

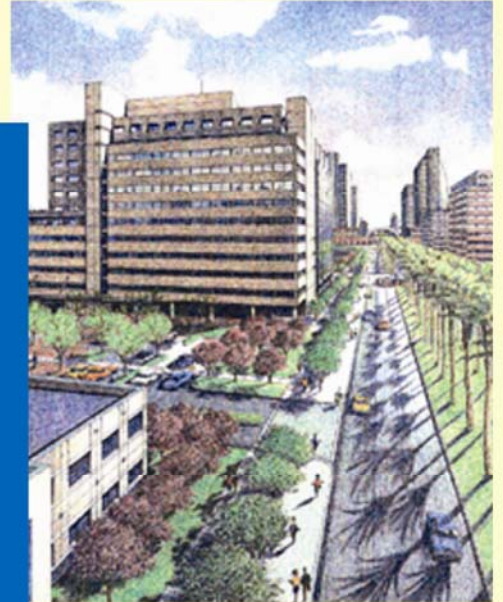


**CREATING SACRAMENTO'S NEXT GREAT  
RIVERFRONT COMMUNITY**



## CREATING SACRAMENTO'S NEXT GREAT RIVERFRONT COMMUNITY

The River District provides a dynamic and unique mix of urban uses while embracing the natural environments of the American and Sacramento rivers. The District's energetic atmosphere supports a robust economic and employment base that builds on the area's traditional uses and includes office, neighborhood serving retail, service commercial industries, hotels and restaurants.



## RIVER DISTRICT



## ABOUT THE RIVER DISTRICT

The River District Redevelopment Project Area (formerly the Richards Boulevard Redevelopment Project Area) mixes office, commercial, residential and retail uses with hotels and restaurants, low density industrial, warehouse/commercial, parks, utilities, transportation, and government uses. Both new and traditional businesses are attracted by the area's close proximity to Downtown, its natural setting at the confluence of two major rivers, and its mixture of small building stock, large floor-plate offices and warehouses. Residents, visitors and employees enjoy convenient access to transportation systems, including Interstate 5, State Route 160 and the Capital City Freeway.



The Project Area currently falls under the Richards Boulevard Area Plan (RBAP), which is being updated. The River District Specific Plan envisions a mixed-use community with four million square feet of office focused around three light rail stations, 8,000 residential units primarily located near the American River, 800,000 square feet of neighborhood serving retail and the retention of one million square feet of light industrial businesses. The Specific Plan is expected to be approved in 2010.

Notable Timeframes	What is There Now?																
Redevelopment Plan      Adopted 1990 Original Area Expires      FY 2026/27 Added Area Expires      FY 2027/28	<p style="text-align: center;">1,068 Acres</p> <table border="1"> <caption>Land Use Distribution</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Public</td> <td>26%</td> </tr> <tr> <td>Vacant</td> <td>19%</td> </tr> <tr> <td>Ind</td> <td>29%</td> </tr> <tr> <td>Other</td> <td>7%</td> </tr> <tr> <td>Res</td> <td>5%</td> </tr> <tr> <td>Ret / Com</td> <td>7%</td> </tr> <tr> <td>Office</td> <td>7%</td> </tr> </tbody> </table>	Category	Percentage	Public	26%	Vacant	19%	Ind	29%	Other	7%	Res	5%	Ret / Com	7%	Office	7%
Category		Percentage															
Public		26%															
Vacant		19%															
Ind		29%															
Other		7%															
Res	5%																
Ret / Com	7%																
Office	7%																
<b>Implementation Plan      2009-2014</b>																	
<b>Housing Compliance Plan      2005-2014</b> (for affordable housing program planning)																	
<b>Time Limit to Establish Indebtedness</b> Original Area      None Added Area      FY 2016/17																	
<b>Time Limit to Repay Indebtedness</b> Original Area      FY 2036/37 Added Area      FY 2037/38																	
<b>Time Limit to Commence Eminent Domain Proceedings</b> Original Area      FY 2016/17 Added Area      FY 2016/17																	



