



Agency Rpt

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 2, 1984

CITY MANAGER'S OFFICE
RECEIVED
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Sacramento City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

SUBJECT: Community Development Block Grant Concentrated
Rehabilitation Areas for 1984

APR 3 1984

OFFICE OF THE
CITY CLERK

SUMMARY

This report requests approval of concentrated housing rehabilitation areas for the Community Development Block Grant (CDBG) target areas of Woodbine, East Del Paso Heights, and Gardenland and for the redevelopment project areas of Del Paso Heights, Oak Park, and Alkali Flat.

BACKGROUND

Following your Council's approval in November 1983, of a new program to concentrate housing rehabilitation efforts in small, distressed sections of the larger project and target areas, the respective committees began selecting these areas for 1984. They sought sub-areas that would approximate the ideal concentrated rehabilitation area which has the following characteristics:

1. Contains a preponderance of substandard housing units.
2. Is high owner occupancy.
3. Is located where the rehab activity will make highly visible improvements and will potentially raise the property maintenance standards and efforts of nearby residents.
4. Is located in an area where the infrastructure is already improved or is scheduled for simultaneous improvements to the ideal standard for that particular neighborhood.

4-3-84

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Sacramento City Council

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5. Is small in size; includes houses on both sides of the street and contains approximately 30 to 70 homes needing rehab.

Within these areas for one year from the date of Council approval, owners earning up to 120 percent of the median income for Sacramento's S.M.S.A. will be offered loans with sliding scale interest rates. Additionally, the Target Area Committees (TACs), the Project Area Committees (PACs), and the Rehabilitation Division staff will intensively market these loans.

Attachment "A" maps the concentrated rehabilitation areas selected for 1984 and, in some cases, alternative areas to be activated if loans prove unmarketable in the first areas. Respective areas were selected by the East Del Paso Heights TAC on February 15, 1984; by the Woodbine TAC on February 9, 1984; by the Gardenland TAC on January 25, 1984; by the Del Paso Heights PAC Executive Committee on February 21, 1984; by the Alkali Flat PAC on March 14, 1984; and by the Oak Park PAC on March 7, 1984.

ENVIRONMENTAL REVIEW

Environmental approval of the entire rehabilitation program, including the concentrated program, has been received.

POLICY IMPLICATIONS

This action implements policies approved in the November 1983 Housing Rehabilitation Program Policy Amendments.

FINANCIAL DATA

The financial implications of the concentrated rehabilitation program have already been approved by your Council; no further financial impact or change will result from this action of designating concentrated areas.

VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its regular meeting of April 2, 1984, the Sacramento Housing and Redevelopment Commission will recommend approval of the proposed actions contained herein. In the event they fail to do so, you will be notified prior to your meeting of April 3, 1984.

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RECOMMENDATION

The staff recommends adoption of the attached resolution which approves concentrated rehabilitation areas in the CDBG target areas of Woodbine, East Del Paso, and Gardenland and in the redevelopment project areas of Del Paso Heights, Alkali Flat and Oak Park, and sets a one-year eligibility period for loans to owners earning between 80 and 120 percent of area median income.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

RESOLUTION No. 84-283

Adopted by The Sacramento City Council on date of

April 3, 1984

COMMUNITY DEVELOPMENT BLOCK GRANT
CONCENTRATED REHABILITATION AREAS FOR 1984

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

SECTION 1. The City Council hereby adopts concentrated housing rehabilitation areas for the Community Development Block Grant target areas of Woodbine, East Del Paso and Gardenland and the redevelopment project areas of Del Paso Heights, Oak Park and Alkali Flat. These areas are shown as Attachment "A" in the report to the Council dated April 3, 1984, and entitled Community Development Block Grant Concentrated Rehabilitation Areas for 1984.

SECTION 2. The City Council hereby sets a one-year eligibility period beginning one month following the date of this Resolution, for loans in the above areas to owners earning between 80% and 120% of area median income.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

