

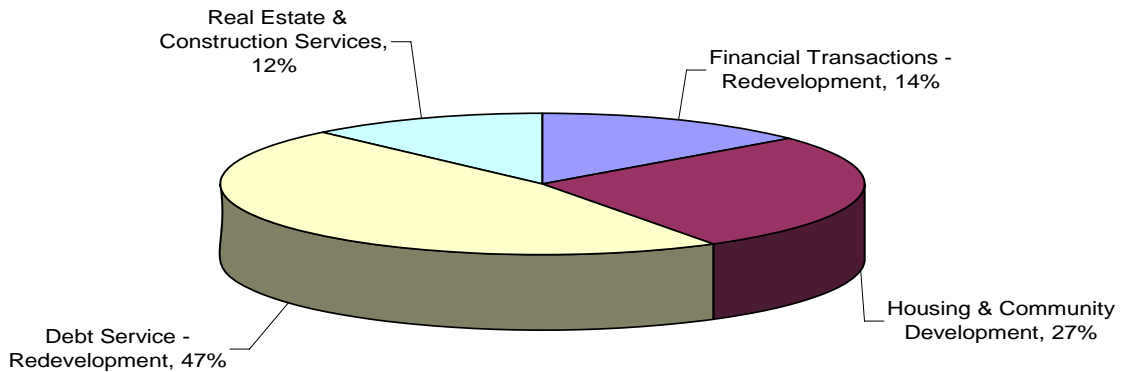
INTRODUCTION

The Sacramento Housing and Redevelopment Agency (SHRA) is a joint City and County agency that serves as the Redevelopment Agency and Housing Authority for both jurisdictions. SHRA is responsible for implementing Redevelopment Plans in the 65th Street, Alkali Flat, Army Depot, Del Paso Heights, North Sacramento and Oak Park redevelopment project areas, as well as the City/County shared Auburn Boulevard, Franklin Boulevard and Stockton Boulevard project areas. The City manages the Merged Downtown and Richards/Railyards project areas. SHRA also administers the Community Development Block Grant (CDBG) program, Home Investment Partnerships (HOME) program and Low-Income Housing Trust Fund (HTF) on behalf of the City and County of Sacramento.

This is the eleventh year for SHRA projects to be included in the City’s Capital Improvement Program (CIP) budget. As part of an ongoing collaborative effort to more efficiently use scarce resources, the capital projects of SHRA are included in this document so that a full picture of all CIP projects can be presented. Because the citywide priorities and targeted SHRA priorities are aligned, some redevelopment Tax Increment (TI) and CDBG funded projects are also found in other sections of this document.

SHRA utilizes two primary funding sources to carry out capital improvement projects: CDBG funds and TI funds or bond proceeds. HOME, HTF and Housing Authority operational funding are restricted to housing activities, and thus are not included in the CIP. The chart below shows how the funding is appropriated.

**SHRA Community Development Appropriations
2008 Calendar Year Budget**



The CDBG capital improvement projects and programs must improve and enhance the livability of low/moderate income neighborhoods throughout the City. These projects can be classified in four main categories: residential street improvements, commercial strip improvements, park and recreation improvements and buildings for neighborhood activities. Redevelopment TI funds and bond proceeds are primarily invested in economic development and commercial revitalization activities (including public infrastructure) within the designated boundaries of the adopted redevelopment plan. While not the primary objective, TI and bond proceeds may also be invested in buildings and spaces for neighborhood activities. In addition, 20 percent of available TI funding must be invested in affordable housing activities. The federal budget proposed to reduce CDBG funding in 2008, so future use of these funds may be limited as well.

SHRA's budget is set on a calendar year basis. Projects previously approved by the Mayor and City Council as part of the SHRA's 2008 budget are included in this CIP budget as year one funding in the five-year CIP. Due to the uncertainty of funding for future CDBG projects, which may change how CDBG funds are disbursed, future year projections will not be included in this year's SHRA section of the CIP.

The following table shows a summary of all 2008 funding sources.

