businesses and by creating new jobs through economic development.
6. Improve the visual environment of the target neighborhood through beautification, selective code enforcement, and business area revitalization efforts.
7. Promote energy conservation Citywide.
8. Support limited public service programs which directly enhance the above objectives.
9. Facilitate home improvements and barrier removal for the handicapped Citywide.

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SECTION II

1985 PROJECTED USE OF FUNDS

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CITY OF SACRAMENTO - 1985  
PROJECTED USE OF FUNDS

1. TARGET AREA IMPROVEMENTS

. Del Paso Heights	\$ 200,000
. East Del Paso Heights	330,000
. Gardenland	488,000
. Oak Park	200,000
. Woodbine	<u>170,000</u>
SUB-TOTAL	\$1,388,000

2. HOUSING AND RELATED ACTIVITIES

. Housing Rehabilitation Loans	\$ 700,000
. Relocation Loans and Administration	50,000
. Emergency Repair Grants	200,000
. Housing Rehabilitation Administration	450,000*
. Code Inspections	70,000
. Nuisance Abatement	<u>150,000</u>
SUB-TOTAL	\$1,620,000

3. PUBLIC SERVICES

. Truancy Patrol	\$ 90,000
. Human Rights/Fair Housing	120,000
. Workrecreation	135,000
. Shared Housing	50,000
. Refugee Assistance	<u>10,000</u>
SUB-TOTAL	\$ 405,000

4. ECONOMIC DEVELOPMENT

SUB-TOTAL           \$ 500,000

\* The Housing Rehabilitation Administrative budget also covers administration of the HUD Rental Rehab. Block Grant, HUD Section 312 loans, State CHFA Multifamily Loans, and State Deferred Loans. Many of the above loan funds are leveraged with private funds. This creates a total estimated loan pool to be administered by Housing Rehabilitation Staff of \$4,300,000.

Budget Continued Next Page

CITY OF SACRAMENTO - 1985  
PROJECTED USE OF FUNDS  
Page Two

5. ADMINISTRATION

. Planning Department	\$ 104,000
. Preservation	25,000
. Project Area Committees	100,000
. CDBG Administration	<u>300,000</u>

SUB-TOTAL \$ 529,000

6. CONTINGENCY

SUB-TOTAL \$ 266,080.15

GRAND TOTAL \$4,708,080.15

ENTITLEMENT:	\$4,150,000.00
REPROGRAMMED FROM PRIOR YEARS:	<u>588,080.15</u>
	\$4,708,080.15

34.

TARGET AREA CAPITAL IMPROVEMENTS

DEL PASO HEIGHTS

. South Avenue Improvements	\$ 190,000
. Hagginwood Park Improvements	10,000
	<u>\$ 200,000</u>

EAST DEL PASO HEIGHTS

. East Del Paso Heights Street Improvements #3B	\$ 330,000
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GARDENLAND

. Gardenland Street Improvements - Phase I	\$ 480,000
. Community Garden Improvements	8,000
	<u>\$ 488,000</u>

OAK PARK

. East Community Center Streetlights	<u>\$ 200,000</u>
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WOODBINE

. Woodbine Street Improvements #4B	\$ 45,000
. Woodbine Street Improvements #5A and 5B (Design)	50,000
. 52nd Avenue Streetlights	21,000
. 48th and 49th Streetlights	45,000
. Woodbine Park Improvements	9,000
	<u>\$ 170,000</u>

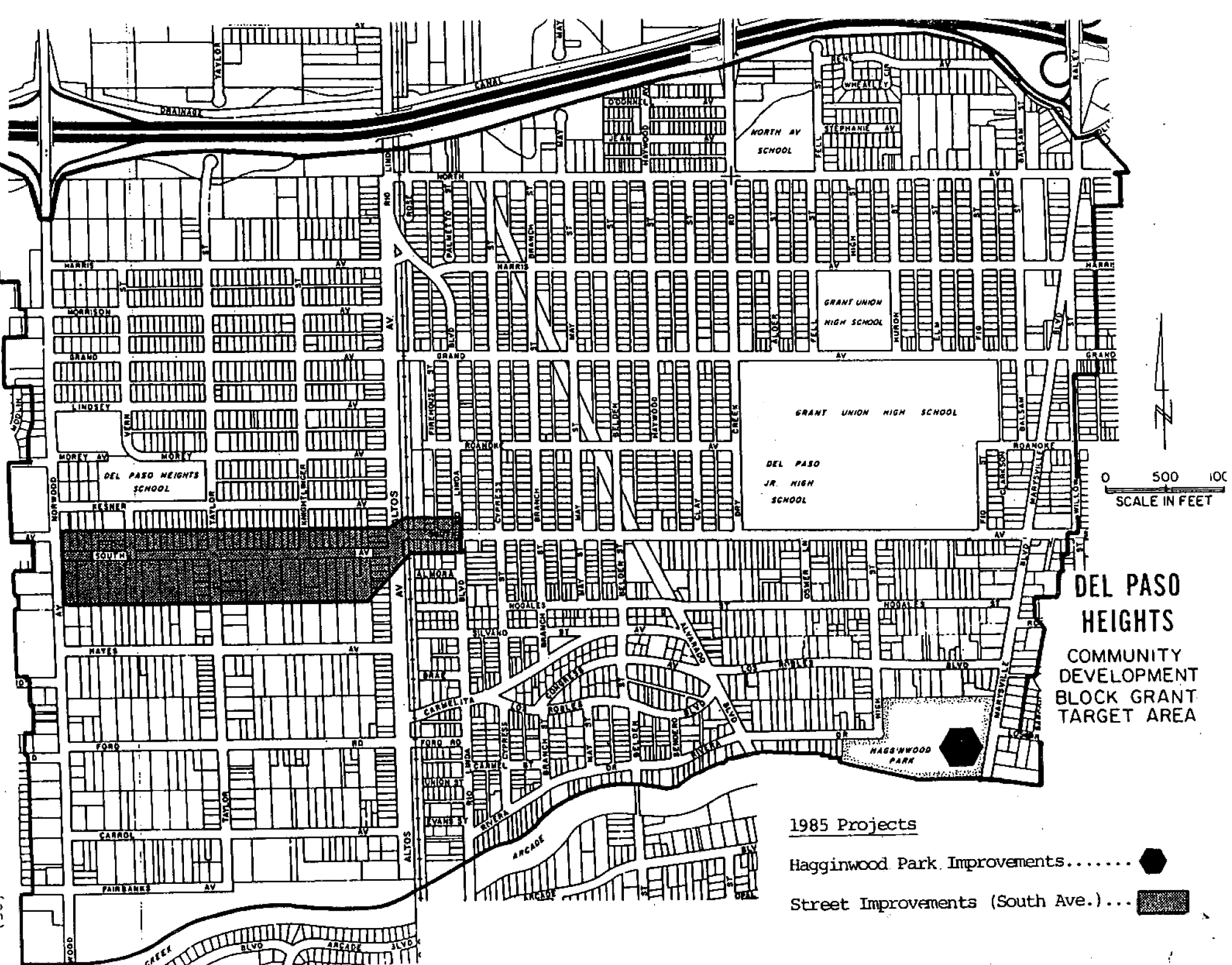




SECTION III

1985 DESCRIPTION OF ACTIVITIES AND MAPS




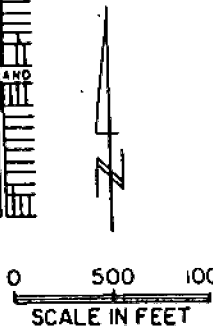


**DEL PASO  
HEIGHTS**  
COMMUNITY  
DEVELOPMENT  
BLOCK GRANT  
TARGET AREA

1985 Projects

Hagginwood Park Improvements..... 

Street Improvements (South Ave.)... 



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

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TARGET AREA: East Del Paso Heights      AMOUNT: \$330,000

