

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park
Redevelopment Advisory Committee
Meeting Minutes
Wednesday, July 12, 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 August 9th 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: Kim Curry-Evans, Edenausageboye Davis, LaTisha Lawson, Linda McDonald, Melissa Meng, Adolfo Mercado, James Taylor, Rose Thomas
Absent: Bud Aungst, Edgar Hilbert, Mary Lou Lackey, Sandy Redmond
Staff Present: Erika Bumgardner, Chris Pahule
- III. Welcoming Remarks
Edenausageboye Davis welcomed members of the community and introduced newly appointed RAC members LaTisha Lawson, Melissa Meng and Adolfo Mercado. Each new member gave a brief description of their background.
- IV. Approval of the May 10, 2006 RAC Meeting Minutes
The minutes were approved.
- V. Redevelopment Items

A. Replacement Housing Plan for Day's Market – Erika Bumgardner
Day's Market was officially closed on June 27th. The property has been fenced, boarded and locked. Security lighting has been installed. Until the case goes to the court to settle the payment amount, it is not yet in SHRA ownership. The market will be demolished and replaced with a single family home once the Agency has received complete ownership authority of the property. It is anticipated that Washington Market will close at the beginning of August.

The required replacement plan includes relocating very low income housing. SHRA is proposing to locate the replacement housing outside the redevelopment area and will therefore be at a two to one ratio. The proposed location is the new Silverado Creek Apartments (a mixed income development) located on Bruceville Road. The very low income one-bedroom unit will be replaced with two one-bedroom units and likewise the three-bedroom unit will be replaced with two comparable three-bedroom units.

Public member Robin Ware spoke about meeting with the City along with Tom Sumpter to express concern about locating too much very low income housing in Oak Park. He also asked for clarification about what is very low income vs. low income. Erika Bumgarnder explained that the median is around \$30,000 per year. The single family home at Day's Market will be sold at an affordable price. The top of a moderate-income affordability price is between \$230,000 - 240,000.

The proposal to approve the Replacement Housing Plan for Day's Market as presented by SHRA was approved unanimously.

B. Proposed Broadway/MLK Development Project – Chris Pahule, SHRA; Mohammed Nadhiri, A.F. Evans

Chris Pahule presented a background of the Broadway/MLK Development project, which has had a ten-year history, including a great deal of community input and two proposals that did not succeed. The first was a senior housing project and the second was a “grandparent” housing project. The community expressed concerns with a need for retail and for qualified property management. Early in 2004, a Request for Proposals (RFP) was released that listing four major community concerns: 1) to fully utilize the property, including neighborhood-serving retail; 2) to use the best architectural design; 3) there would be no Section 8 or social services; 4) the owner would be required to pay property taxes. The Agency received two responses to the RFP – one proposing predominantly senior housing and the second, from A.F. Evans, proposing a mix of market rate and affordable housing units.

Mohammed Nadhiri gave a PowerPoint presentation on the project, showing the extensive background of A.F. Evans in urban infill, mixed-use development. They have been recognized for their ability to turn around poorly-operated HUD housing projects. Along with their investors, they hold and manage properties for a minimum of 15 years – and usually continue beyond that timeframe. Mr. Nadhiri gave examples of the square footage, rent costs and typical occupations of the future renters. There will be 60 low and moderate rental units and 37 market rate for-sale town homes. There will be a minimum of 5,000 square feet of retail. He showed designs and emphasized the landscaping and 2nd floor shared patio space for the rental units.

Public member Joan Borden said that the design was excellent, but was concerned about the height and the style. She would prefer more trees and parking. Mr. Nadhiri explained the public process that led to the current design.

Public member Terre Johnson, President of the Oak Park Business Association, supported the project as a contribution to the commercial corridor of Broadway.

Public member Tom Sumpter expressed support.

Public member Amanta Perez had concerns about drug dealers based on her experience of them moving into a new duplex near her home. Mr. Nadhiri explained the active management that will be available. There would be an onsite manager and staff from their other Sacramento properties would be available to deal with problems that might arise.