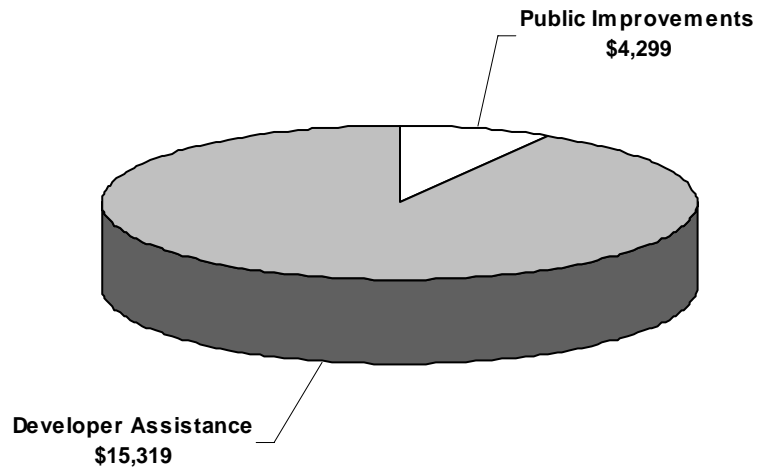
**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
2008 FUNDING SOURCES**

FUNDING SOURCE	2008
HUD Section 8 (HCV)	\$ 99,430,877
HUD Public Housing	\$ 23,637,596
HUD Community Development	\$ 22,249,378
Redevelopment TI	\$ 72,386,994
Other	\$ 6,119,172
TOTAL	\$223,824,017

Since this document is a Capital Improvement Budget, only project details on City and joint City/County Capital projects are included. However, as shown on the above chart, SHRA is involved with many other types of projects as well.



**Sacramento Housing and Redevelopment Agency
2008 Calendar Year Budgeted Capital Improvement Projects**
(in 000's)
Total \$19,618



REDEVELOPMENT

Program Goals

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

Project Selection Criteria

- Compliance with adopted five-year redevelopment area implementation plans.
- Compliance with adopted five-year investment strategies.
- Compliance with urban design plans.
- Return on investment - tax base, jobs and community improvements.
- Economic viability of project.
- Leverage of private capital.



SHRA budgets for redevelopment capital projects by designating dollars for specific projects and also by designating dollars for “development assistance.” This latter category is available for commercial projects as they are identified, negotiated and approved. Generally, the staff report process is used to transfer appropriations from “development assistance” to a specific project.

The following tables show the project appropriations by funding sources for SHRA:

2008-2013 Capital Improvement Program SHRA Tax Increment - Alkali Flat (Fund 9206)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
802000000	Alkali Flat Development Assistance	855,692	0	0	0	0
Total		\$855,692	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – Army Depot (Fund 9236)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
808000000	Army Depot Development Assistance	3,115,799	0	0	0	0
Total		\$3,115,799	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – Auburn Boulevard (Fund 9241)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
807000000	Auburn Boulevard Development Assistance	496,442	0	0	0	0
Total		\$496,442	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – Del Paso Heights (Fund 9231)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
801000000	Del Paso Heights Development Assistance	2,579,339	0	0	0	0
Total		\$2,579,339	0	0	0	0



2008-2013 CAPITAL IMPROVEMENT PROGRAM

2008-2013 Capital Improvement Program SHRA Tax Increment – Franklin Boulevard (Fund 9211)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
805000000	Franklin Boulevard Development Assistance	2,100,538	0	0	0	0
Total		\$2,100,538	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – North Sacramento (Fund 9216)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
804000000	North Sacramento Development Assistance	765,432	0	0	0	0
Total		\$765,432	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – Oak Park (Fund 9221)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
803000000	Oak Park Development Assistance	3,258,848	0	0	0	0
Total		\$3,258,848	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – 65 th Street (Fund 9246)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
809000000	65 th Street Development Assistance	842,425	0	0	0	0
Total		\$842,425	0	0	0	0

2008-2013 Capital Improvement Program SHRA Tax Increment – Stockton Boulevard (Fund 9226)						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
806000000	Stockton Boulevard Development Assistance	1,183,816	0	0	0	0
Total		\$1,183,816	0	0	0	0



2008-2013 CAPITAL IMPROVEMENT PROGRAM

COMMUNITY DEVELOPMENT BLOCK GRANT**Program Goals**

- Construct and improve infrastructure in low/moderate income areas.
- Improve and enhance the livability of low/moderate income neighborhoods.
- Expand economic opportunities.
- Provide decent housing and a suitable living environment.
- Eliminate slums and blight.

