

SACRAMENTO
REVITALIZATION



65TH
STREET

**BUILDING CONNECTIONS
BETWEEN PEOPLE AND PLACES**



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With light rail, regional serving roadways, and nearby California State University Sacramento, the vision for the 65th Street area is to go beyond this destination's current appeal.

Redevelopment boldly emphasizes creation of quality, transit-oriented developments that uniquely blend residential, shopping and industrial uses.



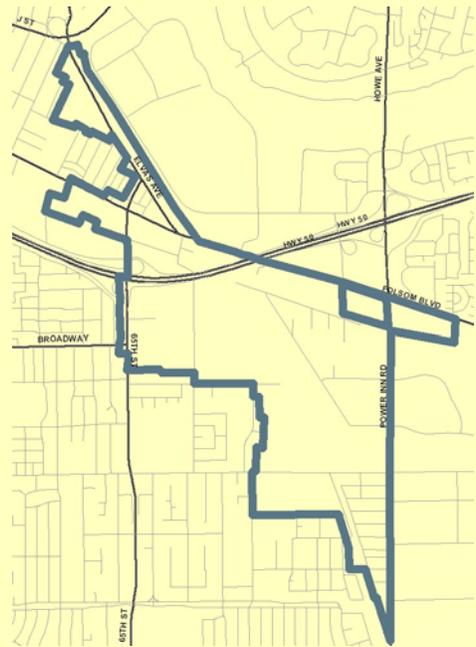
65TH STREET





ABOUT 65TH STREET

In the early 1900's, the 65th Street Redevelopment Project Area was mainly a farming area, sparsely developed with relatively few homes. With the construction of the Southern Pacific Railroad, and the subsequent construction of Highway 50, the area soon became an industrial corridor. Today the area is centrally located to a variety of transportation facilities including the 65th Street Light Rail Station. It features easy access to Highway 50, major employers such as the Sacramento Municipal Utility District (SMUD), California State University, Sacramento (CSUS), a private high school, and the well-established residential neighborhoods of East Sacramento and Tahoe Park. The area is poised for new office, retail, and residential development.



Recognizing the opportunities for transit-oriented development in the 65th Street area, the City of Sacramento developed the 65th Street/University Transit Village Plan and the South 65th Street Area Plan. Both plans provide land use, parking/circulation, open space and infrastructure goals, as well as policies and objectives towards creating a transit village district in the area. Formation of the 65th Street Redevelopment Project Area provides opportunities to implement both plans.

Notable Timeframes	What is There?	Who is There?
Redevelopment Plan Adopted 2004 Expires 2034	<p style="text-align: center;">654 Acres</p> <p style="text-align: center;">EXISTING LAND USE</p>	<p style="text-align: center;">904 Residents</p> <p style="text-align: center;">ETHNICITIES</p>
Implementation Plan 2004-2008		
Housing Compliance Plan 2004-2013 (For affordable housing program planning)		



REDEVELOPMENT PLAN GOALS

The 65th Street Redevelopment Plan was adopted in 2004 to address blighting conditions in the Project Area. The Plan's goals are identified as:



CLEAN

Build a Place: The establishment and implementation of performance criteria to assure high quality standards for site design, environmental considerations, and other design elements which provide unity and integrity to the entire Project. The provision of adequate land for parking and open spaces.



ACCESS

Put the Base in Place: The strengthening of the Project Area's economic base and the community through the installation of needed site improvements to stimulate new residential, commercial, and light industrial expansion, employment, and social and economic growth. The correction of environmental deficiencies in the Project Area, including, among others, inadequate or deteriorated public improvements, facilities, and utilities.



INVEST

Show Them How it's Done: The re-planning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized. The assemblage of land into parcels suitable for modern, integrated development. The elimination of blighting influences in the Project Area, including incompatible and uneconomic land uses, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots held in multiple ownership, depreciated or stagnant property values, abnormally high business vacancies and low lease rates.



GO

Leave the Car at Home: The improvement of pedestrian, bicycle and vehicular circulation in the Project Area, in particular, public transit access and support.



LIVE

Mix It Up: The increase, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.



HELP

Make It Happen With Partnerships: The provision of opportunities for participation by property owners in the revitalization of their properties.



OUR REDEVELOPMENT STRATEGY

Consistent with the 65th Street/University Transit Village Plan and the South 65th Street area plan, the redevelopment strategy for the Project Area entails building a sense of place where every project completed contributes toward this ideal. This sense of place can be achieved by shaping a realistic vision for the area that recognizes the uniqueness of 65th Street and by removing development barriers. It is necessary to guide better, smarter, quality development that promotes a neighborhood mixed-use district to serve the surrounding community, the growing number of California State University, Sacramento (CSUS) students and faculty, and the growing number of transit riders.