Public member Brian Fischer noted that A.F. Evans' long-term commitment with regard to their investors and managers gives a good measure of confidence that they'll be part of the community. He felt that we need a project like this as a catalyst.

Public member Chris Ganson supported the project because approximately 90 units of people would not be commuting from the suburbs. These people can support more retail. He would like to see the parking below ground.

Public member Diane Hollins-Gunning asked about whether the management could discriminate based on the number of children. Mr. Nadhiri responded that there is some latitude with regard to how many occupants are allowed by law per bedroom.

Public member Monica Contreras wanted to know that alleys would be paved – they will. She also asked about an example in the presentation where a neighborhood was turned around, with new development creating more activity, supporting nearby retail.

Public member and community liaison for this project, Joe Debbs noted that he met with Officer Susan Feenstra regarding security for the new development and they are planning to use techniques from other areas of Sacramento to weed out unwanted activity.

The RAC will be asked to support a Letter of Agency for the project at the August RAC meeting. The Letter of Agency will allow A.F. Evans to submit for entitlements with City of Sacramento for property owned by the Agency.

C. Goodwill Property Update – Erika Bumgardner, SHRA

In January, the RAC supported the purchase of the Goodwill Building at the northeast corner of 34th Street and Broadway. The owner now wants to sell 4 parcels and SHRA asked the RAC to consider whether it would support increasing the funding authorization from \$1.5 to \$3 million, including all costs associated with purchasing the property. This property is located at a strategic intersection on Broadway, a primary entry into the Oak Park community.

Public member Clara McKeithern is concerned about the timeline for putting in a new development and also about the cost of the land. A laundromat might not be a bad thing to have there.

Public member Joan Borden suggested that it would be great to have a hardware store, theater or art supply store. She suggested active price negotiations.

Public member Brian Fischer suggested that it is such an important site that it might warrant a broader community process to determine the best uses for the site.

Public member Tom Sumpter suggested that market forces might allow for private investment. Redevelopment funds might lock us into low income or limited uses.

Public member Chris Ganson asked about adjacent property owners.

Chris Pahule asked for direction from the RAC and it was recommended that the agency inform the owner that it is interested at a much lower price and recommended that the Agency continue to investigate potential interest in the redevelopment of the site by the local development community. Also, the RAC asked for an update on the budget and spending proposals that will be forthcoming for the rest of the year in order to get a better perspective on this potential purpose.

VI. Informational Items

A. Oak Park Redevelopment Area Project Updates – Erika Bumgardner, SHRA

Due to closure of the building, the meeting was adjourned at 8:30. For informational purposes, the following updates are provided, although they weren't presented at the meeting:

- The City Council has approved funding for the \$2.3 million **Streetlighting Project** north of 5th Avenue and for the \$1 million **Martin Luther King Junior Blvd Streetscape and Urban Design Master Plan**. Agency staff is working with the transportation department to begin project design and scoping for the approximately 200 streetlights to be installed by the end of 2007. Agency staff will be working to release the RFP for the MLK Master Plan in August.
- Similar to the new SHRA signs located in front of the Agency's Housing Authority properties, **signs** have now been installed in front of the **Redevelopment Agency's residential vacant lots** located throughout the community and include a phone number to call for concerns or questions about the properties.
- It anticipated by the Transportation Department that construction will begin on the **8th Avenue Street Improvements**—traffic calming at 8th Avenue and MLK, La Solidar, Santa Cruz, and 42nd Street—within the next couple of weeks.

B. Oak Park Design Review Subcommittee Update

This item was skipped due to time constraints.

VII. Communication from RAC Members and Public on Items Not on the Agenda

RAC member Davis announced the Oak Park Community Concert scheduled for Saturday, July 22nd at McClatchy Park from 1:30-6:30.

VIII. Adjournment

The meeting was adjourned at 8:30 PM.