



**Sacramento
Housing &
Redevelopment
Agency**

REGULAR MEETING OF THE ALKALI FLAT REDEVELOPMENT ADVISORY COMMITTEE (RAC)

**Boys & Girls Club
1117 G Street**

**Thursday, May 4, 2006
6:00 PM**

MEETING MINUTES

I. Call to Order & Roll Call—6:23 PM

Present: Chair Williams, Vice-Chair Miller, RAC Members Camacho, Delgado, Kivela, and Valle

Absent: RAC Members Prosser, Montgomery and Vierra

II. Public Comment

Randy Owen, Alkali Flat Resident—Mr. Owen announced that the community garden in J. Neely Park opened.

III. Agenda Review

No changes.

IV. Approve April 6, 2006 Minutes

Motion (Camacho, Miller): To approve the minutes.

Vote 5-0-0-4: Williams, Miller, Camacho, Kivela, and Valle—Delgado, Montgomery, Prosser and Vierra

Motion passed.

V. Action Items

a. Re-elect a RAC Member to Serve on Workreation Interview Board

RAC Member Camacho nominated RAC Member Delgado to replace her on the interview panel to interview the Workreation applicants.

Motion (Camacho, Williams): To appoint Charlotte Delgado to the interview panel to interview qualified Workreation applicants.

Vote 5-0-0-4: Williams, Miller, Camacho, Kivela, and Valle—Delgado, Montgomery, Prosser and Vierra

Motion passed.

b. Changing RAC Meeting Dates for July and August Meetings

Chair Williams proposed changing the July and August RAC meeting dates since she has scheduling conflicts with the regular meeting dates.

Motion (Miller, Kivela): To move the July RAC meeting to June 29, 2006 and cancel the August RAC meeting.

Vote 5-0-0-4: Williams, Miller, Camacho, Kivela, and Valle—Delgado, Montgomery, Prosser and Vierra
Motion passed.

c. Potential Development Sites and Projects in Alkali Flat

Staff provided an overview of last month's report on potential development sites in the Alkali Flat Redevelopment Area. Staff also explained a forthcoming study by the City's Department of Transportation (DOT) that may delay the RAC's investigation of potential streetscape improvements and/or on-street parking on 12th Street. In a recent meeting with the DOT, SHRA staff learned that a circulation and traffic study is going to be conducted over the next year for the Rail Yards project in the Richards Boulevard Redevelopment Area. Both the study and project could have an impact on circulation patterns in Alkali Flat. As a result, staff recommended delaying any further investigation of streetscape improvements and/or on-street parking until the DOT completes its traffic study.

RAC Members raised the following concerns and comments with 12th Street revitalization and promoting more private investment as it relates to the DOT's study:

1. The location of the La Valentina Light Rail Station and tracks discourage any positive changes to 12th Street that would encourage private investment and make it more pedestrian/bicycle friendly.
2. There is insufficient on-street parking on 12th Street, which acts as a deterrent in getting businesses to establish there.
3. There is insufficient off-street parking for light rail users and it is negatively impacting the neighborhood. It also limits the development options for Alkali-Mansion Flat neighborhood.
4. Alkali-Mansion Flat residents were promised that the 7th Street Extension would reduce traffic on 12th Street. However, it has made no difference.
5. There are too many lanes on 12th Street and insufficient on-street parking to attract new businesses and, as a result, the neighborhood is losing out on potentially valuable tax base.
6. 12th Street should be returned to two lanes as a traffic calming measure and to make it a more pedestrian friendly neighborhood.
7. The lanes should also be reduced in width—wider lanes invite speeding.

RAC Members generally agreed that the Alkali-Mansion Flat neighborhood should not have its revitalization and development determined by the development outcome of other projects (e.g., Rail Yards) outside the Alkali Flat Redevelopment Area. The RAC and community should be able to develop and take action based on the best interests of its residents and not allow outside forces to decide how 12th Street and the rest of Alkali Flat grows and improves.