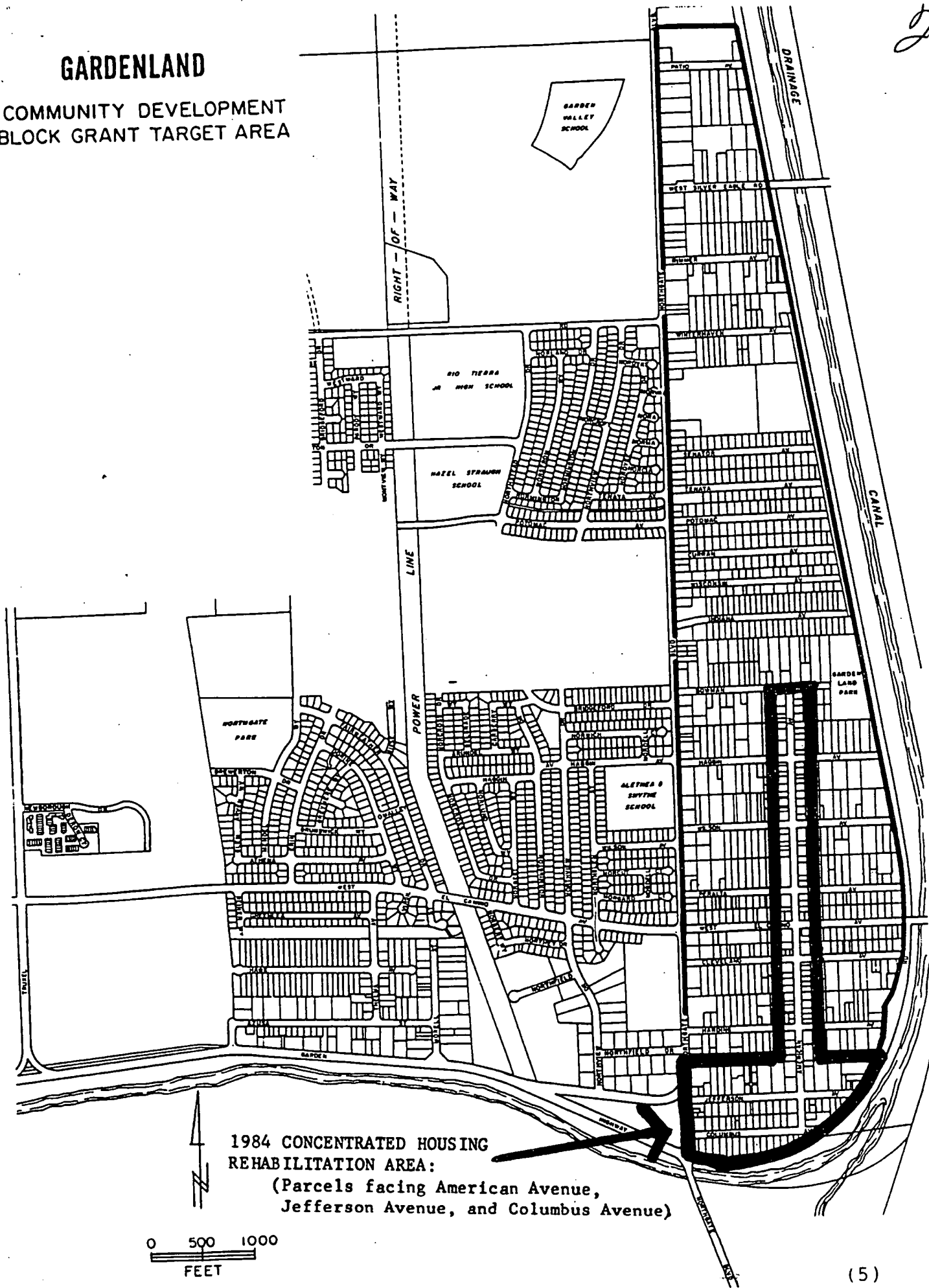
APR 3 1984

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GARDENLAND

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA



1984 CONCENTRATED HOUSING
REHABILITATION AREA:
(Parcels facing American Avenue,
