



INVESTING IN COMMUNITIES

NOTICE OF REGULAR MEETING MEETING
**Sacramento Housing and Redevelopment
Commission**

Wednesday, May 20, 2015 – 6:00 pm
801 12th Street
2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

1. APPROVAL OF MINUTES – May 6, 2015 meeting

CITIZENS COMMENTS

2. While the Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if you would limit your comments to three minutes so that everyone may be heard. Please fill out a speaker card and present it to the Agency Clerk if you wish to speak under Citizen Comments or on a posted agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at this time. Commission attendees are requested to silence any electronic devices that they have in their possession.

CONSENT

3. 2015 and Subsequent Years Authorization for Solicitation, Award and Approval of Annual Expenditure Cap and Per Contract Cap for Fleet Vehicle Leasing and Maintenance Services

PRESENTATIONS

4. Upper Land Park – Broadway Choice Neighborhoods Initiative Draft Neighborhood Transformation Plan
5. Downtown Housing Initiative Update
6. Annual Public Housing Assessment System (PHAS) Presentation

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

REPORTS: Copies of documents relating to agenda items are available for review in the Agency Clerk's office at 801 12th Street, Sacramento CA 95814. Agendas and reports are also posted online at www.shra.org. Materials related to an item on this agenda submitted to after distribution of the agenda packet are available for public inspection in the Agency Clerk's office located at during normal business hours and will also be available at the meeting.

AMERICANS WITH DISABILITIES ACT: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



MINUTES

**Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting
May 6, 2015**

Meeting noticed on April 30, 2015

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Griffin. A quorum of members was present.

MEMBERS PRESENT: Alcalay, Griffin, Johnson, Macedo, Morgan, Painter, Raab

MEMBERS ABSENT: Creswell (three vacancies)

STAFF PRESENT: Vickie Smith, LaShelle Dozier, David Levin, Christine Weichert, Tashica McIntyre, Lira Goff, MaryLiz Paulson, Tyrone Williams, Sarah Thomas, Jim Shields, Mark Stevenson, Tanya Tran, Lynette Jordan, Cheyenne Caraway, James Brock, Mark Hamilton

APPROVAL OF AGENDA – The Chair announced that the Public Housing Assessment system report would be moved to the next meeting’s agenda.

- 1. **APPROVAL OF MINUTES** – April 1, 2015 meetings were approved as submitted.

CITIZENS COMMENTS

- 2. none

CONSENT

- 3. Annual Report on Residential Hotels
- 4. Housing Trust Fund Annual Report – City of Sacramento
- 5. Housing Trust Fund Annual Report – County of Sacramento

On a motion by Commissioner Alcalay, seconded by Commissioner Morgan, the Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows

AYES: Alcalay, Griffin, Johnson, Macedo, Morgan, Painter, Raab

NOES: none

ABSTAIN: none

ABSENT: Creswell

BUSINESS

6. Approving the Execution and Delivery of a Third Amendment to the Joint Exercise of Powers Agreement related to the Sacramento City Financing Authority and other related actions

Russ Fehr, City Treasurer, presented the item.

On a motion by Commissioner Painter, seconded by Commissioner Johnson, the Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows

AYES: Alcalay, Griffin, Johnson, Macedo, Morgan, Painter, Raab

NOES: none

ABSTAIN: none

ABSENT: Creswell

PRESENTATIONS

7. Annual Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) presentations

Sarah Thomas, Tanya Tran and Lynette Jordan presented the SEMAP item. The PHAS item will be reviewed at the next meeting.

EXECUTIVE DIRECTOR REPORT

LaShelle Dozier reviewed the following:

- Next meeting is scheduled for May 20th
- Welcomed new commissioner Noah Painter to the commission
- Opening of Cannery Place apartments on May 18th at 10 am.
- Thanked HCV staff on their work and on achieving high performer status.
- Reviewed status of promise zone designation.
- Updated group on Riverview plaza status.
- MaryLiz Paulson reviewed Housing authority efforts to conserve water during drought.

COMMISSION CHAIR REPORT

Mel Griffin welcomed Noah Painter to the commission.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Griffin adjourned the meeting at 6:55 p.m.

AGENCY CLERK

May 20, 2015



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT 2015 AND SUBSEQUENT YEARS AUTHORIZATION FOR SOLICITATION, AWARD AND APPROVAL OF ANNUAL EXPENDITURE CAP AND PER CONTRACT CAP FOR FLEET VEHICLE LEASING AND MAINTENANCE SERVICES

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to: 1) solicit competitive proposals, and award contracts according to adopted Agency Procurement Policy and Procedures for Fleet Vehicle Leasing and Maintenance Services and 2) execute contracts in amounts not to exceed annual expenditure or per contract amounts set forth for these services.

CONTACT PERSONS

Michael Taylor, Program Manager, 449-6285
Wayne Whitley, Procurement Services Supervisor, 440-1327

SUMMARY

The attached resolution authorizes the Executive Director to solicit competitive proposals, make an award, and enter into an agreement with the responsive and responsible offeror for the services required in 2015 and the subsequent years.

BACKGROUND

This staff report covers a new solicitation during 2015. If the length of the contract is greater than one year, the resolution authorizes the Executive Director to amend the contract each subsequent year for the dollar amounts listed up to the total number of years listed. Any procurement that exceeds \$100,000 and is not included in this report or in the adopted budget resolution will be presented individually for approval at a future Commission meeting.

FINANCIAL CONSIDERATIONS

The service shown below is a new solicitation that will be performed during 2015. All other solicitations have been approved by the Commission in prior staff reports, and staff does not anticipate any substantial changes to the specifications.

| 2015 Procurement | | |
|---|-------------------------------------|-----------------------------------|
| Description | Estimated Annual Expenditure | Maximum Length of Contract |
| Fleet Vehicle Leasing and Maintenance Services | \$200,000 | 5 years |

As always, services will be procured by competitive bids and proposals in accordance with the Agency Procurement Policy and Procedures. Funds for the above services have been budgeted in the requesting departments' 2015 budget and will be budgeted in subsequent years operating or project budgets.

