



**Sacramento
Housing &
Redevelopment
Agency**

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

**Staff Report
July 17, 2007**

Honorable Chair and Members of the Board

Title: Status of Redevelopment Plans and Five-Year Implementation Plans for Redevelopment Project Areas

Location/Council District: City Council Districts 1, 2, 3, 5, 6

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the completion of public hearings on the progress of the 65th Street, Alkali Flat, Army Depot, Franklin Boulevard, Merged Downtown, North Sacramento, Oak Park, Richards Boulevard, and Stockton Boulevard Redevelopment and Five-Year Implementation Plans, in accordance with California Community Redevelopment Law (CRL).

Contact: Lisa Bates, Director, Community Development, 440-1316; Chris Pahule, Assistant Director, Community Development, 440-1350

Presenters: Lisa Bates, Director, Community Development; Chris Pahule, Assistant Director, Community Development; Leslie Fritzsche, Downtown Division Manager

Departments: Sacramento Housing and Redevelopment Agency, City Economic Development Department

Description/Analysis

Issue: The Redevelopment Agency of the City of Sacramento (Agency), as required by Community Redevelopment Law (CRL), must hold a noticed public hearing once every five years, between years two and three of the five year redevelopment implementation plans. In 2005, the Agency adopted five-year implementation plans for most of the established redevelopment areas in response to the CRL with the exceptions being Del Paso Heights (2003-07) and 65th Street (2004-08).

The following redevelopment areas are included in this report: 65th Street, Alkali Flat, Army Depot, Franklin Boulevard, Merged Downtown, North Sacramento, Oak Park, Richards Boulevard, and Stockton Boulevard.

Attachment 1 provides background information on Implementation Plan requirements; Attachment 2 provides location maps; Attachment 3 includes status report tables for each individual redevelopment area. Redevelopment

Advisory committees (RAC) and other community groups in each respective area were consulted in reviewing and updating these tables.

Policy Considerations: The proposed action in this staff report meets the Agency's goals of eliminating blight and increasing economic opportunities. The Implementation Plans comport with the goals established in the redevelopment plans for the respective project areas.

Environmental Considerations: The proposed administrative actions do not constitute projects under California Environmental Quality Act (CEQA) per Guidelines Section 15378(b)(3). National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: Informational meetings were held in each of the project areas to review the status of the Five-Year Implementation Plan and receive comments. The comments received were incorporated into the status report tables.

Meeting dates were as follows:

65th Street RAC– March 1, 2007
Alkali Flat RAC- March 1, 2007
Army Depot RAC – March 15, 2007
Franklin Boulevard – March 15, 2007 (Franklin Boulevard Business Association, Redevelopment Subcommittee)
Merged Downtown – May 16, 2007 (Downtown Partnership)
North Sacramento RAC – March 15, 2007
Oak Park RAC – March 14, 2007
Richards Boulevard – March 28, 2007 (River District)
Stockton Boulevard RAC – March 8, 2007

Sacramento Housing and Redevelopment Commission Action: At its meeting of May 16, 2007, the Sacramento Housing and Redevelopment Commission conducted the public hearing and considered the staff recommendation for this item. The votes were as follows:

AYES: Burns, Burruss, Chan, Fowler, Gore, Hoag, Piatkowski,
Shah, Stivers

NOES: None

ABSENT: Coriano

Rationale for Recommendation: Compliance with the CRL requirement to hold a noticed public hearing for the review and evaluation of progress on the redevelopment plans and Five-Year Implementation Plans allows the Agency to proceed with redevelopment activities. The noticed public hearing for this item was held at the May 16, 2007 Sacramento Housing and Redevelopment Commission meeting.

Financial Considerations: There are no financial considerations nor implications from the action proposed in this report.

M/WBE Considerations: The item discussed in this report has no M/WBE impact; therefore, M/WBE considerations to no apply.

Respectfully Submitted by: 
ANNE M. MOORE
Executive Director

Recommendation Approved:


RAY KERRIDGE
City Manager

Table of Contents		
Report		pg. 1
Attachments		
1	Background	pg. 4
2	Map	pg. 5
3	Status Reports	pg. 6
4	Resolution	pg. 43
5	Implementation Plan Status Report PowerPoint Presentation	pg. 45

Background:

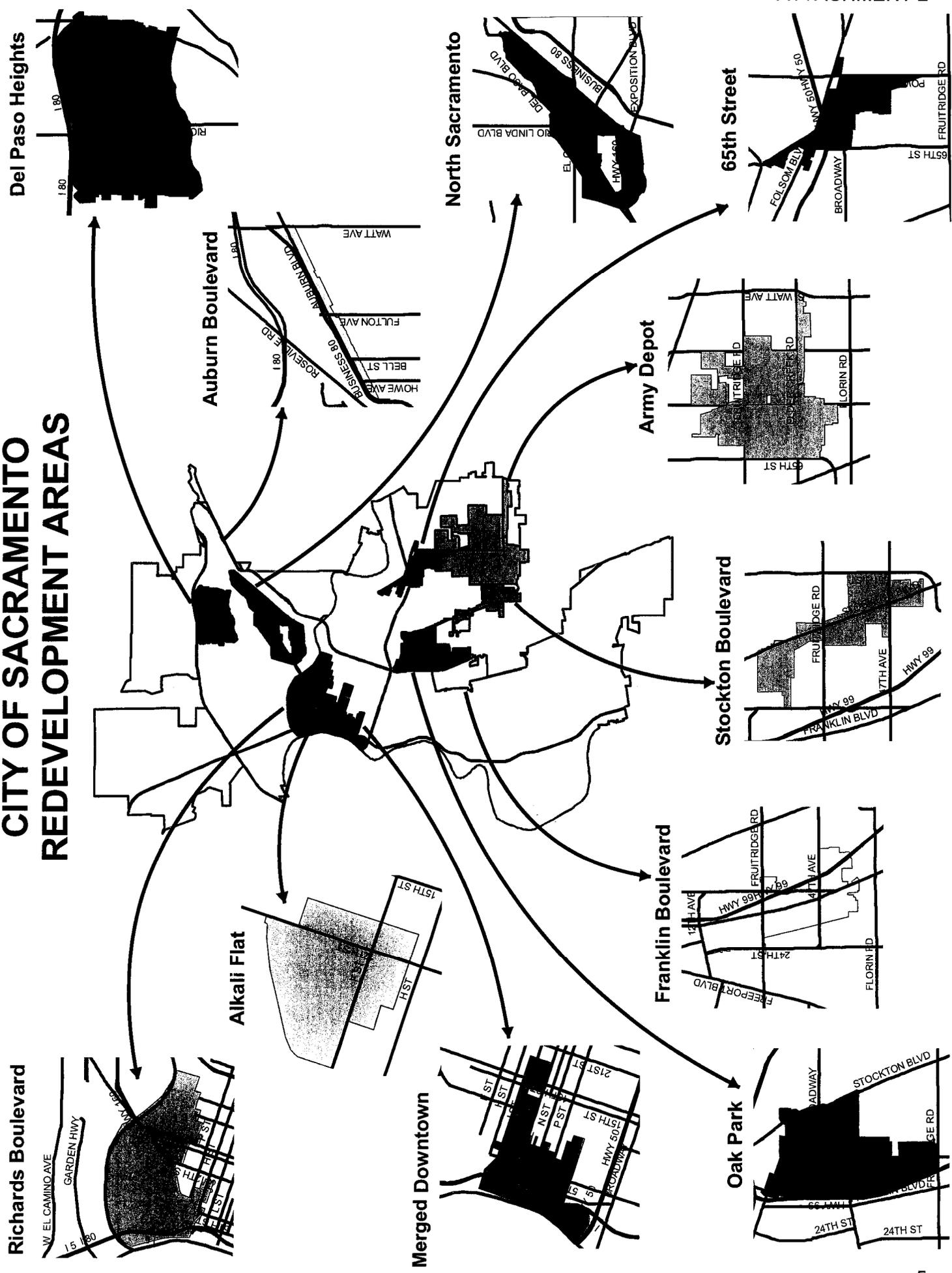
The Redevelopment Agency of the City of Sacramento (Agency) as required by Section 33490(c) and (d) of the California Community Redevelopment Law (CRL) (Health and Safety Code Section 33000 et. Seq.), must conduct a public hearing and hear testimony of all interested parties at least once within the five-year term of the implementation plan, between years two and three, for the purpose of reviewing the redevelopment plans and corresponding implementation plans for each redevelopment area within its jurisdiction, and evaluate the redevelopment effort.

The Del Paso Heights Redevelopment Plan was amended in 2003 and a new implementation plan was adopted at that time. Therefore, it is on a different schedule and a new implementation plan will be adopted later this year.

The purpose of an implementation plan is to provide a clear and reasonable statement of proposed activities in the project area and to demonstrate how Agency goals, objectives and program activities meet the purpose of redevelopment (i.e. to eliminate blight and to develop, preserve and rehabilitate affordable housing). Summarized, the general goals and objectives which were adopted for each of the redevelopment areas included in this report are:

- Elimination and prevention of the spread of blight and deterioration.
- Elimination of environmental deficiencies within the public infrastructure system.
- Achievement of high level of architectural, landscape, urban design and land use principles.
- Promotion of new and continuing private sector investment.
- Retention and expansion of as many businesses as possible.
- Creation and development of local job opportunities.
- Rehabilitation and construction of affordable housing.

CITY OF SACRAMENTO REDEVELOPMENT AREAS



**65th STREET REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2004-2008**

2004-2008 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
Infrastructure Improvements	<p>Projects include needed improvements to support higher-density development envisioned in the Transit Village Plan and as identified by the Infrastructure Needs Assessment. Included are the following types of improvements: combined sewer system, drainage system, detention basin, park development, and water distribution system. Potential project may include the completion of an infrastructure needs assessment for the South 65th Street Area Plan.</p>	<ul style="list-style-type: none"> • Complete: <u>Infrastructure Needs Assessment</u> A comprehensive assessment of the proposed plan build-out infrastructure needs and a preliminary opinion of probable costs for the infrastructure was completed in 2004. • In Progress: <u>Detention Basin</u> The City Parks and Recreation Department and the Utilities Department will develop a Detention Basin and Park on a 6.95 acres site on Redding Avenue. The project is currently in the acquisition phase. When the acquisition is complete, Parks and Recreation will lead a park master plan effort which will include community input in order to identify and design uses for the facility. Acquisition is anticipated in 2007 and the detention basin constructed in 2008.
Transportation and Streetscape Improvements	<p>Projects include transportation and streetscape improvements needed to improve the connectivity in the area, increase pedestrian and bicycle safety and access, relieve congestion, and decrease traffic impacts to neighborhoods. Potential projects include street improvements to 65th Street, Folsom Boulevard, Redding Avenue, Elvas Avenue Ramona Avenue, and area-wide as needed.</p>	<ul style="list-style-type: none"> • Complete: <u>65th Street Station Block Development Strategy Report</u> The report explored potential development options and identified specific public actions to facilitate redevelopment on the station block, including recommendations to delay transportation improvements and evaluate and recommend modifications to the transportation network to support transit oriented development (TOD). The study will be completed in the fall of 2008. • In Progress: <u>Redding Avenue Bike and Pedestrian Improvements</u> The project includes bike lanes, curb and gutter, landscaped planters, separated sidewalks and lighting along Redding Avenue between 4th and Q Streets. The Sacramento Area Council of Governments (SACOG) awarded a \$745,000 grant and SHRA provided the local match of \$100,000 for Phase I. Phase I includes design, acquisition and environmental review and is anticipated to complete by December 2008.