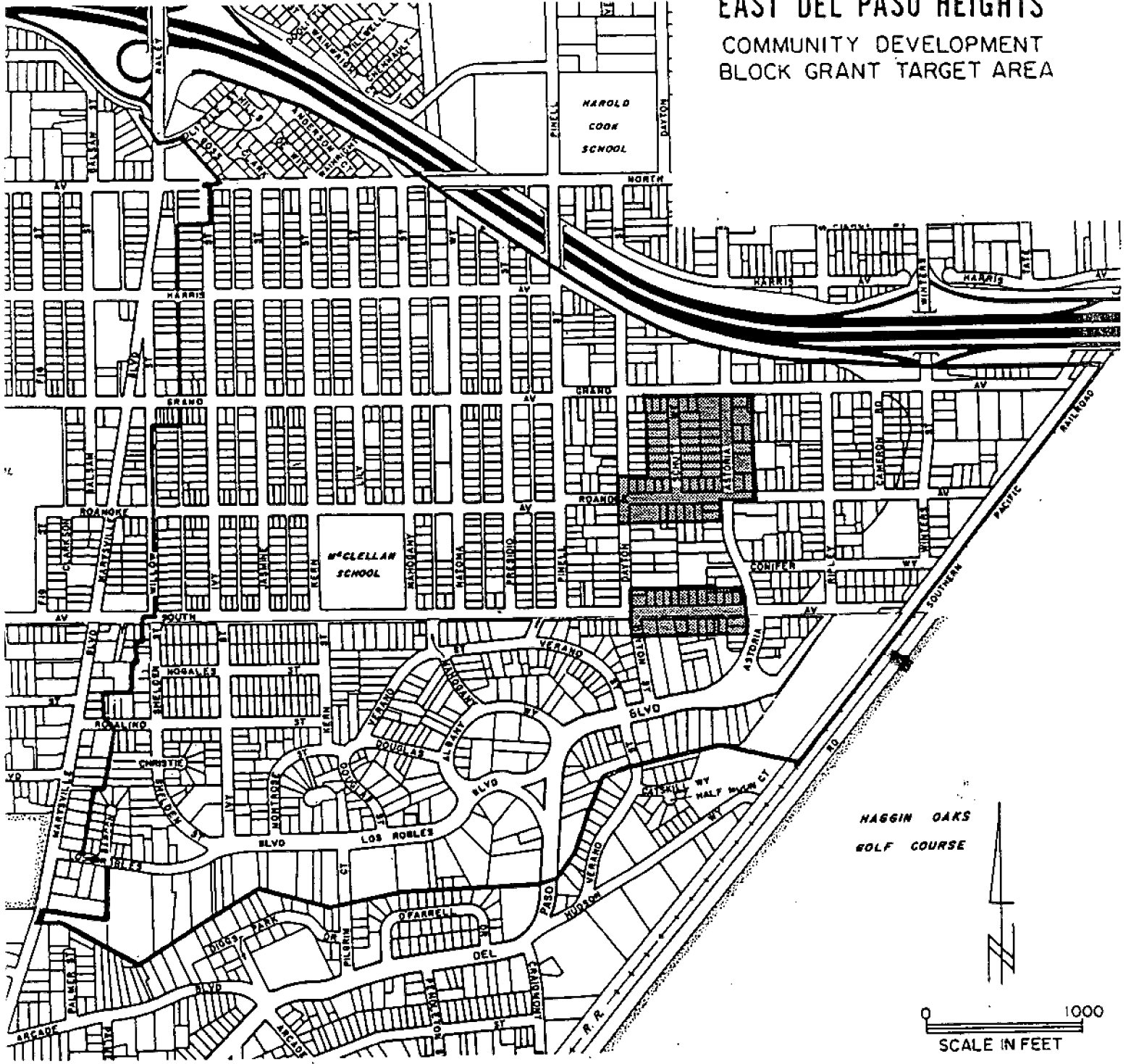
PROJECT NAME: East Del Paso Heights Street Improvements #3B

DESCRIPTION: The project involves the construction of curbs, gutters, sidewalks and streetlights on South Avenue between Dayton Street and Astoria Street; Schutt Way and Astoria Street between Poanoke Avenue and Grand Avenue.

DETERMINATION OF BENEFIT: CFR 570.901(b)(1)(i)(A) allows activities which directly benefit lower income neighborhoods. The project benefits Census Tract 64 - Block Group 3 where 68% of the population is low income.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance to support street improvement, such as streets, streetlights, and traffic signals.

EAST DEL PASO HEIGHTS  
 COMMUNITY DEVELOPMENT  
 BLOCK GRANT TARGET AREA



1985 Project

Street Improvements (#3B) .....



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

24

FUNDING PROPOSAL

TARGET AREA: Gardenland AMOUNT: \$5,000

PROJECT NAME: Community Garden Improvements

DESCRIPTION: This project will assist in establishing a community garden along W. El Camino Avenue, under the power lines (west of Northgate Boulevard). CDBG funds will be used for waterlines, fencing, and a parking area. In addition to providing recreation for low income Gardenland residents, several Indochinese families will be able to locate their gardening activities at the proposed site.

DETERMINATION OF BENEFIT: CFR 570.901(b)(1)(i)(c) allows facilities which are principally used by low income persons. A majority of the users of the garden are low-income households.

DETERMINATION OF CDBG ELIGIBILITY: 570.201(c) allows CDBG assistance to install public facilities.

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TARGET AREA: Gardenland AMOUNT: \$480,000

PROJECT NAME: Gardenland Street Improvements - Phase I

DESCRIPTION: This project would provide full street improvements on Rimmer Avenue, Winterhaven Avenue and a portion of Northgate Boulevard (between Senator and the West Silver Eagle extension). This project will provide standard City street improvements in the northern section of the Gardenland Target Area as part of a multi-year project.


DETERMINATION OF BENEFIT: CFR 570.901(b)(1)(i)(A) allows activities which benefit low income areas. The area of benefit is Census Tract 70.01 - Block Group 1 where 74.3% of the population is low income.


DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance to construct necessary public facilities.

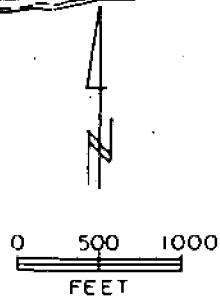
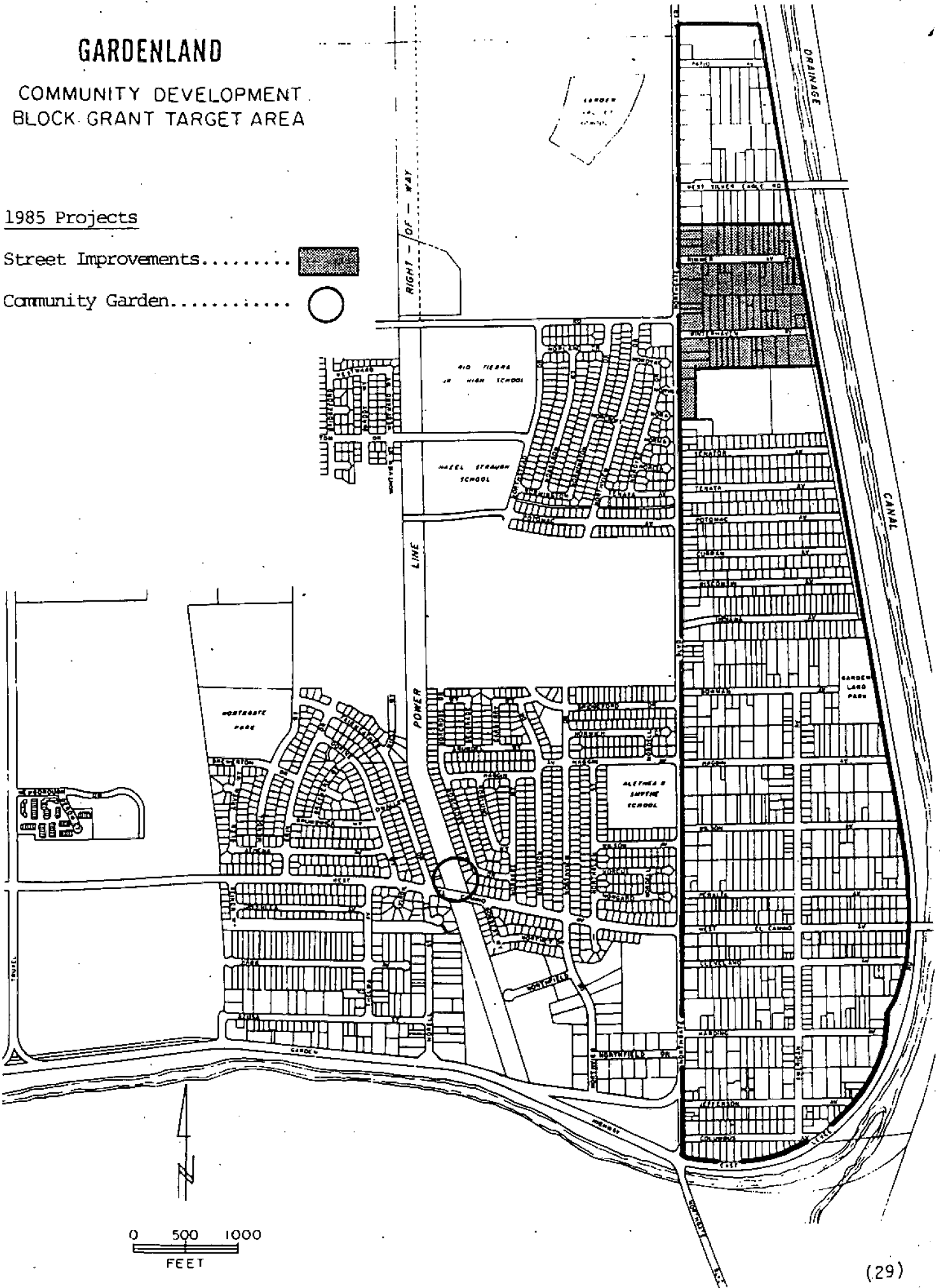
# GARDENLAND

COMMUNITY DEVELOPMENT  
BLOCK GRANT TARGET AREA

## 1985 Projects

Street Improvements..... 

Community Garden..... 





