

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park  
Redevelopment Advisory Committee  
Meeting Minutes  
Wednesday, December 13, 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 February 14th RAC meeting as the January meeting was cancelled.**

- I. Call to Order  
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:40 pm.
- II. Roll Call  
Erika Bumgardner conducted roll call.  
*Present:* Beth Kivel, Kim Curry-Evans, Edenausageboye Davis, Edgar Hilbert, LaTisha Lawson, Adolfo Mercado, James Taylor, Rose Thomas  
*Absent:* Mary Lou Lackey, Linda McDonald, Melissa Meng, Sandy Redmond  
*Staff Present:* Erika Bumgardner, Sarah Hansen, Richard Marsh
- III. Welcoming Remarks  
Edenausageboye Davis welcomed members of the community. Ms. Davis welcomed new RAC member Beth Kivel who replaced former RAC member Bud Aungst on the RAC as the representative of the Oak Park Neighborhood Association.
- IV. Approval of the November 8th, 2006 RAC Meeting Minutes  
The minutes were approved.
- V. Redevelopment Items

***A. Donner Field Affordable Housing Update – Leslie Mullins, Sacramento Mutual Housing Association***

Erika Bumgardner introduced Leslie Mullins of the Sacramento Mutual Housing Association (SMHA). Ms. Bumgardner noted that SMHA would be providing the RAC with an overview of their affordable housing model and that additional review of the overall project, including any required development conditions of the City, would take place at a later date as the project moved closer to a Disposition and Development Agreement.

Ms. Mullins provided the RAC with a handout outlining the requirements of affordable housing in general, stating that a qualified low-income household should not pay more than 35% of its annual income on housing. In the Sacramento region, a low income, four-person household would make approximately \$52,300 annually. Ms. Mullins explained that SMHA's proposed use of a Land Trust affordability model would help reduce the cost of buying a home by subtracting the value of the land from the total purchase price. However, additional downpayment assistance would be required to fill the remaining financing gap between the mortgage a low-income family would be able to afford and the remaining price

of the home. Sacramento Mutual is currently researching available downpayment assistance funding sources.

According to SMHA, the Land Trust affordable housing model would allow for a non-profit to maintain ownership of the land beneath the housing units. In addition to reducing the cost of the housing units, the Land Trust model would also provide for long term affordability of the housing. SMHA's Land Trust model provides for home improvement incentives and the ability for the homebuyer to generate some equity based on the Consumer Price Index (CPI) and the number of years a family owns the affordable unit. Based on preliminary review, it is envisioned that the Land Trust model would apply to ten of the 21 proposed housing units.

Public concern was expressed regarding the desirability of people wanting to purchase a house if they can't own the land underneath.

Another community member noted that there are several successful Land Trust housing models and that the concept was similar to buying a condominium.

Richard Marsh, Housing Finance Analyst (SHRA), commented that while the Land Trust model was new for Sacramento, there is a Land Trust project currently being constructed in the County of Sacramento and there are other successful models nationwide. Ms. Mullins pointed out that Habitat for Humanity homes are also considered Land Trust housing types.

**B. Martin Luther King Streetscape and Urban Design Master Plan (South Oak Park Infrastructure Needs Assessment) Selection Committee Update – LaTisha Lawson, Oak Park RAC**

LaTisha Lawson provided an update to the RAC on the consultant selection process for the Martin Luther King Streetscape and Urban Design Master Plan project. The selection committee met on December 1<sup>st</sup> and interviewed five consulting firms. The committee made a recommendation to the Redevelopment Agency on the preferred consultant. The Agency is currently in negotiations with the top ranked consultant and once a contract has been agreed upon, Ms. Lawson will provide an update to the RAC. The project should begin in mid-February.

Public Member Emslie commented that he hopes the streetscape improvements are better than the bulbouts currently being constructed on 8<sup>th</sup> Avenue because they cause bicyclists to ride into the street to go around the bulbouts and for cars to slow down and go around the bicyclists.

**C. Appointment of Oak Park RAC Representative to the Stockton Blvd Partnership Community Pride Project Committee – Richard Greene, Stockton Blvd Partnership**

Mr. Greene, Executive Director of the Stockton Blvd Partnership, provided an overview and update to the RAC on the Community Pride Project committee. The committee includes members from the Stockton Blvd Partnership and from the Oak Park Business Association. The project committee will decide how to allocate funds transferred to the Partnership from the purchase of the Regent development site to projects that will improve the commercial corridors and empower local residents, including children, and will build local pride in the community. Chairperson Davis was appointed to the committee.

## VI. Informational Items

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

1. The RAC will get an update on the Regent Place project at the January meeting.
2. The Agency is in negotiations with the property owner of the former Goodwill Building at 34<sup>th</sup> and Broadway and working within normal negotiation parameters (within 20% of appraised value) Redevelopment Commission and City Council hearing dates have not yet been scheduled.
3. The updated Design Guidelines were approved by City Council on December 5<sup>th</sup> and will serve as a guide for City Design Review Staff, local developers, and community residents on new development.
4. The Agency bought back the property at the corner of 14<sup>th</sup> and Stockton Blvd due to owner default on the DDA and loan, and will work with the community in the coming year on redevelopment of the site.
5. Five RAC members, including Chairperson Davis, Ms. Lackey, Ms. McDonald, Ms. Lawson, and Ms. Meng will need to re-apply for another two year term on the RAC. The application period is open December 13<sup>th</sup> through January 12<sup>th</sup>.

RAC member Hilbert asked for an update on the Blue Bungalow and Ticon Building. Ms. Bumgardner responded that the Blue Bungalow located at the corner of 9<sup>th</sup> and Stockton (east) was waiting to receive final conditions from Historic Preservation and that once received, would be able to apply for building and house move permits. Ms. Bumgardner noted that the Agency does not own the Ticon building located at the corner of 13<sup>th</sup> and Stockton Blvd, but that the owner has been working out title issues on the property and was talking with UC Davis to determine their interest in office space at this location.

### **B. Oak Park Design Review Subcommittee Update – Rose Thomas**

Two projects were reviewed, including a lot split with a house proposed on each new lot and a highwater bungalow to be raised four feet to allow for an added unit on the ground floor. Bill Crouch and Leslie Gross provided a handout to the subcommittee with a revised design review transition process.

Due to the presentation from Design Review staff, the subcommittee was unable to get through all of the design review items and a follow-up meeting has been scheduled for Monday, December 18<sup>th</sup> at 5:30pm at the Community Center.

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

Chairperson Davis wished everyone a very merry Christmas and a happy New Year.

## VIII. Adjournment

The meeting was adjourned at 8:30 PM.