Jefferson Avenue, and Columbus Avenue)

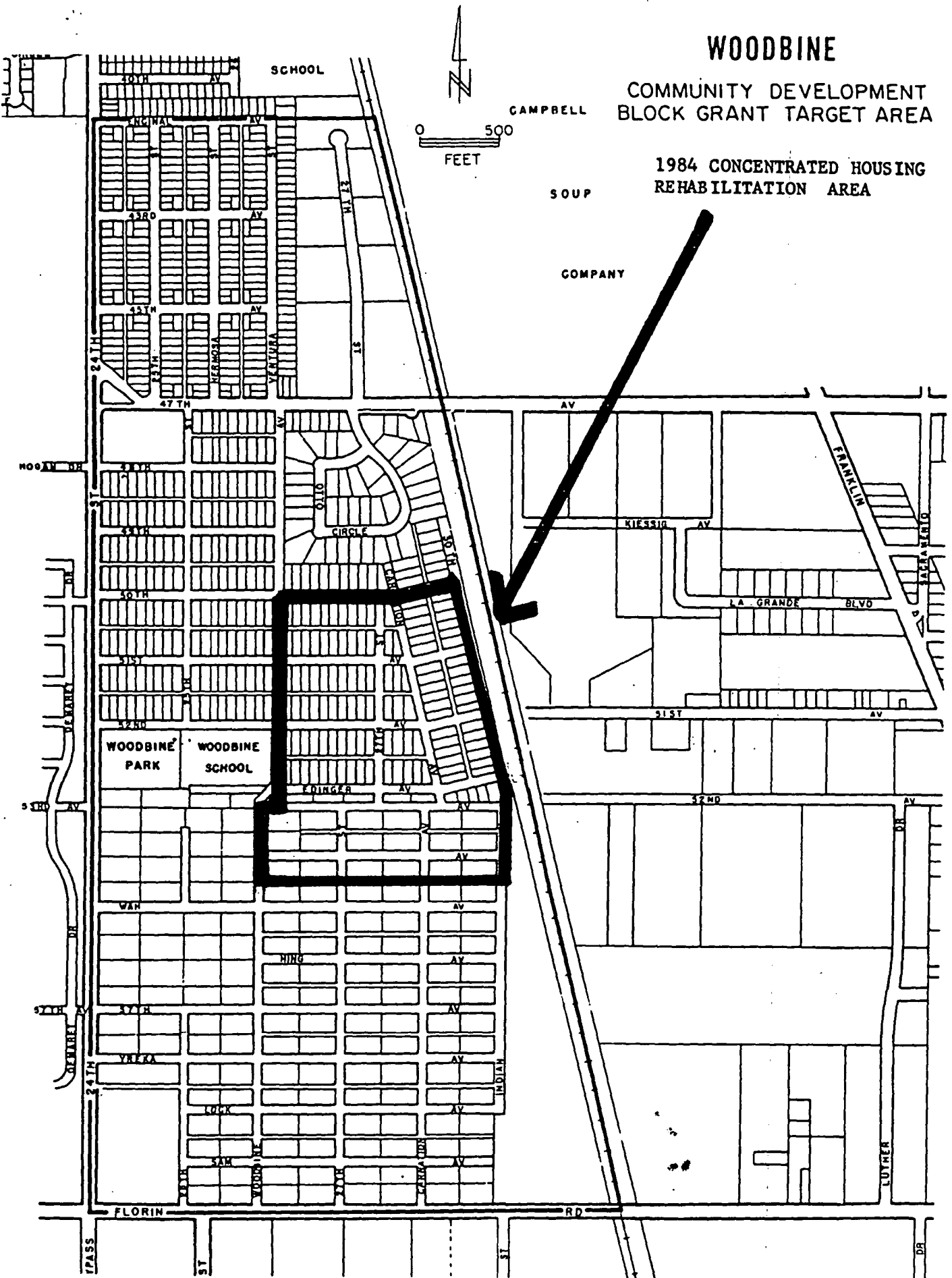


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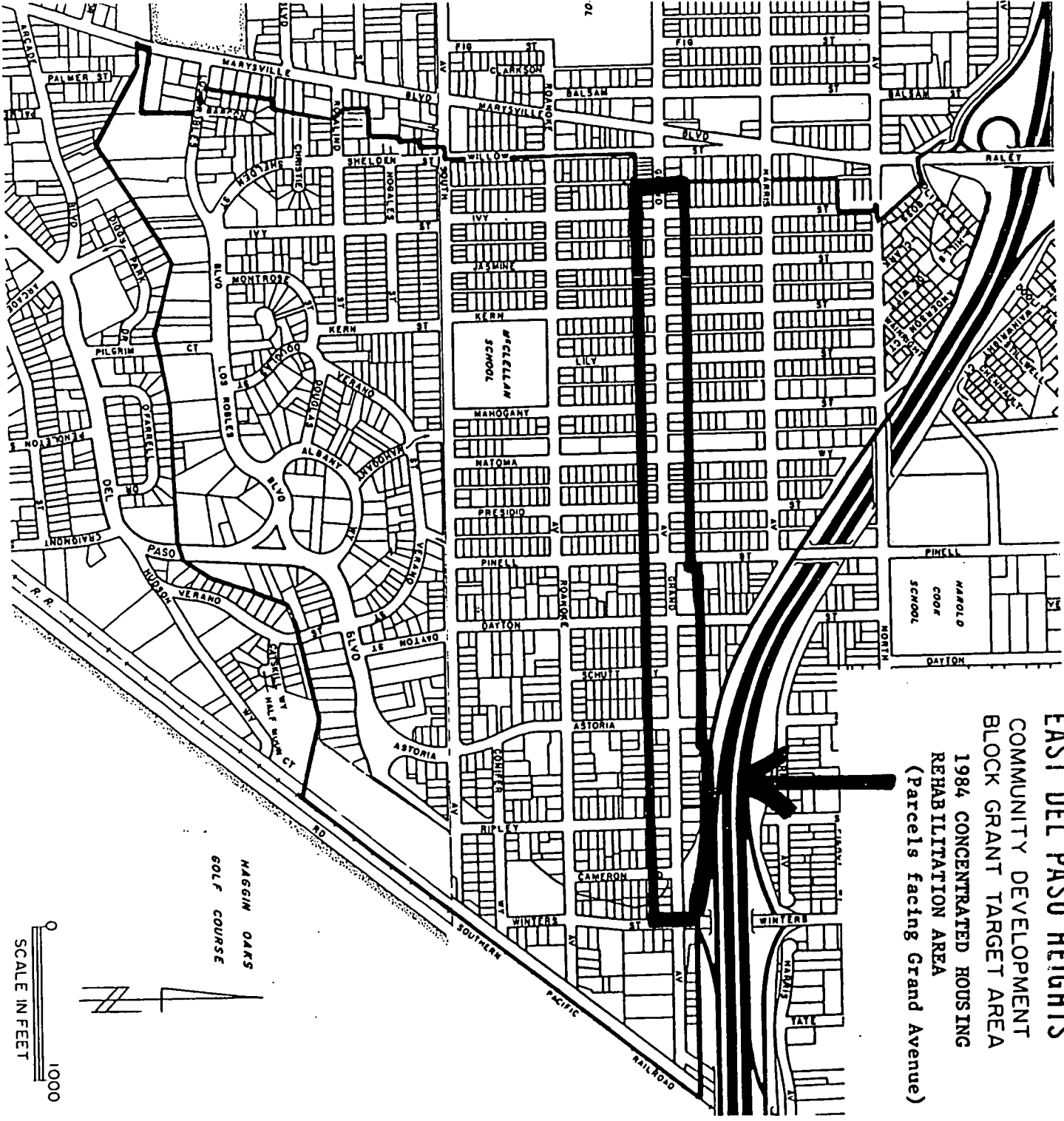
WOODBINE

COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA

1984 CONCENTRATED HOUSING REHABILITATION AREA



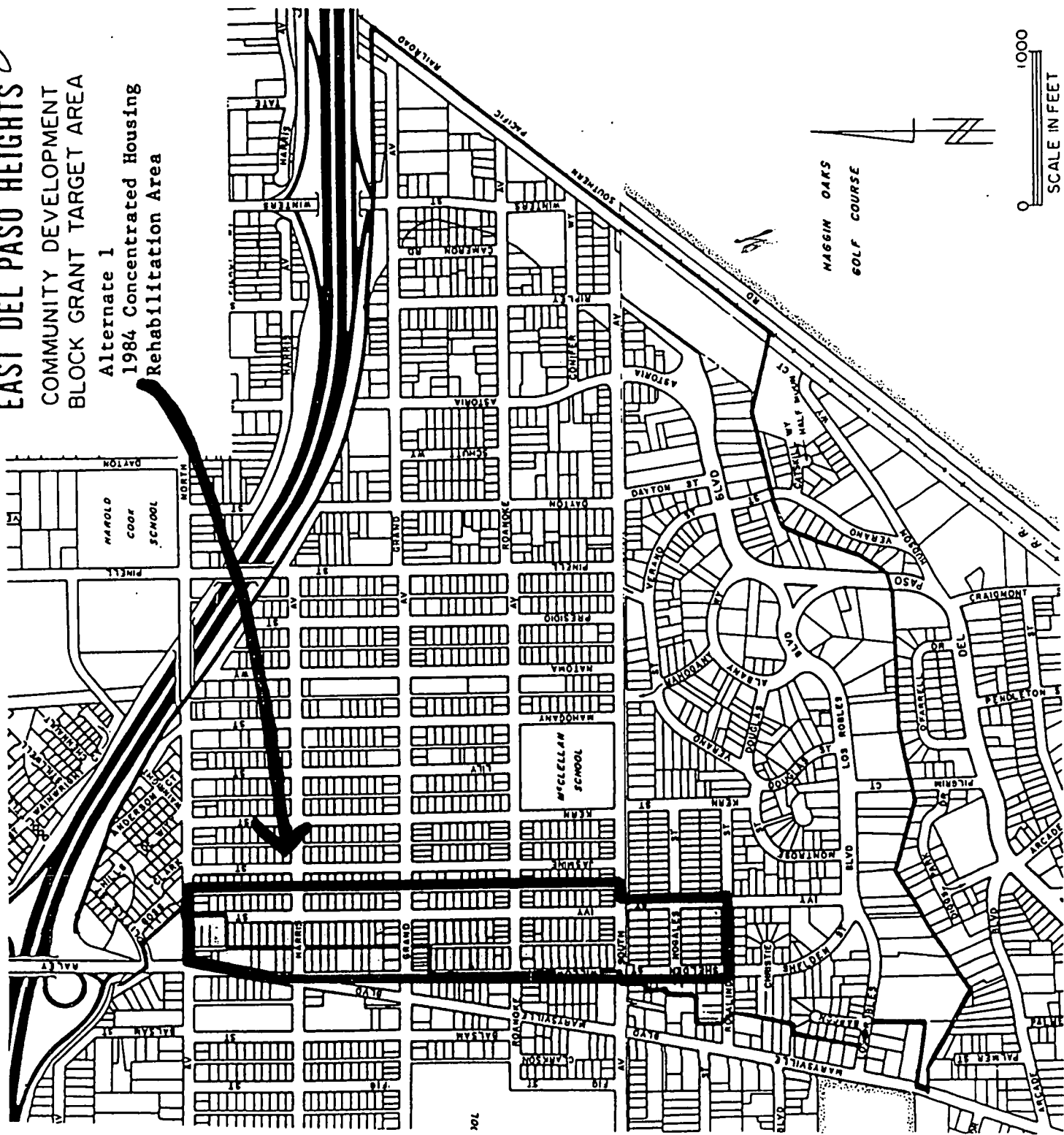
**EAST DEL PASO HEIGHTS
 COMMUNITY DEVELOPMENT
 BLOCK GRANT TARGET AREA
 1984 CONCENTRATED HOUSING
 REHABILITATION AREA
 (Parcels facing Grand Avenue)**

