



**Sacramento
Housing &
Redevelopment
Agency**

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

**Boys & Girls Club
1117 G Street**

**Thursday, June 1, 2006
6:00 PM**

MEETING MINUTES

I. Call to Order & Roll Call—6:04 PM

Present: Chair Williams, Vice-Chair Miller, RAC Members Camacho (6:45 PM), Delgado Kivela (6:13 PM), Prosser, and Vierra

Absent: RAC Members Poe and Valle

II. Public Comment

Randy Owen, Alkali Flat Resident—Mr. Owen announced that he had statistical information to share at the beginning of agenda item V. a.

III. Agenda Review

No changes.

IV. Action Items

a. *Globe Mills Update & RAC Recommendation*

Jim Hare, SHRA staff, provided an overview of how the Agency would like to fill the \$9.6 million short fall. He reviewed the proposed funding sources that would be used to fill the gap including a recommendation from the RAC to transfer \$886,000 of the Alkali Flat Redevelopment Area's 20% Housing Set Aside.

In response to staff's explanation that additional off-site improvements would be made by the developer, RAC Member Delgado asked what the improvements will be and where will they occur. Mr. Hare responded that there would be streetscape, sidewalk and curb improvements around the Globe Mills project.

RAC Member Prosser inquired whether the project was eligible for tax credits. Mr. Hare responded that the State Historic Preservation Office (SHPO) announced earlier this week that they would not recommend the project for tax credits. The Federal Government agree with that assessment and would not be recommending the project for tax credits either, because the historic quality of the building is too degraded and the proposed project will replace all the interior space with new development.

Chair Williams inquired how the transfer of these funds from Alkali Flat would impact the Agency's ability to fund other affordable housing projects in the

Project Area. She also asked how the Agency determined that this particular amount should come from the Alkali Flat Redevelopment Area. Staff responded by explaining that there would be an impact, but it was difficult to determine how much. However, there are other Agency funds such as the Home Loan program and the aggregate 20% housing set aside that could be used for affordable housing in Alkali Flat if a project was identified as requiring additional funds. Additionally, it's worth noting that even with the \$886,000 that is proposed to be transferred to the Globe Mills project, there would not be sufficient funds in the Alkali Flat Redevelopment Area to address all the remaining blight.

Resident Randy Owen asked SHRA staff how the Globe Mills Project's timeline would be impacted by the delays that have occurred so far. Mr. Hare responded that the project has continued to move forward and is still scheduled to be completed by December 2007.

Motion (Prosser, Kivela): The RAC recommends additional financing for the previously approved Globe Mills Adaptive Reuse Project to cover additional construction costs in the amount of \$886,000 that will come from the Alkali Flat housing set aside funds; however, \$200,000 in unused Alkali tax exempt bond funds will be deleted from the project.

Vote 4-0-2-3: Williams, Kivela, Prosser, and Vierra—Miller and Delgado—Camacho, Poe and Valle

Motion passed.

b. *RAC Quorum*

Motion (Miller, Prosser): The RAC agrees to wait until 6:30 PM to attain a quorum of the Redevelopment Advisory Committee.

Vote 6-0-0-3: Williams, Miller, Delgado Kivela, Prosser, and Vierra—Camacho, Poe and Valle

Motion passed.

V. Information Items

a. *Update on Affordable Housing Sites Research & Other Redevelopment Projects*
Randy Owen, Alkali Flat resident, informed the RAC of his research on co-op housing. New housing would cost approximately \$150 to \$220 per square foot.

Staff provided an update and hand out with current and proposed Agency projects in Alkali Flat and explained that research on affordable housing development in the Project Area had been delayed; however, in light of some major project changes, this research will be significantly impacted and may need to change.

La Valentina Project

Staff announced that the former developer, the Olson Company, of the La Valentina project had pulled out of the project citing concerns with vibrations caused by the light rail and changes in the housing market as its reasons for discontinuing the project. As a result, staff recommended that a new RFP be developed, reviewed by the RAC and circulated.

Chair Williams pointed out that we should probably learn more about how the vibrations from the light rail might impact any future project at the site, as well as what impacts noise levels might have.