POLICY CONSIDERATIONS

Agency procurement policy requires that all purchase orders and agreements for routine services, supplies and maintenance exceeding \$100,000 be approved by the Sacramento Housing and Redevelopment Commission. Any activities exceeding that amount that are not listed will be brought back to the Commission for review and approval. The actions proposed in this report are consistent with adopted Agency Procurement Policy and no changes to that policy are currently recommended. Contractors will be required to use the First Source Program for new employment opportunities.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The proposed action consists of solicitation and award of services. Fleet Vehicle Leasing and Maintenance Services are considered administrative or operational activities and are categorically exempt pursuant to CEQA Guidelines Section 15061 (b) (3).

National Environmental Policy Act (NEPA): The proposed action is categorically excluded from further environmental review under NEPA 24 CFR 58.35 (b) (3) as an operating and equipment cost.

M/WBE, SECTION 3 AND FIRST SOURCE CONSIDERATIONS

The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF
May 20, 2015

2015 AND SUBSEQUENT YEARS SOLICITATION, AWARD AND APPROVAL OF ANNUAL EXPENDITURE CAP AND PER CONTRACT CAP FOR FLEET VEHICLE LEASING AND MAINTENANCE SERVICES

NOW, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The actions herein are exempt under the California Environmental Quality Act (CEQA), CEQA Guidelines Section 15061(b)(3) and under the National Environmental Policy Act (NEPA), 24 CFR 58.35 (b) (3), as stated in the staff report which accompanies this resolution. All evidence presented having been duly considered, the findings including, but not limited to the environmental findings are true and correct.

Section 2: The Executive Director or her designee is authorized to solicit competitive bids and proposals, and award contracts according to adopted Agency Procurement Policy and Procedures for routine and recurring Fleet Vehicle Leasing and Maintenance Services.

Section 3: The Executive Director or her designee is authorized to execute contracts for routine and recurring services, in amounts not to exceed the annual expenditure cap or per contract cap which is set at \$200,000 annually, and renewable annually up to four years.

CHAIR

ATTEST:

CLERK



May 15, 2015

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Upper Land Park - Broadway Choice Neighborhoods Initiative Draft Neighborhood
Transformation Plan

SUMMARY

The attached report is submitted to you for review prior to review by the City of
Sacramento.

RECOMMENDATION

For review and information only – no action required.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

Attachment



REPORT TO HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Informational
May 26, 2015

Honorable Chair and Members of the Housing Authority Board

Title: Upper Land Park – Broadway Choice Neighborhoods Initiative Draft Neighborhood Transformation Plan

Location/Council District: Upper Land Park-Broadway Area / Council District 4

Recommendation: Informational report only – no action required.

Contact: Celia Yniguez, Management Analyst, 440-1350; Kyle Flood, Program Manager, 440-1311

Presenters: Celia Yniguez, Management Analyst

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Housing Authority of the City of Sacramento applied for and received a FY2013 Choice Neighborhoods Initiative Planning Grant (CNI) to prepare a Neighborhood Transformation Plan (NTP) for the Upper Land Park-Broadway neighborhood in November 2013. SHRA, the City of Sacramento, and the selected development team comprised of Related Companies of California, Mercy Housing California, and Regis Homes Sacramento, was the team assembled to complete the Transformation Plan by November 2015.

The Choice Neighborhoods Initiative is a program of the United States Housing and Urban Development (HUD), and focuses on improving severely distressed public housing and resident self-sufficiency. Choice Neighborhoods is focused on three core goals:

1. **Housing:** Transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;
2. **People:** Supporting positive outcomes for families who live in the target development(s) and the surrounding neighborhood, particularly outcomes related to residents' health, safety, employment, mobility, and education; and

Draft Upper Land Park – Broadway Neighborhood Transformation Plan

3. Neighborhood: Transforming distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high quality public school and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

The Choice Neighborhoods program awards planning and implementation grants on a competitive basis. Planning Grants are intended to assist communities in developing a comprehensive neighborhood revitalization strategy, or Neighborhood Transformation Plan (NTP), and build the support necessary for the plan to be successfully implemented. The NTP will be the visioning document for the revitalization of the public housing units, and will direct the transformation of the surrounding neighborhood and positive outcomes for families. The NTP is not an entitlement plan, and any potential projects or programs envisioned will need to be funded and approved through existing processes. Implementation grants are highly competitive and provide up to \$30 million to carry out the NTP.

Located just south of Broadway, between Interstate 5 and Riverside Boulevard, the Marina Vista and Alder Grove public housing communities suffer from severe physical distress with outdated 60-year old infrastructure and building systems. The 751 residential units at the two locations are undersized, with small rooms and few closets and do not meet the needs of today's families. Additionally, the site layouts of these communities do not promote safety or a sense of "defensible space." There are approximately 1,900 residents living in both communities, of which 49% are under 18 years of age.

There are important advantages associated with these two sites due to their proximity to employment opportunities in Downtown and Midtown and education institutions (Leataata Floyd Elementary School, Health Professions High school, Sacramento City College). Additionally, significant investments are being made nearby including The Mill at Broadway, a mixed use residential development of up to 825 homes and open space on approximately 32 acres and relocation of The Kitchen, owned by the Selland Family Restaurants on Broadway. The City of Sacramento is looking to preserve and enhance the Broadway corridor and make it a more inviting and safe place for all. This is being done through the Broadway Street Improvements project which was initiated earlier this year.

The effort to develop the NTP is a broad approach to ensure a connected, integrated plan for improving the broader neighborhood, in addition to the two public housing sites. This broad based planning process is being managed by SHRA, the City of Sacramento and the development team, and has and will continue to include extensive community participation. In addition to community meetings, workshops and other forms of public engagement, stakeholders have the opportunity to participate in a number of committees and task forces that provide ongoing input into the NTP. The committees and Task Force groups working on the effort are as follows:

Draft Upper Land Park – Broadway Neighborhood Transformation Plan

- **Community Advisory Committee (CAC):** Comprised of representatives from the local neighborhood associations and Marina Vista and Alder Grove residents, the CAC provides input on the overall process and plan.
- **Neighborhood Task Force (Led by the City of Sacramento Planning Department):** responsible for identifying the current base zoning and planning conditions, new neighborhood initiatives, plus key assets and deficiencies of amenities in the neighborhood.
- **People Task Force:** focused on identifying resources and unmet needs of area residents, and planning for provision of programs and services that will support these needs into the future. Three sub-committees address education, health and economic development in greater depth.
- **Housing Task Force:** addresses the redevelopment of the two sites, taking into account the need to replace all of the housing units either on-site, within the area, or outside the planning area subject to HUD guidelines. They will also utilize the People and Neighborhood Task Forces' work to ensure the NTP helps address neighborhood-wide needs and priorities.