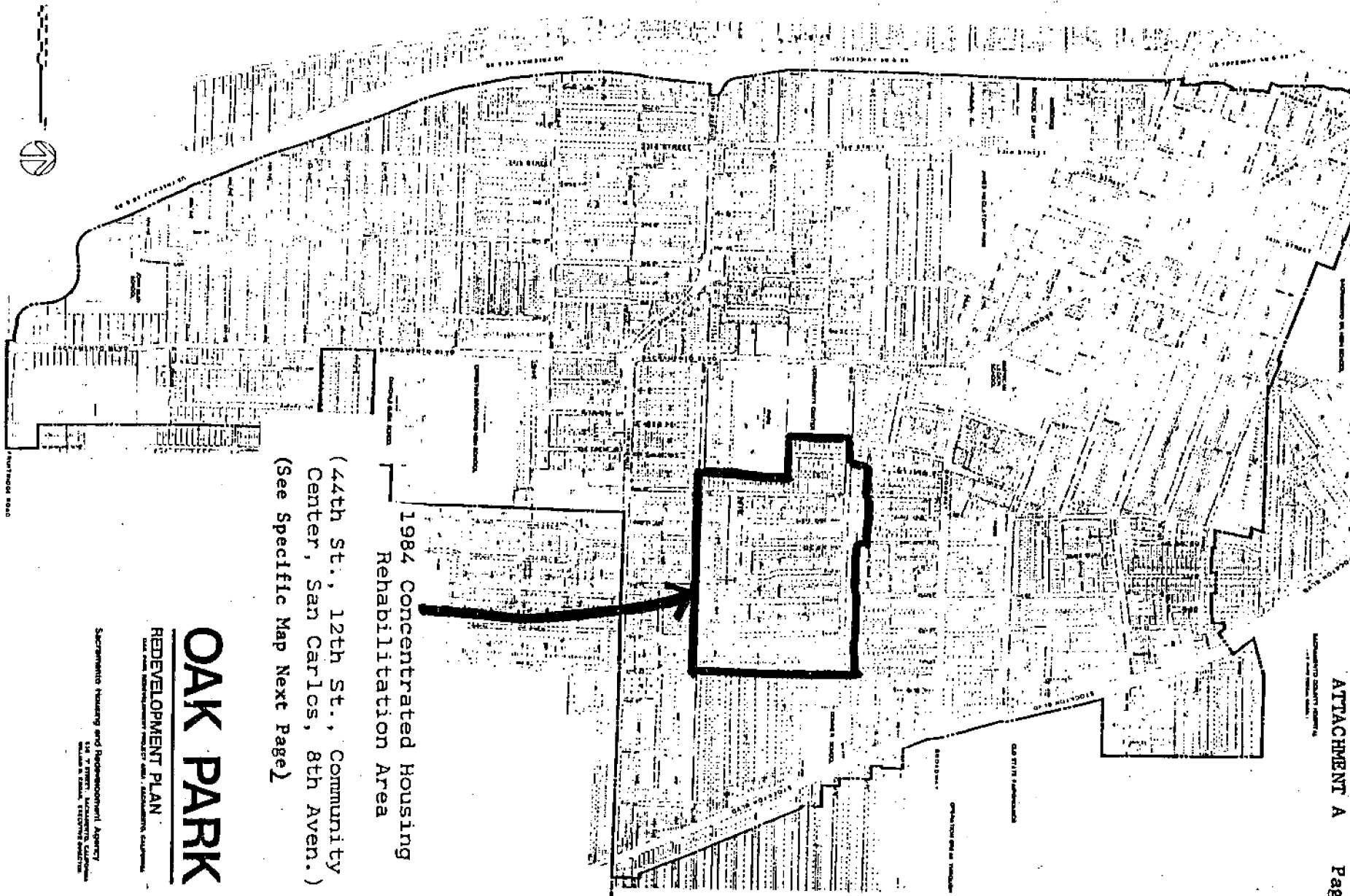


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EAST DEL PASO HEIGHTS COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA

Alternate 1
1984 Concentrated Housing
Rehabilitation Area





1984 Concentrated Housing
Rehabilitation Area

(44th St., 12th St., Community
Center, San Carlos, 8th Aven.)
(See Specific Map Next Page)

