

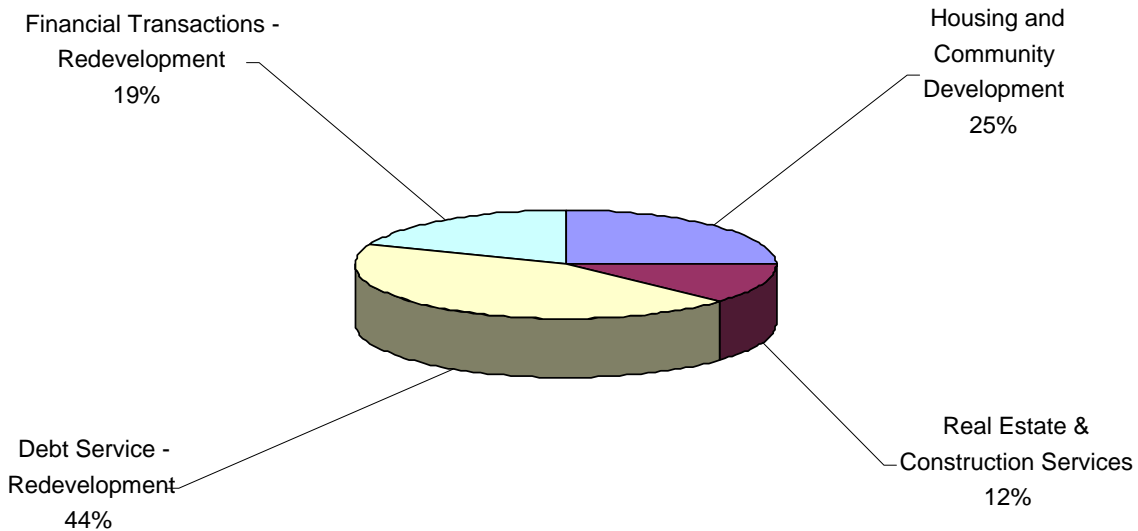
INTRODUCTION

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, Low-Income Housing Trust Fund (HTF) and Neighborhood Stabilization Program (NSP) on behalf of the City and County of Sacramento.

This is the twelfth 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, NSP 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
2009 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 Economic Stimulus Package of 2009 proposes to increase CDBG funding in 2009, so the use of these funds in capital improvement projects will be expanded 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 2009 budget are included in this CIP budget as year one funding in the five-year CIP. The allocation of new CDBG funds as part of the stimulus has not been determined by the U.S. Department of Housing and Urban Development as of yet, thus the allocation has not been included in this year's CIP.

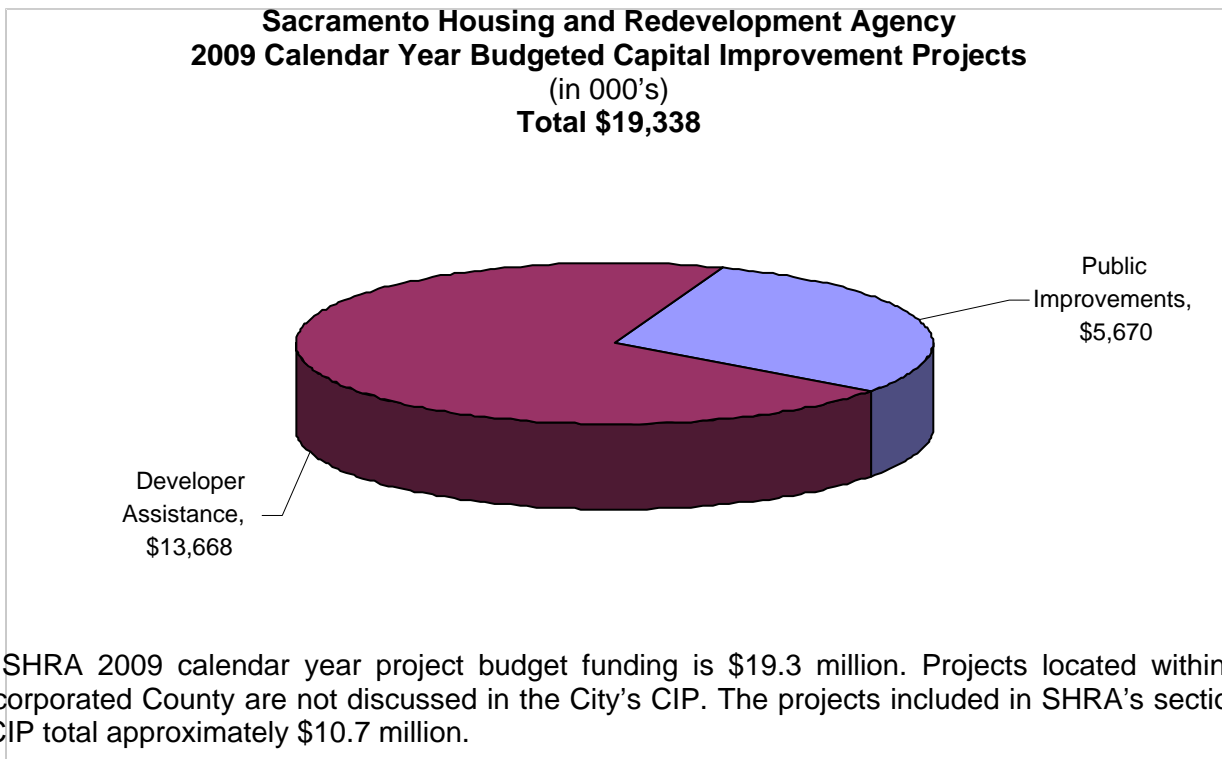
The following table shows a summary of all 2009 funding sources.