**65th STREET REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2004-2008**

2004-2008 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Transportation and Streetscape Improvements (continued)		<ul style="list-style-type: none"> • In Progress: <u>Elvas Avenue Streetscape Improvement Project</u> SHRA is funding the design phase of Elvas Avenue Streetscape Improvement Project on the east side of Elvas Avenue between 62nd Street and J Street in the amount of \$150,000. The work will be completed by Spring of 2008. • In Progress: <u>Delay of Transportation Mitigation Measures</u> A Supplemental Environmental Impact Report (SEIR) to delay planned transportation improvements has been initiated and is anticipated to be certified by Spring 2007. • In Progress: <u>65th Street Area Study</u> The study will recommend roadway network modifications needed to support development of the 65th/University Transit Station and the South 65th Street Area Plan area. SACOG awarded an \$885,000 grant and SHRA provided the local match of \$114,700. The Study will be complete by December 2008.
Development Assistance	Encourage new high-density and mixed-use developments. Redevelop existing commercial buildings that are transit-oriented and support the goals of the 65th Street Transit Village Plan and South 65th Street Area Plan.	<ul style="list-style-type: none"> • In Progress: See "Transit Oriented Projects".
Economic Development Assistance	Bring in neighborhood- and University/student-serving retail services.	<ul style="list-style-type: none"> • No Progress: Two privately financed development projects at the south west corner of Folsom Blvd. and 65th St. are under construction or are completed, totaling 42,000 square feet of retail.
Transit Oriented Projects	Develop light rail station improvements and parking projects to accommodate new growth and increased transit leadership.	<ul style="list-style-type: none"> • Complete: <u>65th Street Station Block Development Strategy Report</u> The report explored potential development options and identified specific public actions to facilitate redevelopment on the station block. • In Progress: <u>65th Street Station Block</u> A developer which has control of two parcels in the Station Block area has had initial discussions with SHRA and Regional Transit to develop a mixed use development.

65th STREET REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2004-2008

2004-2008 Status

Design Guidelines	Establish high quality design goals and implement guidelines that promote consistency among projects, bring unity and integrity to the project area, and comport with the principles identified in the Transit Village Plan and South 65 th Street Area Plan.	<ul style="list-style-type: none"> • No Progress: No progress has been made on the development of design guidelines.
Commercial Revitalization Program	Provide commercial loans to building owners to improve commercial building facades and related site improvements such as parking lot resurfacing, landscaping, lighting, fencing or monument signs.	<ul style="list-style-type: none"> • In Progress: One application has been submitted for this program.
Property Acquisition	Funds to acquire and/or assemble strategically located properties that would support the goals of the Transit Village Plan and South 65 th Street Area Plan.	<ul style="list-style-type: none"> • No Progress: Acquisition may be pursued as part of a development project. No progress has been made on this project.
Residential Development		
Transit Oriented Development/Mixed Use Projects	Encourage commercial and residential mixed-use, mixed-income projects near transit stations that would support transit ridership. Mixed-use projects may include housing with retail and/or office uses.	<ul style="list-style-type: none"> • In Progress: 65th Street Station Block A developer which has control of two parcels in the Station Block area has had initial discussions with SHRA and Regional Transit to develop a mixed use development.
Urban Housing Development	Provide assistance for a variety of stand-alone mixed-income housing types such as lofts, townhouses, row houses, and high-density housing development.	<ul style="list-style-type: none"> • No Progress: Three privately financed development projects are under construction or are completed, totaling 437 market rate rental units.
Housing Development Assistance	Contribute gap financing for projects that will revitalize to the area and provide housing opportunities for seniors and lower income residents.	<ul style="list-style-type: none"> • No Progress: Three privately financed development projects are under construction or are completed, totaling 437 market rate rental units.
Existing Housing Assistance	Provide assistance to improve and rehabilitate existing housing. Assist with the relocation of incompatible housing uses where desired by property owners and residents.	<ul style="list-style-type: none"> • No Progress: No applications have been submitted.
Toxic Remediation	Identify contaminated sites and collaborate with other agencies to eliminate the toxic contamination that prevents development.	<ul style="list-style-type: none"> • No Progress: No progress has been made on this project.

ALKALI FLAT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
Globe Mills Development	Achieve preservation of this historic structure through conversion of the mill and silos to a mix of residential and commercial uses at the corner of C and 12 th streets.	Under Construction: By year end, over \$15,400,000 in public funds will have been leveraged to fund this adaptive reuse project. This project consists of 112 affordable senior housing units, 31 market rate units and a small retail component. The project is scheduled for completion by December 2007.
524 Building Preservation	Preservation of this building will not only help retain a historic asset but will improve the 12 th Street Gateway entrance into Sacramento. The Agency plans to continue to its work with the current owner to rehabilitate the structure into a successful mixed use project at 524 and 526 12 th Street.	Under Construction: This historic mixed use building is under construction and will add two quality retail sites and 7 residential units to the 12 th Street corridor. One of the two available retail spaces has been leased and will be occupied by The 524 Restaurant. SHRA has budgeted \$95,000 in tax increment through the Commercial Loan and Exterior Rebate Program towards the revitalization of this building. The project is scheduled for completion by May 2007.
La Valentina Site Development	Improve the Gateway by soliciting a development partner for various infill lots near the La Valentina Light Rail Station. A mixed use transit-oriented development is desired at this site located on 12 th Street, between D and E Streets.	In Progress: SHRA is currently in the process of selecting a development team to develop this mixed use, mixed income, Transit Oriented Development Project. Contingent on Council approval in the Second Quarter of 2007, SHRA will enter into an Exclusive Right to Negotiate with the developer and begin to formalize the development concept.
Gateway Master Plan	The Agency is partnering with the City of Sacramento to complete the Gateway Master Plan which will identify physical and aesthetic improvements needed along the north 12 th Street corridor.	Completed: SHRA entered into a contract with the City to create the Gateway Master Plan in late 2004. The Plan identified physical and aesthetic improvements for north 12 th Street. After a series of stakeholder meetings and team meetings, the Plan was completed in May of 2006. The final report identified a list of proposed improvements including lighting, landscaping, and streetscape. SHRA provided \$193,000 in CDBG funding to create the plan.
Additional Parking Opportunities	The Agency is working to improve parking along the 12 th Street Corridor and the 12 th Street Gateway, and improving access to businesses for residents and visitors.	In Progress: There have been no parking improvements or studies conducted along south 12 th Street since 2005. In May Agency Staff intend to meet with the Alkali Flat RAC, community stakeholders and City Staff to address specific parking concerns on 12 th Street.
Neely Park	Improve the neighborhood through the redesign of Neely Park, one of two parks in the Project Area.	Completed: The Neely Park Improvement Project funded the addition of a community garden and decorative signage within Neely Park. The project was completed in December 2005. SHRA provided \$63,000 in CDBG funding to complete this project.

ALKALI FLAT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Program/Project	Description	Status
Commercial Loan and Exterior Rebate Program	Promote the expansion and upgrade of local commercial properties to create a more vibrant commercial district along 12 th Street. The program provides funds for exterior and interior rehabilitation of commercial properties.	<p>Façade rebates/loans completed: 2 Façade rebates in progress: 1 (January 1, 2005 – May, 2007)</p> <p>The 524 Building - \$95,000 524 12th Street</p> <p>D Street Mini Mart- \$75,000 400 12th Street</p> <p>318 12th Street - \$75,000 (In Progress)</p> <p>Total Public Dollars Spent: \$170,000 Total Public Dollars Committed: \$75,000 Private Dollars Leveraged: \$1,585,000 TOTAL Dollars Spent to Date: \$1,755,000</p>
Developer's Assistance	Provide gap financing for projects that will bring continued revitalization to Alkali Flat and provide assistance to new and existing property owners who are interested in making major improvements to neighborhood serving businesses.	<p>In Progress: Funds from this program are allocated to individual projects once they pass the planning stage. The Agency provided funding for the development of the Montessori School, which provides child care to over 118 low and moderate income families. Additionally, since 2005 the Agency has expended \$371,064 to acquire vacant lots on and near 12th Street for the development of a project that could provide recreational open space for the Boy's and Girls Club. Although specific funding sources have not been encumbered, three projects are projected to receive significant funding within the next two years. The projects include the La Valentina Station Development Site Project, the Boy's and Girl's Club Development Site Project and the Crystal Creamery Development Project. SHRA will continue to work with these development teams and others in efforts to revitalize the area.</p>
Residential Development		
Toxic Remediation Program	Seek opportunities to leverage funding for initial assessment or clean-up of neighborhood sites that are potentially toxic.	<p>No Progress: Since 2005, no funds have been used to fund environmental activities.</p>
First Time Homebuyer Program	This program provides down payment assistance to first-time homebuyers. Assuming that all assistance is provided at the maximum assistance level of \$5,000 per unit, this program could assist approximately 40 units over the next five years.	<p>No Progress: No First Time Homebuyer loans were provided during this time period. SHRA staff will work with the Alkali Flat RAC and Neighborhood Association to promote the availability of this program.</p>

ALKALI FLAT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
12th Street Mixed Income Housing Development	This project will promote the development of mixed-income housing along the 12 th Street Corridor. These types of developments will increase the supply of housing in the area and improve 12 th Street. Assuming, assistance of \$1,000,000 (averaging \$100,000 per unit), approximately 10 units could be assisted by this project.	<u>In Progress:</u> SHRA continues to actively build and facilitate the creation of mixed income housing development in Alkali Flat. Since 2005 the Agency provided \$3,500,000 in Alkali Flat tax increment towards Globe Mills a mixed income housing project. It is presumed that the La Valentina Station Development project will also include a mixed income component.
Single Family Rehabilitation Loan Program	This program provides loans to owner occupants to make capital improvements to their properties. Maximum loan amount is \$50,000, resulting in at least 10 units that may be rehabilitated through this program.	<u>No Progress:</u> This program has been put on hold until further notice.
Historic Infill Program	This program promotes the preservation of Alkali Flat's history by providing financing and vacant lots to site historic homes that are threatened with demolition if not moved. The intent of the program is to assist owners/developers in moving and restoring these homes for residential use. Assuming assistance of \$200,000 (averaging \$100,000 per unit), approximately two affordable units could be created through this program.	<u>No Progress:</u> SHRA currently owns one vacant lot located at 1224 D Street, which may be used to relocate a historical building.
Victorian Rehabilitation	In order to preserve Alkali Flat's history, funds are allocated for the rehabilitation of vintage residential structures for both low- and moderate- income households. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.	<u>No Progress:</u> Since 2005 the Agency has met with several potential participants, but no new projects have been identified.