## RECENT SUCCESSES

In the last five years, the Redevelopment Agency has championed many successful projects and programs in the River District Project Area:

- **Discovery Centre Office Project:** Provided a loan to the developer, enabling construction of a 150,000 square-foot office building as phase one of a four-phase complex. The building is now occupied by the City of Sacramento Police and Community Development Departments.
- **Business Retention:** Continued to work with General Produce on a land exchange to facilitate the expansion of the firm's food distribution facility. Completed outstanding provisions of the 1996 Blue Diamond Growers Owner Participation Agreement. Effected a business retention loan to Downtown Ford (2009) for façade and site improvements.
- **Infrastructure Projects:** Completed the Richards Boulevard widening (Phase II) in 2001. Created critical access to Downtown with the opening of 7th Street Extension Project in 2004. Other completed projects include the Sacramento River Water Treatment Plant expansion (2004), City Water Intake Structure construction (2004), American River Levee reinforcement project (2002), multiple street reconstruction projects (2000-2004), the 12/16<sup>th</sup> Street and Richards Blvd. Crossing Improvement Project (2008), and the opening of the Robert T. Matsui Waterfront Park on Jibboom Street (2007).
- **Phoenix Park Housing (formerly Franklin Villa):** The Agency contributed \$1.3 million of the area's Low and Moderate Income Housing Set-aside to the Phoenix Park project, which is located outside of the redevelopment area. Thirty-six of the low- and very low- income units developed are directly attributable to the River District's inclusionary housing goals.
- **Two Rivers Trail Concept Plan:** Created a Concept Plan for constructing a recreation trail along the south bank of the American River, from the confluence to Sutter's Landing Park. This plan has been implemented and the Two Rivers Trail opened in 2007.
- **Sacramento Riverfront Master Plan:** Participated in the master planning process for the Sacramento Riverfront.

### The River District PBID

*The Agency worked to help create a Property and Business Improvement District (PBID) in the River District, working with private and public property owners to create new programs that strengthen the economic and cultural well-being of the area. The River District was established in 1999 as a non-profit business association. The PBID was renewed in 2004 for an additional ten years to provide enhanced safety, maintenance, image enhancement, planning and advocacy programs beyond what is provided by local government. Activities include Community Service Initiatives that provide daily security patrol, Economic Development and Outreach activities, and Transportation/Public Projects/Infrastructure Advocacy and Planning.*



- **River District Specific Plan.** The Agency contributed \$200,000 towards the River District Specific Planning effort and has actively participated in the planning process.
- **Powerhouse Science Center.** The Agency contributed \$200,000 towards pre-development activities to renovate the old PG&E powerstation, a former Superfund site on Jibboom Street. This building has been shuttered since the early 1960s and the nonprofit Sacramento Museum of History, Science and Technology is seeking to restore the historic building and turn it into the Powerhouse Science Center.



## REDEVELOPMENT PLAN GOALS

The Redevelopment Plan for the River District Redevelopment Project (formerly known as the Richards Boulevard Redevelopment Project), was adopted in 1990 to eliminate blight and improve economic and environmental conditions in the area. The Plan's goals are identified as:

- A. Eliminate blight.** Eliminate and prevent the spread of blight and deterioration, conserve and rehabilitate the Project Area in accordance with applicable general and specific plans, local codes and ordinances. Redesign and redevelop stagnant and under-utilized sites. Improve with upgraded streetscapes, facades, landscaping and other improvements. Encourage high-quality architectural, landscape, urban design, and land use principles to achieve Redevelopment Plan objectives.
- B. Stimulate Economic Growth:** Attract new and continued private sector investment within the Project Area to prevent the loss of and facilitate the capture of commercial sales activities. Promote State of California and other Class A office uses, new mixed-use residential and neighborhood retail investment, while maintaining historic business-to-business services. Encourage investment that provides increased sales tax, business licenses, and other fees, taxes and revenues to the County and City of Sacramento. Reduce the City's and County's annual cost for local services to and within the Project Area.
- C. Enhance Community Facilities:** Support schools, community centers, parks, and recreational facilities consistent with the General Plan and appropriate integrate them into the residential and commercial neighborhoods of the District. Continue to improve and beautify historic community facilities. Promote compatibility of social services with surrounding commercial development.
- D. Create Jobs for the Neighborhood:** Develop new local job opportunities and preserve the area's existing employment base. Recruit new employers and assist current employers through redevelopment and rehabilitation activities.
- E. Eliminate Infrastructural Deficiencies:** Eliminate or ameliorate infrastructural deficiencies, such as substandard vehicular streets and circulation systems, inadequate water, sewer and storm drainage systems, and insufficient off-street parking.
- F. Provide Housing for Families:** Support new market-rate residential infill projects in the District, both for sale and for rental. Increase the community's supply of inclusionary housing (both inside and outside of the Project Area) for low- and moderate-income households. Enhance historic residential neighborhoods through infill and beautification projects.



## REDEVELOPMENT STRATEGY

Working in close partnership with The River District, a private, nonprofit business association charged with managing and promoting economic and cultural programs in the area, the Agency intends to facilitate redevelopment of the Project Area by undertaking the following redevelopment strategy:

- **Stimulate Economic Growth:** This strategy involves maximizing employment opportunities and private investment like the General Produce Business Retention and Expansion project.
- **Develop Residential Projects:** The Agency seeks the development of new market rate and affordable housing within the Project Area, and is taking steps to ensure that the existing housing stock is decent, safe and sanitary.
- **Provide Enhanced Community Facilities and Amenities:** The Agency will work with the River District and property owners to promote the development of destination attractions like redeveloping the Jibboom Street Power Station site into the Powerhouse Science Center.
- **Engage the Rivers and Foster Open Space Opportunities:** The Agency and City will work to improve and expand the Two Rivers Trail along the American River, explore design concepts to engage the Rivers, and improve and expand landscape, parks and recreational attractions. Also, the Agency will work with County and City departments to improve public access and promote neighborhood connectivity to the Sacramento and American Rivers.
- **Provide a Safe, Clean, and Attractive Environment:** Elements to this goal include developing Phase II of the Social Services complex, mitigating the impact of social services, and addressing abatement and public safety issues in the area.
- **Improve Circulation and Transportation:** The Agency will work on improvements to local streets, major interchanges and intersections serving the Project Area, and work closely with the Railyards improvements to ensure there is seamless connectivity. The Agency will also work with Regional Transit to help bring light rail services to the area.
- **Strengthen Infrastructure to Support Development:** This activity includes reinforcement of the levees to address flood risk, development of an integrated infrastructure and circulation plan with the Railyards and Downtown areas, implementation of the Gateway Master Plan, improved streets and completion of the Combined Sewer Mitigation Project.
- **Build Image and Identity:** Work with the Property and Business Improvement District (PBID) to promote a positive image and build upon the Project Area's relationship with the rivers.



## PROPOSED REDEVELOPMENT PROGRAM – 2009 THROUGH 2014<sup>1</sup>

Over the next five years, the Agency will implement the River District Redevelopment Strategy by undertaking the following projects and programs. Several programs proposed when the Richards Boulevard Implementation Plan was original adopted have already been completed and are noted below.