Chair Williams proposed that staff investigate options for developing affordable rental and ownership housing units in the Alkali Flat Redevelopment Area. RAC Member Camacho that staff also investigate opportunities for developing self-help housing (e.g., 1225 G Street) in the redevelopment area.

Motion (Williams, Camacho): Staff to report and present at the next RAC meeting on alternative sites for the development of affordable ownership and/or rental units. Staff to research options for ensuring units remain affordable for as long as possible. Staff to report on concrete proposals for a range of housing options and funding for the redevelopment area including:

- i. scattered sites for new housing,
- ii. coop conversion,
- iii. new building construction, and
- iv. existing building rehabilitation.

Vote 5-0-0-4: Williams, Miller, Camacho, Delgado, Kivela, and Valle—Montgomery, Prosser and Vierra

Motion passed.

Chair Williams and RAC Member Camacho also expressed a desire to draft a letter to the Project Manager of the Rail Yards project and identify their concerns with the project and its impacts on the Alkali Flat neighborhood.

Motion (Williams, Camacho): To establish a subcommittee (consisting of Chair Williams and RAC Members Camacho and Prosser) for the purposes of drafting a letter to the City stating the RAC's concerns with the Rail Yard Project and how it will impact Alkali Flat Redevelopment Area.

Vote 5-0-0-4: Williams, Miller, Camacho, Delgado, Kivela, and Valle—Montgomery, Prosser and Vierra

Motion passed.

d. *Form Based Codes Presentation*

Wendy Carter, Alkali Flat resident and UC Davis graduate student, presented to the RAC on Form Based Codes. She explained what they are and how they work in the community. Ms. Carter ended her presentation with an announcement of an upcoming Form Based Codes Workshop scheduled at the Boys and Girls Club on May 23, 2006. She also requested \$500 from the RAC to financially assist with the costs incurred by the setup and administration of the Form Based Codes Workshop.

Chair Williams explained her concerns about whether form based codes might gentrify the neighborhood and remove its diversity. She stated that she is opposed to a gentrification process that displaces people and makes it unaffordable for low-income families to leave in the neighborhood.

RAC Members Kivela and Miller echoed the reaction of other RAC Members by stating that the Workshop seems like a great opportunity to shape our neighborhood and its future projects.

Motion (Williams, Miller): To conditionally approve contributing \$250 of Alkali Flat redevelopment funds to Wendy Carter to help fund the Form Based Codes Workshop scheduled for May 23, 2006. [The ability to fund this project with redevelopment funds is to be determined by staff who will then notify Wendy Carter and the RAC.]

Vote 5-0-0-4: Williams, Miller, Camacho, Delgado, Kivela, and Valle—Montgomery, Prosser and Vierra. **Motion passed.**

e. *RAC Bylaws - Recommending Changes to Council*

RAC Members stated their concerns with losing RAC Members that are part of the neighborhood's business community, and having no provision in the RAC bylaws for replacing that member with an employee or owner from the same business.

Motion (Williams, Camacho): As with nonprofit organizations, if the RAC loses a Member from a business entity, then that business should be able to replace that member with another person from the same business.

Vote 5-0-0-4: Williams, Miller, Camacho, Delgado, Kivela, and Valle—Montgomery, Prosser and Vierra

Motion passed.

VI. Information Items

a. *Globe Mills*

Staff notified the RAC that SHRA is still working to determine how the funding shortfall for the Globe Mills project will be filled. More information will be available at the June RAC meeting.

b. *Future Agenda Items*

- i. Potential Affordable Housing Sites, ownership versus rental
- ii. Form Based Codes - Update on Workshop and discuss future funding
- iii. No Quorum - Length of time RAC should wait

VII. Adjournment—8:02

Motion (Miller, Kivela): To adjourn.

Vote 5-0-0-4: Chair Williams, Vice-Chair Miller, Camacho, Delgado, Kivela, and Valle—Montgomery, Prosser and Vierra

Motion passed.