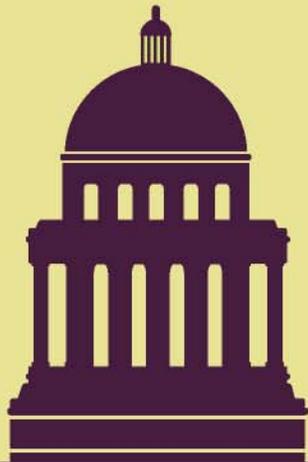


SACRAMENTO



IMPLEMENTATION PLAN



**FIVE YEARS,
FOURTEEN VIBRANT
NEIGHBORHOODS,
ONE COMMUNITY,
ONE VISION**

Rebuilding neighborhoods, preserving history and character, growing affordable housing and generating development that enhances our city and county and creates jobs for Sacramento's citizens - that's what we do. Teams of dedicated, talented professionals with a vision for what's possible and the strategies to do it - that's who we are. One community, one vision. That's redevelopment in Sacramento.





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ABOUT THIS IMPLEMENTATION PLAN

Sacramento is the capital city of California, a state whose economy surpasses the wealth of most countries. Sacramento is at the hub of one of the fastest growing regions in the state, with 1.6 million people living in its metropolitan area. Distinguished by *Time Magazine* as the "Most Integrated City in America", Sacramento is a city and county whose history is rich and whose growth is ripe with new opportunities and new challenges.



Sacramento Housing and Redevelopment Agency (Agency) and the Downtown Development Group of the City of Sacramento's Economic Development Department are partners in seizing the new opportunities and in championing bold and innovative redevelopment solutions to the challenges facing Sacramento's downtown, older neighborhoods and commercial corridors, and former military bases. In total, there are 14 redevelopment project areas¹ in 14 great neighborhoods in the City and County of Sacramento.

This document is submitted by the Agency and the Downtown Development Group of the City in fulfillment of Article 16.5 of California Community Redevelopment Law. As required by law, it includes five-year implementation plans for our project areas and allocations of tax increment revenues for the low- and moderate- income housing program. The implementation plan document conforms to the applicable City and County General Plans and has been prepared according to guidelines established in the programs and goals outlined in the Housing Elements of those General Plans.



The Implementation Plans contained in this document go beyond the requirements of the law. Every plan has been designed to describe the strategies for redevelopment in the project areas; to capture their unique character, proud pasts and bright futures; and to reflect the priorities of their residents and other valued stakeholders. Ultimately, the implementation plans show why reinvestment in Sacramento's downtown, older neighborhoods and commercial corridors, and former military facilities is a *capital idea!*

¹ Mather/McClellan is a merged plan area containing two former military bases. Each area is distinct and has its own implementation plan.



WHO WE ARE

We are the Sacramento Housing and Redevelopment Agency and the Downtown Development Group of the City of Sacramento.

Sacramento Housing and Redevelopment Agency (SHRA)

A joint powers authority of the City and County of Sacramento, SHRA administers 12 redevelopment project areas on behalf of the City and County. SHRA was created in 1973 and also serves as the Housing Authority for both jurisdictions.

City of Sacramento, Downtown Development Group

The City of Sacramento, Downtown Development Group is responsible for administration of the City's Downtown and Richards Boulevard redevelopment project areas and for promoting, marketing, and identifying key development opportunities throughout the central city.

How We are Advised and Governed

- **Redevelopment Agency of the City of Sacramento:** The City Council serves as the Redevelopment Agency of the City of Sacramento, the governing board for all redevelopment activities in the City.
- **Redevelopment Agency of the County of Sacramento:** The County Board of Supervisors serves as the Redevelopment Agency of the County of Sacramento, the governing board for all County redevelopment activities.
- **Sacramento Housing and Redevelopment Commission:** An 11-member advisory body appointed by the City Council and Board of Supervisors, the Sacramento Housing and Redevelopment Commission oversees the redevelopment activities administered by SHRA.
- **Citizen Participation:** Redevelopment Advisory Committees (RAC's) for Auburn, Oak Park, 65th Street, Franklin, Del Paso Heights, Stockton, North Sacramento, and Army Depot, as well as the Alkali Flat Project Area Committee (PAC) advise the Agency on proposed redevelopment activities and assist on the formulation of projects and programs for their project area. The Downtown Sacramento Partnership advises the City on Downtown redevelopment activities. The Capitol Station District advises on redevelopment activities for the Richards Boulevard project area.