1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

34

FUNDING PROPOSAL

TARGET AREA: Oak Park

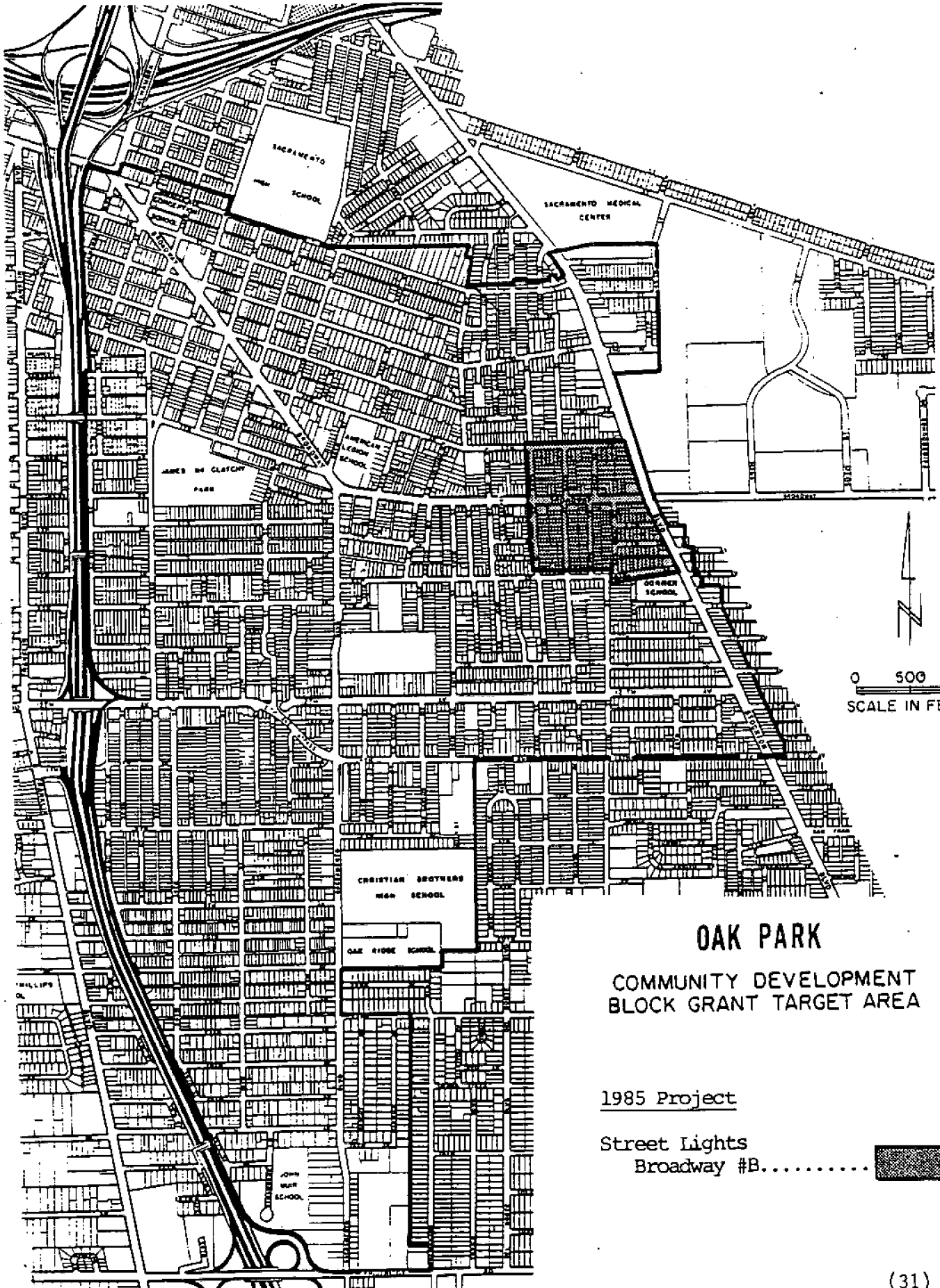
AMOUNT: \$200,000

PROJECT NAME: Oak Park Community Center East Streetlights

DESCRIPTION: This project involves the installation of streetlights in the area bounded by 42nd Street, 12th Avenue, Stockton Boulevard and 4th Avenue. This is an older residential area which lacks streetlighting necessary for safety and visability.


DETERMINATION OF BENEFIT: CFR 570 901(b) (1) (i) (A) allows activities which directly benefit lower income neighborhoods. The project benefits Census Tract 18 - Block Group 3 and Census Tract 28 - Block Group 1 and 4, where 73% of the population is low income.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance to support street improvements, such as streets and streetlights.



**OAK PARK**  
 COMMUNITY DEVELOPMENT  
 BLOCK GRANT TARGET AREA

1985 Project

Street Lights  
 Broadway #B..... 

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

TARGET AREA: Woodbine Target Area                    AMOUNT: \$45,000

PROJECT NAME: Woodbine Street Improvement District #4E

DESCRIPTION: This project includes construction of curbs, gutters, sidewalks and streetlights on Yreka between 27th Street and Carnation Avenue. This is part of a multi-year program to address public improvements deficiencies throughout the southern portion of the Woodbine Target Area.

DETERMINATION OF BENEFIT: 24 CFR 570.901(b) (i) (A) allows activities which directly benefit low income neighborhoods. This project directly benefits Census Tract 41 - Block Group 3 where 90% of the population is low income.

DETERMINATION OF CDBG ELIGIBILITY: 24 CFR 570.201(c) allows CDBG assistance to support the construction of necessary public improvements. This project will correct infrastructure deficiencies in the target area.

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TARGET AREA: Woodbine Target Area                    AMOUNT: \$50,000

PROJECT NAME: Woodbine Street Improvements District #5A and #5B  
(Design)

DESCRIPTION: Design of street improvements on Hing Avenue between Woodbine Avenue and 27th Street; and 57th Avenue between 27th Street and Carnation Avenue.

DETERMINATION OF BENEFIT: CFR 570.901(b) (i) (A) allows activities which directly benefit lower income neighborhoods. This project directly benefits Census Tract 41 - Block Group 3 where 90% of the population is low income.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance for design costs related to construction of necessary public improvements.

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

TARGET AREA: Woodbine Target Area                      AMOUNT: \$21,000

PROJECT NAME: Street Infill Project - 52nd Avenue

DESCRIPTION: This project provides construction funds for infill streetlighting on 52nd Avenue between 24th Street and Woodbine Avenue. This residential area lacks streetlighting necessary for safety of pedestrians and school children.

DETERMINATION OF BENEFIT: CFR 570.901(b) (1) (i) (A) allows activities which directly benefit lower income neighborhoods. This project directly benefits Census Tract 41 - Block Group 2 and 3 where 79% of the population is low income.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance to support the construction of public improvements. This project will provide streetlights for the target area residents.

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TARGET AREA: Woodbine Target Area                      AMOUNT: \$45,000

PROJECT NAME: Streetlight Infill Project - 48th and 49th Avenue

DESCRIPTION: This project provides construction funding for infill streetlighting on 48th and 49th Avenues between 24th Street and Woodbine Avenues.

DETERMINATION OF BENEFIT: CFR 570.901(b) (i) (A) allows activities which directly benefit lower income neighborhood. The streetlight infill project directly benefits Census Tract 41 - Block Group 2 where 56% of the population is low income.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance to support the construction of necessary public improvements. This project will provide streetlights for residents.

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

TARGET AREA: Woodbine Target Area                      AMOUNT: \$9,000

PROJECT NAME: Woodbine Park Improvements

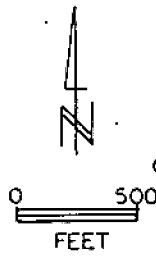
DESCRIPTION: Installation of chain link fence between Woodbine Park and Senior Citizen Complex, and improvements to the baseball backstops and baseball field. This will not only improve the visual environment of the target area, but also expand uses in the only recreational area of the Woodbine target area.

DETERMINATION OF BENEFIT: CFR 570.901(b)(i)(A) allows activities which directly benefit low income neighborhood. This project directly benefits Census Tract 41 - Block Group 2 and 3 where 79% of the population is low income.






DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) allows CDBG assistance to support improvement to public facilities. This project will provide improvements to park facilities utilized by target area residents.