ALKALI FLAT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Infill Vacant Lot Program	This program provides developer assistance to builders constructing single-family homes for ownership on vacant lots. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.	<u>No Progress:</u> Due to the scarcity and high cost of developable land, over the last two years the SHRA has focused its efforts on the development of multifamily housing. This program has been put on hold until further notice.
Multi-family Rehabilitation	Improving the quality of multi-family housing through rehabilitation is key to helping stabilize the Alkali Flat neighborhood. Assuming assistance of \$500,000 and assistance averaging \$50,000 per unit, approximately 10 affordable units could be assisted through this program.	<u>In Progress:</u> In 2005, SHRA partnered with CHOLK a non-profit housing provider to rehabilitate 55 affordable housing units in Alkali Flat. In 2005 these units were in danger of becoming market rate, at which time SHRA provided \$1,638,000 in HUD HOME funds and Downtown tax increment to retain these units affordable. This project is scheduled for completion in the fourth quarter of 2008.
Housing Development Assistance	Gap financing for projects will support continued revitalization in Alkali Flat and provide housing opportunities for lower income residents. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.	<u>In Progress:</u> Over the last two years the SHRA has committed significant funding for the development of 112 Senior units and 32 market-rate units, as part of the Globe Mills Development project scheduled for completion by December 2007. At present time, the Agency is in the process of selecting a developer for the La Valentina Station Development Site which has the potential to add several low to moderate income housing units to Alkali Flat.
Boarded & Vacant Program	This program provides assistance to developers to purchase and rehabilitate boarded and vacant residential properties. Maximum developer fee is \$25,000 resulting in at least 20 units that may be rehabilitated through this program.	<u>No Progress:</u> The SHRA has received little interest from developers for the Boarded and Vacant program as program requirements restrict the sales price of the housing units limiting the developer's potential return on investment. There were no homes rehabilitated under the Boarded & Vacant Program since 2005.

* Denotes projects not previously identified in the 2004-2008 Implementation Plan

ARMY DEPOT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
Depot Park Improvement Program	The improvement program to Depot Park, the major economic engine in the Project Area, will provide funds on-site to improve infrastructure and create economic development opportunities for job creation and retention in the Project Area.	Under Construction: A forgivable loan in the amount of \$545,800 was made to replace window frames and glazing in four 60-year old buildings. Installation scheduled to be completed April 2007. These buildings provide more than one million square feet of light industrial space and will enhance commercial tenant recruitment/retention.
Public Infrastructure Projects	In order to implement the "first-rate" public facilities strategy, funds will be used for transportation and streetscape improvements in the Project Area. Potential projects include: Power Inn Road streetscape, Fruitridge Road streetscape, Elder Creek Road improvements, Depot Park public infrastructure projects, traffic calming devices in the Project Area, and enhancements to pedestrian and bicycle routes.	<p>In Progress: <u>Power Inn Road Street Enhancements Plan</u> This project will develop preliminary design concepts for streetscape and safety improvements as well as cost estimates. SHRA funded the design phase in the amount of \$45,000. This phase will be completed in August 2007.</p> <p>In Progress: <u>Army Depot Bicycle Facilities Study</u> This study will evaluate existing and potential demand, determine feasibility, and prepare preliminary cost estimates. SHRA funded the design phase in the amount of \$220,000. The study will be completed in summer of 2008.</p> <p>In Progress: <u>Army Depot Transportation Planning Program</u> There are potential transportation projects which would improve the area for businesses and residents. This Program will identify and prioritize projects for further evaluation. SHRA funded this program in the amount of \$220,000.</p> <p>In Progress: <u>Fruitridge Road Streetscape Master Plan</u> The Department of Transportation (DOT) is identifying determining costs for Fruitridge Boulevard Streetscape Master Plan Phase II. If the project is funded, it would be completed by summer 2009.</p>
Community Facilities Program	This program will provide funds to improve and develop community centers and community spaces in the Project Area. Potential projects include: expansion of the George Sim Community Center, development of additional community centers in the Elder Creek and Colonial Village area, preservation of community garden space, and development of child care centers.	In Progress: <u>George Sim Community Center Expansion</u> The Center will be expanded to include the expansion of the existing facility and construction of a new gymnasium. The City of Sacramento appropriated \$6.5 million from its Community Reinvestment Capital Improvement Program and SHRA allocated \$350,000 to this project for towards the design component. The expansion will be completed by summer 2009

ARMY DEPOT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Community Facilities Program (continued)		<u>In Progress:</u> <u>Army Depot Area Park Improvements</u> A total of \$300,000 of CDBG funds were allocated for improvements to Earl Warren Park and Max Baer Park. Construction documents for both parks to be completed by the end of 2007 and construction to be completed in 2008.
Development Assistance Program	The program will provide gap financing to developers and commercial property owners and tenants to build new structures and improve existing commercial buildings. Development assistance funds are also an important tool to help attract new commercial, industrial and office investment and uses into the area.	<u>In Progress:</u> SHRA has had initial discussions with the owner of vacant property located at the intersection of Power Inn Road and Elder Creek Road. SHRA will continue to work with this property owner and others.
Job Creation and Retention Program	The program will provide funds to assist the expansion of existing business and to promote new business development in order to create jobs in the area.	<u>In Progress:</u> SHRA administered one Enterprise Zone (EZ) voucher in 2005 and ten EZ vouchers in 2006. <u>Complete:</u> <u>Property Based Improvement District (PBID) Formation</u> The Agency provided the Power Inn BTA with a \$66,000 grant to fund the development of a PBID. It was formed in 2006 and began operating in January 2007. The purpose of the PBID is to provide special services to enhance and revitalize a portion of the industrial corridor including efforts to attract new business investment and jobs to the area.
Exterior Rebate/ Commercial Loan Program	The program provides funds for exterior rehabilitation of commercial properties in the Project Area.	<u>In Progress:</u> The Program was expanded to include: Fruitridge Road, one property on Elder Creek Road, and Power Inn Road. A total of \$400,000 has been allocated. Notices to eligible Power Inn Road Businesses and Property Owners will be sent in April 2007. There is one application in process.
Residential Development		
Vacant Lot Development Program	This program, which provides for quality infill development, assists developers and builders through financial incentives for construction of single family homes for ownership on vacant lots. Assuming assistance of \$375,000 (averaging \$25,000 per unit), approximately 15 units could be assisted by this project.	<u>No Progress:</u> Given the real estate market conditions over the past two years, SHRA has received little interest from developers for the Vacant Lot Development program as program requirements restrict the sales price of the housing units limiting the developer's potential return on investment.

ARMY DEPOT REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
First Time Homebuyer Program	In order to provide housing for persons of all income levels, this program provides down payment assistance to homebuyers. Assuming the all assistance is provided at the maximum assistance level of \$5,000 per unit, this program could assist approximately 25 units over the next five years.	<u>In Progress:</u> Five homebuyers were assisted with the various SHRA programs totaling \$157,758.
Rehabilitation Loan Program	The program seeks to improve the area's existing housing stock through loans to owner occupants to make improvements to their properties. Assuming a maximum loan amount of \$50,000, resulting in at least seven units that may be rehabilitated through this program.	<u>In Progress:</u> Five single family homes were rehabilitated totaling \$280,238.
Boarded & Vacant Program	The program improves the existing housing stock in the area by providing assistance to developers to purchase and rehabilitate boarded and vacant properties. Assuming a maximum developer fee of \$25,000 each, resulting in at least 15 units that may be assisted through this program.	<u>No Progress:</u> Given the real estate market conditions over the past two years, SHRA has received little interest from developers for the Boarded and Vacant program as program requirements restrict the sales price of the housing units limiting the developer's potential return on investment. There were no homes rehabilitated under the Boarded & Vacant Program during this time period.
Housing Development Assistance	The program provides gap financing for projects that will bring continued revitalization to the area and provide housing opportunities for all, including seniors and low-income residents.	<u>In Progress:</u> SHRA has had initial discussions with a non-profit housing developer for the development of an affordable housing project in the area. SHRA will continue to work with this developer owner and others interested in developing in the area.

FRANKLIN BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
Franklin Boulevard Streetscape – Phase I	In an effort to make Franklin Boulevard more competitive and to enhance the corridor, this project will construct streetscape improvements in the southern portion of the Project Area.	In Progress: \$4 million in Federal and State funds have been allocated to Streetscape improvements in the County portion of the Redevelopment Area and have been leveraged with \$900,000 of Franklin Blvd. Tax Increment funds. Improvements will include bi-furcated sidewalks, landscaping, bike lanes, reconstructed and raised center medians and a traffic signal at Turnbridge Road. Construction of the improvements will begin by Summer of 2007 and be completed by January 2008.
Franklin Boulevard Streetscape – Phase II	To make Franklin Boulevard a safer and greener corridor, this project includes improvements at the Franklin Boulevard/ Fruitridge Road intersection. Potential projects include rehabilitation of Caballo Blanco building, new commercial development at the northeast corner of the intersection, streetscape improvements from Sutterville Road to Fruitridge Road, and land assembly for future development.	In Progress: \$1 million in Federal, State and Local Funds have been allocated to Streetscape improvements at the intersection of Franklin Blvd. and Fruitridge Road. SHRA has allocated \$368,000 in CDBG funds and \$237,000 of Franklin Boulevard Tax Increment funds. Improvements will include addition of curb, gutter, sidewalk, landscaping on the Southwest corner, the addition of two left turn lanes on Fruitridge, and the addition of bike lanes. Construction of the improvements will begin in May 2007 and be completed by September 2007.
Property-Based Improvement District (PBID) Renewal and Expansion	The renewal of the Franklin Boulevard PBID and the potential expansion of the PBID boundaries are important in creating a great business climate on the corridor and encouraging businesses to locate and grow on the corridor.	In Progress: The renewal of the Franklin Boulevard PBID and efforts to expand it are currently underway. The proposed expansion area begins at Sutterville Road and proceeds north to Broadway. The Franklin Boulevard Business Association is working with Downtown Resources to confirm support and participation of property owners within the PBID existing and proposed expanded boundaries before proceeding to the petition process. Approval of the renewal and expansion of the PBID would proceed to the Board of Supervisors and City Council in July 2007. SHRA has allocated \$30,000 in Franklin Blvd. Tax Increment to this project.
Transit-Oriented Development (TOD) Program	The program will carry out recommendations in Regional Transit's Transit for Livable Communities Plan for the three transit stations located in or near the Project Area. Potential projects include land assembly, development of public spaces, and streetscape improvements.	No Progress: The Agency will continue to explore options during the second part of the Implementation Plan. Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.