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>1400 North “B” Street Redevelopment</b>            Complete acquisition of the former Egg Warehouse Building site at 1400 North B Street.</p> <p>Solicit proposals for the redevelopment of the site at 1400 North B Street.</p> <p>Completion of this project would improve unsafe and unhealthy buildings and eliminate factors hindering economically viable use of project area properties.</p> <p>A land swap is anticipated to occur pending the resolution of the General Produce land sale.</p> <p><i>Acquisition Completion.....2009 to 2010</i>  <i>Project Commencement.....2010</i></p>	<p>\$25,000            acquisition costs</p> <p>\$50,000            reuse studies</p>	<p>A.            B.</p>
<p><b>General Produce Land Sale</b>            Disposition of 5-acre Agency-owned site at 1220 A Street to General Produce to facilitate business expansion.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties. It will also create jobs and stimulate private economic investment.</p> <p><i>Completion .....2009 to 2010</i></p>	<p>\$25,000            acquisition costs</p>	<p>A.            B.            D.</p>

<sup>1</sup> Public funding for projects will consist of an assortment of funds in addition to redevelopment tax increment, including Federal/State grants, and area-wide impact fees.



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Commercial Corridor Revitalization Program</b> Implement commercial loan program for key sites on Richards Boulevard, and North 12<sup>th</sup> and North 16<sup>th</sup> Streets.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Commencement.....2010</i></p>	<p>\$700,000</p>	<p>A. B. C. E.</p>
<p><b>River District Streetscape Improvements</b> Construct sidewalks, curbs and gutters; install lighting, streetscape elements, landscaping and underground utilities; and improve access and parking options with priority on Richards Boulevard and North 12<sup>th</sup> and North 16<sup>th</sup> Streets.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p>The Gateway Streetscape Master Plan was completed in 2006. The River District Specific Plan will approve street sections for other streets in the River District. Additional improvements are still pending implementation.</p> <p><i>Anticipated Commencement.....2010</i></p>	<p>\$2,500,000</p>	<p>A. B. C. E.</p>
<p><b>Brownfields Program</b> Continue to work to characterize existing and former industrial properties to determine extent of toxic contamination, and provide assistance to property owners in completing necessary cleanup activities.</p> <p>Completion of this project would promote development of an otherwise impaired investment and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Commencement.....2008</i></p>	<p>\$200,000</p>	<p>A. B.</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>River District Projects' Site Redevelopment</b>            Assist property owners with redevelopment of priority and catalyst property sites, including environmental site assessment, remediation, demolition or stabilization of structures, entitlements, and off-site and on-site improvements.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Commencement.....2009</i></p>	\$3 million	A. B. C. D. E.
<p><b>River District Specific Plan Project</b>            Complete transportation and other studies and prepare Nexus Study to update the Richards Boulevard Area Plan.</p> <p>Completion of this project would develop a plan for improved circulation, public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion of Plan .....2010</i></p>	\$200,000	A. B. C. E. F.
<p><b>Adaptive Reuse of Former PG&amp;E Building</b>            An Exclusive Right to Negotiate has been executed with the Sacramento Museum of Science, Space and Technology for the Powerhouse Science Center on Jibboom Street, the site of the shuttered former PG&amp;E building. Fundraising from private sources and site investigation is underway. The Parks Department has already completed a new riverfront park, the Robert T. Matsui Waterfront Park. Entitlement process has begun.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties and rehabilitate a blighted structure.</p> <p>The project is currently in progress. Once fundraising targets have been met, a lease for the site will be executed.</p> <p><i>Anticipated Completion Concept Planning.....2009</i></p>	\$300,000 predevelopment activities	A. C. D. E.