In this process of encouraging smart growth, issues such as safety, adequate traffic circulation, and convenience for residents will be considered. Furthermore, public/private or public/public partnerships will be encouraged to lead the way for the redevelopment in this area. The following is the redevelopment strategy for implementing the Redevelopment Plan goals.

- **Build a Place:** Establish a 65th Street village that is framed by a mix of active ground floor retail, office, and housing uses evoking a sense of place. This includes promoting innovative design concepts, encouraging high quality projects, and engaging public and open spaces, all of which builds upon their proximity to the transit station, CSUS, and existing and future development opportunities.
- **Put the Base In Place:** Remove barriers to higher density development and enable development to reach its full potential as envisioned in the Transit Village Plan and South 65th Street area plan through the remediation of inadequate public improvements, facilities, and utilities. This is critical towards attracting smart growth development to the area.
- **Show Them How It's Done:** Promote development in the area that is better, smarter, and meets the principles of the Transit Village Plan and South 65th Street Area Plan. Redevelopment will create the opportunity for better integrated development in the area, while respecting the existing surrounding neighborhood scale.
- **Leave the Car at Home:** Strengthen alternative modes of transportation in the area by improving pedestrian/bicycle/transit linkages that facilitate movement to, from and through the area in a safe and direct fashion, while balancing traffic circulation in the area. In addition, beautify the streets and public right-of-ways to create an attractive atmosphere.
- **Make It Happen With Partnerships:** Create public/public and public/private partnerships with major stakeholders in the 65th Street area, including Regional Transit, transit users, CSUS, Sacramento Municipal Utilities District (SMUD), and the neighborhoods of East Sacramento and Tahoe Park.
- **Mix It Up:** Establish a neighborhood mixed-use district that serves the existing neighborhoods, the growing number of students and faculty at CSUS, and transit riders. Promote mixed income housing opportunities for every part of the economic spectrum. A successful commercial district depends on dense residential development within the area and in the surrounding residential neighborhoods.



The following **Housing Program Strategy** elaborates on the Agency's housing program for the area:

- **Housing for All Persons of All Income Levels:** Provide a variety of affordable housing types, including lofts and townhouses in proximity to light rail, and meet the diverse needs, interests and income levels in the 65th Street area. Many people seek to live close to transit and CSUS, including people who are tired of fighting traffic and willing to give up their second automobile; people of all ages looking for opportunities to move up or down in housing size; and seniors wanting an independent lifestyle and reduced dependence on an automobile.
- **Improve Existing Housing Stock:** Rehabilitate and improve the existing housing stock, which would include implementing innovative and neighborhood initiatives that could relocate incompatible housing uses where desired by property owners and residents.
- **Mixed-Use Development:** Work with developers to create catalyst mixed-use and mixed-income products along the major corridors in the Project Area.



REDEVELOPMENT PROGRAM – 2004 THROUGH 2008

Over the next five years, the Agency proposes to implement the 65th Street redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Infrastructure Improvements 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> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> ACCESS</p> <p> INVEST</p>
<p>Transportation and Streetscape Improvements 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> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> ACCESS</p> <p> INVEST</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>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.</p> <p>Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> INVEST</p> <p> HELP</p> <p> ACCESS</p>
<p>Economic Development Assistance Bring in neighborhood- and University/student-serving retail services.</p> <p>Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> INVEST</p> <p> HELP</p>
<p>Transit Oriented Projects Develop light rail station improvements and parking projects to accommodate new growth and increased transit ridership.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> INVEST</p> <p> GO</p> <p> ACCESS</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>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 65th Street Area Plan.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> ACCESS</p> <p> CLEAN</p>
<p>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.</p> <p>Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> INVEST</p> <p> CLEAN</p> <p> HELP</p>
<p>Property Acquisition Funds to acquire and/or assemble strategically located properties that would support the goals of the Transit Village Plan and South 65th Street Area Plan.</p> <p>Completion of this project will facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	<p> INVEST</p> <p> CLEAN</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Toxic Remediation Identify contaminated sites and collaborate with other agencies to eliminate the toxic contamination that prevents development.</p> <p>Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	 <p>INVEST</p>  <p>HELP</p>



AFFORDABLE HOUSING PROGRAM – 2004 THROUGH 2008

Over the next five years, the Agency proposes to implement the residential component of the 65th Street redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>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.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	 LIVE  CLEAN
<p>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.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	 LIVE  CLEAN
<p>Housing Development Assistance Contribute gap financing for projects that will revitalize to the area and provide housing opportunities for seniors and lower income residents.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	 LIVE  CLEAN



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>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.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2004 thru 2008</i></p>	<p>Contingent on available funding</p>	 



HOUSING PROGRAM COMPLIANCE OBJECTIVES

This section of the Implementation Plan addresses specific requirements in state law with respect to prior affordable housing activities and the anticipated housing program in the future.

