



**ARMY DEPOT  
REDEVELOPMENT ADVISORY COMMITTEE**

**Meeting Minutes**

Thursday, March 15, 2007

George Sim Community Center, 6207 Logan Street  
Sacramento, CA 95824

**1. Call to Order and Roll Call**

Chairman Lien called the meeting to order at 5:45 p.m. Roll Call was conducted.

**RAC Members Present:** Don Colquitt, Burnie D. Lenau, Tim Lien, Ronald Montez, Constance Slider, Exer Toney, Steve Vourakis

**RAC Members Absent:** Joe Hensler, Bernardo Hubbard

**Staff Present:** Caitlin Camp and Celia Yniguez, SHRA

**2. Approval of Minutes**

Mr. Lenau made a motion to approve the February 15, 2007 RAC meeting minutes which was seconded by Mr. Colquitt. The minutes were approved with Mr. Lien, Ms. Slider, and Mr. Vourakis abstaining.

**3. General Comments**

Mr. Carl Pinkston representing the South East Village Neighborhood Association (SEVNA) announced they are leading a neighborhood clean-up day on the third Saturday in April. SEVNA is also conducting a survey within the membership to prioritize issues for their future efforts. A results report will be compiled and presented at the next RAC meeting. Mr. Lien thanked Mr. Pinkston for his update and requested the status of Camilla Park and the SEVNA's desires for it by the end of the meeting.

Ms. Yniguez requested the Redevelopment Item C., Housing Development Opportunity, be moved to the top of the agenda in order to discuss the proposed Bibbs Drive Housing Development Project as there are guests here to discuss the item. The RAC agreed.

**4. SHRA Staffing Update**

Ms. Yniguez informed the RAC that the vacant staff position had been filled by Ms. Camp who will also temporarily work in the 65<sup>th</sup> Redevelopment Area until that position is filled. Ms. Yniguez introduced Ms. Camp who then shared a brief background about herself to the RAC.

**5. Redevelopment Items**

**a. Housing Development Opportunity**

Ms. Yniguez introduced, provided background information, and presented various general constraints and issues for the housing project on Bibbs Drive

proposed by the Sacramento Mutual Housing Association (SMHA). Ms. Yniguez discussed the site's unique characteristics including the lack of an improved street, irregular lot configuration, no visibility from Elder Creek Road, adjacent single family and multi-family residential homes, and R1 zoning (4-8 dwelling units per acre). She also noted the City of Sacramento's General Plan Update does not propose to increase density on this or nearby parcels. Ms. Yniguez described the potential trade-offs between the different types of units, single-family and multi-family, as well as between home ownership and rental units with respect to financial assistance. For example, lower density single family home ownership housing could require a higher subsidy than a higher density housing rental apartment complex.

Ms. Rachel Iskow, Ms. Jaki Walker and Mr. Frank Carpenter from SMHA were present to discuss the item. Mr. Carpenter provided additional information regarding the site. He stated the combined lot size of the two parcels for this project is slightly less than 2 acres, with only 1.4 usable acres. He presented a preliminary site plan with a total of 27 units with 2-, 3- and 4-bedroom homes. Ms. Iskow stated they are proposing a 100% affordable housing project, preferably single family homes due to the surrounding neighborhood. Potential mechanisms relating to affordability are a down-payment assistance program and a land trust which would result in permanently maintaining affordable units. She mentioned Donner Field, a similar project SMHA and SHRA are working on, which includes 21 single family homes. The financial gap for the Donner Field Project is currently \$1 million which needs to be filled in order for the project to be built. The Donner Field project does not have the same infrastructure needs. Ms. Iskow mentioned other challenges with the site including marketing. Specifically, the units may be difficult to market due to the lack of visibility on Elder Creek Rd. SHMA has a Phase I environmental study which identified the potential for septic tanks that would need to be removed, but no other issues.