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
2009 FUNDING SOURCES**

FUNDING SOURCE	2009
HUD Section 8 (HCV)	\$ 98,099,491
HUD Public Housing	\$ 15,319,195
HUD Community Development	\$ 50,320,664
Redevelopment Tax Increment (TI)	\$ 74,563,719
Other	\$ 6,776,645
TOTAL	\$245,079,714

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.





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 table reflects project appropriations for calendar year 2009 by funding source for SHRA:

2009-2014 Capital Improvement Program SHRA Tax Increment (TI)				
Project #	Project Name	Fund #	Fund Name	2009
901000000	Del Paso Heights Development Assistance	9231	Del Paso Heights TI	1,228,397
902000000	Alkali Flat Development Assistance	9206	Alkali Flat TI	361,553
903000000	Oak Park Development Assistance	9221	Oak Park TI	921,307
904000000	North Sacramento Development Assistance	9216	North Sacramento TI	1,785,807
905000000	Franklin Boulevard Development Assistance	9211	Franklin Boulevard TI	1,642,839
906000000	Stockton Blvd. Development Assistance	9226	Stockton Boulevard TI	832,048
907000000	Auburn Boulevard Development Assistance	9241	Auburn Boulevard TI	342,854
908000000	Army Depot Development Assistance	9236	Army Depot TI	2,828,036
909000000	65th Street Development Assistance	9246	65th Street TI	215,754
Totals:				10,158,595

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.



2009-2014 CAPITAL IMPROVEMENT PROGRAM

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. Only projects approved in the 2009 Action Plan by the City Council and Housing and Urban Development (HUD) are included in this document.

2009-2014 Capital Improvement Program SHRA – Community Development Block Grant (CDBG - Fund 9101)						
Project #	Title	Budget				
		2009	2010	2011	2012	2013
920000000	River Gardens/Gardenland Project	114,000	0	0	0	0
921000000	ADA Sidewalk Improvements	348,000	0	0	0	0
922000000	Ben Ali/ Hagginwood Design	100,000	0	0	0	0
Total		\$562,000	0	0	0	0



2009-2014 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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9231	TAX INC. - DEL PASO HEIGHTS	\$0	\$0	\$1,228,397	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$1,228,397	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$1,228,397
Estimated Project Cost \$1,228,397
FY2009/10 Funding \$1,228,397
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 901000000

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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9206	TAX INC. - ALKALI FLAT	\$0	\$0	\$361,553	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$361,553	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$361,553
Estimated Project Cost \$361,553
FY2009/10 Funding \$361,553
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number **90200000**

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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9221	TAX INC. - OAK PARK	\$0	\$0	\$921,307	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$921,307	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$921,307
Estimated Project Cost \$921,307
FY2009/10 Funding \$921,307
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 903000000

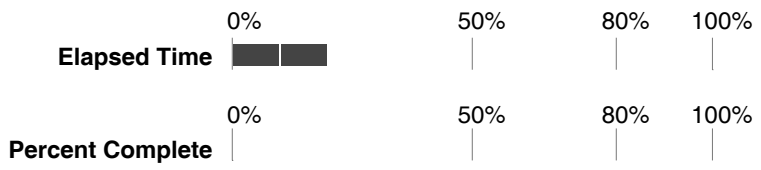
NORTH SACRAMENTO RDA DEVELOPMENT ASSISTANCE

- 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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9216	TAX INC. - N. SACRAMENTO	\$0	\$0	\$1,785,807	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$1,785,807	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$1,785,807
Estimated Project Cost \$1,785,807
FY2009/10 Funding \$1,785,807
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 90400000