FRANKLIN BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Exterior Rebate/Commercial Loan Program	This program will assist businesses to locate and grow on the corridor by providing funds for exterior rehabilitation of commercial properties.	<p><u>Completed / Under Construction / In Progress:</u></p> <p>January 1, 2005 – December 31, 2006 Façade rebates/loan completed: 2</p> <p>Arman Rahbarian - \$50,000 4414 Franklin Boulevard</p> <p>Darlene Looock - \$65,000 4790 Franklin Boulevard</p> <p>Total Public Dollars Spent: \$115,000 Private Dollars Leveraged: \$230,538 TOTAL Dollars Spent to Date: \$345,538</p> <p>Façade rebates/loan approved or In Progress: 4</p>
Business Corridor Development Program	Support existing business in the Project Area by assisting with expansions and upgrades. The program will also assist new businesses looking to locate in the Project Area.	<u>No Progress:</u> Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.
Development Assistance Program	The program encourages property owners to build new structures and improve existing commercial buildings. By assisting developers invest in the area, the program supports the strategy to assist businesses locate and grow on Franklin Boulevard.	<u>No Progress:</u> Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.
Franklin Corridor Streetscape – Phase III	In an effort to make Franklin Boulevard more competitive and to enhance the corridor, this project includes the design and construction of street improvements in the City portion of the Project Area. The project may include traffic, pedestrian/bicyclist safety and beautification improvements.	<u>In Progress:</u> City and SHRA staff is currently evaluating the next steps of improvements for Franklin Blvd. between Sutterville Road and 26 th Avenue. The potential projects could include the addition of medians, bike lanes, intersection and sidewalk improvements to make the boulevard safer for pedestrians.
Community Park Space	Franklin Boulevard lacks green space and visual relief along the corridor. This project will provide for property acquisitions, relocation and park development.	<u>In Progress:</u> City Parks and Agency staff continues to investigate the next steps of this project. Property needs to be identified for the park site.
20th – 26th Avenue Village Center	Allocation of funds to implement the Village Center concept identified in the Franklin Boulevard Urban Design Master Plan. Potential projects include acquisition, parcel assembly and development an urban plaza, small neighborhood park, and park/detention basin facility.	<u>In Progress:</u> Private development is taking place on the corner of Franklin Boulevard and 26 th Street and the City is scoping pedestrian safety improvements for the streetscape at 21 st and Franklin Boulevard.

FRANKLIN BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Property Acquisition	Provide funds to construct infrastructure improvements at the light rail stations in or near the Project Area. Potential projects include: <ul style="list-style-type: none"> • American Disabilities Act improvements • Parking Lots • Public Spaces (park, plaza) • Deeble Street Connection to the Fruitridge Station 	No Progress: The feasibility of this project is still being explored with staff at Regional Transit.
Public Parking Lot Program	Some areas of Franklin Boulevard are severely impacted by a lack of parking. To solve these issues and assist businesses along the corridor, this project may provide funds to acquire, design, and construct a public parking lot in strategic locations.	In Progress: SHRA is exploring the options for a Public Parking Lot on Franklin Boulevard with the Franklin Boulevard Business Association. A key site is needed to be identified in order to pursue this project.
Residential Development		
46th Avenue/Lang Housing Development	This proposed project will bring a high quality infill development to the Project Area and provide approximately 60 for-sale, single-family residential units for homeownership.	In Progress: A Request for Proposals has been released for this project. SHRA is asking for qualified developers to present a team that could develop Single Family conventional or manufactured type homes on this 7 acre site for low income families.
Development of Mixed Use Projects Surrounding Light Rail Station	An Agency strategy to construct mixed-use projects near transit stations will be implemented by providing assistance to developers to build projects near the stations as called out in the TLC Plan. Assuming assistance of \$2,000,000 (averaging \$100,000 per unit), approximately 20 affordable units could be created by this project.	No Progress: SHRA will continue to explore development options during the second part of the Implementation Plan.
41st Avenue District Program	The program will identify multifamily residential properties for increased redevelopment efforts in the 41 st to 46 th Avenue area. Potential projects include funding through the Small Investor Loan Program and the Multi Family Lending Program, acquisition, and developer assistance. Assuming assistance of \$750,000 (averaging \$50,000 per unit), approximately 15 affordable units could be created by this program.	No Progress: SHRA will continue to explore options during the second part of the Implementation Plan. Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.
Vacant Lot Development Program	Make this program available in order to encourage infill development on existing vacant lots in the Project Area. Assuming assistance of \$200,000 (averaging \$100,000 per unit), approximately two affordable units could be created by this program.	No Progress: SHRA staff has explored the feasibility of this program and have determined that the need to further pursue this project is not a priority due to lack of infill sites in the Redevelopment Area.

**FRANKLIN BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009**

2005-2009 Status

Rehabilitation Loan Program	Program provides loans to Single Family owner occupants to make improvements to their property. Maximum loan amount is \$50,000, resulting in at least two units that may be rehabilitated through this program.	Completed: Two single family homes were rehabilitated totaling \$99,722.
Scattered Multifamily Developments	Development Assistance funds to be used for multi-family projects in the Project Area. Assuming assistance of \$800,000 (averaging \$50,000 per unit), approximately 16 units could be assisted as a result of this program.	Completed: Total Units Rehabilitated: 422 (includes Phoenix Park I & II, Saybrook and Mascot Avenue) The total Agency investment in this project was \$13, 547, 837 with \$1,312,685 coming from Franklin Boulevard Tax Increment funds.

- Denotes projects not previously identified in the 2005-2009 Implementation Plan

**MERGED DOWNTOWN REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009**

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
PBID Renewal	Support Renewal of the Property Based Improvement District (PBID).	Complete: The PBID was successfully renewed until 2015.
Ebner/Empire	Reconstruction of historic façade of a three-story structure with ground floor retail and upper floor offices. Project is a result of Request for Proposals (RFP) selection process.	In Progress: DDA approved fall 2006. Construction to start winter 2007 with completion estimated for winter 2008.
Crocker Art Museum	Construction of a 100,000 square-foot expansion of regional art museum.	In Progress: 2 nd Street relocation to begin in Summer '07. Building construction to begin in Fall '07.
Lot A/ US Bank Plaza *	Construction of a 25-floor office building with a ground floor retail promenade.	In Progress: 2 nd Phase of land disposition completed in 2005. Construction underway. Anticipated completion in 2008.
10th & K	Creation of a high quality mixed-use project with Agency assistance. Developer to be selected through RFP process.	In Progress: DDA with David Taylor Interests approved January 2007 for cabaret theater and restaurant at site of Woolworth's building. Initial remediation to begin February 2007. In Progress: ERN with DST/CIM approved for housing project on Agency's inline property in February 2007.
South Half of 700 K Block	Revitalization of this half block to attract quality retailers while retaining historic character of the structures.	In Progress: DDA with Zeiden Properties approved June 13, 2006. Start of construction pending implementation of land exchange agreement.
J, K, L Mixed-Use Projects	Introduction of new mixed-use projects including housing on the corridors of J, K, L streets between 7 th and 12 th streets.	In Progress: 800 K & L Street Residential Hi-rise with ground floor retail – EIR certification and DDA pending resolution of land exchange issues. Complete: 12 th & K Cathedral Lofts – Construction of 23 market rate apartments completed Fall '06. In Progress: Loan for restaurant tenant improvements approved in March '07. Ground floor restaurant construction to be completed mid-2007.
Façade Grant Program	Financial assistance to owners/tenants for exterior improvements to commercial buildings, including storefronts, awnings, lighting, code violations and handicapped accessibility.	Complete: \$1 million program funds allocated and spent on improvements to facades in the JKL Corridor and Old Sacramento.

MERGED DOWNTOWN REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Downtown Plaza Renovation	Repositioning and updating of the Plaza.	In Progress: Revised Plans resubmitted in April 2007. Includes relocation of the food court to Copelands space; consolidation of theater on 2 nd floor and extension to J Street; proposed Target and grocery store at 5 th & L streets. Request for Agency funds still pending.
Waterfront/Dock Development	Implementation of the Riverfront Master Plan including development of the docks area. Project may include land acquisition and infrastructure development.	In Progress: Development team selected. Final concept plan completed October '06. Master plan development underway. Market study completed. Property acquisitions in process. Promenade design funds in place.
K Streetscape	Replace dated street furniture, increase pedestrian lighting, improve plantings, and standardize pavement materials.	In Progress: Streetscape plan anticipated to get approved on April 17, 2007.
Tower Bridge	Widening the sidewalks along the Tower Bridge to enhance pedestrian/bicyclist access between Sacramento and West Sacramento.	In Progress: Construction underway. Completion anticipated Summer 2007.
I-5 Decking	Multi-year study to identify the best approach to reconnect Old Sacramento and the riverfront with the rest of Downtown and the potential future use for any property that is created. Project funded in part by a \$3.5 million federal grant.	In Progress: Project study report (Caltrans) and EIR/NEPA studies underway.
Plaza Lofts	Construction of a seven-story mixed use building to include 225 mixed income residential units, parking and 20,000 square feet of ground floor retail.	Complete: Residential Project opened in August 2006. Ground-floor retail leasing pending still in progress.
Capitol Lofts (CADA Warehouse)	Renovation of a six-story historic warehouse building, and adjacent office/warehouse buildings, and construction of new parking garage Project will include 102 for-sale residential units.	No Progress: Pending developer financing.
Fremont Mews	Development of a 119-unit mixed-income apartment complex, of which 40% will be affordable to very low-income and low-income households. Site will include approximately 20,000 square feet of garden area.	Complete: Project opened Spring 2006.
St. Anton Building / 21st & L	Construction of 65 Rental Units with 3,300 square feet of retail space.	Complete: Project opened Spring 2006
Southern Half Block of 800 K Street	Redevelopment of half block to introduce new destination ground floor retail and residential on upper floors. Assuming assistance of \$4,200,000 (averaging \$100,000 per unit), approximately 42 units could be assisted by this project.	See notes for JKL Mixed Use projects

MERGED DOWNTOWN REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Old Sac/Orleans Hotel Site *	Development of a mixed-use (retail/rental housing), 46,000 sf building with a historic reconstruction of the façade.	In Progress: DDA approved. Construction to commence in summer 2007. Anticipated completion in summer 2008
Elk's Building/McCormick & Schmicks *	Structural, mechanical and electrical retrofit of historic Elk's building. Includes change of use from office to office with tenant improvements for McCormick & Schmicks Seafood Restaurant.	Complete: OPA/loans approved in April 2006. Restaurant completed in February 2007. Building retrofit for upper floors still in progress.
717 K Street/ Three Monkeys Restaurant	Structural retrofit of historic Sun Building to accommodate change of use to restaurant for ground floor tenant, Three Monkeys Restaurant	In Progress: OPA/loans approved in March 2006. Structural retrofit complete; restaurant opening anticipated in June 2007.
926 J Boutique Hotel *	Conversion of historic Cal-West building into a 197 room hotel with ground floor restaurant.	In Progress: OPA approved June 2006. Developer to close escrow on property in May. Demolition underway. Construction beginning summer 2007.