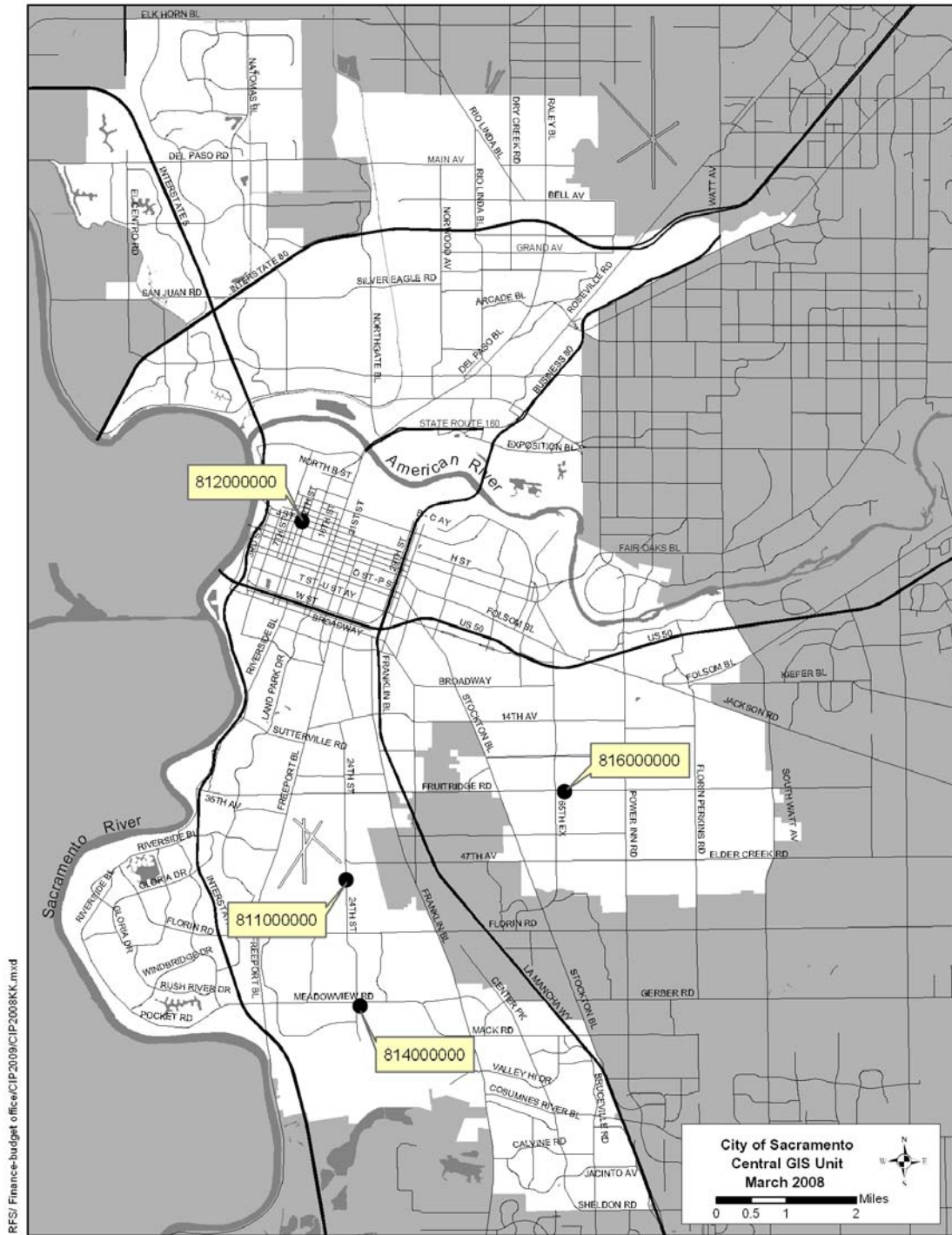
Project Selection Criteria

- Compliance with adopted five-year consolidated plan.
- Improve the social fabric of the community.
- Improve the physical condition of the community.
- Serve children and families.
- Strong neighborhood (volunteer) support.
- Ready to commence immediately and to be completed within 18 months.

The CDBG Capital Improvement Program includes projects and programs that improve and enhance the livability of low/moderate income neighborhoods throughout the City. The projects can be classified in four main categories: residential street improvements, commercial strip improvements, park and recreation improvements, and buildings for neighborhood activities. As the federal government is proposing to drastically reduce future CDBG funding, only projects approved by the City Council and Housing and Urban Development (HUD) are included in this document.