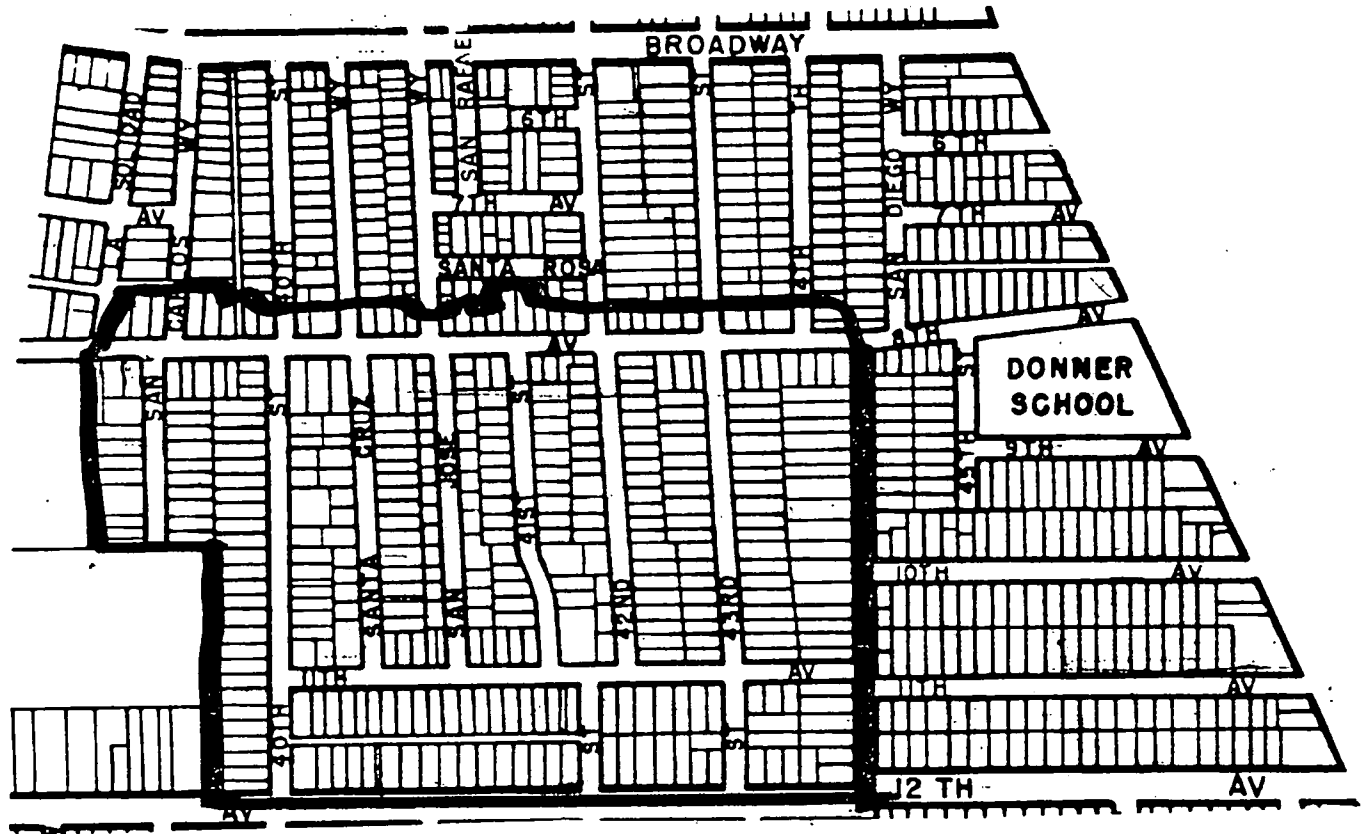
OAK PARK

REDEVELOPMENT PLAN

Sacramento Housing and Redevelopment Agency
1000 J STREET, SACRAMENTO, CALIFORNIA 95811