* Denotes projects not previously identified in the 2005-2009 Implementation Plan

NORTH SACRAMENTO REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
Arden Motel Remodel	This program provides assistance for the reuse of existing facilities and/or the development of underutilized or vacant parcels in fulfillment of the redevelopment plan goals.	Under Construction: The property owner is rehabilitating this 1950's style motel into a boutique hotel. The project is still under construction and awaiting final approvals from the City's Building Department. SHRA has contributed \$450,000 of the \$900,000 project cost.
Del Paso Boulevard Streetscape Improvements	This project will visually and functionally improve Del Paso Boulevard by adding aesthetic improvements to the public right-of-way, making safety improvements, and installing unique public art throughout the Boulevard. Phase I will be completed in 2005. Future phases are pending.	Under Construction: The angled parking, drainage, sidewalk and gutter will be complete by April 2007. The new art work (six statues), gateway signage, and privacy wall at the south end of the Boulevard will be complete by July 2007. The entire project will be completed by July 2007. SHRA has contributed \$5,785,142 of the \$6,514,677 project cost.
Parking Improvements	In order to improve access to existing businesses and to encourage new businesses to locate in the area, this project will provide assistance to encourage additional on street, angled parking and off street parking.	No Progress: There has been no additional parking improvements proposed or studies conducted beyond the angled parking being installed via the Del Paso Boulevard Streetscape Improvement Project.
58 Arden Way Development Project	This project will seek development proposals for the SHRA-owned site at 58 Arden Way and will also assist with removal of contaminated soil at the site which has been a major barrier to development.	In Progress: The SHRA is assisting the property owner, Michelletti, with clean up of his contaminated property at 2147 Barstow Street. Until the clean up is complete, the SHRA is unable to dispose of and develop 58 Arden Way as the Michelletti property is immediately across the street from the SHRA-owned site and environmental contamination has been identified on both properties. SHRA has contributed \$16,576. Total project costs to be determined.
Commercial Loan and Exterior Rebates Program	This program provides funds for exterior and interior rehabilitation of commercial properties. Projects that promote neighborhood-serving retail or office are encouraged.	Façade rebates/loans completed: 1 (January 1, 2005 – December 31, 2006) Del Paso Properties - \$10,750 1217 Del Paso Boulevard Total Public Dollars Spent: \$10,750 Private Dollars Leveraged: \$10,750 TOTAL Dollars Spent to Date: \$21,500 Façade rebates in progress: 9
Property Acquisitions	Acquisition and positive reuse of key problem sites within the Project Area is key to achieving the goal of reinvigorating the Boulevard and will be the focus of this activity.	<ul style="list-style-type: none"> • 1022 Del Paso Boulevard (Complete) SHRA Contribution: \$553,151 Total Purchase Price: \$553,151 • 1030 Del Paso Boulevard (Complete) SHRA Contribution: \$760,000 Total Purchase Price: \$760,000

**NORTH SACRAMENTO REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009**

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Property Acquisitions (continued)		<ul style="list-style-type: none"> • 1124/1132 Del Paso Boulevard (Complete) SHRA Contribution: \$1,808,659 Total Purchase Price: \$1,808,659 • 1212 Del Paso Boulevard (In Progress) SHRA Contribution: \$650,000 Total Purchase Price: TBD • 1340 Del Paso Boulevard (Complete) SHRA Contribution: \$466,849 Total Purchase Price: \$466,849 • Grand Theater Acquisition, 1915 Del Paso Boulevard (Complete) SHRA Contribution: \$800,000 Loan Total Purchase Price: \$1,100,000
Cullincini Building Assistance	The Cullincini Building is at a prime and highly visible corner location at the Arden/Del Paso intersection. A mixed-use project is proposed at the former Brickhouse restaurant building.	No Progress: This project did not go forward and SHRA did not make any contribution toward its completion.
Development Assistance	This fund provides gap financing for projects that will bring continued revitalization to North Sacramento. Projects that promote neighborhood-serving retail or office are encouraged.	<p>In Progress: 2001 Del Paso Boulevard SHRA is working with New Faze Development to structure the gap financing assistance.</p> <p>SHRA Contribution: \$3,000,000 Total Budget: TBD</p> <p>In Progress: 1124/1132 Del Paso Boulevard</p> <p>SHRA is working with News & Review to structure the gap financing and deal for the sale of the property and to rehabilitate the building.</p> <p>SHRA Contribution: TBD Total Budget: TBD</p> <p>In Progress: One Globe Square SHRA is working with Russ Wyluda, the developer, to provide gap financing and structure a deal for the acquisition of 1022 and 1030 DPB and new mixed use construction.</p> <p>SHRA Contribution: TBD Total Budget: TBD</p>

NORTH SACRAMENTO REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Residential Development		
Community Facilities and Infrastructure	SHRA funds will be leveraged with other public monies to develop key community facilities and to replace infrastructure when no other sources of funds are available.	<ul style="list-style-type: none"> • Dixieanne Park (In Progress) SHRA Contribution: \$350,000 (CDBG) Total Budget: \$900,000 • Dixieanne Streetlights (Complete) SHRA Contribution: \$350,000 (CDBG) Total Budget: \$350,000 • Dixieanne Tot Lot (Complete) SHRA Contribution: \$158,784 (CDBG) Total Budget: \$212, 610
Lumberjack Site Development	As the home of five light rail stations, North Sacramento's future is linked to Regional Transit's (RT) light rail system. The SHRA will work with RT to seek development proposals for former Lumberjack property that will take advantage of its proximity to the Royal Oaks Light Rail Station.	In Progress: Regional Transit is finalizing a DDA with New Faze Development to purchase and develop the property. Project to be completed by the June 2010.
Globe Station Area Mixed Use Development	A project designed to improve both the viability of the corridor and promote transit-oriented development, the SHRA will pursue partnership opportunities with Regional Transit and adjacent property owners to encourage development proposals for the Globe Station area.	<p>In Progress: 1124/1132 Del Paso Boulevard</p> <p>SHRA is working with News & Review to structure the gap financing and deal for the sale of the property and to rehabilitate the building.</p> <p>SHRA Contribution: TBD Total Budget: TBD</p> <p>In Progress: One Globe Square SHRA is working with Russ Wyluda, the developer, to provide gap financing and structure a deal for the acquisition of 1022 and 1030 DPB and new mixed use construction.</p> <p>SHRA Contribution: TBD Total Budget: TBD</p>
Toxic Remediation Program	This program will continue to find ways to remove development barriers by pursuing opportunities to leverage funding for initial assessment and/or clean-up of potentially toxic sites.	<p>Toxic Remediation completed: 2 (January 1, 2005 – December 31, 2006)</p> <p>IMG Furniture Store - \$56,645 1124/1132 Del Paso Boulevard</p> <p>Goldies Adult Store - \$18,648 1800/1810 Del Paso Boulevard</p> <p>TOTAL Dollars Spent to Date: \$75,293</p> <p>Toxic remediation sites in progress: 4</p>

NORTH SACRAMENTO REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Surreal Estates	The Surrealestates artist live/work project is viewed as a critical project on two levels – it provides affordable owner occupied housing opportunities to 11 new homebuyers and is designed to attract patrons to shows and events that the Surrealestates Artists group plans to sponsor.	Completed: There was a grand opening to celebrate the completion of the 11 live/work artist lofts on September 20, 2006. SHRA Contribution: \$700,000 Total Budget: \$2,477,000
First-Time Homebuyer Assistance Program	To encourage homeownership in North Sacramento, this program provides down payment assistance to first-time homebuyers. Assuming that all assistance is provided at the maximum assistance level of \$5,000 per unit, this program could yield approximately 100 units assisted over the next five years.	Complete: There were no FTHB loans made in NSR, however, the eleven buyers of Surreal Estates were provided with down payment assistance from the BEGIN Program totaling \$244,382.
Single Family Rehabilitation Home Loan Program	This program provides rehabilitation loans for single family homes in North Sacramento. Maximum loan amount is \$50,000, resulting in at least 10 units that may be rehabilitated through this program.	Complete: One single family home was rehabilitated totaling \$38,109
Transit Oriented Development/Mixed Use Projects	Through creative project planning, utilize North Sacramento's ideal location along the Regional Transit Light Rail corridor to encourage housing near transit stations with a mix of income levels. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.	In Progress: Swanston Transit Village Plan. Development of a Transit Village Plan and other associated reports and studies (EIR, traffic study, urban design plan, etc. for Swanston Station.). To be completed fall 2007. SHRA Contribution: \$253,000 Total Budget: \$864,286 In Progress: Northeast Line Plan. Completion of Urban Design/Streetscape Guidelines, Infrastructure Needs Assessment and Market Analysis for Future TOD within ¼ radius of the Globe, Arden/Del Paso and Royal Oaks Light Rail Stations. To be completed in March 2007. SHRA Contribution: \$76,250 Total Budget: \$382,500 In Progress: 1124/1132 Del Paso Blvd SHRA is working with News & Review to structure the gap financing and deal for the sale of the property and to rehabilitate the building. SHRA Contribution: TBD Total Budget: TBD

NORTH SACRAMENTO REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Transit Oriented Development/Mixed Use Projects (Continued)		<p>In Progress: One Globe Square SHRA is working with Russ Wyluda, the developer, to provide gap financing and structure a deal for the acquisition of 1022 and 1030 DPB and new mixed use construction.</p> <p>SHRA Contribution: TBD Total Budget: TBD</p> <p>In Progress: 2001 Del Paso Boulevard SHRA is working with New Faze Development to structure the gap financing assistance.</p> <p>SHRA Contribution: \$3,000,000 Total Budget: TBD</p>
Infill Vacant Lot Program	<p>This program provides developer assistance to builders constructing single family homes for ownership on vacant lots. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.</p>	<p>In Progress: 1544 Tessa Avenue</p> <p>SHRA Contribution: \$25,000 Total Budget: Unknown</p> <p>Complete: 2397 Empress Street</p> <p>SHRA Contribution: \$25,000 Total Budget: \$210,175</p> <p>Complete: 2301 Erickson Street, #1 & #2</p> <p>SHRA Contribution: \$50,000 Total Budget: \$322,675</p>
Multi-family Rehabilitation	<p>This program helps stabilize neighborhoods by improving the quality of multi-family housing. Assuming assistance of \$500,000 (averaging \$50,000 per unit), approximately 10 affordable units could be assisted through this program.</p>	<p>In Progress: Summerfield Plaza, Two 20-unit affordable senior apartment projects.</p> <p>Federal Tax Credit: \$1,485,000 Total Budget: \$8,986,000</p> <p>Complete: Victory Townhomes/Evergreen Estates, 21 new units and 55 rehabilitated units.</p> <p>SHRA Contribution: \$1,595,000 Total Budget: \$11,133,253</p>
Housing Development Assistance	<p>Gap financing is provided for projects that will bring continued revitalization to North Sacramento and provide housing opportunities for lower income residents. Assuming assistance of \$500,000 (averaging \$100,000 per unit, approximately five affordable units could be created through this program.</p>	<p>In Progress: Summerfield Plaza, Two 20-unit affordable senior apartment projects.</p> <p>Federal Tax Credit: \$1,485,000 Total Budget: \$8,986,000</p> <p>Complete: Victory Townhomes/Evergreen Estates, 21 new units and 55 rehabilitated units.</p> <p>SHRA Contribution: \$1,595,000 Total Budget: \$11,133,253</p>