2008-2013 Capital Improvement Program SHRA - CDBG						
Project #	Title	Budget				
		2008	2009	2010	2011	2012
816000000	Fire Station 10 Equipment	200,000				
815000000	Fremont/Southside Gardens	135,000				
814000000	River Cats Independence Field	117,000				
811000000	24 th Street Landscaping	204,000				
812000000	Cesar Chavez Park	100,000				
Total		\$756,000	0	0	0	0

**2008-2013 CAPITAL IMPROVEMENT PROGRAM**



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2008-2013 CAPITAL IMPROVEMENT PROGRAM

DEL PASO HEIGHTS RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9231	TAX INC. - DEL PASO HEIGHTS	\$0	\$0	\$2,579,339	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$2,579,339	\$0	\$0	\$0	\$0

2008-2013 Funding \$2,579,339

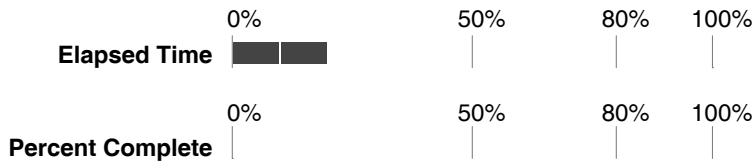
Estimated Project Cost \$2,579,339

FY2008/09 Funding \$2,579,339

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 2
Neighborhood Area 4
Planning Area 8
Project Location Del Paso Heights Redevelopment Project Area
Project Manager SHRA

Project Number 801000000

ALKALI FLAT RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact NA

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9206	TAX INC. - ALKALI FLAT	\$0	\$0	\$855,692	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$855,692	\$0	\$0	\$0	\$0

2008-2013 Funding \$855,692

Estimated Project Cost \$855,692

FY2008/09 Funding \$855,692

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 1, 3
Neighborhood Area 1
Planning Area 1
Project Location Alkali Flat Redevelopment Project Area
Project Manager SHRA

Project Number 80200000

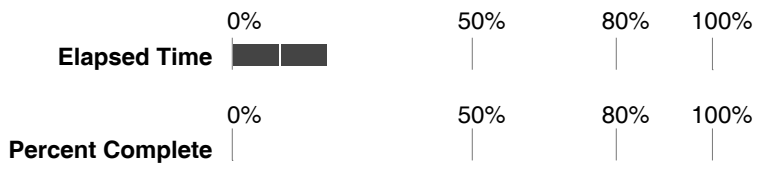
OAK PARK RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9221	TAX INC. - OAK PARK	\$0	\$0	\$3,258,848	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$3,258,848	\$0	\$0	\$0	\$0

2008-2013 Funding \$3,258,848
Estimated Project Cost \$3,258,848
FY2008/09 Funding \$3,258,848
 Prior Year Expenditures \$0

Project Start date January 2008
Estimated Complete date December 2008



Council District 5
Neighborhood Area 3
Planning Area 5
Project Location Oak Park Redevelopment Project Area
Project Manager SHRA

Project Number 803000000

NORTH SACRAMENTO RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9216	TAX INC. - N. SACRAMENTO	\$0	\$0	\$765,432	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$765,432	\$0	\$0	\$0	\$0

2008-2013 Funding \$765,432

Estimated Project Cost \$765,432

FY2008/09 Funding \$765,432

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 2
Neighborhood Area 4
Planning Area 8
Project Location North Sacramento Redevelopment Project Area
Project Manager SHRA

Project Number 80400000

FRANKLIN BLVD RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9211	TAX INC. - FRANKLIN BLVD.	\$0	\$0	\$2,100,538	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$2,100,538	\$0	\$0	\$0	\$0

2008-2013 Funding \$2,100,538
Estimated Project Cost \$2,100,538
FY2008/09 Funding \$2,100,538
 Prior Year Expenditures \$0

Project Start date January 2008
Estimated Complete date December 2008



Council District 5
Neighborhood Area 3
Planning Area 2
Project Location Franklin Blvd Redevelopment Project Area
Project Manager SHRA

Project Number 80500000

STOCKTON BLVD RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9226	TAX INC. - STOCKTON BLVD.	\$0	\$0	\$1,183,816	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$1,183,816	\$0	\$0	\$0	\$0

2008-2013 Funding \$1,183,816

Estimated Project Cost \$1,183,816

FY2008/09 Funding \$1,183,816

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 5, 6
Neighborhood Area 3
Planning Area 4, 5
Project Location Stockton Blvd Redevelopment Project Area
Project Manager SHRA

Project Number 80600000

AUBURN BLVD RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through		2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	Est Balance 6/2008					
9241	TAX INC. - AUBURN BLVD.	\$0	\$0	\$496,442	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$496,442	\$0	\$0	\$0	\$0

2008-2013 Funding \$496,442

Estimated Project Cost \$496,442

FY2008/09 Funding \$496,442

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 2, 3
Neighborhood Area 4
Planning Area 7
Project Location Auburn Blvd Redevelopment Project Area
Project Manager SHRA

Project Number 80700000

ARMY DEPOT RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9236	TAX INC. - ARMY DEPOT	\$0	\$0	\$3,115,799	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$3,115,799	\$0	\$0	\$0	\$0

