

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park  
Redevelopment Advisory Committee  
Meeting Minutes  
Wednesday, May 10, 2006  
6:30 PM  
Oak Park Community Center  
3524 Martin Luther King Jr. Blvd.

**\*These meeting minutes are unapproved. The Oak Park RAC will take action on the minutes at the June 14th RAC meeting.**

- I. Call to Order  
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:35 pm.
- II. Roll Call  
Committee Secretary, Linda McDonald, conducted roll call.  
*Present:* Bud Aungst, Edenausageboye Davis, Edgar Hilbert, Linda McDonald, Rose Thomas  
*Absent:* Kim Curry-Evans, Mary Lou Lackey, Sandy Redmond, James Taylor  
*Staff Present:* Chris Pahule
- III. Welcoming Remarks  
Edenausageboye Davis welcomed members of the community.
- IV. Approval of the March 8, 2006 RAC Meeting Minutes  
The minutes were approved.
- V. Redevelopment Items

***A. Proposed Broadway-MLK Development Project Update – Muhammad Nadhiri, A.F. Evans***

Chris Pahule noted that the RAC will be asked to make a significant investment in the Broadway-MLK project and since there is a proposed change in the size of the project, it is important to keep the community informed. Mr. Nadhiri explained that his plan will be much more detailed at the next meeting. The negotiations with property owners aren't going well and the company must proceed with entitlements. The project has been redesigned to four stories. A covered parking area will have one more space than the previous plan. There will still be 90 units total. The project is located within walking distance of McClatchy Park and the Oak Park Community Center. There is also a possibility that the grounds and facilities of American Legion will offer some programs and/or open space access.

Public member Judy Hollins of All Nations Church spoke about the need for senior low income housing in Oak Park.

Clara McKeithern spoke about the need for low income housing and felt that the project is too big, without enough open space.

Public member Tom Sumpter noted that it is an important corner and doesn't mind a taller building. Oak Park has done its share of affordable housing and historically there have been problems with senior housing.

Public member Ron Emslie gave the opinion that the project looks like it belongs in the Bay Area. He suggested reducing the density.

Public member Cordia Wade expressed a concern about senior housing and the high density, including the impact on schools.

***B. Housing Authority Operations in Oak Park Update – Patrick Bohner, SHRA***

An update was given on the 5H and Section 32 programs. This is in response to the request from Councilmember Lauren Hammond for an update on properties owned in Oak Park and also a recent article in the Sacramento Bee regarding vacant homes. Bids for rehabilitation are pending on 4 homes in the 5H program. The new home ownership program is called Section 32 and will allow the agency to move more aggressively in Oak Park. The agency will be able to move tenants who are ineligible for home ownership into another housing unit. A new sign campaign is being implemented that will provide a sign and a contact phone number in front of all SHRA vacant homes. They should be in place by Tuesday, May 16<sup>th</sup>.

Public member Judith Hollins spoke about the need for low income housing for senior citizens.

Public member Tom Sumpter was pleased that the improvements are moving ahead. The map that was presented doesn't show all the Section 8 housing. How many people get Section 8 vouchers? It was explained that the location of Section 8 housing is confidential, but the RAC will be provided with the number of total vouchers.

Public member John T. Wade asked the representative to verify that the properties were insured – and they are.

***C. Regent Place Project Update – Mike Courtney, Regent Development***

The RAC has previously approved the proposal from Regent Place to build a 4-story, mixed use project on Stockton Blvd. Regent has been working through the planning process and before they submit for a revision, they wanted to present the new concept to the RAC. They intend to change the third floor from office to housing. This will help alleviate some of the parking issues and it will be easier to find a single tenant for the office space. The groundbreaking is planned for October. There will be 40 units total.

VI. Informational Items

**A. Oak Park Redevelopment Area Project Updates – Chris Pahule, SHRA**

1. Home Improvement Street Fair – This Saturday is the street fair, which includes a 12:00pm groundbreaking for the 4<sup>th</sup> Avenue Lofts.

2. Donner Field - SHRA has worked with Sacramento Mutual Housing on the mechanism for affordability. There will be 10 affordable homes and we should have a presentation at the June RAC meeting.
3. Weed and Seed – The City Council approved the application for the Oak Park Weed and Seed program.
4. City Council Requests – On the June 8<sup>th</sup> agenda, the City Council will be asked to approve the investment of bond funds already approved by the RAC - \$2.3 million for lighting and the release of an RFP for the MLK and South Oak Park Master Plan.
5. RAC Vacancies – The application process closed on April 28th. There were 6 or 7 applications for the three vacancies. We are hoping they will begin with the June RAC meeting.
6. Blue Bungalow – It is scheduled to be moved in July.
7. City General Plan – There will be a workshop on June 15<sup>th</sup> in the Oak Park Community Center at 6 PM. This is the second round of public input and it's important that the voices of Oak Park are heard.
8. Questionnaire – SHRA is in the process of updating its program plans having to do with Community Development Block Grants (CDBG) and other programs. Please fill out a questionnaire and give it back to Chris or Erika.
9. Broadway/MLK Streetscape – This is a large project with the City's Department of Transportation. SHRA is working on the scope and will bring a funding request to the RAC.
10. Liquor Stores – They have been served with immediate orders to vacate. They have hired lawyers.

Public member Judith Hollins asked for more information on how to initiate projects for low income senior housing.

Public member Tom Sumpter spoke about the need to review the books of the Liquor Stores before a price is offered. Pahule confirmed that that is part of the process.

Public member Marcia Johnston asked why there was painting at the blue bungalow and whether or not there will be a fence when the house is moved in July. Pahule said that the painting was included while the 5H painting project was in progress and the property will be secured.

**B. Oak Park Design Review Subcommittee Update – *Bud Aungst***

The issue of density came up and how much housing does the community need. There is a need for move-up housing because a two bedroom house doesn't fit everyone. We look at the proposals on a case-by-case basis. There were six houses in the design review process.

- VII. Communication from RAC Members and Public on Items Not on the Agenda  
None
- VIII. Adjournment  
The meeting was adjourned at 8:07 PM.