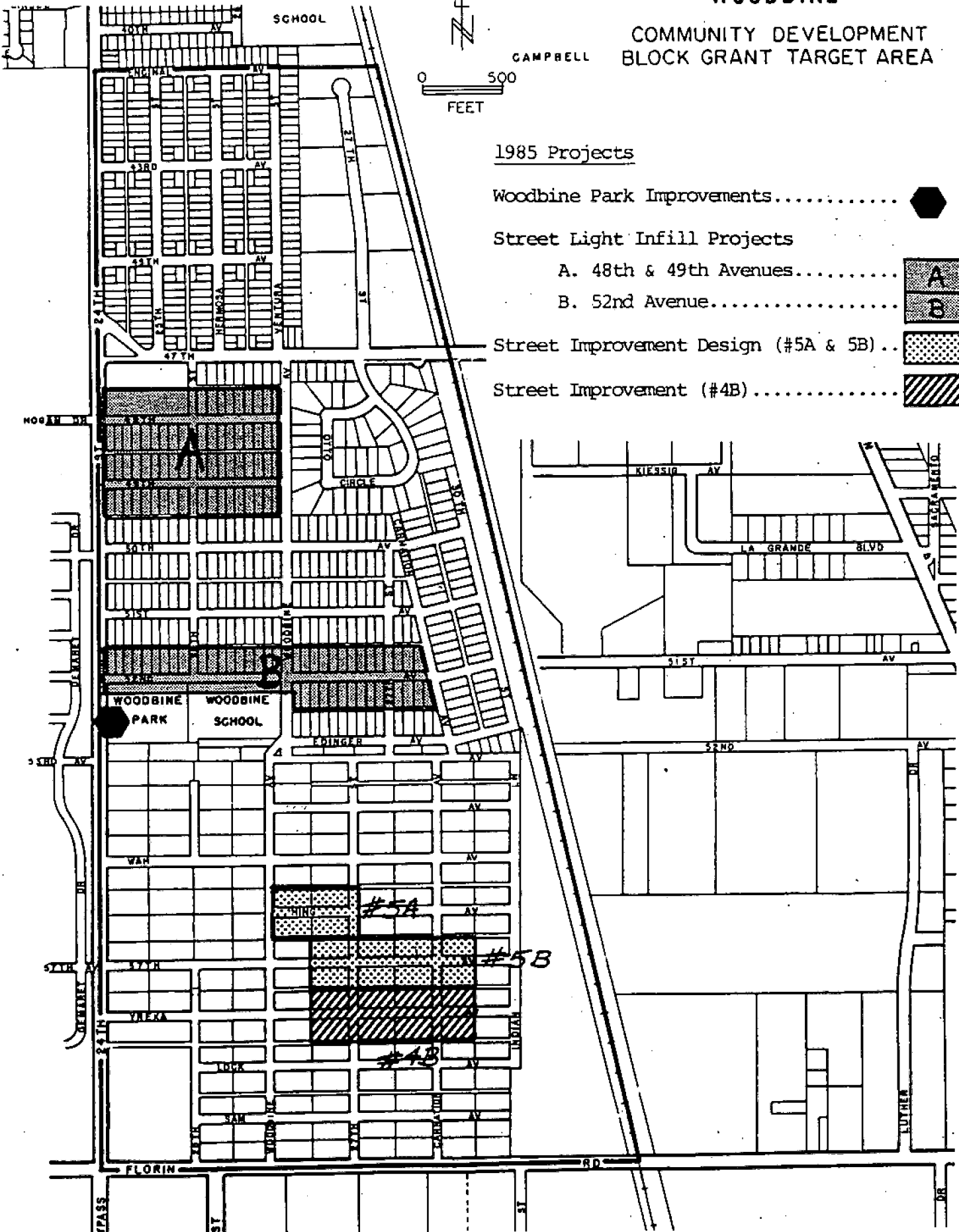
# WOODBINE

## COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA



### 1985 Projects

- Woodbine Park Improvements..... 
- Street Light Infill Projects
  - A. 48th & 49th Avenues..... 
  - B. 52nd Avenue..... 
- Street Improvement Design (#5A & 5B)..... 
- Street Improvement (#4B)..... 



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

34

FUNDING PROPOSAL

TARGET AREA: Citywide

AMOUNT: \$700,000 Loan Pool  
450,000 Administration

PROJECT NAME: Housing Rehabilitation Loan Program

DESCRIPTION: This program provides low interest loans to eligible homeowners for housing rehabilitation. Interest rates vary from 3-10% depending on the clients income. The program is available Citywide to very low income persons, and available to low or moderate income persons within target areas. Housing rehabilitation administrative funds are used to assist low income clients in obtaining financing, work write-ups, preparing bid specifications, selecting a contractor and overseeing the construction work. In addition, housing rehabilitation administrative funds are used to administer HUD Section 312 funds, HUD Rental Demonstration funds and HUD Rental Rehab Block Grant funds.

DETERMINATION OF BENEFIT: CFR 570.901(b)(1)(iv) allows rehabilitation of units occupied by low and moderate income persons.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.202 (a) and (b) allows financial and administrative assistance to low income persons desiring to rehabilitate their homes.

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

TARGET AREA: Citywide AMOUNT: \$50,000

PROJECT NAME: Relocation Loans and Assistance

DESCRIPTION: This program provides low interest loans and relocation assistance for clients of the housing rehabilitation program who must temporarily relocate in order to allow home improvement to occur.

DETERMINATION OF BENEFIT: Because this program is used in conjunction with approved housing rehabilitation cases it is a direct benefit program.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(i) allows relocation payments and assistance where determined to be appropriate.

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TARGET AREA: Citywide AMOUNT: \$200,000

PROJECT NAME: Emergency Repair Grant Program

DESCRIPTION: This program provides \$2,000 grants to repair critical, life threatening emergencies. The program is available to low and moderate income households within target areas and low income households outside of target area.

DETERMINATION OF BENEFIT: CFR 570.901(b) (1) (iv) allows rehabilitation of units occupied by low and moderate income persons.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.202(a) and (b) allows financial and administrative assistance for housing rehabilitation.



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

34

TARGET AREA: Citywide AMOUNT: \$70,000

PROJECT NAME: Code Inspection Program

DESCRIPTION: In conjunction with the housing rehabilitation program, the Code Enforcement staff inspect potential building to be rehabilitated, assist in identifying code deficiencies, and insure all housing rehabilitation work meets code. Additionally, of the above amount, \$10,000 is allocated to support the inspection of downtown residential hotel to ensure the health and safety of these lower income, inner city residents.

DETERMINATION OF BENEFIT: Because this program is used in conjunction with approved housing rehabilitation cases it is a direct benefit program.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.202(c) allows code enforcement activities in deteriorating areas.

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TARGET AREA: All CDBG Target Areas AMOUNT: \$150,000

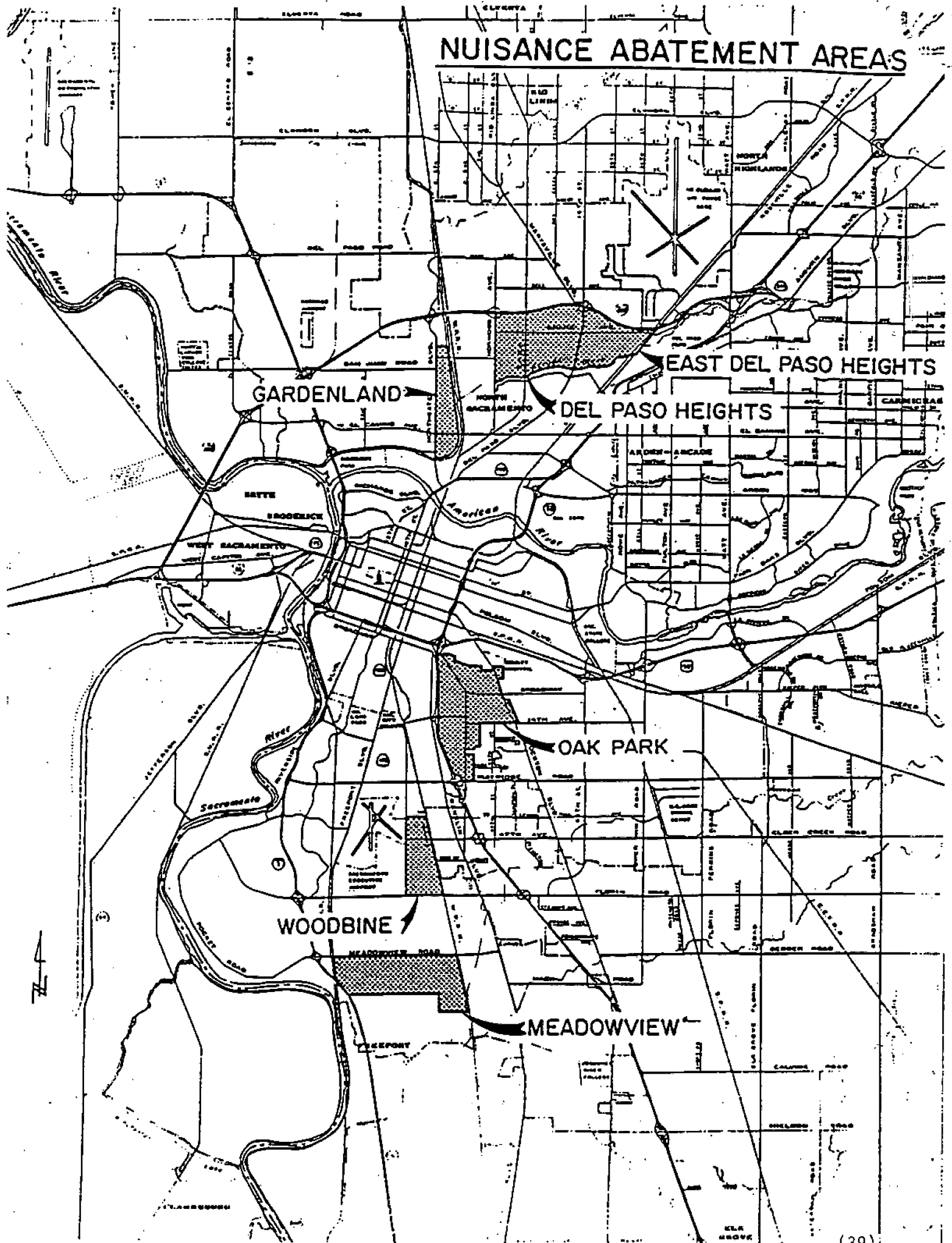
PROJECT NAME: Nuisance Abatement Program

DESCRIPTION: The Nuisance Abatement Program is a pro-active code enforcement effort designed to abate abandoned structures, cars, collection of junk and debris and other unhealthful or blighting influences in low income target areas. Additionally, through a contract with the County Health Department (\$30,000) a special rodent control and education program will be funded in target areas (East Del Paso, Gardenland, Del Paso) where this is a persistent problem.

DETERMINATION OF BENEFIT: CFR 570.901(b)(1)(i)(A) allows activities which benefit low income neighborhood. This activity assists in upgrading the environment of the CDBG target areas.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.202(c) allows CDBG assistance for code enforcement activities in deteriorating areas where such enforcement, combined with public improvement, rehabilitation and services may be expected to arrest decline in the area.