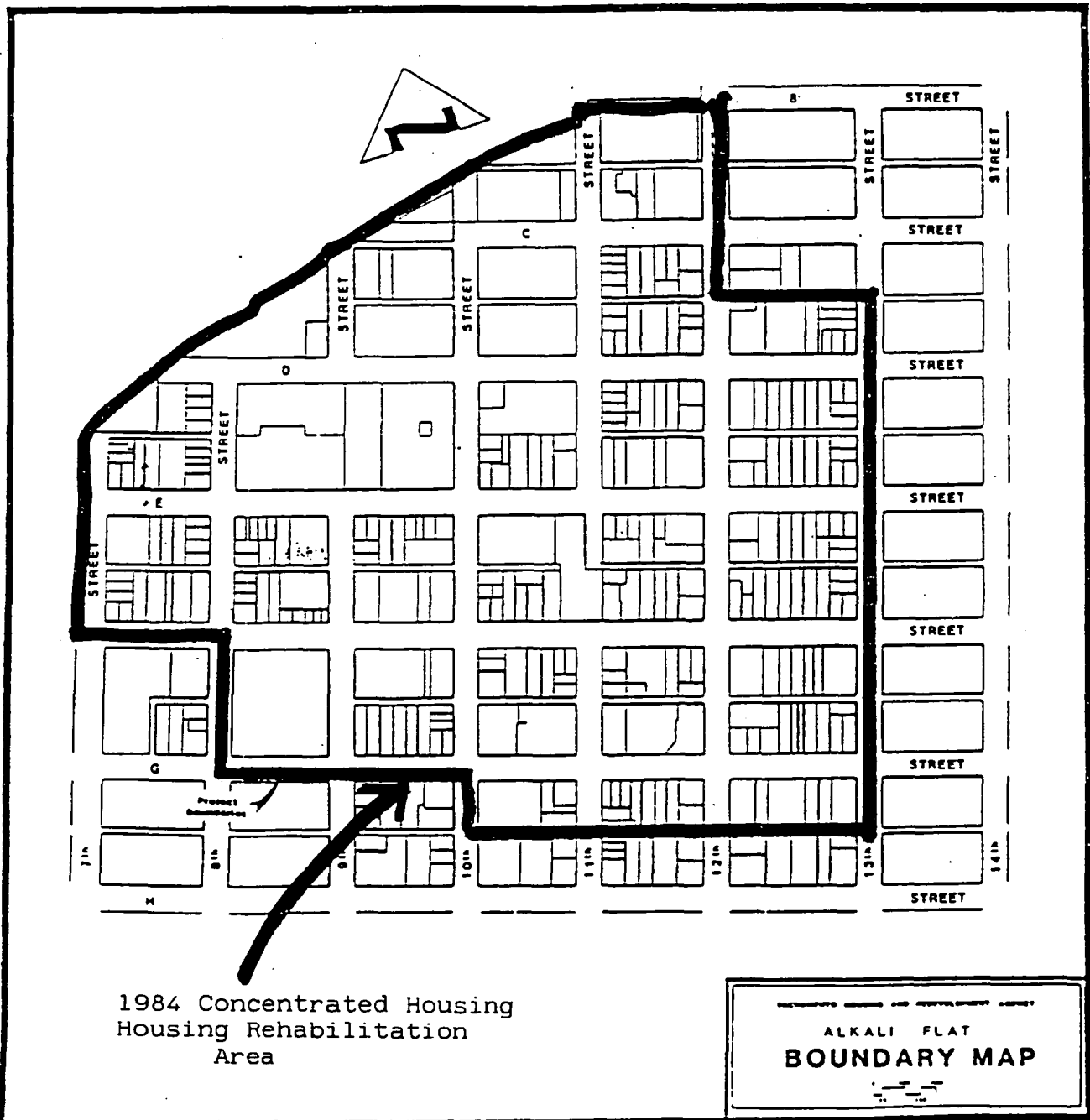
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Oak Park 1984
Concentrated Housing
Rehabilitation Area