The CNI process requires a submission of a draft Plan 18 months through the process, and a final plan at the end of two years. The NTP will be submitted to HUD in June 2015. The community driven visioning process to date has included more than 50 task force and committee meetings, two housing tours, seven community meetings and four public housing resident meetings.

Several concerns have been raised by the adjacent neighbors and other interested parties during the planning process. The team will continue efforts to address these concerns. Per the grant requirements, the NTP must include a strategy for replacing or preserving all of the 751 public housing units on site or off-site. Under HUD guidelines, any off-site units must be located in census tracts that have low concentrations of poverty or minority households, and must be near transit and services. An analysis of eligible areas for off-site replacement includes portions of East Sacramento, Land Park and South Natomas. Some neighbors have requested as much as 50% be replaced off-site. Off-site locations have challenges due to availability of sites, high land costs, and potential community concerns associated with the development of public or affordable housing. Neighbors have also expressed concerns that additional density will increase traffic and crime. Finally, Alder Grove has recently been listed on the National Register of Historic Places as a Historic District, led by the efforts of the Upper Land Park Neighbors and the Sacramento Old City Association.

Draft Upper Land Park – Broadway Neighborhood Transformation Plan

The NTP focuses revitalization of the site in a manner that capitalizes upon the planned investments in the neighborhood and expands options for residents to live, work and learn in a revitalized mixed-income and mixed-use environment rich with opportunities. The attached PowerPoint provides an overview of the draft NTP.

Policy Considerations: The information contained herein is relevant to the City and County Housing Authority 2007 Asset Repositioning Strategy. The NTP is conceptual and not an entitlement plan, and any potential projects or programs envisioned would need to be approved through existing processes.

The conceptual NTP is also relevant to the 2013-2021 City Housing Element which includes policy to preserve and rehabilitate existing affordable housing and to provide housing for extremely low income households. The HUD approved 5-year Public Housing Authority Plan affirms Marina Vista and Alder Grove as public housing developments designated for potential demolition and or disposition. Specific Housing Element policies related to this are: 1) H-3.1.1 related to extremely low income housing needs, 2) H-4.4 regarding the preservation of affordable housing, and 3) Program 74 regarding the Housing Authority's Asset Repositioning Strategy.

Economic Impacts: Not applicable.

Environmental Considerations: This is an information item only; no action is being recommended or requested.

Commission Action: Staff presented this item to the Sacramento Housing and Redevelopment Commission on May 6, 2015 as an informational item.

Rationale for Recommendation: None, this report is for information only.

Financial Considerations: There is no fiscal impact associated with this report.

May 26, 2015

Draft Upper Land Park – Broadway Neighborhood Transformation Plan

M/WBE/Section 3 and First Source Considerations: Minority and Women’s business Enterprise and Section 3 requirements have/will be applied to all activities to the extent required by federal funding to maintain that funding. The First Source Program for employment opportunities is not applicable to this report because it does not include contracts.

Respectfully Submitted by:



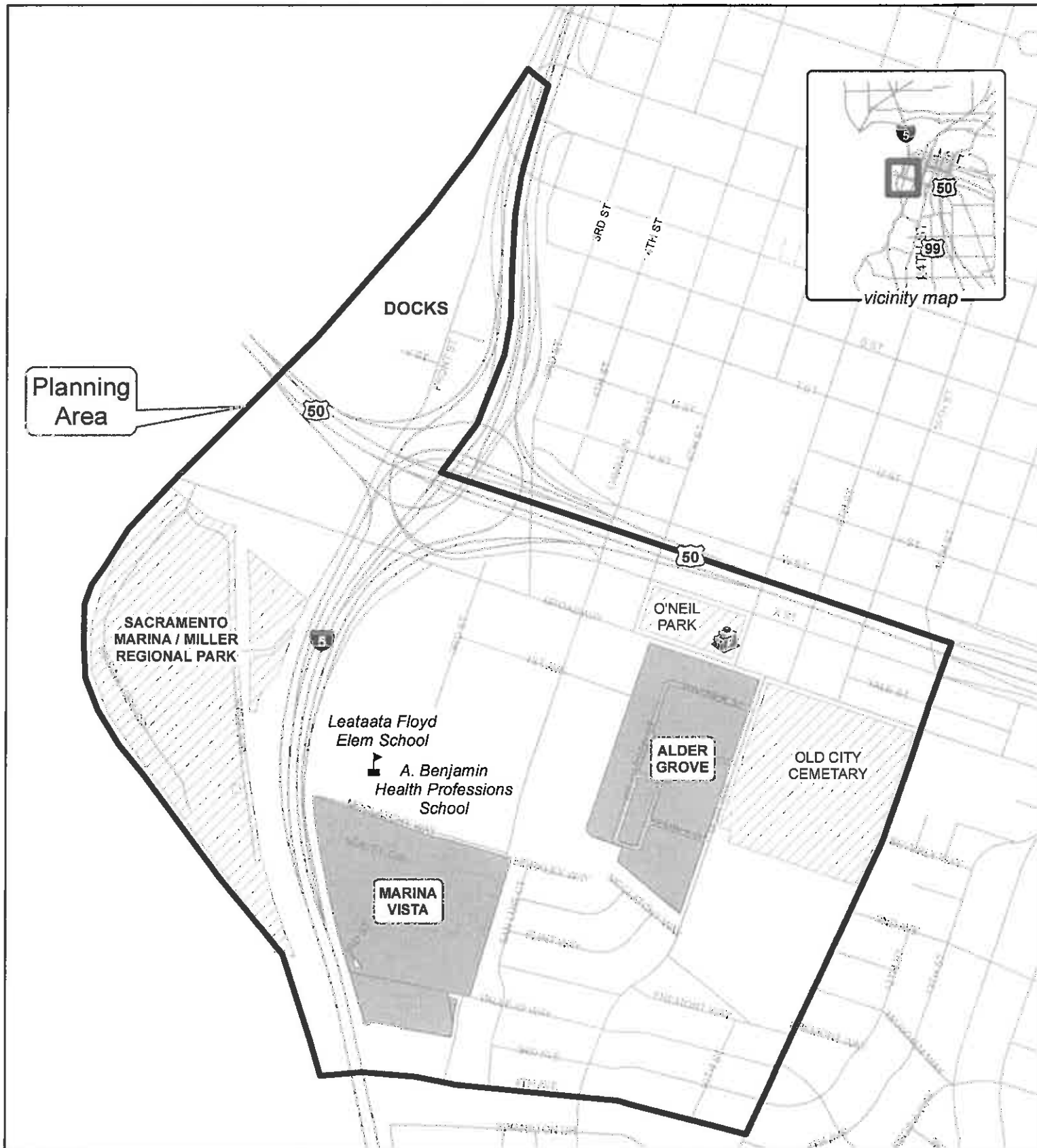
LA SHELLE DOZIER
Executive Director

Table of Contents

| | |
|--------------------|-------|
| Report | pg. 1 |
| Attachments | |
| 1 Map | pg. 6 |
| 2 PowerPoint | pg. 7 |



2013 Choice Neighborhoods Initiative Planning Area



CNI Planning Area Boundary

City Owned Parcel

Housing Authority Owned Parcel

School

Fire Station

0 600 1,200 Feet



SHRA GIS
April 27, 2015

Choice Neighborhood Initiative Upper Land Park – Broadway Draft Neighborhood Transformation Plan May 26, 2015

100% RELEVANT
100% RELEVANT TO THE CITY OF SACRAMENTO
100% RELEVANT TO THE CITY OF SACRAMENTO
100% RELEVANT TO THE CITY OF SACRAMENTO



Marina Vista / Alder Grove
Sacramento, CA.

Agenda

- **Community Process**
- **Needs and Assets Identification and Strategy Development**
- **Overview of Guiding Principles, Goals and Strategies**
- **Next Steps**



CHOICE NEIGHBORHOODS INITIATIVE

2 Types of Grants

- **Planning:** assist communities in developing neighborhood transformation plans and build the support necessary for implementation (\$500,000 maximum grant amount in 2013)
- **Implementation:** highly competitive grants to carry out transformation plan activities (\$30 million maximum grant amount in 2013)

Choice Neighborhood Initiative

3 Core Program Goals:

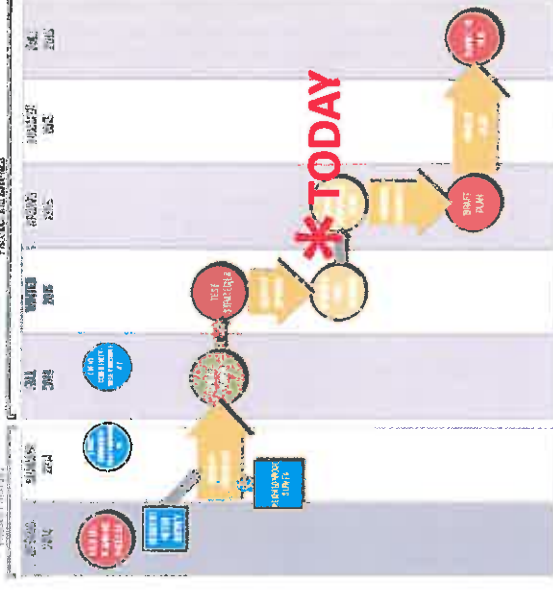
- Transform distressed public **HOUSING** into energy efficient, mixed-income housing that is physically and financially viable over the long-term
- Support positive outcomes related to health, safety, employment, mobility, and education for **PEOPLE** living within the target development and the surrounding neighborhood
- Transform high-poverty **NEIGHBORHOODS** into viable, mixed-income communities with access to services, education, jobs, and transportation choices

Prior Community Planning Process

- **Advisory & Task Force Meetings**
- 10 CAC Meetings
- 9 Housing Task Force Meetings
- 9 Neighborhood Task Force Meetings
- 18 People Task Force Meetings
- 4 MV/AG Resident Meetings
- 2 Asset Mapping Workshops Meetings
- 6 Project Voice CNI Planning Meetings

Project Tours

- Bus Tour of Sacramento Housing Developments
- Field Trip to Pueblo Del Sol, Housing Community in LA.



Community Wide Meetings - 7

- Overview & Introduction
- Community Visioning
- Planning Principles
- Site Development Concepts
- Site Development Synthesis
- Community Option Consolidated & Density
- Draft Concept Plan Presentation

Needs and Assets Identification/Strategy Development

Needs and Assets Identification

- Resident Needs Assessment – 488 households surveyed (69% response rate)
- Neighborhood Needs Assessment – 100 households surveyed
- Background Report (Land Use, Infrastructure, Transportation, Parks, etc.)
- Community Asset Mapping
- Walk Audit
- Project Voice

Existing Site Plan



Statistics and Zoning

- Site Area: Approx. 37.9+32.5 = 70.4 acres
- Gen’l Plan: Traditional N’hood; 18-36 du/ac.
- Zoning: R-3; 29 du/ac.

Existing Program

- Existing 391 + 360 = 751 apts.
- Two Community Buildings with afterschool and service programs

Frequent Comments:

- Underutilized Open Space
- Safety and Security Issues
- Lack of Retail and Services
- Older Apartments without contemporary space.
- Alder Grove has Historic District Status
- Poor connections for Children to School(s)
- Speeding traffic along 5th St. and Muir Way, and Vallejo Way traffic
- Broadway Intersection Congestion

Guiding Principles



Safe Streets, Safe Homes, Safe Community

Feelings of personal and community safety are fundamental for Upper Land Park-Broadway to become a high- and well-functioning neighborhood.

Dynamic and Livable Neighborhoods

The transformation of Upper Land Park-Broadway should be inclusive of residents across a range of incomes, ages and abilities with a focus on sustainability, quality amenities and services, and community-building.

Excellence in Learning and Opportunities for Personal Growth

Not only sticks and bricks, transforming Upper Land Park-Broadway also means transforming lives and providing residents the resources and opportunities to assist them with maximizing their potential.

Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO



RELATED TO
RECIS HOMES



VAN METER
WILLIAMS
POLLOCK & CO.

Safe Streets, Safe Homes, Safe Community

Goals:

1. Neighborhood streets will integrate physical features to make them safe for all users.
2. Residents, law enforcement, and community stakeholders will work together to address community safety issues.
3. The new community will incorporate design principles that promote safety.

Safe Streets, Safe Homes, Safe Community

Some Key Strategies:

- Establish regular working group of law enforcement, residents, property managers, and school officials to address public safety issues in real-time. (Neighborhood)
- Design new and existing streets to include adequate pedestrian and bicycle facilities, lighting and measures to minimize traffic impacts. (Neighborhood/Housing)
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles in site plan and housing design. (Housing)
- Expand availability of and participation in evidence-based out-of-school time and summer programs by youths aged 12-18. (People)

Excellence in Learning and Opportunities for Personal Growth

Goals:

1. Youths programs will focus on the whole child from socio-emotional to educational supports.
2. Adults will have access to an array of workforce and business development programs to support the achievement of their personal goals.
3. All residents will be able to obtain the services necessary to address their physical and/or emotional needs.

Excellence in Learning and Opportunities for Personal Growth

Some Key Strategies:

- Transform Leataata Floyd into a full-service community-school, i.e. “communities in school model” (People)
 - Student Services Center focused on supporting students with academic, behavior, attendance and/or social/emotional concerns.
 - Parent University offering GED, Tech Literacy and workforce development courses.
- Increase the number of slots and enrollment in high quality early childhood education programs. (People)
- Connect residents to health and mental health services both inside and outside the neighborhood. (People/Neighborhood/Housing)
- Provide access to summer work experiences for teens via Asian Resources, Boys and Girls Club, and Leataata Floyd summer tutoring programs. (People)

Dynamic and Livable Neighborhoods

Goals:

1. The new development will offer a ladder of housing opportunity for a diverse range of households.
2. The new buildings and homes will be physically and visually integrated with the surrounding neighborhoods in a sustainable manner.
3. Residents will have convenient access to fresh food, health services, fitness programs, and nutrition classes.
4. Environmentally-friendly open spaces will provide recreational and social opportunities for residents.

Dynamic and Livable Neighborhoods

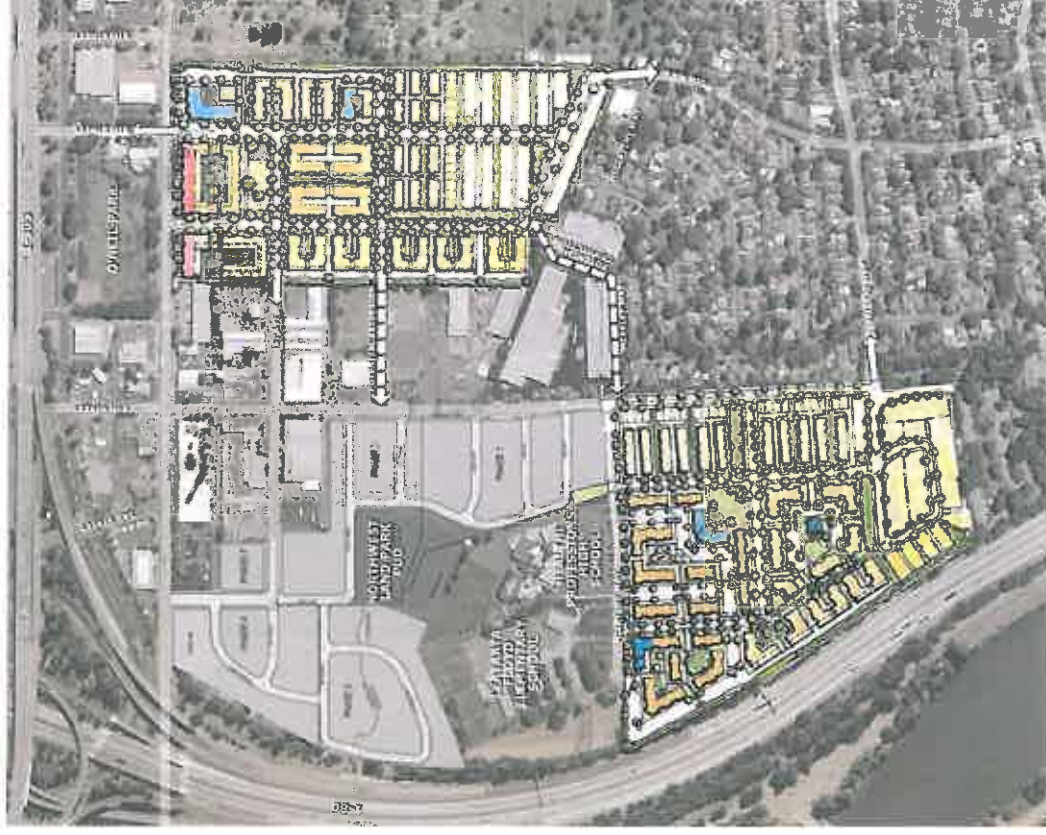
Some Key Strategies:

- Integrate affordable housing units with workforce and market-rate housing. (Housing)
- Reconnect the street grid to integrate the new neighborhood into the surrounding community. (Housing/Neighborhood)
- Provide higher-density and retail opportunities along Broadway (Housing/Neighborhood)
- Improve and expand the public transit system and number of alternative transportation options (Neighborhood)
- Improve access to existing parks and provide multiple open spaces for active and passive recreation. (Neighborhood/Housing)
- Develop Floyd Farms as a farm, educational, and community garden (Neighborhood/People)