# NUISANCE ABATEMENT AREAS



GARDENLAND

EAST DEL PASO HEIGHTS

DEL PASO HEIGHTS

OAK PARK

WOODBINE

MEADOWVIEW

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

34

TARGET AREA: City Target Areas AMOUNT: \$90,000

PROJECT NAME: Truancy Patrol Program

DESCRIPTION: This program is operated by the Sacramento City Police Department and provides truancy patrol services to target area neighborhoods in an effort to reduce daytime burglary. Targeted areas are: Del Paso Heights, East Del Paso Heights, Gardenland, Oak Park, Woodbine and Meadowview.

DETERMINATION OF BENEFIT: CFR 570.901(b) (1) (i) (A) allows activities which benefit low income areas. All areas are low income with high truancy and daytime burglary.

DETERMINATION OF CDBG ELIGIBILITY: 570.201(e) allows percentage of CDBG funds to assist public service programs.

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TARGET AREA: Citywide AMOUNT: \$10,000

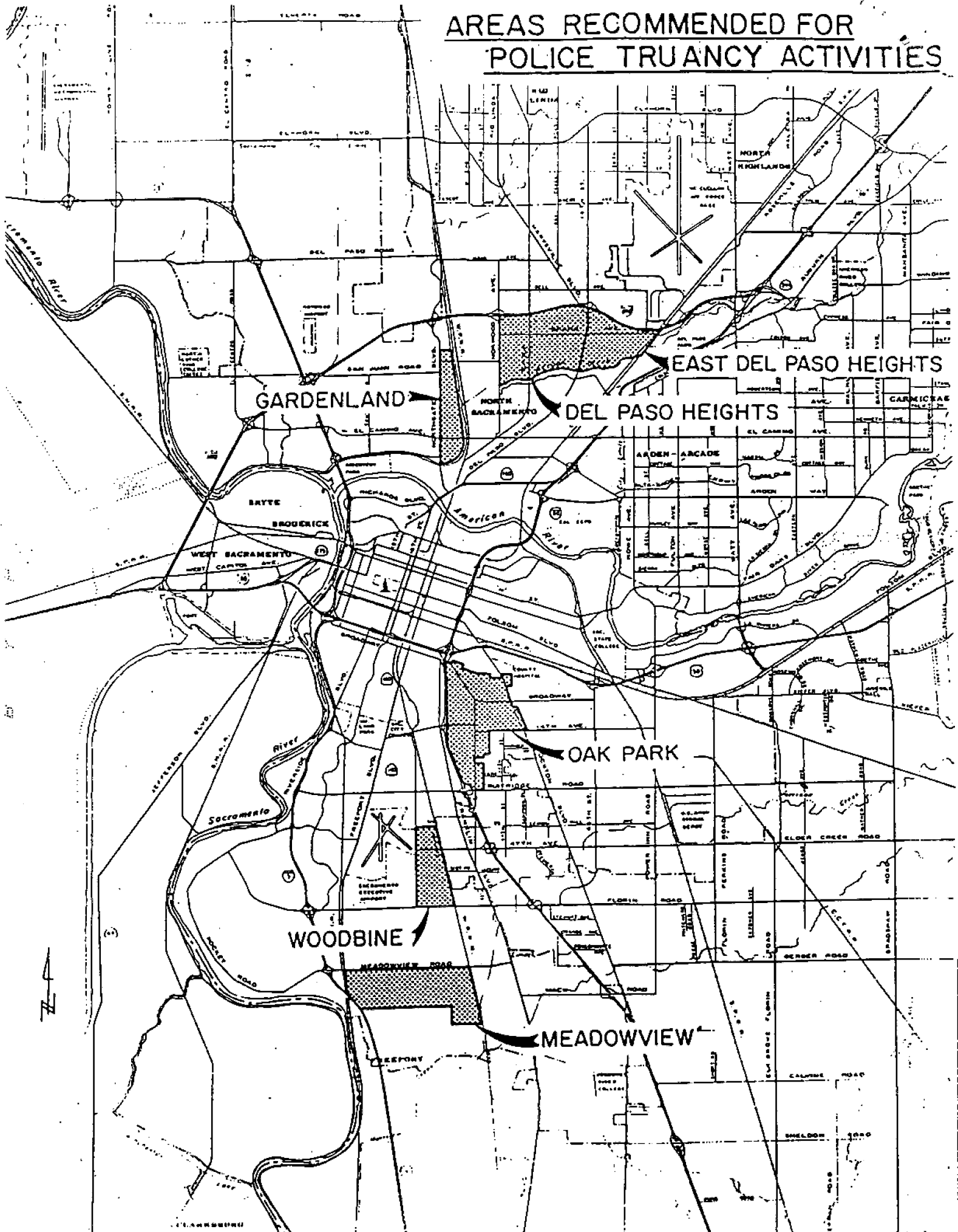
PROJECT NAME: Housing Management/Refugee Training

DESCRIPTION: This program provides assistance primarily in the area of home management to low income persons/families. A focus of the program is the refugee community. Services include information and referral, survival English, basic home management skills, and other social adjustment assistance. Assistance is provided both individually and in groups.

DETERMINATION OF BENEFIT: CFR 570.901(b) (1) (i) (D) allows activities which directly benefit lower income families.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(e) allows percentage of CDBG funds to assist public services.

# AREAS RECOMMENDED FOR POLICE TRUANCY ACTIVITIES



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

34

TARGET AREA: Del Paso Heights; East Del Paso Heights  
Gardenland; Oak Park; Woodbine;  
Meadowview and Alkali Flat

AMOUNT: \$135,000

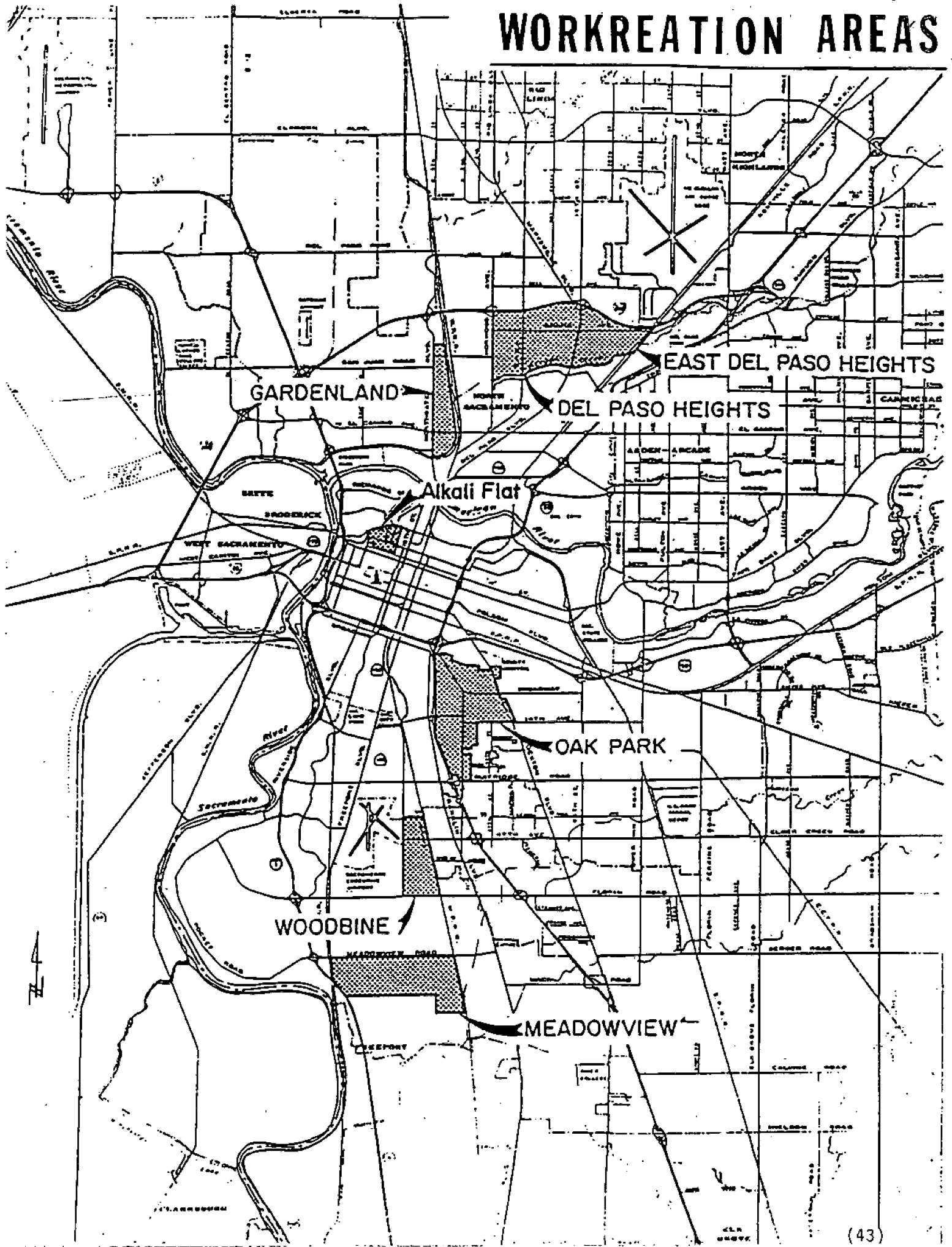
PROJECT NAME: Workcreation

DESCRIPTION: This project will provide funding for a youth summer employment program. The program utilizes target area youth ages 15-17 to assist in target area revitalization projects. Recreation opportunities are coupled with various community clean-up services activities.

DETERMINATION OF BENEFIT: CFR 570.901(b)(1)(i)(D) allows activities which directly benefit low income persons. Participation in this program has an income limit.