WHAT WE DO

We plan and implement redevelopment projects and programs for the redevelopment agencies of the City and County of Sacramento.

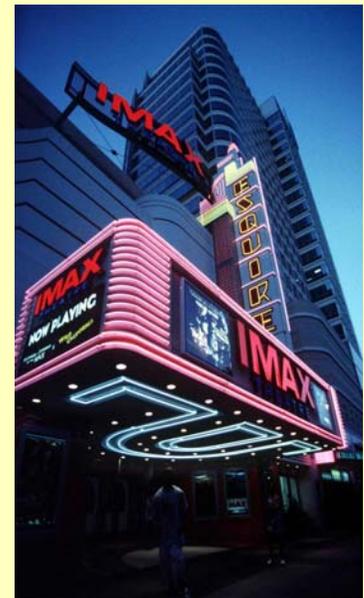
We are part of our community, working in partnership with residents, property owners, businesses, investors, and other public, private and non-profit community builders as part of the solution for a better Sacramento.

We provide financial assistance for public and private real estate projects, bringing a perspective of social return on investment so that older neighborhoods can thrive and compete.

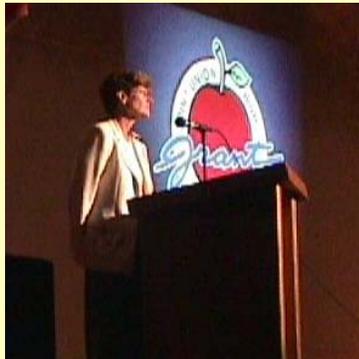
We build long term connections throughout our community.

WE DO THIS BY...

- Reinvesting local taxes back into the community using tools unique to redevelopment;
- Maximizing affordable housing opportunities for our residents;
- Staying on the cutting edge of innovations in community revitalization planning and investment;
- Promoting citizen participation and leadership in all of our redevelopment activities;
- Investing in mixed-use/mixed-income projects that provide economic and social growth for our community;
- Improving public infrastructure and facilities, and revitalizing commercial areas to eliminate blight and address social and environmental impediments to healthy growth and investment;
- Stimulating employment and business activity in our redevelopment areas;
- Leveraging new resources for public and civic improvements; and
- Developing commercial investment opportunities to revitalize the project areas.



OUR VISION



We **see** the value in every part of our community. We do projects that otherwise could not be done. We take **bold steps** to restore health and vibrancy to neighborhoods by improving the quality of life.

Our vision:

- All neighborhoods are excellent places to live, work and do business;
- All people have access to decent, safe and affordable housing; and
- Jobs and financial self-sufficiency are attainable for everyone.

Redeveloping Sacramento

Redeveloping Sacramento requires that we take on a variety of challenges. The cost of housing is rising to unprecedented highs. Between the first quarters of 2001 and 2004, median home prices in Sacramento more than doubled. While this is good news in terms of the generation of new tax increment revenues for redevelopment activities in our project areas, the dream of home ownership is rapidly fading for growing numbers of our residents. In addition, by 2005 as many as 2000 apartment units are predicted to convert to condominiums. With home prices increasingly out of reach and fewer rental units available, Sacramento is poised for an affordable housing crisis. In response, we are redoubling our efforts to provide affordable housing and focusing our sights on creative housing strategies like transit oriented development which provides higher density infill housing opportunities in our established neighborhoods.



We will continue to work with the private sector to bring the goods, services and jobs that come with commercial development back into our older neighborhoods and downtown. We will grow our partnerships that leverage dollars into much needed public facilities and infrastructure. And we continue to work with the State to demonstrate that redevelopment into the future is essential to continue to do things that would not otherwise be done: to continue the conversion of our military facilities; to spur investment in our downtown and older commercial corridors; and to preserve the fabric of our neighborhoods, restoring them to excellent places to live, work and do business.