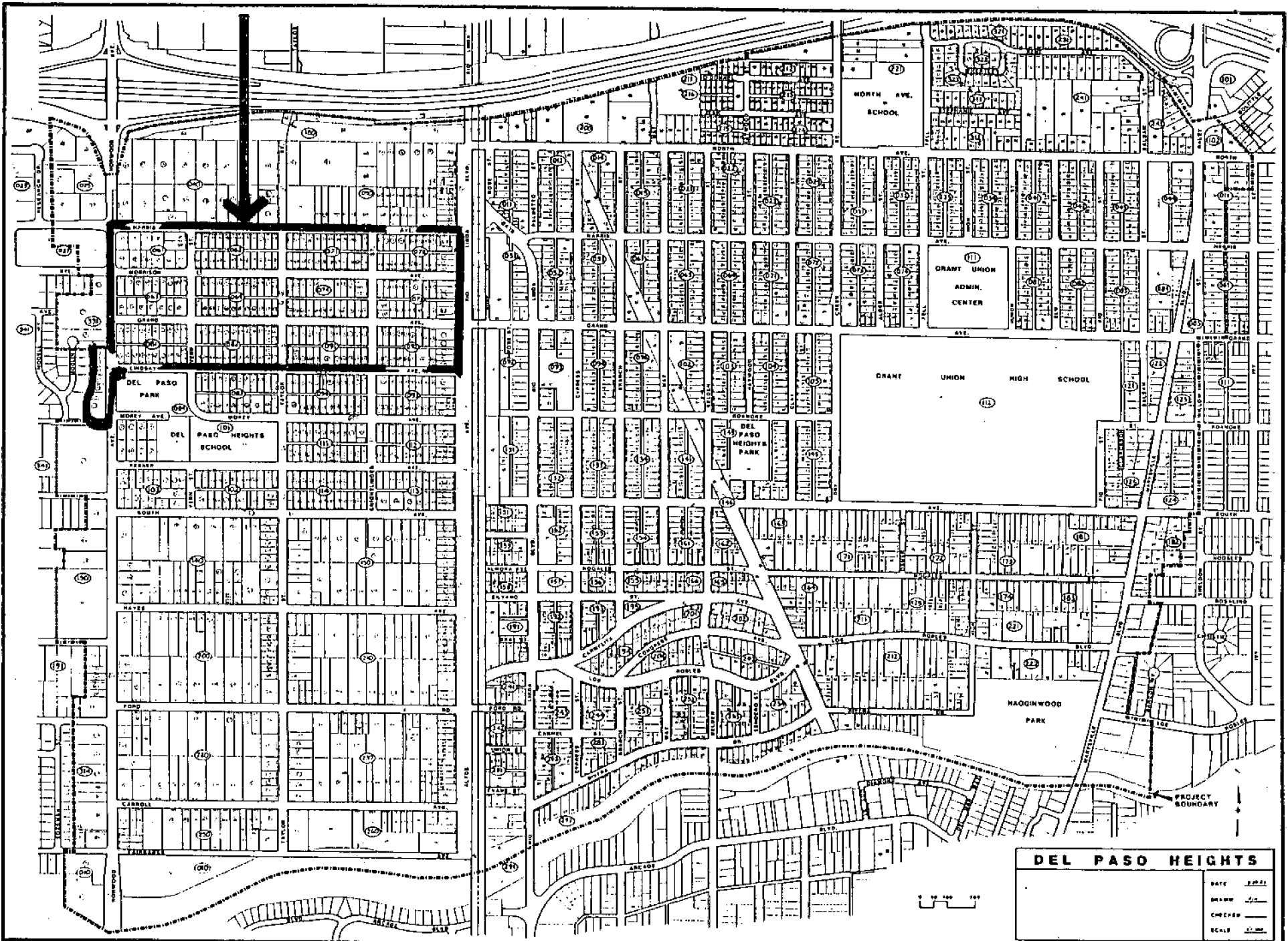
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1984 Concentrated Housing
Housing Rehabilitation
Area

ALASKA DEPARTMENT OF REVENUE AND INTERIOR
ALKALI FLAT
BOUNDARY MAP

1984 Concentrated Housing Rehabilitation Area



DEL PASO HEIGHTS	
DATE	2/84
DRAWN	JCS
CHECKED	
SCALE	1" = 100'

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