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Riverfront Residential</b> Assist development of catalyst mixed income housing along American River. Development targets are construction of approximately 500 units within the 2008 – 2012 period.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties. Township 9 proposes 2,300 housing units. Construction is scheduled to commence in 2010.</p> <p><i>Anticipated Completion .....2014</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	<p>A. F.</p>
<p><b>“Four Points” (North 7<sup>th</sup>/Richards) Transit Village</b> Prepare a market-based development strategy for the “Four Points” area located at the North 7<sup>th</sup> Street and Richards Boulevard intersection and for the proposed Downtown-Natomas-Airport line light rail station.</p> <p>Completion of this project would result in providing a plan leading to the elimination of blight and factors hindering economically viable use.</p> <p><i>Anticipated Completion of Strategy.....2009</i></p>	<p>\$75,000</p>	<p>A. B.</p>
<p><b>Two Rivers Trail</b> Construct improved land-side access to Two Rivers Trail, including ADA accessible switchback ramps and landscaping.</p> <p>This project was completed in 2006. It enhanced public improvements and eliminated factors hindering economically viable use of project area properties.</p> <p><i>Completed.....2006</i></p>	<p>No cost to the Project Area.</p>	<p>A. C.</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Combined Sewer Mitigation and Stormwater Detention Studies</b>            Complete engineering studies and prepare Nexus Study in order to implement the proposed combined sewer improvements and stormwater detention necessary to serve new development in the River District area.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties. A preliminary engineering study has been completed, which will assist in identifying the best alternative to address the River District combined sewer system shortcomings.</p> <p><i>Anticipated Completion of Studies .....2011</i></p>	<p>Not yet determined</p>	<p>A. E.</p>
<p><b>Total Estimated Redevelopment Investment</b></p>	<p><b>\$7,000,000</b></p>	



## PROPOSED AFFORDABLE HOUSING PROGRAM – 2009 THROUGH 2014

Over the next five years, the Agency will implement the residential component of the River District redevelopment strategy by undertaking the following projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Riverfront Housing</b></p> <p>Secure affordable housing units as part of private development proposals within the River District. It is estimated that 800 mixed income rental units will be developed in Township 9 by 2013.</p> <p>Completion of this project would provide housing for low and moderate income residents and eliminate factors hindering economically viable use of project area properties. Township 9 proposes 2,300 housing units.</p> <p><i>Anticipated Completion..... 2013</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	<p><b>A.</b></p> <p><b>F.</b></p>
<p><b>Rental Housing</b></p> <p>Assist to secure affordable units as part of private development proposals within the American River District. It is estimated that 200 units will be developed by 2012, a portion of which will meet the Agency's inclusionary housing requirements.</p> <p>Completion of this project would provide housing for low and moderate income residents and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion..... 2013</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	<p><b>A.</b></p> <p><b>F.</b></p>
<p><b>Transitional Housing</b></p> <p>Secure transitional housing units with supportive services. It is estimated that 800 mixed income rental units will be developed in the River District by 2013, a portion of which will be transitional.</p>	<p>Public investment has not been determined</p>	<p><b>A.</b></p> <p><b>F.</b></p>
<p><b>Total Estimated Redevelopment Investment</b></p>	<p><b>To be determined</b></p>	



## HOUSING PROGRAM COMPLIANCE OBJECTIVES

For more than 60 years, the Redevelopment Agency has played a key role in providing housing assistance to individuals and families of modest financial means ensuring that they have a safe, clean and affordable place to live and are able to participate in a dynamic economy. As required by the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*, "CRL"), this section of the Implementation Plan identifies the Agency's housing assistance strategy including prior affordable housing activities, future anticipated housing need, and planned housing projects and programs. The CRL's requirements are explained below, as well as the Agency's past accomplishments and housing production requirements, and its future housing requirements.

In addition to the plans, activities and projects just described in the redevelopment program, the facilitation and financing of affordable housing is an important and mandatory function of redevelopment. As tax increment revenues are generated in redevelopment project areas, 20 percent of the gross revenue stream is immediately set aside and placed in the Low and Moderate Income Housing Fund. Those funds, pooled with other federal and state resources and tax credits, provide an important financing tool to assist in the development of income-restricted, affordable housing projects.

In 2004, the Agency received the authority to expend Project Area housing set-aside funds either inside or outside the Project Area and to aggregate housing production activities and expenditure requirements among all of the Project Areas. The Agency approaches housing compliance from a citywide perspective to more effectively meet housing program objectives for the Agency and this Project Area in particular.

