

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park  
Redevelopment Advisory Committee  
Meeting Minutes  
Wednesday, August 9, 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 September 13th RAC meeting.**

- I. Call to Order  
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:30 pm.
- II. Roll Call  
Committee Secretary, Linda McDonald, conducted roll call.  
*Present:* Bud Aungst, Kim Curry-Evans, Edenausageboye Davis, Edgar Hilbert, Mary Lou Lackey, LaTisha Lawson, Linda McDonald, Melissa Meng, Adolfo Mercado, Sandy Redmond, James Taylor, Rose Thomas  
*Absent:* none  
*Staff Present:* Erika Bumgardner, Sarah Hansen
- III. Welcoming Remarks  
Edenausageboye Davis welcomed members of the community.
- IV. Approval of the May 10, 2006 RAC Meeting Minutes  
The minutes were approved.
- V. Redevelopment Items
  - A. Broadway-MLK Development Project Letter of Agency – Sarah Hansen***  
Sarah Hansen gave an overview of the background of the Broadway/MLK Development project and the major community concerns that were addressed in the current design presented by A.F. Evans. The Letter of Agency is needed in order for A.F. Evans to proceed with entitlements. No SHRA funding level has been allocated at this time. Project subsidy will be included as part of the Disposition and Development Agreement to be presented to the RAC at a later date. Design related issues will be addressed at a future RAC meeting.  
  
Public member Ron Emslie expressed concern about the income levels in this project.  
  
The RAC voted to approve the Broadway-MLK Letter of Agency, with Thomas voting no.
  - B. Donner Field Project Letter of Agency – Leslie Mullins, Irene Jenkins, Sacramento Mutual Housing Association (SMHA)***

Leslie Mullins gave an overview of the Donner Field Project between 8<sup>th</sup> and 9<sup>th</sup> Avenue on 45<sup>th</sup> Street. The project is proposed on 1.23 acres owned by SHRA. Community identified goals include: 1. Single-family residential housing; 2. Design sensitive to the neighborhood; 3. Property tax generation; 4. Local participation; and 5. Minimal Agency assistance. It will include 21 two-story detached single-family dwellings with 2-bedroom, 3-bedroom, and 4-bedroom designs. SMHA intends to have 10 units sold as affordable for low and moderate income families. Future RAC updates will focus on the land trust model for the affordable component. The letter of Agency will allow SMH to begin obtaining entitlements from the City.

Public member Ron Emslie doesn't support the tandem parking aspect of the garages. He likes the mix with low income, but felt that the open space area is tiny.

Public member Clara McKeithern expressed concern that there are too many homes currently on the market and the new homes proposed in this project will add to the number that remain unoccupied.

Public member Tim Boyd is concerned that the homes will be sold to investors and rented to non-responsible tenants, an element that Oak Park is trying to get rid of. He also felt that vacant lots are not a problem.

The RAC voted to approve the Donner Field Letter of Agency, with Redmond and Thomas voting no.

***C. Appointment of RAC Representative to the Broadway and 2<sup>nd</sup> Avenue (Goodwill) Development Site Developer Selection Committee – Sarah Hansen, SHRA***

SHRA has put out a request for qualifications as a means of soliciting developer interest in the project site. Chairperson Davis appointed Mary Lou Lackey, with Sandy Redmond as an alternate.

Public member Ron Emslie observed that the value of land in Oak Park is growing exponentially.

***D. Vacant Lot Development RFP Update and Appointment of RAC Representative to the Developer Selection Committee – Erika Bumgardner, SHRA***

Erika Bumgardner provided the RAC with an update on vacant lots in Oak Park, including 8 regular sites that originally were to be developed in conjunction with Youthbuild training program. They were unable to accomplish the project and a new RFP will be released. Single family homes with low to moderate income sales restrictions will be built on these sites. Three other parcels have problems that will make development very challenging and will not be included in this RFP. Chairperson Davis appointed James Taylor as RAC representative to the selection committee with Rose Thomas as an alternate.

***E. Appointment of a RAC Representative to the MLK Streetscape and Urban Design Master Plan Consultant Selection Committee – Erika Bumgardner, SHRA***

Erika Bumgardner provided an update on the MLK Streetscape and Urban Design Master Plan. Chairperson Davis appointed LaTisha Lawson, with Melissa Meng as an alternate.

VI. Informational Items

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

1. The City Council approved funding for new streetlights and for the Streetscape Master Plan.
2. The 4<sup>th</sup> Avenue Lofts should break ground in September.
3. There are new signs that include contact information located on all SHRA-owned vacant lots.
4. The Design Guidelines have been approved by 2 review boards, however Design Review and Preservation Board is working on some policy aspects. A follow-up meeting has not been scheduled at this time.
5. The Regency Place project should have a groundbreaking in October.

**B. Oak Park Design Review Subcommittee Update**

Bud Aungst reported that there were lively discussions in the subcommittee and that the agendas have been full. He thanked the public for providing input.

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

RAC member Bud Aungst announced that this will be his last RAC meeting and that he is moving to North Carolina. He thanked everyone for their efforts and many people expressed their appreciation to Bud.

Ron Emslie gave an update on issues with regard to the security guards at McGeorge School of Law.

Richard Greene from the Oak Park Business Association explained some of the reasons for the closure of the Quizno's and encouraged everyone to support new businesses in Oak Park.

Tim Boyd expressed concern about so many big houses being built in Oak Park.

Tom Armstrong spoke about the quality of some of the larger homes that he has built in the community that have been owner occupied rather than rentals.

VIII. Adjournment

The meeting was adjourned at 8:12 PM.