Draft Concept Master Plans



1200 Unit Concept Plan



1500 Unit Concept Plan

Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO

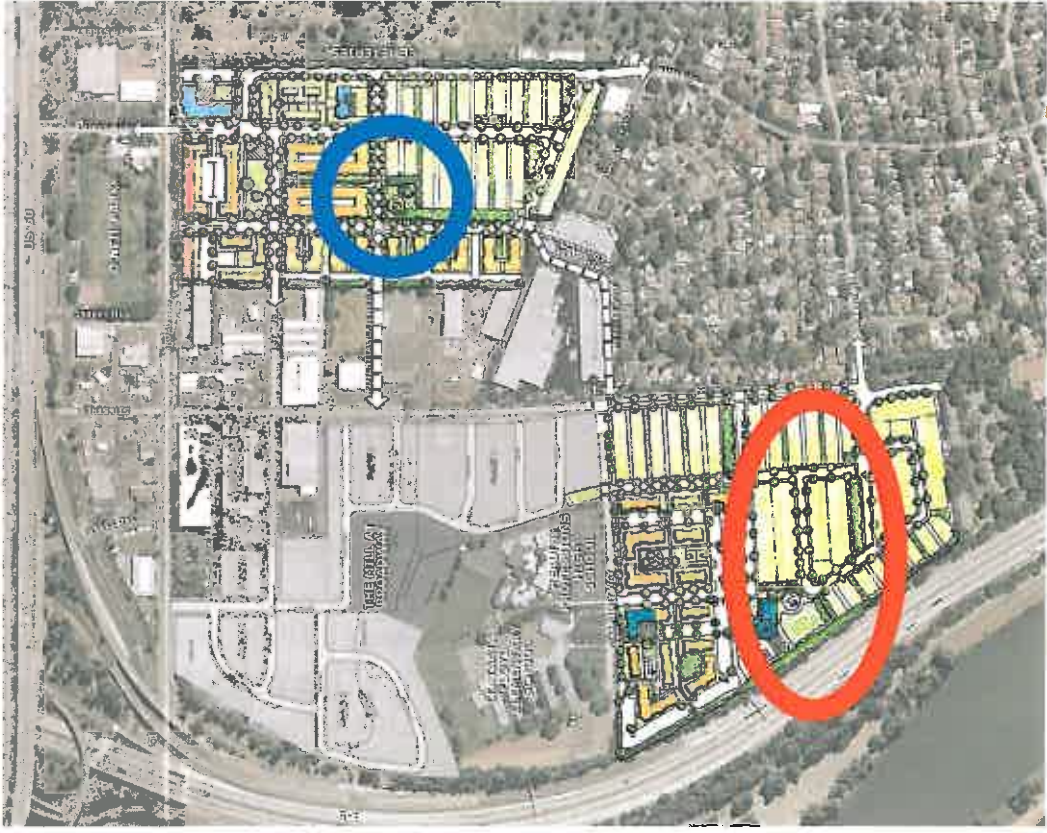


RELATED TO
REGIS HOMES
mercy HOMES

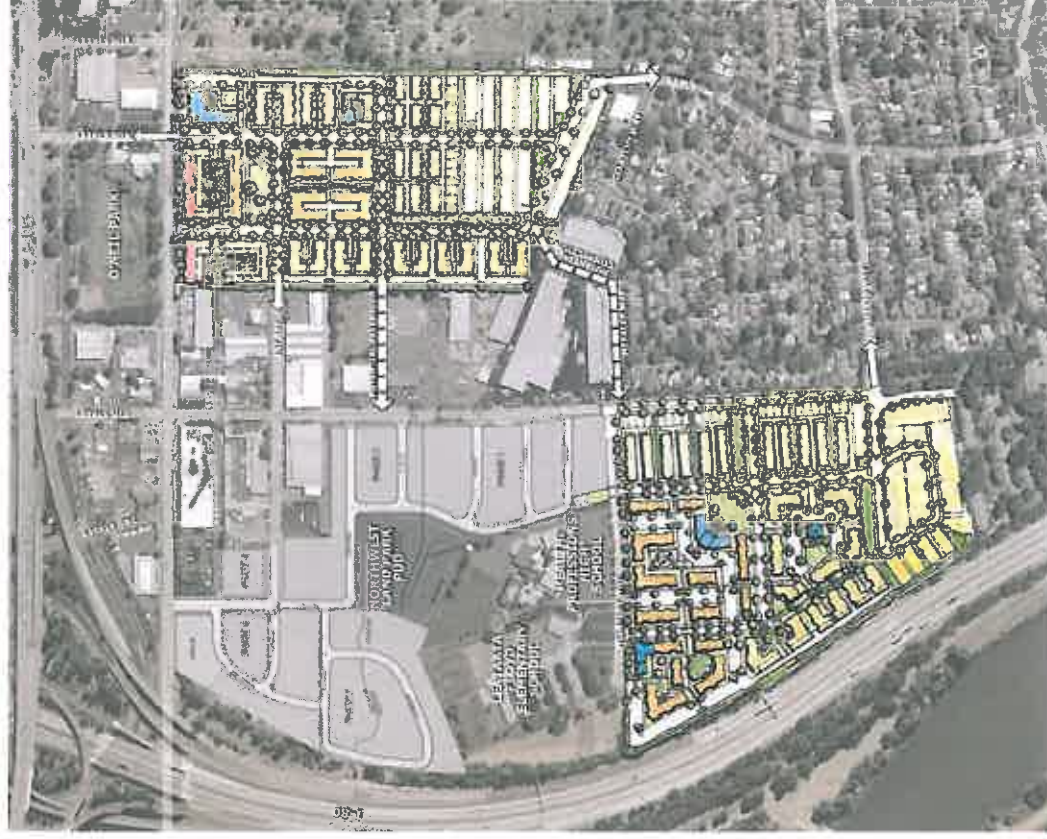


VAN METER
WILLIAMS
POLLACK &
ASSOCIATES

Draft Concept Master Plans



1200 Unit Concept Plan



1500 Unit Concept Plan

Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO



RELATED MATCHED FINANCING
REGIS HOMES



VAN METER
WILLIAMS
POLLACK & CO.