Redevelopment agencies use implementation plans to establish 10-year objectives to achieve compliance with state law in its affordable housing programs. These housing goals generally fall into three categories:

- Housing Production – based on the number of housing units constructed or substantially rehabilitated over a 10-year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low- and moderate- income households.
- Replacement Housing – another legal obligation for redevelopment agencies to ensure that any housing units destroyed or removed as a result of an Agency redevelopment project are replaced within four years.
- Targeting Household Types – specific requirements on the amount of housing set-aside funds an agency must spend over a 10-year period on housing affordable to very low- income households, low-income households, and housing for residents under the age of 65.

The housing program goals applicable to this Project Area are described below.

Housing Production

To estimate the number of housing units that need to be affordable to low- and moderate-income households, the Agency estimated the total number of units to be constructed or substantial rehabilitated in the Project Area and applied formulas established in State law.

The following chart summarizes the production goals over various time periods as required by Redevelopment Law. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a 10-year period.



Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area /1	Required Affordable Units /2	
		Total	Very Low
10 Year Forecast	1,108	167	67
<i>2004 to 2008</i>	657	99	40
<i>2009 to 2013</i>	451	68	27
Redevelopment Plan Duration <i>(2004 to 2034)</i>	2,047	307	123
Notes:			
1/ Estimated by staff and based on the 65 th Street/University Transit Village Plan & South 65 th Street Area Plan.			
2/ Based on 15 percent of actual/assumed units developed by entities other than Agency. (No units developed by Agency.) All figures rounded up.			

As shown in the above table, the Agency anticipates a need for 167 affordable units (including 67 very low-income units) to fulfill its production goals for the 10-year period, and 307 affordable units (including 123 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the table that follows.



Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Additional Units Required		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
10 Year Forecast (2004-2013)	167	67	0	0	167	67	0	0
<i>Inside Project Area</i>			<i>0</i>	<i>0</i>				
<i>Outside Project Area /1</i>			<i>0</i>	<i>0</i>				
Redevelopment Plan Duration (2004 to 2034)	307	123	0	0	307	123	0	0
Notes:								
1/ Units produced outside the Project Area credited on a 2-for-1 basis. Beginning in 2005, the Agency will have the authority to aggregate its production needs among project areas in its jurisdiction and credit units produced in other project areas on a 1-for-1 unit basis.								

As shown in the above table, the Project Area has a 167-unit affordable housing production need for the 10-year planning period, including 67 very low-income units. As described earlier in this Implementation Plan, the Agency anticipates development of affordable housing projects in the Project Area over the 10-year planning period that may result in sufficient units to meet the housing production goal. However, if additional affordable units are needed, the Agency may meet these requirements in projects completed outside the Project Area, including other Project Areas within its jurisdiction.

Replacement Housing

During the Implementation Plan period, the Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of housing units. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time. However, if this does occur the Agency will provide replacement dwelling units in compliance with the requirements under California Redevelopment Law.



Expenditures by Household Types

Over the five-year period ending on December 31, 2008, staff conservatively estimates that the Project Area will generate approximately \$114,000 in 20 percent housing set-aside revenue. However, it is the goal of the Agency to expend up to an additional five percent of the Project Area's gross tax increment revenue annually on housing projects (up to \$29,000 over five years).

When the Redevelopment Plan for the 65th Street area was adopted, the Agency received the authority to expend Project Area housing set-aside funds either inside or outside the Project Area. This amended Implementation Plan will also allow the Agency to aggregate housing production activities among all of the Project Areas, in order to more effectively meet housing program objectives for the Agency and this Project Area in particular.

At a minimum, the Agency's low- and moderate- income housing set-aside revenue is to be expended in proportion to the community's need for very low- and low-income housing, as well as the proportion of the population under the age of 65.

Based on 2000 Census statistics and statistics from the Regional Housing Needs Assessment used by the local government to meet state requirements for affordable housing by category, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan:

Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	9%
Low Income Households	34%
Households Under Age 65	89%
<p>Notes: Percentage of very low- and low-income household expenditures based upon City of Sacramento Regional Housing Needs Assessment in which 772 of the 8,277 units (nine percent) in the City's housing needs are applicable for very low-income households and 2,791 units (34 percent) are applicable for low-income households.</p> <p>Percentage of expenditures for housing to households under the age of 65 based on 2000 Census population for the City, wherein 360,575 residents (89 percent) of the total population of 407,018 are under the age of 65. No more than 11 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.</p>	