

# Downtown Vision & Investment Principles



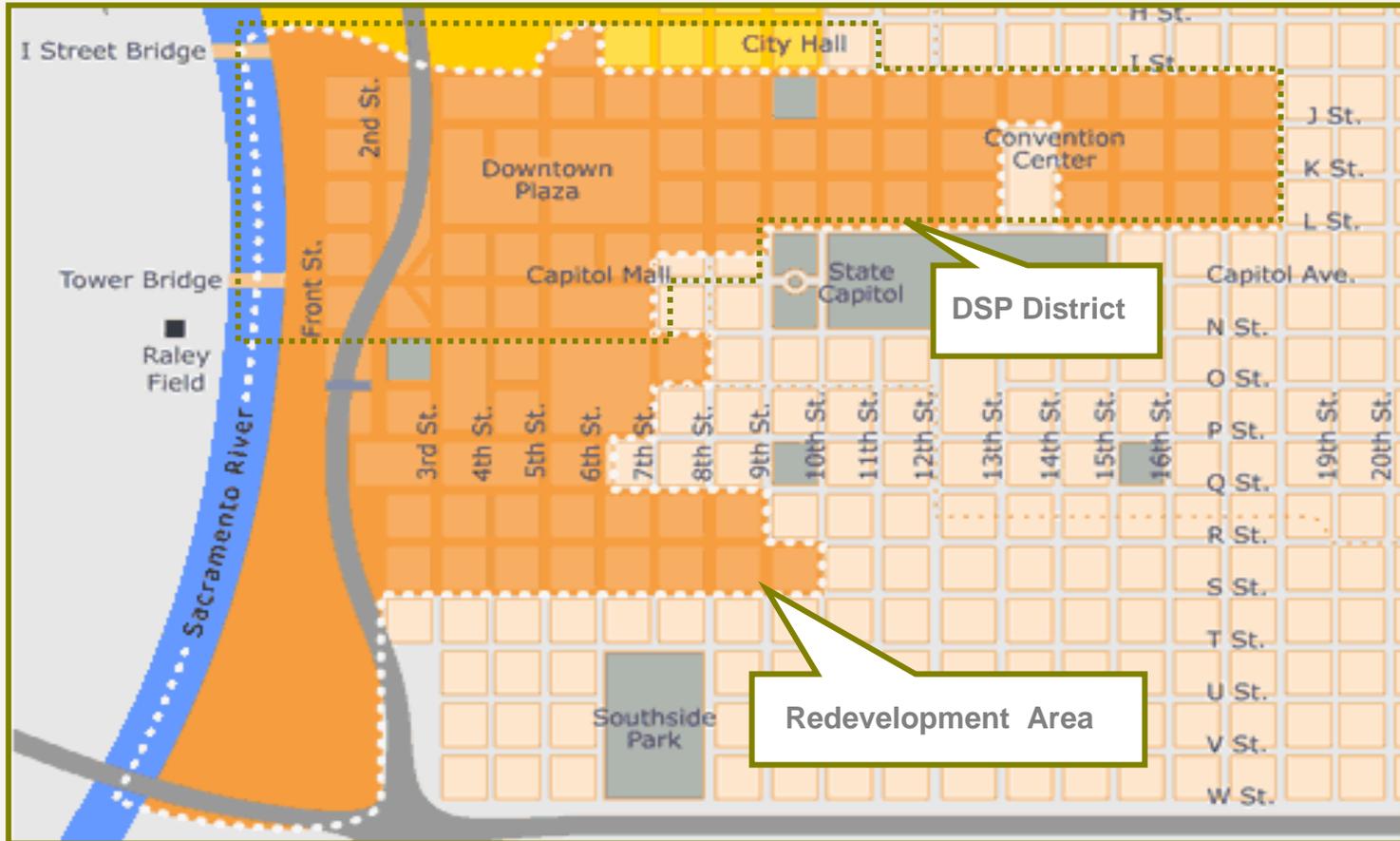
# Downtown Tax Increment Bond

- \$114 Million
  - Pledges Downtown tax increment as repayment
- \$21 Million in Carry-over Funds
- \$100 Million Estimated in 2009 Bond

# Guidelines for Expenditures

- 30% Must be used for Low/Mod Housing
- Projects must be within Redevelopment Area (except housing funds)
- Funds to be used for capital expenditures (not operations or ongoing maintenance)
- Downtown Redevelopment Plan
- Five Year Implementation Plan

# Downtown Redevelopment Area



# Adopted Guidelines

(approved in 2001 and reaffirmed in November 2005)

- 40-50% Retail/Entertainment: **\$54 to \$67m**
- 40-50% Urban Residential: **\$54 to \$67 m**
- 10-20% Open Space/Public Imp.: **\$13 to \$27 m**

# Screening/Expenditure Guidelines

## Baseline Evaluation:

- Consistent with established priorities
- Contribute to Downtown vision
- Spur additional public/private investment
- Contribute to tax base and other City revenues
- Create jobs

# Screening/Expenditure Guidelines

## Project Premiums:

- Restores historic property
- Contributes significantly to aesthetic environment
- Employs smart growth

# Leverage Example

## Embassy Suites

Public Investment: \$4.4 million

Private Funds Leveraged: \$40.6 million

- Generates \$400,000 in annual tax increment
- Increased bond capacity by \$4 million
- Generates approximately \$900,000 M in TOT.
- Within first year of hotel opening, Old Sac had a 12% increase in sales tax.

# 2001 Bond Funds

## Retail/Entertainment

Target:	40-50%
Actual:	14.7%

- Land assembly and predevelopment (10th/K)
- Historic renovation
- Supporting the Arts (Crocker expansion)
- Façade improvements

# 2001 Bond Funds

## Residential

Target:	40-50%
Actual:	53.6%

- New construction/renovation of 946 residential units including 210 Low and 273 Very Low Income Units (In the Downtown – 801 units created of which 92 Low and 135 Very Low)

## 2001 Bond Funds

# Open Space/Public Improvements

Target:	10-20%
Actual:	31.7%

- Public Improvements
- Dock Area preparation
- Capital Mall land acquisition
- Tower Bridge Widening

## 2001 Bond Funds

# Public Improvements/Open Space

- Waterfront Reconnection
- Old Sacramento lighting
- Initial JKL streetscape analysis

## Recent Planning Efforts

- Sacramento Riverfront Master Plan – 2003
- Docks Area Plan – 2005
- JKL Corridor Workshops – 2004
- Affordable Housing Workshops -2006

# Approved Projects

• 700/800 K	\$20,000,000
• 717 K	\$ 594,000
• IMAX	\$ 375,000
• Crocker	\$ 8,000,000
• Memorial	\$ 3,053,000
• Ebner/Empire	\$ 3,500,000
• Community Center Theatre	\$ 5,000,000
<b>TOTAL</b>	<b>\$40,522,000</b>

# Next Steps

- Receive input from the Council
- Evaluate project proposals per screening and expenditure guidelines and existing commitments
- Monitor ongoing progress through Implementation Plan's mid-term reporting requirements