Place-making



Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO

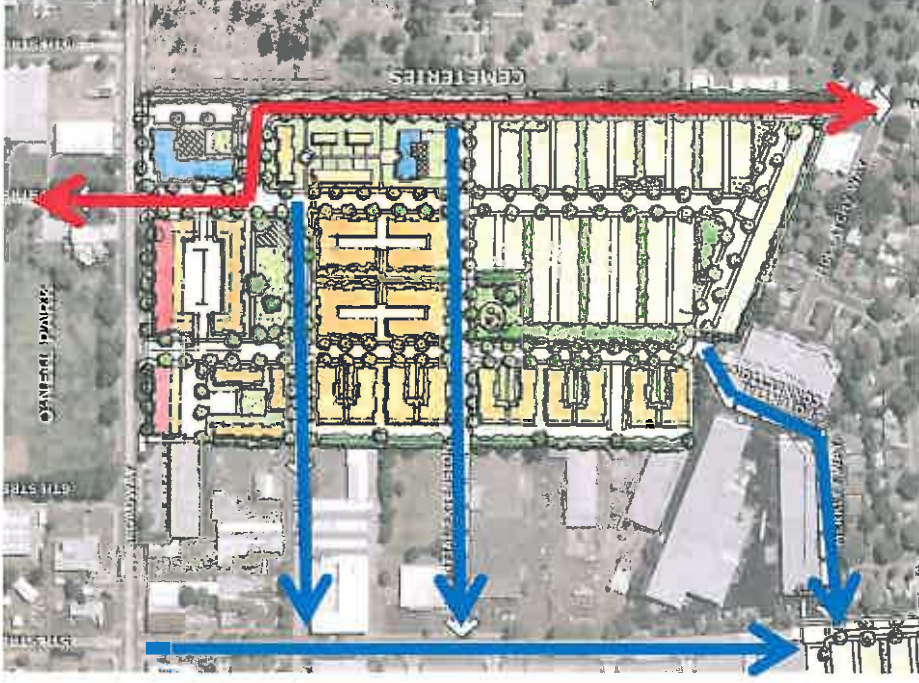


RELATED
mercyHOUSING
REGIS IKONIS



VAN METER
WILLIAMS
POLLACK

Streets, Bikes and Pedestrians



- Bike/Ped. Connections to Schools
- PEDESTRIAN / BIKE ROUTE TO SCHOOL
- Muir Way / 8th St.

Marina Vista / Alder Grove
Sacramento, CA.