DETERMINATION OF CDBG ELIGIBILITY: 570.201(e) - allows percentage of CDBG funds to assist public service programs.

# WORKREATION AREAS



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

34

FUNDING PROPOSAL

TARGET AREA: Citywide

AMOUNT: \$50,000

PROJECT NAME: Shared Housing

DESCRIPTION: This program provides funding to SAIL (Sharers Allied in Living) to assist in identifying housing suitable for occupancy by shared households and attempting to place seniors in shared housing arrangements.

DETERMINATION OF BENEFIT: 570.901(1)(i)(D) allows activities which directly benefit low income persons. At least one person in each match must meet this requirement.

DETERMINATION OF CDBG ELIGIBILITY: 570.201(e) - allows percentage of CDBG funds to assist public service program.

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TARGET AREA: Citywide

AMOUNT: \$120,000

PROJECT NAME: Human Rights/Fair Housing Commission

DESCRIPTION: This program provides assistance on issues relating to human rights and fair housing. Services include education, mitigation of complaints, legal advice, and referral of complaints to appropriate agencies. The Human Rights/Fair Housing Commission operates the program.

DETERMINATION OF BENEFIT: CFR 570.901(b)(1) allows activities which primarily benefit low income persons. While discrimination may occur against a person of any income, the Commission primarily serves those who are disadvantaged and have no other legal or financial remedies.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.201(c) - allows a percentage of CDBG funds to assist public services.

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

TARGET AREA: Commercial Strip Target Areas AMOUNT: \$500,000

PROJECT NAME: Economic Development Programs

DESCRIPTION: This program provides technical assistance, loan packaging services and low interest loans for development and rehabilitation of selected commercial corridors. Stockton Boulevard, Franklin Boulevard, Del Paso Boulevard, 12th Street and Meadowview/24th are currently designated commercial strips.

DETERMINATION OF BENEFIT: CFR 570.202 allows financing and assistance for privately owned commercial structures and CFR 570.203 allows the use of CDBG funds to finance construction of new commercial and industrial buildings.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.901(b)(1)(i)(E) and (F) allows assistance to neighborhood business areas and specific businesses which serve low and moderate income persons.



1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

34

TARGET AREA: Citywide

AMOUNT: \$104,000

PROJECT NAME: Planning Department Support

DESCRIPTION: This allocation supports advanced planning staff involved in preparing community plans which include or effect CDBG target areas such as the South Natomas Plan (Gardenland); the Airport/Meadowview Plan (Woodbine) and the South Sacramento Plan.

DETERMINATION OF BENEFIT: CFR 570.901(d) states that eligible planning and administrative costs are considered to address primary objectives.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.205 (a) (1) and (2) allows the use of CDBG funds to prepare comprehensive plans and community development plans.

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TARGET AREA: Citywide

AMOUNT: \$25,000

PROJECT NAME: Preservation Program

DESCRIPTION: This program supports the preservation staff of the City Planning Department in registering individual sites and districts for the historic registry and reviewing planning activities which may affect such sites.

DETERMINATION OF BENEFIT: CFR 570.901(d) states that eligible planning and administrative costs are considered to address primary objectives.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.205 (a) (ix) allows the use of CDBG funds to support planning, analysis and implementation actions related to historic preservation.

1985 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FUNDING PROPOSAL

TARGET AREA: Del Paso Heights  
Oak Park  
Alkali Flat AMOUNT: \$100,000

PROJECT NAME: Project Area Committees

DESCRIPTION: This allocation supports the operating costs of the established Project Area Committees (PAC's) for the Del Paso Heights, Oak Park and Alkali Flat Redevelopment areas. PAC's are citizen committees which advise the City Council on State Redevelopment activities and CDBG activities occurring in their areas.

DETERMINATION OF BENEFIT: CFR 570.901 (d) states that eligible planning and administrative costs are considered to address primary objectives.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.206 (b) allows the use of CDBG funds to support citizen participation regarding activities carried out with CDBG funds.

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TARGET AREA: All Target Areas AMOUNT: \$300,000

PROJECT NAME: CDBG Administration

DESCRIPTION: This allocation supports the overall planning, management and implementation of the CDBG program including staff salaries, benefits and indirect costs. In addition, the operating costs of the Target Area Committees (TAC's) in East Del Paso Heights, Gardenland and Woodbine is supported by this budget.

DETERMINATION OF BENEFIT: CFR 570.901 (d) states that eligible planning and administrative costs are considered to address primary objectives.

DETERMINATION OF CDBG ELIGIBILITY: CFR 570.206 (a) and (b) allows the use of CDBG funds to support the costs of overall CDBG program management and citizen participation.

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SECTION IV

DESCRIPTION OF PROJECTS FUNDED IN 1984



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1984 CITY OF SACRAMENTO  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROJECT DESCRIPTION

CAPITAL IMPROVEMENTS

DEL PASO HEIGHTS

**Traffic Study and EIR:** As a result of the Redevelopment Plan Update, growth in the project area will require a detailed design of a new east/west connector along Harris Street, connecting Marysville Boulevard and Rio Linda Boulevard. An EIR on the planned circulation changes will also be prepared.

**Senior Housing Site Acquisition:** A half acre site in Del Paso Heights will be acquired to provide a maximum of 15 low income senior or handicapped housing units. Site alternatives have been identified for acquisition and site improvements. Development financing will come from tax increments.

**Commercial Acquisition and Removal:** Two blighted and deteriorated structures have been identified on Rio Linda Boulevard for acquisition and removal. Once acquired, these sites will be marketed for low income housing development. Removal of these structures will also enhance the image of the area and encourage new development in conformance with the draft Redevelopment Plan.

**Hagginwood and Del Paso Height Park Improvements:** This project will provide locking metal restroom doors which will be locked at night for safety reasons and vandal-resistant restroom fixtures in Hagginwood Park and Del Paso Heights Park.

**Tree Planting/Beautification:** Tree planting and landscaping along major corridors of the Del Paso Heights Project Area (Norwood Avenue, Marysville Boulevard, Rio Linda Boulevard, Grand Avenue) is planned to complement redevelopment activities. Ongoing maintenance of the trees will be funded with local tax increment funds.

**Clean-Up Program:** This program will entail two to three major trash pick-up activities to encourage residents to remove junk and debris from their lawns. In addition, clean-up of vacant lots near areas scheduled for redevelopment is planned.

**Demolition of Unsafe Houses:** This program is designed to remove unsafe houses and structures in the project area for health and safety and to eliminate blight.

### **EAST DEL PASO HEIGHTS**

**East Del Paso Heights Street Improvement, Phase 3:** This street improvement project provides funds for construction of curbs, gutters, sidewalks, and streetlights in the area of South Avenue, Pinell Street, Grand Avenue, and Astoria Street.

**East Del Paso Heights Street Improvements, Phase 5:** The project provides funds for design of infill street improvements in the general area of McClellan School. Improvements will include curbs, gutters, sidewalks and possibly speed bumps to control speeding around the school.

### **GARDENLAND**

**Traffic Signal:** This provides funds to install a traffic signal at W. El Camino and American Avenue in Gardenland at the intersection of these two major corridors.

**Stanford Settlement Remodeling:** This project will fund remodeling of a building at Stanford Settlement to connect two buildings to make a larger meeting room. The Stanford Settlement is a major meeting and community facility for the Gardenland Target Area. Expansion of the facility will allow for more complete programming of recreational and community meetings.

**Gardenland Park Improvements:** This project provides locking gates for restrooms, wading pool, fence repair, and new restroom fixtures at the Gardenland Park site.

**Gardenland Street Improvements:** This project provides for final design of street improvements to include curbs, gutters, sidewalks, lights, and drainage in the area of Winterhaven, Rimmer, W. Silver Eagle, and Patio.

### **OAK PARK**

**Oak Park Street Lights:** This project provides infill streetlighting in the general area north of Broadway and west of Stockton Boulevard. An additional street lighting project is being considered in the area bordered on the north by 12th Avenue, east by Sacramento Boulevard, south by Fruitridge Road, and west by Highway 99.

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**Commercial Strip Design:** This is a major design and engineering project for the improvement of commercial corridors in Oak Park including Stockton Boulevard, Broadway and Sacramento Boulevard. Improvements to these corridors will include streets, sidewalks, and urban design beautification. Construction funding for the project is contemplated from Oak Park Tax Increment funds.

**Residential Street Improvement:** The Draft Redevelopment Plan calls for reconstruction or infill of old, inadequate sidewalks, curbs, and gutters in the Oak Park Project area. Of particular concern are older areas of Oak Park immediately north and south of Broadway. The Final Redevelopment Plan Implementation Strategy will target specific improvements.

#### WOODBINE

**Woodbine Street Improvement, Phase 4:** This project provides funds for construction of curbs, gutters, sidewalks, streetlights, and drainage in the area of Carnation Avenue, Yreka Avenue, 24th Street, and 57th Avenue.

**Tot Lot Adventure Area/Irrigation System Upgrading:** This project will provide new play equipment for the tot lot at Woodbine Park and upgrade this existing irrigation system to cover the entire park area. Woodbine Park is the only recreational space for children in this target area.

#### HOUSING AND RELATED ACTIVITIES

##### **Housing Rehabilitation Leverage Fund**

This is an allocation to cover a lump sum deposit with Crocker Bank to provide below market rate financing to eligible homeowners to rehabilitate their homes. The City has entered into an Agreement with Crocker Bank under which the Bank agrees to spend \$2.5 dollars of private funds for every dollar of public CDBG funds invested in the rehabilitation programs. With this leverage of funds, the City anticipates approximately 160 units may receive rehabilitation financing.