**NORTH SACRAMENTO REDEVELOPMENT AREA IMPLEMENTATION PLAN
 Status of Five-Year Programs, Projects and Expenditures
 2005-2009**

2005-2009 Status

Boarded & Vacant Program	This program provides assistance to developers to purchase and rehabilitate boarded and vacant properties. Maximum developer fee is \$25,000 resulting in at least 20 units that may be rehabilitated through this program.	No progress: There were no applications to the program received.
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* Denotes projects not previously identified in the 2005-2009 Implementation Plan

OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
North Broadway Action Plan	Implement this strategic plan to support the Oak Park Historic District and Housing Program strategies. Potential projects could include the acquisition of vacant lots, acquisition of key properties, and/or assistance for commercial revitalization.	<p>Complete: <u>Washington Market Acquisition</u> The Washington Market, a liquor store that attributed to many negative influences in the neighborhood and community was purchased and demolished by SHRA in 2007. A single family home is expected to be constructed by December 2007.</p> <p><u>Goodwill Property Acquisition</u> SHRA is looking to acquire the former Goodwill property and adjacent parcels on the northeast corner of Broadway and 34th Street for redevelopment as a mixed use project.</p>
Broadway/35th Street District Development	Development within ¼ mile of the intersection, which would further the revitalization of the Historic Oak Park District and the Housing Program. Potential projects may include the Walton Pediatric Office project, 3rd Avenue Bungalow project, acquisition of key sites, developer assistance, and rehabilitation of existing properties.	<p>In Progress: SHRA is currently looking to acquire the former Goodwill property and adjacent parcels on the northeast corner of Broadway and 34th Street. An RFQ was released to solicit developer interest in the site and included SHRA owned vacant triangle parcel (adjacent to the former Goodwill building) If SHRA is successful in acquiring the properties, a developer will be selected to move forward to work with SHRA and community to refine their proposed project concept. The anticipated cost to purchase and clear the site is \$2.3 million.</p>
Oak Park Historic Core Streetscape	Streetscape design and improvements to implement the corridor enhancement strategy to the historic core area of Oak Park.	<p>No Progress: Projects along the Historic Core Streetscape will be looked at during the remaining implementation plan time period.</p>
Renaissance Phase Two Capital Improvements	Proposed capital improvements to the Renaissance neighborhood are listed in the Oak Park Renaissance Community Master Plan. The proposed improvements would increase the quality of life in the neighborhood and further the housing program strategy.	<p>Complete: Streetscape improvements along 8th Avenue were completed in December 2006 including the installation of landscaped bulbouts at 8th Avenue and Martin Luther King, Jr. Blvd, Santa Cruz Way and 42nd Avenue; textured crosswalks at 8th Avenue and Martin Luther King, Jr. Blvd; speed humps between San Carlos Way and 40th Street and between 42nd Street and 43rd Street; and a speed lump at 40th Street south of 8th Avenue. SHRA allocated \$527,000 in tax increment funds for the streetscape project.</p> <p>In Progress: The Federal Department of Justice has recognized the Oak Park community as a designated Weed and Seed project area. The community was awarded a Year One (2006-07) grant of \$175,000 for this effort and is in the process of applying for a Year Two grant of approximately \$200,000. A representative group of private</p>

OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Renaissance Phase Two Capital Improvements (continued)		<p>and public sector members are working to develop a comprehensive strategy for the community. The program is in the early stages of development and includes teams to focus on law enforcement; community oriented policing; prevention, intervention and treatment; and neighborhood restoration.</p> <p><u>In Progress: Quality of Life Program</u> SHRA will be working through the Neighborhood Restoration Subcommittee of the Weed and Seed effort to identify and prioritize minor neighborhood infrastructure improvement projects beginning in Spring 2007. SHRA has set aside \$400,000 in tax increment to address minor Oak Park neighborhood infrastructure deficiencies while the more comprehensive South Oak Park Infrastructure Needs Assessment is completed as part of the Martin Luther King, Jr. Blvd Master Plan process.</p>
Streetlighting Program	<p>Funds to be used to install streetlights in unlighted areas of Oak Park. The area with the greatest need for streetlights is primarily residential, and implementation of this program will further the housing program strategy.</p>	<p><u>In Progress:</u> The City is working to install approximately 200 ornamental streetlights in the last two areas of Oak Park that remain unlit—specifically the areas bounded by Y Street on the north, San Jose Way, Santa Cruz Way and 38th Street on the east, and 5th Avenue on the south. SHRA has allocated \$2.3 million in tax exempt bond funds for the street lighting project. Construction is tentatively scheduled to begin in Fall of 2007.</p>
Martin Luther King Boulevard (MLK)/Broadway Development and Street Improvements	<p>The development of a mixed-use project at the southeast corner of MLK/Broadway on an SHRA-owned site to fulfill the corridor enhancement and housing program strategies. The proposed project also includes intersection enhancements to support development.</p>	<p><u>In Progress: Development Site</u> Through a Request for Proposals (RFP) process, developer A.F. Evans was selected to work with SHRA to develop a quality mixed use project which includes a combination of affordable and market rate housing and a retail component. Intersection improvements such as a dedicated turn lane are also being explored by the development team. This project is anticipated to be completed by the end of 2008.</p> <p><u>In Progress: Martin Luther King, Jr. Blvd Streetscape and Urban Design Master Plan & South Oak Park Infrastructure Needs Assessment</u> SHRA has begun the master planning process for a Streetscape and Urban Design Plan for the 1.5 mile stretch of the Martin Luther King, Jr. Blvd Corridor from Broadway to Fruitridge Road to identify and plan for public investment along the corridor</p>

**OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009**

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
<p>Martin Luther King Boulevard (MLK)/Broadway Development and Street Improvements (continued)</p>		<p>and conduct an infrastructure needs analysis for the South Oak Park neighborhoods south of 12th Avenue.</p> <p>SHRA has selected Mogavero Notestine Associates to complete the master planning process, which will commence in February 2007 and the Master Plan document is anticipated to be completed by December 2007. SHRA has allocated \$1 million in tax exempt bond funds for the planning efforts which includes the development of the Master Plan document as well as initial implementation of the Plan recommendations.</p>
<p>Stockton Boulevard Corridor Development</p>	<p>Corridor enhancement strategy would be furthered by development along the Stockton Boulevard corridor. Potential projects include construction of a mixed-use project on the west side of 9th Avenue, market rate lofts on the east side of 9th Avenue, development of the 12th Avenue site, and incentives to revitalize the Colonial Theatre on Stockton Boulevard and surrounding commercial uses.</p>	<p><u>In Progress: Stockton Blvd West Development Project</u> The West 9th/10th Avenue project proposed by Regent Development is set to be a 4 story mixed-use commercial building including retail, office and residential space. Currently, permits have been applied for, building design is almost complete and the project is anticipated to break ground by Summer 2007.</p> <p><u>In Progress: Stockton Blvd East Development Project</u> In 2006, SHRA entered into a Disposition and Development Agreement with Neighbor Works Home Ownership Center to relocate and rehabilitate the bungalow located on the east side of Stockton Blvd and 9th Ave in preparation of redevelopment of the Stockton Blvd property. SHRA has allocated \$126,557 to the rehabilitation of the bungalow once it is relocated. Relocation is anticipated to take place by May 2007 at which time SHRA will begin working with the community to determine preferred redevelopment of the project site.</p> <p><u>Complete/Under Construction: Exterior Rehabilitation Projects / Commercial Loan Program</u> SHRA has provided approximately \$273,000 in financial assistance for several exterior rehabilitation projects along Stockton Blvd including façade improvements at M&R Carpets and Luigi's Pizza Parlor completed in 2005 and 2006, and façade improvements for a general commercial building at 3022 Stockton Blvd currently under construction and for Mighty Kong Muffins located at 3701 Stockton Blvd scheduled for completion in August 2007.</p>

OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Stockton Boulevard Corridor Development (continued)		In Progress: <u>14th Avenue and Stockton Boulevard</u> As a result of owner default on a 2004 Disposition and Development Agreement, SHRA re-acquired a commercial property at the southwest corner of Stockton Boulevard and 14 th Avenue in 2006. Reuse of this property will be looked at during the remaining implementation plan time period.
Broadway Streetscape Phase IV	Streetscape improvements from 36 th Street to Stockton Boulevard and Broadway. Proposed improvements are consistent with the corridor enhancement strategy and are listed in the <i>Broadway and Stockton Boulevard Streetscape Master Plan</i> .	In Progress: The City is currently scoping a feasibility study of the Broadway Streetscape Improvements identified as Phase IV in the Broadway and Stockton Boulevard Master Plan. Streetscape improvements will include a new traffic signal at Broadway and 42 nd Street and the addition of approximately 31 ornamental streetlights consistent with those located along north Broadway. A final project report is anticipated to be completed by March 2007 and a request for funding will be brought forward to the Redevelopment Advisory Committee and City Council by May 2007. It is estimated that the streetscape improvements will cost approximately \$1.2 million. \$10,000 in CDBG funds are currently allocated to the project for project scoping.
Oak Park Community Center Phase II Expansion	Funds to implement the Great Public Spaces strategy by constructing a gymnasium and other features per the Oak Park Community Center Master Plan.	In Progress: SHRA has allocated \$1.6 million in tax exempt bond funds for the Phase II Oak Park Community Center Expansion project. Additional funding leveraged includes \$3 million from the State of California through the Proposition 40 Urban Park Act program and \$400,000 from the City's Park Development Impact Fees. The Phase II expansion project includes a new multi-purpose building with basketball/volleyball courts and is expected to break ground by December 2007.
McClatchy Park Improvements	Funds to be used to plan, design, and construct improvements to McClatchy Park in support of the great public spaces strategy.	No Progress: This project will be looked at during the remaining implementation plan time period.
Playmate Childcare Facility	Leverage funds to provide an additional childcare facility in the neighborhood, which supports the great public spaces strategy.	No Progress: The City Parks and Recreation Department reviewed the possibility of expanding the Playmate Childcare Facility on the Oak Park Community Center Campus and it was determined that expansion was not cost feasible.

OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Workrecreation Program	Funds to the City Parks & Recreation Department to provide stipends to youth for cleanup projects in public areas that would implement the adopted Great Public Spaces strategy.	Complete: A total of \$150,000 of tax increment funds were allocated to the 2005 - 2007 Workrecreation program where crews of 8 members between the ages of 14-17 learn work related skills such as graffiti abatement, litter removal, park maintenance, painting, and job related skills such as resume writing and learning life skills.
Housing Development		
4th Avenue Lofts Project	Construct ten for-sale lofts at the southeast corner of 35 th Street and 4 th Avenue. The project implements the Oak Park Historic District strategy, as well as the housing program strategy by providing a quality infill development and housing for all persons of all incomes.	Under Construction: SHRA is working with local development team, 4 th Avenue Lofts, LLC, to construct 7 loft style homes and 3 live/work loft homes at 35 th Street and 4 th Avenue. The project broke ground in October 2006 and construction is expected to be completed by Spring 2007. The project's total costs are estimated to be \$3.3 million with SHRA providing a conditional loan of \$979,420 in tax increment funds.
Donner Field Site	Construction of a housing development at 8 th Avenue and 45 th Street, which would support SHRA's housing program strategy through providing quality infill development.	In Progress: Through a Request for Proposals (RFP) Sacramento Mutual Housing Association (SMHA) is working with staff to develop 21 single family housing units, up to 10 of which will be affordable using a land trust model. This project is currently in the entitlement stage and is anticipated to be completed by 2008.
Exterior Rebate/ Commercial Loan Program	Program implements the corridor enhancement strategy by providing funds for exterior rehabilitation of commercial properties.	<p>Façade rebates/loans completed: 6 (January 1, 2005 – December 31, 2006)</p> <p>Luigi's Pizza Parlor - \$50,000 3800 Stockton Boulevard</p> <p>Capital Graphics, Inc. - \$50,000 2920 36th Street</p> <p>M & R Carpets - \$63,241 3749 Stockton Boulevard</p> <p>First Floor Developments - \$50,000 3527 Broadway</p> <p>Brickhouse Art Studios - \$25,906 2837 36th Street</p> <p>Redmond Resources - \$20,292 3527 Broadway</p> <p>Total Public Dollars Spent: \$259,439 Private Dollars Leveraged: \$326,383 TOTAL Dollars Spent to Date: \$585,822</p> <p>Façade rebates in progress: 4</p>

**OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009**

2005-2009 Status

Development Assistance Program	Program encourages property owners to build new structures and improve existing commercial buildings. By assisting developers to invest in the area; the program supports the Oak Park Historic District and corridor enhancement strategies.	In Progress: Funds from this program are allocated to individual projects once they pass the planning stage. This includes funds to be allocated for the proposed Broadway/MLK project, the Donner Field project and others. These funds are provided to the developers via a Disposition and Development Agreement (DDA) which ties the developers to various agreements as it relates to the specific project.
34th Street Development Site	Residential component of the mixed use project at 34 th Street and Broadway. This project would implement the housing program strategy by providing a quality mixed-use development. Assuming assistance of \$2,000,000 (averaging \$100,000 per unit), approximately 20 units could be assisted by this project.	In Progress: The Broadway-34 th Street site remains a catalyst opportunity site for redevelopment. The property is currently owned by the St. Hope Development Company. SHRA plans to continue dialogue with the current property owners regarding the future development of the site during the second half of the implementation plan period.
Vacant Lot Development Program	Program provides for quality infill development by providing developers and builders with financial assistance for construction of single family homes for ownership on vacant lots.	Nine residential units were completed through the Vacant Lot Development Program with SHRA assistance totaling \$215,000. Vacant Lot RFQ: SHRA has released a Request for Qualifications (RFQ) to develop 10 SHRA owned infill lots with single family homes in Oak Park. The selected developer(s) is expected to pay for the properties and build homes and sell to qualified low income home buyers. All 10 homes are anticipated to be built by 2008.
South Oak Park Project	Funds to assist partners in developing/rehabbing housing in the South Oak Park Neighborhood, which would implement the housing program strategy by improving the existing housing stock and provide for quality infill development.	Complete: Days Market Acquisition and Vacant Lot RFQ The Days Market, a liquor store that attributed to many negative influences was purchased and demolished by SHRA in 2007. A single family home is expected to be built as part of the Vacant Lot RFQ released to develop single family lots. Complete: Rebuilding Together In 2005, SHRA partnered with Rebuilding Together to perform interior and exterior rehabilitation for 20 low to moderate income homeowners in the South Oak Park neighborhood. The "Rebuilding Dreams" event had a dramatic effect in the neighborhood meeting SHRA goals of "preserving and enhancing neighborhoods" and "establishing and strengthening community and regional partnerships to enhance quality of life." SHRA allocated \$150,000 in Oak Park housing funds to the project.

OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Public Housing Rehabilitation/ Reconfiguration	Improve the existing housing stock in the neighborhood. Funds will be made available to assist the Housing Authority (HA) to make physical improvements and explore reutilization of HA properties. Assuming assistance of \$1,000,000 (averaging \$50,000 per unit), approximately 20 units could be assisted by this project.	Complete/Under Construction: SHRA provided \$500,000 in Oak Park housing funds to the Housing Authority for the rehabilitation of six single family Housing Authority homes in Oak Park. Five of the homes have been rehabbed and the remaining home is anticipated to be completed by March 2007. The homes will be sold to qualified low income homebuyers. SHRA will be assessing the condition and improvement needs of various Housing Authority multi-family properties during the second half of the implementation plan time period.
First-Time Homebuyer Program	Program provides down payment assistance to first-time homebuyers in order to provide housing for persons of all income levels.	Nine homebuyers were assisted with the various SHRA downpayment assistance programs totaling \$226,135.
Rehabilitation Loan Program	Program seeks to improve the area's existing stock through loans to owner occupants to make improvements to their property with a maximum loan amount of \$50,000, resulting in at least 10 units that may be rehabilitated through this program.	Eight single family homes were rehabilitated under the program totaling \$369,685.
Renaissance Neighborhood Implementation	Funds to implement housing projects identified in the Renaissance Community Master Plan. These projects will focus on quality infill development and improving the existing housing stock. Assuming assistance of \$600,000 (averaging \$100,000 per unit), approximately six units could be assisted by this project.	No Progress: This project will be looked at during the remaining implementation plan time period and in context of the Weed and Seed Federal Grant Program.
Boarded & Vacant Program	Program improves the existing housing stock of the Oak Park area by providing assistance to developers to purchase and rehabilitate boarded and vacant properties. The maximum developer fee is \$25,000, resulting in at least 10 units that may be assisted through this program.	Ten residential units were rehabilitated through the Boarded and Vacant Program with SHRA assistance totaling \$187,500.
MLK/Broadway Development	Development at SHRA-owned site includes both commercial and residential components. The residential development will implement SHRA's housing program strategy through mixed-use and providing for quality infill development. Assuming assistance of \$5,000,000 (averaging \$100,000 per unit), approximately 50 units could be assisted by this project.	In Progress: Through a Request for Proposals (RFP) process, the developer A.F. Evans was selected to work with SHRA to develop a quality mixed use project which includes a combination of affordable and market rate housing and a retail component. Staff and the developer are currently looking at the site layout, subsidy level and meeting City requirements. This project is anticipated to be completed by the end of 2008.

**OAK PARK REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009**

2005-2009 Status

Stockton Boulevard Corridor Development	Projects proposed on Stockton Boulevard will include a mixed-use component, such as 9 th Avenue (West Side). Others include market rate housing, which will provide housing for persons of all income levels. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five units could be assisted by this project.	<u>In Progress:</u> The West 9 th /10 th Avenue project proposed by Regent Development is set to be a 4 story mixed-use commercial building including retail, office and residential space. Currently, permits have been applied for, building design is almost complete and the project is anticipated to break ground by Summer 2007.
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RICHARDS BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
General Produce Land Sale	Disposition of five-acre Agency-owned site to General Produce to facilitate business expansion.	In Progress: Pending resolution of environmental clearance issues. Anticipated resolution in 2007 with disposition of property shortly thereafter.
1400 North B St. Redevelopment	Complete acquisition and solicitation of redevelopment of former Egg Warehouse Building site at 1400 North B Street.	In Progress: Pending resolution of General Produce Land Sale. A land swap is anticipated with that parcel.
Brownfields Program	Develop program for characterizing existing and former industrial properties to determine extent of toxic contamination, and provide assistance to property owners in completing necessary cleanup activities.	In Progress: Ongoing.
Commercial Corridor Revitalization Program	Implement commercial loan and façade grant program for key sites on Richards Boulevard, and North 12 th and North 16 th streets.	No Progress: On hold pending evaluation of need.
Incinerator Site Development (721 N. B Street)	Assist property owner with redevelopment of City Incinerator site, including environmental site assessment, remediation, demolition or stabilization of structure, entitlements, and off-site improvements.	In Progress: Site under master lease. Purchase option becomes available in 2013. Phase II environmental assessment has been completed by Tenant. Concept planning to occur in 2008.
Gateway District Streetscape Improvements	Construct sidewalks, curbs and gutters; install lighting, streetscape elements, landscaping and underground utilities; and improve access and parking options.	In Progress: Gateway District Streetscape Improvement Plan adopted in 2006. Richards Blvd./12 th /16 th intersection to be completed in early Spring 2007. Other improvements still pending implementation.
Managed Parking District	Pursuant to the Central City Parking Study, identify solutions to provide improved parking in District, including amendment of the zoning ordinance and utilization of Agency-owned surface lots.	No Progress: Central City Parking Master Plan was adopted by City Council on September 19, 2006.
Two Rivers Trail	Construct improved land-side access to Two Rivers Trail, including American Disabilities Act (ADA) accessible switchback ramps and landscaping.	Complete: Completed in 2006.
"Four Points" (North 7th/Richards) Transit Village	Prepare a market-based development strategy for the "Four Points" area located at the North 7 th Street and Richards Boulevard intersection and for the proposed Downtown-Natomas-Airport line light rail station.	In Progress: The River District property owners have developed a "massing study" of the four corners. Executed an Exclusive Right to Negotiate for North 7 th Street properties located south of Richards Boulevard.

