



**Sacramento
Housing &
Redevelopment
Agency**

Del Paso Heights Redevelopment Advisory Committee

Joe Mims Jr. Hagginwood Community Center
3271 Marysville Blvd

MINUTES

April 24, 2008

Call to Order – 6:06 PM

Roll Call

Present: RAC Members Hinkle, Joe, Painter, Scoggins, Ward and Watts

Absent: RAC Chair Sample and RAC Members Grigas, Perry, Robinson and Thao

Discussion / Action Reports

1. Approval of Minutes for March 27, 2008

The minutes could not be approved, because there was not a quorum of the RAC Members that were present at the March 27, 2008 RAC meeting.

2. Update on District 2 Events, New and On-Going Projects, Business Activities and Community Initiatives

Grand opening of the Robertson Community Center –Teen Center took place on April 17th. Project sponsored jointly by Councilmember Sheedy, the Department of Parks and Recreation, Mutual Assistance Network of Del Paso Heights, and Nehemiah Corporation of America. The Teen Center will be open Monday through Friday, from 2:30 p.m. to 6 p.m.

3. Del Paso Heights Five-Year Implementation Plan, 2008-2012: Recommendation for Adoption

The current Del Paso Heights Five-Year Redevelopment Implementation Plan expires in June 2008. Planning is underway to implement a new Implementation Plan that will be in effect June 2008 through December 2012. Marti Brown, Senior Redevelopment Planner, provided an overview of the draft plan including the area goals/strategies and projects. Ms. Brown also introduced the area's requirements for affordable housing expenditures and development. The Redevelopment Agency is responsible for producing a certain number of affordable housing units as mandated by California Redevelopment Law.

RAC member Scoggins expressed concern regarding the limited development of extremely and very low-income housing units. Scoggins would like to see greater emphasis on the development of extremely-low and very-low income housing units over the next five-year planning period.

The Implementation Plan will be available on the SHRA website for a week following the RAC meeting for review and comment. The Implementation Plan will be presented before the Redevelopment Commission on May 21, 2008 and before the City Council on June 10, 2008 for final adoption.

Motion (Joe, Scoggins): To recommend adoption of the Del Paso Heights 2008-2012 Implementation Plan by the City Council, with the understanding that the document is a draft and subject to change until adopted by City Council.

Vote (6-0-0-5): Hinkle, Joe, Painter, Scoggins, Ward, Watts – 0 – 0 – Grigas Perry, Robinson, Sample, Thao. **Motion passed.**

4. **Marysville Boulevard Streetscape and Circulation Enhancement Plan**

Erika Bumgardner, Associate Redevelopment Planner, asked the RAC to review and comment on the proposed Marysville Blvd Streetscape and Circulation Enhancement Plan and recommended allocation of \$120,000 in tax increment to the project.

Ultimately, to achieve the desired densities and high quality mixed-use development envisioned for the future build-out of the Marysville Town Center, a comprehensive strategy addressing cumulative circulation impacts along the Boulevard, as well as future parking needs, is critical in meeting the goals for the area and creating a vibrant, walkable and accessible commercial district.

The proposed Enhancement Plan will focus on the feasibility of diagonal and/or parallel parking on Marysville Blvd from Harris to Roanoke, and examine the potential closure or limited access to Balsam to accommodate parking needs and pedestrian and vehicular circulation patterns appropriate to the area. The Plan will also look comprehensively at ways to improve pedestrian circulation and examine traffic patterns on the corridor between I-80 and Arcade Creek to plan for and address any potential cumulative traffic related impacts associated with the build-out of the Town Center.

The Enhancement Plan will identify project costs and a phasing strategy for needed improvements. Based on the recommendations identified in the Enhancement Plan, Agency staff will work with the RAC to identify appropriate funds for the implementation of specific improvement projects.

RAC member Scoggins questioned whether this same study had been completed in the past and expressed concern regarding redundancy of these types of planning studies. Ms. Bumgardner noted that build-out concepts for the Marysville Town Center had been completed in the past; however they were conceptual level drawings. The proposed Enhancement Plan will provide a more detailed level of analysis, allowing the Department of Transportation to proceed with the recommended improvements (if feasible) based on the results of this analysis.

Motion (Joe, Hinkle): To allocate \$120,000 in tax increment to fund a Streetscape and Circulation Enhancement Plan for the Marysville Blvd Corridor between I-80 and Arcade Creek.

Vote (5-0-1-5): Hinkle, Joe, Painter, Ward, Watts – 0 – Scoggins – Grigas, Perry, Sample, Robinson, Thao. **Motion passed.**

5. **Budget Authority to Acquire 401/445 Ford Road and 3432 Norwood Avenue**

Ms. Bumgardner recommended that the RAC take action regarding the acquisition of three strategically located parcels at 401/445 Ford Road and 3432 Norwood Avenue. The parcels

are located at the primary entrance to the Del Paso Nuevo Master Planned Community in the location of the proposed Del Paso Nuevo Town Center.

The acquisition of these three properties would provide a contiguous and more viable development site for the future Town Center. However, the Agency is only interested in purchasing the properties through voluntary sale (i.e. if the property owners are interested in selling).

All three properties are developed with single family homes. The property located at 3432 Norwood Avenue is currently on the market for sale as a foreclosure. The two properties at 401 and 445 Ford Road are currently occupied. If the Agency is able to acquire the properties, the existing structures will be demolished in anticipation of future development.

It is recommended that \$800,000 be allocated to the project. The budget will cover all costs including acquisition and related costs/fees, demolition and maintenance of the site.

The project will go before the Redevelopment Commission on May 7, 2008 and before City Council for final approval on May 27, 2008.

Motion (Joe, Hinkle): To allocate \$800,000 of 80% Tax Increment funds to acquire 401/445 Ford Road and 3432 Norwood Avenue.

Vote (6-0-0-5): Hinkle, Joe, Painter, Scoggins, Ward, Watts – 0 – 0 –Grigas Perry, Robinson, Sample, Thao. **Motion passed.**

6. Redevelopment Project Updates

1. Budget Authority to Acquire 3700 and 3714 Rio Linda Boulevard

The project will go before the Redevelopment Commission on May 7, 2008 and before City Council for final approval on May 27, 2008.

Public Comments – Matters Not on the Agenda

No public comments were made.

Committee Comments-Ideas, Questions, and Announcements

No additional RAC comments were made.

Adjournment – 7:13 PM

Motion: To adjourn

Vote (6-0-0-5): Hinkle, Joe, Painter, Scoggins, Ward, Watts – 0 – 0 –Grigas, Perry, Robinson, Sample, Thao. **Motion passed.**