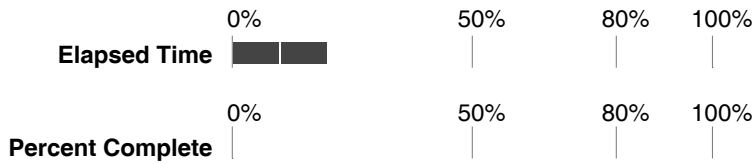
FRANKLIN BLVD RDA DEVELOPMENT ASSISTANCE

- 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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9211	TAX INC. - FRANKLIN BLVD.	\$0	\$0	\$1,642,839	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$1,642,839	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$1,642,839
Estimated Project Cost \$1,642,839
FY2009/10 Funding \$1,642,839
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 90500000

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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9226	TAX INC. - STOCKTON BLVD.	\$0	\$0	\$832,048	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$832,048	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$832,048
Estimated Project Cost \$832,048
FY2009/10 Funding \$832,048
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 90600000

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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9241	TAX INC. - AUBURN BLVD.	\$0	\$0	\$342,854	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$342,854	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$342,854
Estimated Project Cost \$342,854
FY2009/10 Funding \$342,854
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 907000000

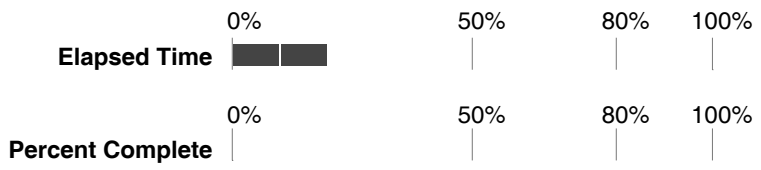
ARMY DEPOT RDA DEVELOPMENT ASSISTANCE

- 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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9236	TAX INC. - ARMY DEPOT	\$0	\$0	\$2,828,036	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$2,828,036	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$2,828,036
Estimated Project Cost \$2,828,036
FY2009/10 Funding \$2,828,036
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 90800000

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** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9246	TAX INCREMENT-65TH STREET	\$0	\$0	\$215,754	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$215,754	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$215,754
Estimated Project Cost \$215,754
FY2009/10 Funding \$215,754
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



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

Project Number 909000000

RIVER GARDENS/GARDENLAND NEIGHBORHOOD

- Project Description** Development and or rehabilitation of a new or existing neighborhood park/community center.
- Project Objectives** Improve facilities and amenities.
- Existing Situation** The current facilities are inadequate.
- Operating Budget Impact** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9101	SHRA - CDBG	\$0	\$0	\$114,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$114,000	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$114,000
Estimated Project Cost \$114,000
FY2009/10 Funding \$114,000
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



Council District 1
Neighborhood Area 2
Planning Area 11
Project Location River Gardens/gardenland Neighborhoods
Project Manager SHRA

Project Number 92000000

ADA SIDEWALKS IMPROVEMENTS

Project Description ADA curb ramps within the defined neighborhoods.
Project Objectives Improve facilities and amenities.
Existing Situation The current facilities are inadequate.
Operating Budget Impact There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9101	SHRA - CDBG	\$0	\$0	\$348,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$348,000	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$348,000
Estimated Project Cost \$348,000
FY2009/10 Funding \$348,000
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



Council District 5
Neighborhood Area 2
Planning Area 11
Project Location Carleton Heights & Colonial Tract Neighborhoods,
 Fruitridge Road From 24th To 28th Street
Project Manager SHRA

Project Number 921000000

BEN ALI/ HAGGINWOOD DESIGN

- Project Description** Design work for the Ben Ali/ Hagginwood Strategic Neighborhood Action Plans infrastructure and public facilities projects.
- Project Objectives** Improve facilities and amenities
- Existing Situation** The current facilities are inadequate.
- Operating Budget Impact** There is no impact on the operating budget.

Fund	Fund Source	Budget through	Est Balance	2009/10	2010/11	2011/12	2012/13	2013/14
		6/2009	6/2009					
9101	SHRA - CDBG	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$100,000	\$0	\$0	\$0	\$0

2009 - 2014 Funding \$100,000
Estimated Project Cost \$100,000
FY2009/10 Funding \$100,000
Prior Year Expenditures \$0

Project Start date January 2009
Estimated Complete date December 2009



Council District 3
Neighborhood Area 2
Planning Area 11
Project Location Ben Ali/ Hagginwood Neighborhoods
Project Manager SHRA

Project Number **92200000**