City of SACRAMENTO

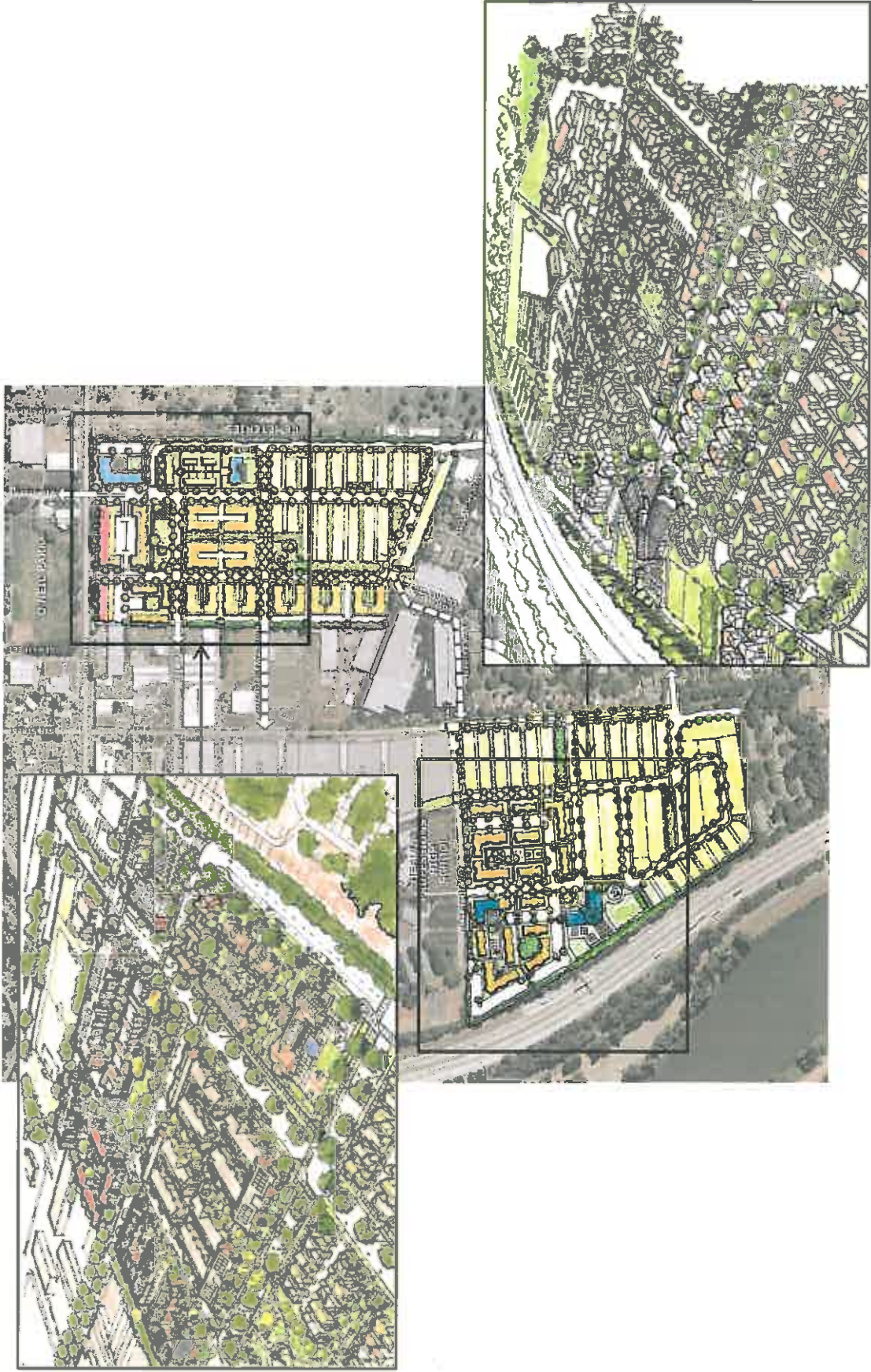


RELATED MERCY-COUSING REGIS IONES



VAN METER WILLIAMS POLLACK

Focus Areas Images



Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO



RELATED
RECIS HOMES



VAN METER
WILLIAMS
POLLACK

Concept Images for Marina Vista



Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO

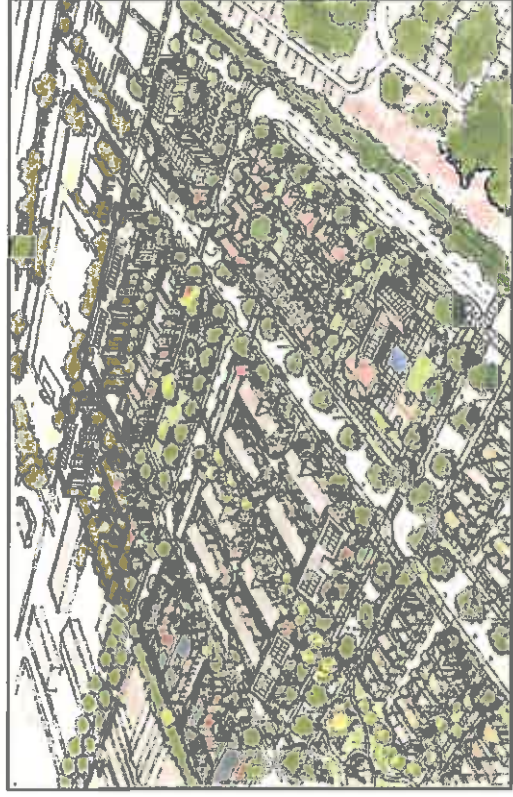


RELATED
RIGGS EKORIS
mercy housing



VAN METER
WILLIAMS
POLLACK

Concept Images for Alder Grove



Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO

ISHRA

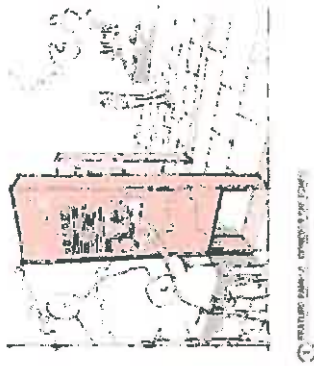
RELATED
RECIS ICOMES



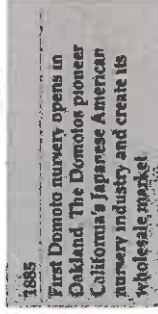
VAN METER
WILLIAMS
POLLACK &
ASSOCIATES

Historic Interpretive Displays

- Retain Example Buildings
- Tell the Stories!
- Memory of People and Place
- Make it a part of everyday life
- With Respect
- Include Trees/ Landscape



Interpretive Display - Interpretive Pavers



1885 - Young Attorney Gives Leadership to Colored Community
 1885 - First Domoto nursery opens in Oakland. The Domoto pioneer California's Japanese American nursery industry and create its wholesale market.
 1885 - San Diego, California's Border City
 1885 - Real Estate
 1885 - Giles Hotel



Marina Vista / Alder Grove
 Sacramento, CA.

Transformation of Marina Vista and Alder Grove



Marina Vista / Alder Grove
Sacramento, CA.

City of
SACRAMENTO



RELATED
RECIS IONICS
mercy RECYCLING



VAN METER
WILLIAMS
POLLACK

Challenges

- Density
- Traffic
- Crime
- Historic Preservation
- Off-site Replacement Housing

Next Steps

- June 12th – Draft Transformation Plan Submitted to HUD
- June-Oct – Work on Implementation Plan
- Oct/Nov (TBD) – Community Celebration - Final Transformation Plan
- November 22nd – Final Transformation Plan Submitted to HUD

Implementation Plan – How will we do what we want to do?

- Key partners and funding sources
- Short-, medium-, and long-term strategies
- Metrics to measure success



May 13, 2015

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Downtown Housing Initiative

SUMMARY

The attached report is submitted to you for review prior to review by the City of Sacramento.

RECOMMENDATION

For review and information only – no action required.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "LaShelle Dozier", is written over the typed name and title.

LA SHELLE DOZIER
Executive Director

Attachment



REPORT TO COUNCIL
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Informational
May 26, 2015

Honorable Mayor and Members of the City Council

Title: Downtown Housing Initiative

Location/Council District: City Downtown area

Recommendation: Informational report only – no specific action required.

Contact: La Shelle Dozier, Executive Director, 440-1319; Tyrone Roderick Williams, Director of Development, 440-1316

Presenters: La Shelle Dozier

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: In the Mayor's State of the City address earlier this year, the Mayor laid out a plan for his vision for the City of Sacramento. Within that plan, he proposed a new housing initiative for the Central City. The Mayor proposed a goal of developing 10,000 places to live in the Downtown Sacramento area within the next ten years. The goal builds upon the momentum taking place in the Central City and is based on four key elements.

1. Transit-Oriented Development that links transportation to housing and jobs.
2. Housing Conversion that repurposes vacant and blighted housing.
3. Smart Housing that integrates seamless cutting-edge technology with flexible live/work environments.
4. Rapid Re-housing focusing on off-street solutions for homeless individuals.

Downtown Housing Initiative

The initiative proposes a mix of housing types for a diverse population, projected at:

- 6,000 Market-Rate units including new and renovated housing
- 2,500 Workforce units all-inclusive affordable housing strategy with a focus on the workforce.
- 1,500 Rapid Refocusing housing for homeless individuals

Policy Considerations: Not applicable to this report.

Economic Impacts: Not applicable.

Environmental Considerations: This is an information item only; no action is being recommended or requested.

Commission Action: Staff presented this item to the Sacramento Housing and Redevelopment Commission on May 6, 2015 as an informational item.

Rationale for Recommendation: None, this report is for information only.

Financial Considerations: There is no fiscal impact associated with this report.

M/WBE/Section 3 and First Source Considerations: not applicable

Respectfully Submitted by:

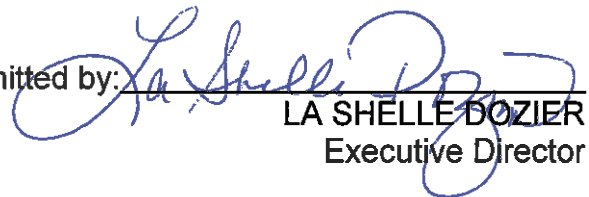

LA SHELLE DOZIER
Executive Director

Table of Contents

| | |
|--------------------|-------|
| Report | pg. 1 |
| Attachments | |
| 1 Map | pg. 3 |

TARGET AREA MAP