Turning Challenges Into Opportunities

Turning challenges into opportunities is what the Agency and the Downtown Development Group do. Sacramento's redevelopment program focuses its attention on 14 project areas in the City and County. Some examples of redevelopment at work in Sacramento follow:

- **Downtown Housing.** Unique in design and full of the flavor of downtown, redevelopment has assisted in the development of over 1,000 mixed-income units, igniting new private sector investment and a booming new interest in downtown living.
- **Phoenix Park.** A bold and unique stand for the Agency to fill the role of developer, the transformation of Franklin Villa's dangerous streets and dilapidated housing into Phoenix Park showcases how redevelopment expertise and resources stretch beyond the boundaries of redevelopment areas.
- **40 Acres.** The restoration and reuse of a historic building in Oak Park features contemporary apartments above and a barbershop, bookstore and coffee house below. The restored historic theater completes this exciting neighborhood destination.
- **Del Paso Nuevo.** Seventy seven high quality single-family homes out of vacant and deteriorated structures and with many more to come, Del Paso Nuevo's new homes, parks, streets and infrastructure are spurring quality infill development throughout Del Paso Heights.
- **Sheraton Grand Hotel.** Located in the beautifully restored historic Public Market Building and steps away from the State Capitol and Sacramento Convention Center, the 26-story Sheraton Grand Hotel development supports tourism and commerce in Sacramento's downtown.
- **Urban Design Plans.** Restoring signs of life to our stark older, commercial corridors with the addition of landscape medians, lighting, and gateway signage; creating safe, more pedestrian-friendly streets; and planning parking and development sites that meet



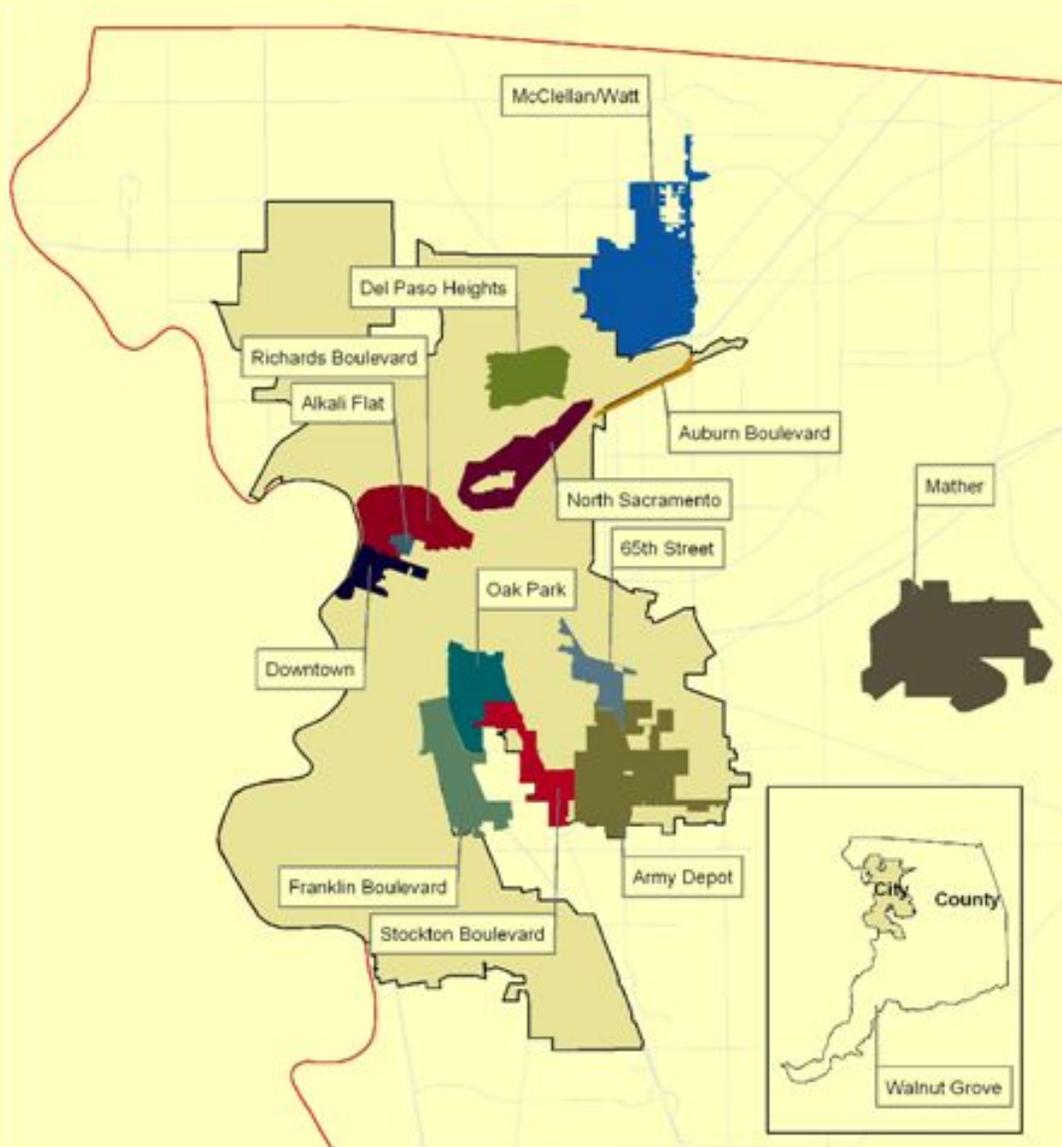
today's commercial standards, are just some of the improvements being made through Urban Design planning and implementation.