### **Housing Rehabilitation Direct Loan Fund**

This loan and grant pool is to assist hardship rehabilitation cases which require a grant or deferred loan and which cannot be assisted through the Leverage Fund with Crocker Bank.

### **Housing Rehabilitation Administration and Relocation**

This provides a full service rehabilitation assistance staff to assist low income homeowners with obtaining a loan; identifying rehabilitation and code compliance needs; work write-ups; bidding; contracting and construction oversight. In addition to administering the CDBG funded rehabilitation loans, this staff also administers HUD Section 312 loans, CHFA Mortgage Revenue Bond Loans, and the HUD Rental Demonstration Program Loans.

### **Relocation**

An amount of \$18,000 is allocated for temporary relocation loans associated with the housing rehabilitation program.

### **Building Inspection/Housing Code Enforcement**

This allocation provides for one building inspector to identify unsafe housing violations in CDBG target areas as well as a 'spot' basis throughout the City.

### **Nuisance Abatement Program**

Funding will provide for three (3) nuisance officers to pro-actively abate nuisances such as illegal dumping, trash accumulation, weeds, abandoned autos, etc. in CDBG target areas.

### **Home Insulation Program**

This allocation provides funds to SMUD to operate a low income insulation program. The program provides grants on a sliding scale based on income for insulation of homes and is operated city-wide.

### **PUBLIC SERVICES**

**Workrecreation Youth Employment Program:** This allocation provided funding to the City Community Services Division to operate a youth employment program. Recreational opportunities were coupled with various community clean-up/services activities. The program operates in the Del Paso Heights (2 crews), East Del Paso Heights, Gardenland, Oak Park, Woodbine, Alkali Flat and Meadowview areas during the summer.



34  
**Shared Housing Program:** This program provides funding to SAIL - Sharers Allied in Living, to assist in identifying housing suitable for occupancy by shared households and attempting to place seniors in shared housing arrangements.

**Fair Housing/Human Rights Commission:** This program provides human rights/fair housing services such as education, mitigation of complaints, legal advice and referral of complaints to appropriate agencies on fair housing issues.

**Home Alert/Police Protection Program:** This is a continuing program to provide an additional level of crime prevention service in the five CDBG target areas. Special truancy patrols, burglary investigation and crime prevention surveys will be conducted. In addition, Community Services Officers (CSC's) will pro-actively recruit residents for neighborhood watch groups.

#### **ECONOMIC DEVELOPMENT**

**Commercial Rehabilitation/Development:** Funding will provide seed money for low interest commercial rehabilitation or development loans. The program is targeted for the following commercial strips: Stockton Boulevard, 12th Street, Del Paso Boulevard, Franklin Boulevard, and Meadowview and 24th Streets.

#### **ADMINISTRATION**

**CDBG Administration:** Funding is for general administration of the CDBG Program which includes staff salaries, direct costs, contract services, and operating expenses.

**Planning Department Support:** Funding is for the City Planning Department to provide support staff involved with community plan updates and with the update of the City's General Plan.

**Citizen Participation:** Funding will provide an operating budget for the Project Area Committees (PAC) of Del Paso Heights, Oak Park, and Alkali Flat.

**Preservation Program:** Funding will provide an operating budget for the Preservation staff of the Planning Department to carry out historic preservation activities.

#### **CONTINGENCY**

Used for unexpected needs, funding reductions, and cost overruns. Each use is reviewed and approved by the City Council and reported to HUD as it occurs.

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SECTION V

RELATIONSHIP OF 1984 EXPENDITURES TO LOCAL OBJECTIVES

CITY OF SACRAMENTO

RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community Development Objectives

1984 Funds Allocated Toward Objective

Accomplishments and Relationship of Program to the Objective

1984 Local Community Development Objectives	1984 Funds Allocated Toward Objective		Accomplishments and Relationship of Program to the Objective
1. Remove or correct significant physical deficiencies in the target area.	\$ 300,000	Traffic Study & EIR (Del Paso Heights)	The City of Sacramento has selected targeted areas for physical improvements to arrest decline, spur reinvestment, and upgrade overall neighborhood conditions for residents living in those areas who are predominately low income. Most significantly, street improvement projects in Del Paso Heights, East Del Paso Heights, Gardenland, Oak Park, and Woodbine are being designed to bring streets, curbs, gutters and sidewalks in those areas to the basic City standard. These areas were once predominantly rural however, parcelization and development has occurred without benefit of street improvements necessary for the current land uses.  Related to these physical improvements, is the funding of neighborhood planning efforts; to identify and correct land use and traffic related problems and to provide guidance for logical development or infill within the target areas.  The City has also undertaken a limited program of demolition and removal of unsafe structures to enhance the physical image of the target areas.
	\$ 10,000	Hagginwood & Del Paso Heights Park Improvements	
	\$ 5,000	Demolition of Unsafe Houses (Del Paso Heights)	
	\$ 500,000	East Del Paso Heights Street Improvements, Phase III	
	\$ 50,000	East Paso Heights Street Improvements, Phase V (Design)	
	\$ 60,000	Traffic Signal (Gardenland)	
	\$ 146,200	Stanford Settlement Remodeling (Gardenland)	
	\$ 6,000	Gardenland Park Improvements	
	\$ 10,000	Gardenland Street Improvments (Design)	
	\$ 112,000	Oak Park Street Lights	

\* Final 1984 Expenditure data will be available to public after February 1985 within the Grantee Performance Report

CITY OF SACRAMENTO

RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community Development Objectives	1984 Funds Allocated Toward Objective	Accomplishments and Relationship of Program to the Objective
1. Remove or correct significant physical deficiencies in the target area. (Continued)	\$ 70,000	Residential Street Improvements (Oak Park)
	\$ 500,000	Woodbine Street Improvements Phase IV
	\$ 75,000	Tot Lot Adventure Area/Irrigation System Upgrading (Woodbine)
	\$ 170,000	Planning Department Support
	\$ 5,000	Demolition of Unsafe Houses (Del Paso Heights)
	\$ 200,000	Commercial Acquisition and Removal (Del Paso Heights)
	\$ 40,000	Meadowview Fence Project
	\$ 13,150	Public Housing Child Care Facility Improvements
	\$ 200,000	Commercial Strip Design (Oak Park)

CITY OF SACRAMENTO

RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community  
Development Objectives

1984 Funds Allocated Toward Objective

Accomplishments and Relationship  
of Program to the Objective

2. Provide repair and rehabilitation assistance to owners of residences where low-income target area residents reside.

\$1,327,779	Rehab Loans & Grants
\$ 80,000	Building Inspection/Housing Code Enforcement
\$ 120,000	Nuisance Abatement Program
\$ 25,000	Relocation Loans
\$ 20,000	Relocation Assistance
\$ 50,000	Home Insulation Program
\$ 220,000	Rehabilitation Administration

The City of Sacramento continues to to consider rehabilitation of housing a primary funding objective. The existing rehab. program, available to low income households, in all five target areas provides loan and relocation assistance to those in need. Deferred loans are available to make such rehabilitation affordable. The program also includes retrofitting grants for the handicapped.

Related to the goal of conservation of existing housing stock, the City has provided Home Insulation grants and loans on a City-Wide basis to very low-income persons. The loans are provided on a sliding scale basis.

Also related to the goal of conservation and enhancement of existing housing stock, the City funded nuisance officers to pro-actively abate such nuisances as illegal dumping, trash accumulation, weeds, and abandoned autos.

Finally, the City continues to fund additional building inspection services as a support to our rehabilitation program.

CITY OF SACRAMENTO

RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community Development Objectives	1984 Funds Allocated Toward Objective		Accomplishments and Relationship of Program to the Objective
3. Promote the development of housing opportunities for low-income residents Citywide.	\$ 30,000	Senior Housing Site Acquisition (Del Paso Heights)	In prior years, the City provided site acquisition funds to facilitate the build-out of HUD Public Housing Program reservations. With changes in funding for new housing development, the City is continuing to explore other forms of housing assistance such as the shared housing program, and housing site acquisition for possible senior housing financed with either tax increment funds or mortgage revenue bond funds.
	\$ 40,000	Shared Housing Program	
	\$110,000	Fair Housing/Human Rights Commission	
4. Create the opportunity for citizens to actively participate in development, implementation and evaluation of the program.	\$ 32,000	Del Paso Height PAC	A portion of CDBG staff time and funds are committed to providing technical assistance to three Target Area Committees to foster their continuing citizen participation in the program. In addition CDBG funding provides operating budgets for the Project Area Committees (PAC's) of Del Paso Heights, Oak Park and Alkali Flat.
	\$ 37,000	Alkali Flat PAC	
	\$ 36,000	Oak Park PAC	
		Part of the \$220,000 program administration budget is expended for staff support of the Woodbine, East Del Paso Heights and the Gardenland Target Area Committees.	

CITY OF SACRAMENTO

RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community  
Development Objectives

1984 Funds Allocated Toward Objective

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of Program to the Objective

5. Provide for expanded employment opportunities by promoting access to program contracts for small and minority business and by creating new jobs through economic development

\$134,000

Workrecreation Youth Employment Program

Each summer City CDBG funds are used to sponsor a youth employment program (Workrecreation) for disadvantaged target area youth. The youth work on beautification projects within their target neighborhoods.

\$150,000

Economic Development (Business Development Stockton Blvd., 12th Street, Franklin Blvd., Del Paso Blvd., Meadowview Road/24th Street area).