2008-2013 Funding \$3,115,799

Estimated Project Cost \$3,115,799

FY2008/09 Funding \$3,115,799

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 6
Neighborhood Area 3
Planning Area 4, 5
Project Location Army Depot Redevelopment Project Area
Project Manager SHRA

Project Number 80800000

65TH STREET RDA DEVELOPMENT ASSISTANCE

Project Description The funds will be used for gap financing for commercial expansion, rehabilitation or new construction.
Project Objectives Provides incentives for new development and helps create jobs.
Existing Situation Blighted land and buildings on commercial corridors.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9246	TAX INCREMENT-65TH STREET	\$0	\$0	\$842,425	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$842,425	\$0	\$0	\$0	\$0

2008-2013 Funding \$842,425

Estimated Project Cost \$842,425

FY2008/09 Funding \$842,425

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 3, 6
Neighborhood Area 1, 3
Planning Area 5, 6
Project Location 65th Street Redevelopment Project Area
Project Manager SHRA

Project Number 809000000

24TH STREET LANDSCAPING

Project Description Landscaping improvements along 24th Street from 50th Avenue to 57th Avenue.
Project Objectives Improve facilities and amenities.
Existing Situation Inadequate facilities.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9101	SHRA - CDBG	\$0	\$0	\$204,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$204,000	\$0	\$0	\$0	\$0

2008-2013 Funding \$204,000

Estimated Project Cost \$204,000

FY2008/09 Funding \$204,000

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 5
Neighborhood Area 2
Planning Area 11
Project Location 24th Street From 50th Avenue To 57th Avenue
Project Manager SHRA

Project Number 81100000

City of Sacramento
Capital Improvement Program

81200000

CESAR CHAVEZ PARK

Project Description Installation of an interactive art piece with play elements for children.
Project Objectives Improve facilities and amenities.
Existing Situation Inadequate facilities.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9101	SHRA - CDBG	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$100,000	\$0	\$0	\$0	\$0

2008-2013 Funding \$100,000

Estimated Project Cost \$100,000

FY2008/09 Funding \$100,000

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 1
Neighborhood Area 2
Planning Area 1
Project Location 910 I Street
Project Manager Parks & Recreation

Project Number 81200000

RIVER CATS INDEPENDENCE FIELD

Project Description ADA and other improvements to specially designed ball field which allows disabled individuals access and use of the ball field.
Project Objectives Improve facilities and amenities.
Existing Situation Inadequate facilities.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9101	SHRA - CDBG	\$0	\$0	\$117,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$117,000	\$0	\$0	\$0	\$0

2008-2013 Funding \$117,000

Estimated Project Cost \$117,000

FY2008/09 Funding \$117,000

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 8
Neighborhood Area 3
Planning Area 11
Project Location 2450 Meadowview Road
Project Manager Parks & Recreation

Project Number **81400000**

FREMONT GARDENS AND SOUTHSIDE GARDENS ENHANCEMENT

Project Description Improvements to community gardens to include new signage, functional art, sculptures, bike racks and other amenities.
Project Objectives Improve facilities and amenities.
Existing Situation Inadequate facilities.
Operating Budget Impact None

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9101	SHRA - CDBG	\$0	\$0	\$135,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$135,000	\$0	\$0	\$0	\$0

2008-2013 Funding \$135,000

Estimated Project Cost \$135,000

FY2008/09 Funding \$135,000

Prior Year Expenditures \$0

Project Start date January 2008

Estimated Complete date December 2008



Council District 4
Neighborhood Area 1
Planning Area 1
Project Location 1515 Q Street And 2051 6th Street
Project Manager Parks & Recreation

Project Number 81500000

FIRE STATION 10 EQUIPMENT

Project Description Installation of a new emergency diesel generator, concrete generator pad and chain link fencing to enclose the generator area.

Project Objectives Improve facilities and amenities.

Existing Situation Fire Station 10 does not currently have an emergency generator to provide for operations in the event of a power failure.

Operating Budget Impact Maintenance Cost is estimated to be \$xxx per year.

Fund	Fund Source	Budget through	Est Balance	2008/09	2009/10	2010/11	2011/12	2012/13
		6/2008	6/2008					
9101	SHRA - CDBG	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$200,000	\$0	\$0	\$0	\$0

2008-2013 Funding \$200,000

Estimated Project Cost \$200,000

FY2008/09 Funding \$200,000

Prior Year Expenditures \$0



Council District 6
Neighborhood Area 3
Planning Area 4
Project Location 5642 66th Street
Project Manager SHRA

Project Number **81600000**