The RAC and audience members voiced questions and comments on the project.

a. Housing Density

- The development should be compatible with surrounding single family and multi-family. How many units are in Kennedy Estates?
- Mr. Vourakis and Mr. Colquitt felt the quality of life for young families would suffer with high density housing and its secluded location. They are concerned that if the development begins to deteriorate it will not be seen from the street and nothing will be done about it.
- Mr. Lien is comfortable with high density development, it's the future for urban areas, but stressed logistics such as placement of resident/guest parking and green space.

b. Unit Design

- The proposed two-story single family homes should meet the set back and height requirements. What are these standards?

c. Ownership Type

- Home ownership could promote better maintenance of homes, thus increasing nearby property values versus rental homes where tenants might not have the same incentive to maintain the homes to the level of home owners.
- Mrs. Slider feels uncomfortable with rental housing and Mr. Colquitt agreed.

d. Traffic

- Internal circulation should be carefully designed in order to have sufficient resident and visitor parking as well as maneuverability.
- The adjacent multi-family project, Kennedy Estates, has only one ingress point (located on Elder Creek Road). As a result, cars traveling east bound often block the 65<sup>th</sup> Street and Elder Creek Road intersection while waiting in the street to make a u-turn to enter into the development. This potential conflict should be examined more closely.

e. Bibbs Drive

- The cost to improve the road needs to be determined.
- The required width of the roadway in front of the project site needs to be clarified.

f. Senior Housing

- Mr. Colquitt suggested senior housing on the site because he sees a great need for it and the site is an ideal setting because of its seclusion. Mr. Colquitt asked if there has been a plan developed to address senior issues. Ms. Iskow responded that she had spoken with a few churches that see a strong need for very-low income senior rental housing.
- Mr. Montez agreed and would like to see disabled and veteran residences included as well. Ms. Slider also agrees senior living is needed but not on this site, it is not large enough.
- The site lends itself to seniors because it is isolated and could help mitigate the current traffic problem at 65<sup>th</sup> Street and Elder Creek Road.

g. Green Space

- The RAC and SMHA both felt the preliminary site plan needed more open/green space for the number of units.
- SMHA said they would decrease the project by 2-4 units in order to incorporate more open space.

Ms. Iskow asked if the RAC is supportive of the proposal because SMHA was to purchase the property at the end March. The RAC asked if there were additional funding sources besides SHRA. Ms. Yniguez shared that SHRA's role should be to assist those projects that are more difficult to accomplish. This project will need assistance for the housing and there may be a higher infrastructure cost that is not usually seen in other projects. Ms. Yniguez reminded the RAC that 30% (\$3 million) of the bond money was targeted to be used on housing projects. The RAC unanimously agreed that they support a housing project on the site, but need more data including cost estimates and alternative

site plans. RAC members also expressed the need to design the project well because it will be the RAC's first housing project in the Redevelopment Area. Ms. Iskow stated SMHA will request an extension of the purchase offer at no cost until the requested information was provided at the next RAC meeting in April. Mr. Lien confirmed the RAC's support for a residential project on the site. Mr. Lien thanked SMHA for coming.

**b. Army Depot Implementation Plan Status Report**

Ms. Yniguez stated the Army Depot Implementation Plan is for the five year period of 2005-2009. Community Redevelopment Law requires a status report, between year two and three, of progress toward achieving the Implementation Plan's goals, projects and programs. Ms. Yniguez noted the status report table summarizes the progress to date and the RAC does not need to take formal action on this item as it is informational only. Mr. Lien expressed concern that he was not satisfied with the City and SHRA's progress in its obligation to spend the \$4 million in tax exempt bond proceeds by the June 2009 requirement. He believes the process is moving too slowly. Other RAC members expressed the same concern. The RAC requested more information on project costs and schedules.

Mr. Lien requested the 2007 budget. Ms. Yniguez confirmed she will have it available at the next RAC meeting.

**c. Project Prioritization – Tax Exempt Bonds**

This item was postponed to the April 19, 2007 RAC meeting due to time constraints resulting from the long discussion on the proposed Bibbs Drive project.

**6. Information Items**

**a. Redevelopment Updates**

Per Mr. Lien's request to provide an update on the status of Camilla Park and SEVNA's desires for it, Mr. Pinkston stated they would like a bathroom, lights, and a water fountain.

**7. Adjournment**

The meeting was adjourned at 8:00 p.m. after unanimous approval of a motion by Mr. Lenau and a second by Ms. Slider.