- **Military Base Conversions.** With housing, facilities for business, air commerce, training, manufacturing and production, recreation and more, and with over 12,000 of the jobs restored, three former military facilities (Mather, McClellan, and Army Depot) are successfully converting to productive civilian use. The reuse of closed military bases in Sacramento is looked on as a national model of successful base conversion.
- **Conversion of Blighted Residential Motels.** Blighted, crime-ridden and substandard residential motels in the Auburn redevelopment area were successfully converted to productive uses, including two affordable senior housing complexes (Auburn Square and Ladi Senior Apartments) and a successful new hotel (Hampton Inn).
- **Citizen Participation - A long-term connection.** Long after the required Project Area Committee requirement ends, citizen participation in redevelopment continues to be a priority. The Del Paso Heights RAC was the first to recommend appointment of a youth representative. That youth has returned to serve as an adult member of the RAC; a clear demonstration that long-term connections are a shared priority and mutually valued.



SACRAMENTO'S PROJECT AREAS

Redevelopment in Sacramento began in 1950 when the City Council designated a 60-block downtown survey area as "Redevelopment Area No. One." Today, the City and County redevelopment agencies are responsible for redevelopment programs in 14 distinct areas within the City of Sacramento and nearby unincorporated areas of the County. A locator map is presented below.





ACKNOWLEDGEMENTS

The Implementation Plans contained in this document are the result of the efforts of many dedicated and talented people. The following planners, managers and executives contributed directly to the plans in this report:

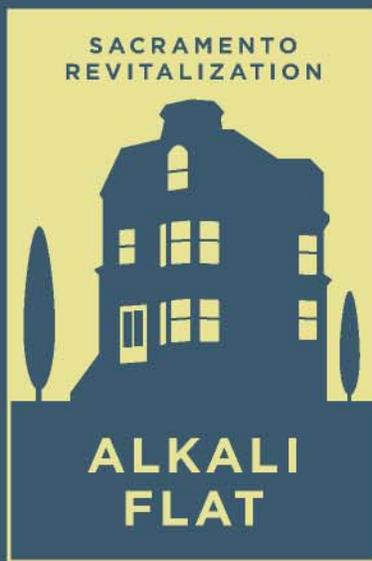
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**THE REVIVAL OF A
GREAT DOWNTOWN NEIGHBORHOOD**