RICHARDS BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

PG&E Building Adaptive Reuse	Rehabilitation and creation of new adaptive reuse of the PG&E building, including creation of a new riverfront park.	In Progress: Riverfront park has been completed. An RFP for reuse of the building was broadcast and a bid for the project was awarded. However, the bidder withdrew. Staff is assessing next steps.
Tiscornia Park Visitor Boat Dock	As described in the Sacramento Riverfront Master Plan, construct boat dock at Tiscornia Park at the confluence of the Sacramento and American rivers ("the Confluence").	No Progress: Funding for Engineering studies on the most feasible location for the dock will be presented to Council for approval in 2007.
Sacramento Intermodal Transportation Facility	Assist in pre-development activities leading to the construction of a regional transit hub by 2014. Redevelopment role to be determined.	In Progress: Planning for the Intermodal is underway. Track relocation is slated to begin in 2008. This is the first step necessary in establishing the new Intermodal Facility.
Combined Sewer Mitigation Project	Complete engineering studies and prepare Nexus Study in order to implement the proposed combined sewer improvements necessary to serve new development in the Richards Boulevard Area.	In Progress: Preliminary engineering study is underway. This will assist in identifying the best alternative to address the Richards/Railyards combined sewer system shortcomings.
Wayfinding Signage	Extend Downtown Wayfinding Signage program to the Richards Boulevard area. Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.	In Progress: Pending future development of amenities in the River District. In the interim, initiating the Banner Program with approximately 80 banners featuring the River District logo. They will be displayed from River District street light poles to create a sense of place and identity. Completion targeted in 2007.
Railway Express Agency Project	Renovation of historic building into a mix of retail and office uses.	Complete: Renovation is complete.
Residential Development		
Gateway District Housing	Acquire key and remnant sites in Gateway District for development as an urban rental housing project(s) with possible mixed-use retail or live/work spaces. Target 100 units.	On Hold: Due to the downturn in the residential market, interest in residential projects has cooled. As the market begins to heat up and other development projects are constructed, housing in the Gateway District will likely progress.
Gateway Housing Project	Acquire site(s) for inclusionary infill housing project and solicit residential development proposals. It is estimated that 100 units will be developed by 2009, a portion of which will meet the Agency's inclusionary housing requirements.	On Hold: Same as above.
Riverfront Residential	Assist development of catalyst mixed income housing along the American River. Development targets are for construction of approximately 500 units within the 2005 – 2009 period.	In Progress: Township 9 proposes 2,700 housing units and should obtain its entitlements within 2007. Construction has not yet been scheduled.

RICHARDS BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Riverfront Housing	Assist in securing affordable element as part of private development proposals within the American River District. It is estimated that 500 units will be developed by 2009, a portion of which will meet the Agency's inclusionary housing requirements.	<u>In Progress:</u> Same as above.
Millennia Development Housing	Assist with construction of the initial phase residential project on the Railyards site as part of the Millennia development. Project may include 300 units within the first phase.	<u>In Progress:</u> Planning for the railyards project is underway. Property ownership transferred in December 2006. The project EIR is expected to be published in 2007.
Millennia Development	Assist in securing affordable housing component of proposed mixed-use project at Railyards. It is estimated that 300 units will be developed by 2009, a portion of which will meet the Agency's inclusionary housing requirements.	<u>In Progress:</u> Same as above.

* Denotes projects not previously identified in the 2005-2009 Implementation Plan

STOCKTON BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

<i>Program/Project</i>	<i>Description</i>	<i>Status</i>
Commercial Development		
Obsolete Motel Reuse Reconfiguration Program	To improve existing housing stock and attract high quality design on key sites, funds will be provided to redevelop obsolete motels on the corridor. Potential activities include assemblage of parcels, financial assistance to developers, and reuse of sites as possible mixed-use projects.	In Progress: SHRA is collaborating with private and non profit developers to redevelop several current and former motel sites on Stockton Boulevard including – San Juan Motel – 5700 Stockton Boulevard Budget Inn – 5321 Stockton Boulevard River City Motel – 4700 Stockton Boulevard Due diligence (i.e., environmental assessments, appraisals, development cost estimates) are currently being developed and analyzed on all three sites. Redevelopment funds have not been allocated to these potential projects.
Stockton Boulevard/Riza Avenue Development Site	The goal of this project is to further the strategy of attracting quality design to a key site. Funds will be used to assist with the development of the large underutilized site.	In Progress: Private redevelopment of the 14 acres site located on the southwest corner of Stockton Boulevard and Riza Avenue. The plaza will provide 175,000 sf of office, retail and restaurant space on Stockton Boulevard. There are no SHRA funds invested in this project.
International Marketplace District Development Area	This program will implement multiple strategies to reinforce the International Marketplace and assist local businesses. The program will provide funds to rehabilitate buildings, assemble development sites, and provide financial assistance to developers.	No Progress: Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.
21st Avenue/Stockton Boulevard District Development	Funds will be used to attract quality design and development at this strategic location along the corridor.	No Progress: SHRA is exploring development feasibility of the vacant lot located at 5051 Perry Avenue (NW corner of 21 st Avenue and Stockton Boulevard) SHRA has attempted to contact the property owner of the site. Redevelopment of the site could be combined with efforts at the adjacent River City Motel.
Exterior Rebate/ Commercial Loan Program	The program implements the strategy of increasing investment on the corridor by providing funds for exterior rehabilitation of commercial properties.	Completed / Under Construction / In Progress: January 1, 2005 – December 31, 2006 Façade rebates/loan completed: 1 Trestle Management - \$100,000 5930 Stockton Boulevard Total Public Dollars Spent: \$100,000 Private Dollars Leveraged: \$917,000 TOTAL Dollars Spent to Date: \$1,017,000 Façade rebates/loan approved or In Progress: 6

STOCKTON BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Max Baer House	This project proposes reuse of the potentially historic structure into a community asset, which implements the Agency strategy of bringing high-quality design projects to the corridor. Potential uses may include an art house, community center or nonprofit center.	No Progress: The historic home on this site suffered a total loss in a fire in 2005. SHRA has repeatedly attempted to contact the owner regarding clean-up and possible reuse of the site but has been unsuccessful so far. SHRA will continue to try and contact the owner to discuss options of redevelopment of the site.
Phase 3 Stockton Boulevard Streetscape	Funds will be used to improve the area's infrastructure by constructing streetscape improvements on Stockton Boulevard from El Paraiso Avenue to the City/County limits.	Under Construction: Streetscape improvements are currently under construction and will be complete by March 2007. This project is being funded with a \$4,000,000 loan from the California Infrastructure Bank and with \$142,000 of CDBG funds. Improvements include: curb, gutter, sidewalks, drainage improvements, traffic signal improvements, enhanced travel and left turn lanes, addition of bike lanes in both directions, intermittent landscaped medians, new street plantings, and enhanced pedestrian features.
Traffic Management for the Fruitridge Pocket Neighborhood	Funds will provide key traffic and pedestrian improvements to improve the area's infrastructure in the Fruitridge Pocket neighborhood.	In Progress: Planning identified Traffic Calming measures and funding was allocated to install calming devices to include signage and striping, vertical deflection measures and narrowing measures and diversion devices on 10 areas. CDBG: \$170,000 (includes planning work)
Development Assistance	This program provides gap financing for projects that will bring continued revitalization to Stockton Boulevard.	No Progress: Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.
International Marketplace Signage Project	Installation of a gateway monument sign will showcase the International Market Place.	No Progress: This project will be planned and developed during the second part of the Implementation Plan.
Residential Development		
Redevelop Motel Sites for Mixed Use	Provide financial incentives for the reuse of obsolete motel sites on the corridor. The strategy will focus on improving the existing housing stock. Assuming assistance of \$3,000,000 (averaging \$50,000 per unit), approximately 60 units could be assisted as a result of this program.	In Progress: SHRA is collaborating with private and non profit developers to redevelop several current and former motel sites on Stockton Boulevard including – San Juan Motel – 5700 Stockton Boulevard Budget Inn – 5321 Stockton Boulevard River City Motel – 4700 Stockton Boulevard Due diligence (i.e., environmental assessments, appraisals, development cost estimates) are currently being developed and analyzed on all three sites. Redevelopment funds have not been allocated to these potential projects.
New Infill and Single Family Rehab	Funds to assist in infill construction and rehabilitation of existing single-family homes. Assuming assistance of \$1,500,000 (averaging \$50,000 per unit), approximately 30 units could be assisted as a result of this program.	Completed: Three single family homes were rehabilitated totaling \$160,328.

STOCKTON BLVD. REDEVELOPMENT AREA IMPLEMENTATION PLAN
Status of Five-Year Programs, Projects and Expenditures
2005-2009

2005-2009 Status

Multifamily Residential Rehabilitation	Funds to assist in the rehabilitation of multi-family properties to improve existing housing stock and assist in creating neighborhood stability. Assuming assistance of \$1,000,000 (averaging \$50,000 per unit), approximately 20 units could be assisted as a result of this program.	<p>Completed: <u>Young Street, Southwest and Dewey</u> – Security Improvements to Housing Authority multi-family property - \$150,000</p> <p>In Progress: The Agency will continue to explore options during the second part of the Implementation Plan. Gap financing is available to developers on an as needed and qualified basis. To date, funding has not been requested.</p>
Multifamily Residential Development	Funds to be used to build new multi-family in the Project Area. Assuming Assistance of \$800,000 (averaging \$50,000 per unit), approximately 16 units could be assisted as a result of this program.	<p>Completed: <u>Lemon Hill Townhomes</u> Total Units: 74 Total Agency Investment: \$1,768,713</p>

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

65TH STREET, ALKALI FLAT, ARMY DEPOT, FRANKLIN BOULEVARD, MERGED DOWNTOWN, OAK PARK, NORTH SACRAMENTO, RICHARDS BOULEVARD AND STOCKTON BOULEVARD REDEVELOPMENT PROJECT AREAS: RECEIPT OF PUBLIC COMMENT ON STATUS OF REDEVELOPMENT PLANS AND FIVE-YEAR IMPLEMENTATION PLANS (HEALTH & SAFETY CODE SECTION 33490)

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento (Agency), as required by Community Redevelopment Law (CRL), is required to hold a noticed public hearing for reviewing redevelopment plans and corresponding implementation plans and evaluating the progress of the following redevelopment areas: 65th Street, Alkali Flat, Army Depot, Franklin Boulevard, Merged Downtown, Oak Park, North Sacramento, Richards Boulevard and Stockton Boulevard
- B. The purpose of an implementation plan is to provide a clear and reasonable statement of proposed activities in the project area and to demonstrate how Agency goals, objectives and program activities meet the purpose of redevelopment (i.e. to eliminate blight and to develop, preserve and rehabilitate affordable housing).
- C. Informational meetings were held with the 65th Street, Alkali Flat, Army Depot, Oak Park, North Sacramento, and Stockton Boulevard redevelopment advisory committees, the Downtown Partnership, the Franklin Boulevard Property Based Improvement District, Redevelopment Subcommittee, and the River District (for the Richards Boulevard Redevelopment Project Area) to review the status of the implementation plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. The public hearing for the 65th Street, Alkali Flat, Army Depot, Franklin Boulevard, Merged Downtown, Oak Park, North Sacramento, Richards Boulevard and Stockton Boulevard redevelopment project areas implementation plans has been carried out in accordance with Section 33490 (c) and (d) of the California Community Redevelopment Law (CRL)(Health and Safety Code Section 33000 et. Seq.).

Section 2. Staff is directed to incorporate comments received during the hearings into a progress report reviewed during the hearing as part of the ongoing maintenance of public records.

Section 3. File this report with the Agency's administrative offices.