Wendy Carter, Alkali Flat resident, suggested that the Agency might draft and circulate a Request for Qualifications (RFQ) instead of an RFP in order to develop a short list of developers that the Agency could collaborate with to figure out what project would best suit the residents, the site and the Agency.

RAC Members agreed that staff should move forward and look at drafting an RFP or RFQ for the site and bring it back to the full RAC for review.

Boys & Girls Club Project

The RAC was generally supportive of developing the parcels behind the Boys and Girls Club with a park for the club. The RAC Chair requested that RAC Member Camacho (as a Boys and Girls Club Board Member) report back to the RAC at the June 29th RAC meeting as to whether the Board is interested in developing the property. Chair Williams also asked that SHRA staff continue to work with the Boys and Girls Club Board to help find a way to develop the site. RAC Member Kivela asked whether the Boys and Girls Club needed all the parking and whether they could lease some of the spaces for additional income.

1224 D Street

The RAC was supportive of investigating the possibility of moving the house to the Agency owned lot at 1210 D Street. RAC Members were generally concerned that there would need to be some guarantee that the owner restore the property if and when it is moved. This would need to be a stipulation in any contract with the owner.

318 12th Street

The RAC agreed to give the property owner more time and for staff to follow up to find out progress.

424 12th Street

The RAC agreed that they would like the property owners to present their project at the June 29th RAC meeting. There was general concern about the projects design, scoping and massing of the buildings. Chair Williams stated that the new development needs to be compatible with the historic neighborhood and context.

b. General Plan Update

Staff updated the RAC on the Town Hall Forums and briefly reviewed the enclosed information in their packet and the closest Forum to Alkali Flat.

c. Housing and Community Development Surveys

Staff reviewed the Consolidated Plan Resident Surveys, the use of the survey information, and encouraged RAC Members to complete and return them to staff by the end of the RAC meeting.

d. Form Based Codes Workshop Update

Wendy Carter, Alkali Flat resident, provided an update and overview of the Community Design Workshop that took place on Tuesday, May 23, 2006. She handed out a draft write up of the results of the workshop that illustrated strong community support for: 1.) more opportunities for renters to move into homeownership; 2.) preservation of the neighborhoods historic characteristics; 3.) more retail development; 4.) more development of "green" buildings; 5.) more cameras for security at the La Valentina station; 6.) 12th Street to be more pedestrian and bicycle friendly; 7.) the development of a small or medium size grocery store (e.g., cooperative, organic, fresh vegetables); and 8.) more mixed use development.

Wendy concluded by stating that the Alchemist group will continue to try and work with the city to secure funding for a Form Based Codes study in Alkali Flat; and the group planned to have more follow up and informal meetings to further define land use and development goals for 12th Street and Alkali Flat. Wendy will continue to keep the RAC updated on upcoming meetings on this topic, funding for the study and the general progress of this project.

I updated the RAC on the potential emergency ordinance that will be coming before Council in the next week to address massing and building height concerns in different parts of the city.

Motion (Williams, Miller): To move this agenda item to an action item.

Vote 7-0-0-2: Williams, Miller, Camacho, Delgado Kivela, Prosser, and Vierra—Poe and Valle. **Motion passed.**

Motion (Prosser, Delgado): When the emergency ordinance is discussed and voted on, to have Chair Williams represent the RAC at that City Council meeting to protest the massing and height limits in Alkali Flat especially in light of the Bruce Monighan project on 8th Street, and request that Alkali Flat be included in the emergency ordinance.

Vote 7-0-0-2: Williams, Miller, Camacho, Delgado Kivela, Prosser, and Vierra—Poe and Valle. **Motion passed.**

e. RAC Bylaws

Staff announced the position of the Agency, City Clerk and Council Member Tretheway to not support changing the RAC Bylaws to allow RAC Members in the business owner category to be replaced by another person in the same organization if that RAC Member should need to resign from the RAC. RAC Members agreed that they would contact Council Member Tretheway's office directly to express their interest in changing the RAC Bylaws.

Future Agenda Items

- Update on the properties behind the Boys & Girls Club
- Presentation by the owners of 424 12th Street

VI. Adjournment—7:45 PM

Motion (Prosser, Williams): to adjourn.

Vote 7-0-0-2: Williams, Miller, Camacho, Delgado Kivela, Prosser, and Vierra—Poe and Valle. Motion passed.