This section of the Implementation Plan, along with the Housing Compliance Plan for the City, addresses specific requirements in state law with respect to prior affordable housing activities and the anticipated housing program over a 10-year period, beginning in 2005. Redevelopment housing requirements generally fall into three categories: *Housing Production*, *Replacement Housing*, and *Expenditures by Household Type*. While *Housing Production* and *Replacement Housing* are reflected within this Implementation Plan, the *Expenditures by Household Type* is reflected in the Housing Compliance Plan for the City, which provides a comprehensive report reflecting the City's affordable housing compliance.

### 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 units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in the CRL.

The following chart summarizes the production goals over various time periods as required by the CRL. 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.

<b>Actual and Projected Housing Production Needs by Time Period</b>			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
Prior Period	178	28	12
<b>10 Year Compliance Period</b>	<b>2,000</b>	<b>300</b>	<b>120</b>
<i>Actual (2005 to 2009)</i>	<i>100</i>	15	6
<i>Projected (2010 to 2014)</i>	<i>1,900</i>	285	114
Future Forecast (2015 to 2026)	5,822	873	268
Redevelopment Plan Duration (1990 to 2026)	8,000	1,201	400
<b>Notes:</b>			
1/ 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 preceding table, the Agency anticipates a need for 300 affordable units (including 120 very low income units) to fulfill its production goals for the 10-year period, and 1,201 affordable units (including 400 very low income units) over the duration of the Redevelopment Plan. Fulfillment of these production goals is shown on the following table.



Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Units Requiring Future Production		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
Prior Period <i>In Project Area</i> <i>Outside Project Area /1</i>	28	12	96	80	0	0	68	68
			60	60				
			36	20				
<b>10 Year Compliance Period /3</b>	<b>300</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>285</b>	<b>114</b>	<b>0</b>	<b>0</b>
<b>Actual (2005 to 2009)</b>	<b>15</b>	<b>6</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Inside Project Area</i>			0	0				
<i>Outside Project Area /2</i>			15	6				
<b>Projected (2010 to 2014)</b>	<b>285</b>	<b>114</b>			<b>285</b>	<b>114</b>	<b>0</b>	<b>0</b>
<i>Inside Project Area</i>			0	0				
<i>Outside Project Area /2</i>			0	0				
Future Forecast (2015 to 2026)	873	268			<b>873</b>	<b>268</b>	<b>0</b>	<b>0</b>
Redevelopment Plan Duration (1990 to 2026)	1,201	400	111	86	<b>1,090</b>	<b>314</b>	<b>0</b>	<b>0</b>
<b>Notes:</b>								
1/ In exchange for funding a portion of the Phoenix Park affordable housing project, the Project Area received fulfillment credit for an equivalent number of production units in other housing projects, including Countrywood (17 units), Casa Natomas (14 units), and Woodbridge (6 units).								
2/ Units produced outside Project Area credited on a 2-for-1 basis. In 2005, the Agency obtained 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.								
3/ Units produced for 10 year period include any surplus units produced prior to 2005. Includes units in Willow Glen (4 units) and Silverado Creek (26 units).								

As shown in the preceding table, the Project Area has a 300-unit affordable housing production need for the 10-year planning period, 120 of which must be very low income units. 15 units were required to be produced during the 2005-2009 period, and 15 units were produced outside the project area, thereby meeting the requirement. As described earlier in this Implementation Plan the Agency anticipates development of several affordable housing projects sufficient to meet the forecasted affordable housing production need in the Project Area over the 10-year planning period.

### 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.

### Expenditures by Household Types

As reflected in the Housing Compliance Plan of the City, the Agency aggregates Project Area housing set-aside in order to more effectively meet housing program objectives. As a result, the *Expenditures by Household Types* can be found in the Housing Compliance Plan of the City.