The City continues its efforts to offer comprehensive service to facilitate economic development in key target areas. The 1984 activities involve targeting commercial revitalization in five areas, i.e., 12th Street, Del Paso Blvd., Stockton Blvd., Franklin Blvd., and at 24th and Meadowview. The financing programs i.e., commercial rehabilitation, facade improvement and commercial development will continue to be offered in these areas.

CITY OF SACRAMENTO

RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community Development Objectives	1984 Funds Allocated Toward Objective		Accomplishments and Relationship of Program to the Objective
6. Improve the visual environment of the target neighborhood through beautification, selected code enforcement and business area revitalization efforts.	\$ 30,000	Tree Planting/Beautification (Del Paso Heights)	The City continues to fund pro-active nuisance abatement (code enforcement), neighborhood clean-up program in the target areas. In Del Paso Heights a tree planting/beautification program has been funded in 1984. Improvements to commercial strips also serve to improve the visual environment and promotes economic development/commercial revitalization.
	\$ 25,000	Clean-Up Program (Del Paso Heights)	
	\$ 80,000	Building Inspection/Housing Code Enforcement	
	\$120,000	Nuisance Abatement Program	
	\$ 18,750	Franklin Boulevard Commercial Revitalization Coordination	The City CDBG program continues to fund the Preservation Program and Design Review Committee of the City, identifying potential historic registry sites and reviewing compatible design modifications to structures of merit.
	\$ 9,375	Stockton Boulevard Commercial Revitalization Coordination	
	\$ 90,000	Commercial Facade Improvements	
	\$ 70,000	Preservation Program	



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RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT LOCAL OBJECTIVES

1984 Local Community Development Objectives	1984 Funds Allocated Toward Objective		Accomplishments and Relationship of Program to the Objective
7. Promote energy conservation Citywide:	\$ 50,000	Home Insulation Program	This program provides grants on a sliding scale based on income for insulation of homes and is operated Citywide. The City has continued its contract with SMUD to operate this program. This program is also related to the City's goals of conservation and enhancement of existing housing stock.
8. Support limited public service programs which directly enhance the above objectives.	\$110,000	Fair Housing/Human Rights Commission	Two public services, supportive of our other objectives have been funded. Fair Housing provides landlord/tenant counseling and mediation throughout the City. The Shared Housing - (SAIL) Sharers Allied in Living, assist in identifying housing suitable for occupancy by shared households and attempts to place senior in shared housing arrangements.
	\$ 40,000	Shared Housing Program	
	\$ 45,000	Truancy Patrol Program	Finally, in the CDBG target areas with high daytime burglary rates and high truancy a special truancy patrol unit is funded.

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1984 Local Community  
Development Objectives

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of Program to the Objective

9. Facilitate home improvements  
and barrier removal for the  
handicapped Citywide.

Retrofit Grant - this program is a subpart  
of the \$1,377,779 Rehab. Loans/Grants  
already listed.

As part of the City's Rehab. program,  
retrofitting grants are made available  
for low and moderate income handicapped  
households throughout the City.

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SECTION VI

RELATIONSHIP OF 1984  
EXPENDITURES TO NATIONAL GOALS



RELATIONSHIP OF 1984

EXPENDITURES TO NATIONAL GOALS

This section assesses the relationship of projects funded in 1984 to one of the three broad national objectives of the CDBG program. These are:

**a. Low Income Benefit:**

To meet this objective, the area benefitting from an activity must have a majority of lower income persons residing in the area, or be of direct benefit to low income individuals.

**b. Elimination/Prevention of Slums and Blight:**

To meet this objective, the activity must correct significant physical deficiencies which prohibit development or investment in an area, or which restrict a standard of living and well being otherwise present in the City.

**c. Urgent Need:**

To meet this objective, the activity must correct an emergency condition.

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RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT NATIONAL OBJECTIVES

1984 Community Development Objectives	1984 Funds Allocated Toward Objective		Accomplishments and Relationship of Program to the Objective
1. Benefit to Low and Moderate Income Persons	\$ 300,000	Traffic Study & EIR (Del Paso Heights)	Majority of residents in area of benefit are low and moderate income - 70%
	\$ 100,000	Hagginwood & Del Paso Height Park Improvements	Majority of residents in area of benefit are low and moderate income - 78%
	\$ 30,000	Tree Planting Beautification (Del Paso Heights)	Majority of residents in area of benefit are low and moderate income - 78%
	\$ 30,000	Senior Housing Site Acquisition (Del Paso Heights)	Majority of residents in area of benefit are low and moderate income - 75%
	\$ 200,000	Commercial Acquisition Removal (Del Paso Heights)	Majority of residents in area of benefit are low and moderate income - 75%
	\$ 5,000	Demolition and Clearance of of Unsafe Homes (Del Paso Hts.)	Majority of residents in area of benefit are low and moderate income - 78%
	\$ 500,000	East Del Paso Heights Street Improvements, Phase III (Construction)	Majority of residents in area of benefit are low and moderate income - 72%
	\$ 60,000	East Del Paso Heights Street Improvements Phase IV (Design)	Majority of residents in area of benefit are low and moderate income - 68%
	\$ 146,200	Stanford Settlement Remodeling (Gardenland)	Majority of residents in area of benefit are low and moderate income - 74.9%
\$ 60,000	Gardenland Park Improvements	Majority of residents in area of benefit are low and moderate income - 74.9%	

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RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT NATIONAL OBJECTIVES

1984 Community Development Objectives	1984 Funds Allocated Toward Objective		Accomplishments and Relationship of Program to the Objective
1. Benefit to Low and Moderate Income Persons (Continued)	\$ 10,000	Gardenland Street Improvements A/D #5 (Design)	Majority of residents in area of benefit are low and moderate income - 73.3%
	\$ 112,000	Oak Park Streetlights	Majority of residents in area of benefit are low and moderate income - 76%
	\$ 200,000	Commercial Strip Design (Oak Park)	Majority of residents in area of benefit are low and moderate income - 76%
	\$ 70,000	Residential Street Improvements (Oak Park)	Majority of residents in area of benefit are low and moderate income - 76%
	\$ 500,000	Woodbine Street Improvements Phase IV	Majority of residents in area of benefit are low and moderate income - 90%
	\$ 75,000	Tot Lot Area/Irrigation System Upgrading (Woodbine)	Majority of residents in area of benefit are low and moderate income - 58%
	\$ 70,000	12th Street Capital Improvements (Alkali Flat)	Majority of residents in area of benefit are low and moderate income - 89%
	\$ 25,000	Clean-Up Program (Del Paso Heights)	Majority of residents in area of benefit are low and moderate income - 78%
	\$ 45,000	Home Alert/Police Protection Program	Majority of residents in area of benefit are low and moderate income - 71% (total of all target areas served).

**CITY OF SACRAMENTO**

**RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT NATIONAL OBJECTIVES**

**1984 Community Development Objectives**

**1984 Funds Allocated Toward Objective**

**Accomplishments and Relationship of Program to the Objective**

1. Benefit to Low and Moderate Income Persons (Continued)

\$1,327,779	Rehab Loans and Grants
\$ 25,000	Relocation Loans
\$ 20,000	Relocation Assistance
\$ 50,000	Home Insulation Program
\$ 134,000	Workrecreation
\$ 110,000	Fair Housing/Human Rights
\$ 40,000	Shared Housing Program
\$ 13,500	Public Housing Child Care Facility Improvement
\$ 59,375	Economic Development Loans
\$ 90,000	Commercial Facade Improvements
\$ 12,500	Enterprise Zone Consultant
\$ 10,000	Meadowview Marketing Study
\$ 18,750	Franklin Blvd. Commercial Revitalization Coordination
\$ 9,375	Stockton Blvd. Commercial Revitalization Coordination

These programs have income limits that limit the benefit of the activities to low and moderate income persons. (Human Rights/Fair Housing generally serves a majority of low and moderate income persons but, due to the nature of the program, cannot limit its services to a certain income level. The services provided however, meet the compliance objectives of Fair Housing and Civil Rights Acts).

The economic development program is a multifaceted approach to upgrading deteriorated commercial strips which serve low income neighborhoods. The five selected strips and the income characteristics of their respective service areas are outlines below:

1. Del Paso Boulevard serves the North Sacramento area wherein 63% of the service area is low income.
2. 12th Street serves the Alkali Flat area wherein 89% of the commercial service area is low income.
3. Stockton Boulevard serves the Oak Park neighborhood wherein 62% of the population is low income.



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RELATIONSHIP OF 1984 ALLOCATIONS TO COMMUNITY DEVELOPMENT NATIONAL OBJECTIVES

1984 Community Development Objectives

1984 Funds Allocated Toward Objective

Accomplishments and Relationship of Program to the Objective

1. Benefit to Low and Moderate Income Persons (Continued)

2. Elimination of Slums and Blight

Part of \$1,327,779 Rehabilitation Loans & Grants

4. Franklin Boulevard serves the Oak Park neighborhood wherein 70% of the population is low income, and finally,

5. Meadowview/24th Street is a severely deteriorated and vacant shopping center which serves residents north and south of Meadowview Road. Although the majority of lease space is vacant, the service area for a neighborhood grocery store would include an area wherein 56% of the households are low income.

Under the concentrated Housing Rehabilitation program policies loans may be made to homeowners with incomes up to 120% of the median income provided: 1) the unit is within a concentrated rehabilitation target area which meets slum and blight criteria, and 2) the unit is substandard and health and safety issues require rehabilitation financing assistance.

