

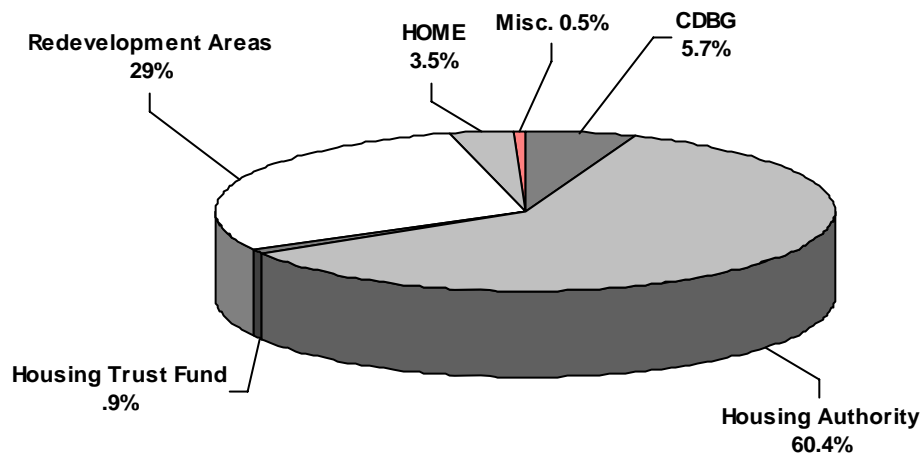
## INTRODUCTION

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 65<sup>th</sup> 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 tenth 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 therefrom. HOME, HTF and Housing Authority operational funding are restricted to housing activities, and thus are not included in the CIP.

**SHRA Revenue Sources  
2007 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



## 2007-2012 CAPITAL IMPROVEMENT PROGRAM

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 2007, 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 2007 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 and the effort currently underway to revise the City's five-year Consolidated Plan, 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 2007 project and program funding appropriations.

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
2007 PROJECTS AND PROGRAMS**

	City	County	Joint	Total
Capital Project	12,980,993	6,696,378	0	19,677,371
Economic Development	1,703,500	208,809	0	1,912,309
Housing	22,408,749	11,038,943	0	33,447,692
Public Services	510,203	342,850	0	853,053
Planning & Administration	687,004	699,818	0	1,386,822
Equipment	0	0	0	0
<b>Total</b>	<b>\$ 38,290,449</b>	<b>\$ 18,986,798</b>	<b>\$ -</b>	<b>\$ 57,277,247</b>

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. A brief description of these activities is as follows:

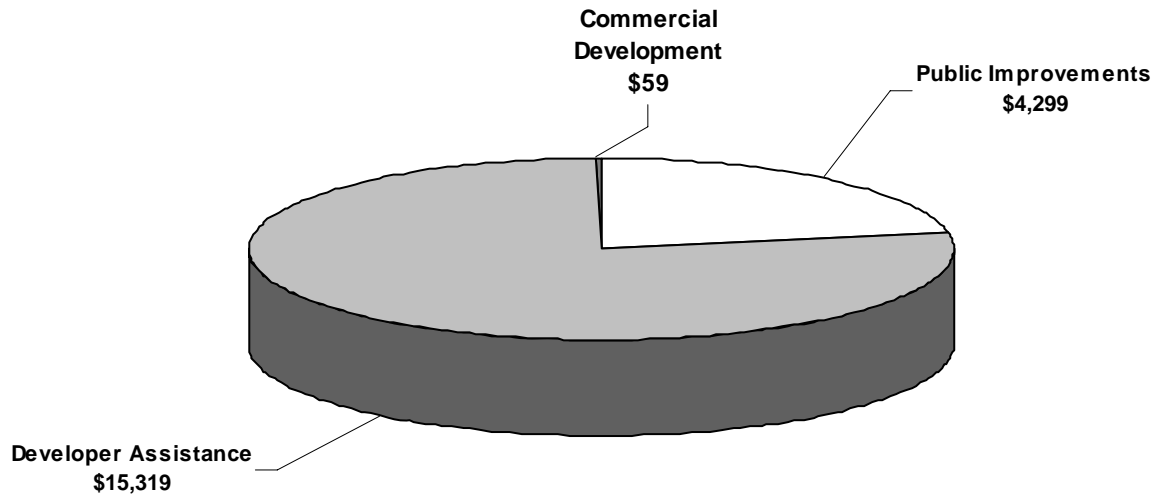
**Housing:** Some major efforts in the housing area include improvements to SHRA's public housing units, housing developers' assistance, rehabilitation programs for privately owned low/moderate income housing units, code enforcement and down payment assistance to first-time homebuyers of low/moderate income housing.

**Public service:** Public service projects are varied. They include activities such as the City's Workrecreation program, Phoenix Park Resource Center, Infoline Sacramento, and Downtown Single Room Occupancy (SRO) Supportive Services.

**Economic Development:** SHRA also has many projects in the arena of economic development. Project categories include loan programs, incentive programs for new businesses and underwriting/coordinating assistance to small businesses.



**Capital Improvement Projects  
Sacramento Housing and Redevelopment Agency  
2007 Calendar Year Budgeted Projects  
(in 000's)  
Total \$19,677**



The SHRA 2007 calendar year project budget funding is \$19.7 million. Projects located within the unincorporated County account for \$6.7 million of this amount and are not discussed in the City's CIP. The projects included in SHRA's section of the CIP total approximately \$10.9 million.

## 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.



## 2007-2012 CAPITAL IMPROVEMENT PROGRAM

- 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:

2007-2012 Capital Improvement Program SHRA Tax Increment - Alkali Flat (Fund 986)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
707C	Alkali Flat Development Assistance	17,809	0	0	0	0
<b>Total</b>		<b>\$17,809</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – Franklin Boulevard (Fund 987)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
709C	Franklin Boulevard Development Assistance	1,803,404	0	0	0	0
<b>Total</b>		<b>\$1,803,404</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – Stockton Boulevard (Fund 990)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
710C	Stockton Boulevard Development Assistance	1,356,814	0	0	0	0
<b>Total</b>		<b>\$1,356,814</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – Oak Park (Fund 989)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
706C	Oak Park Development Assistance	3,641,792	0	0	0	0
<b>Total</b>		<b>\$3,641,792</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## 2007-2012 CAPITAL IMPROVEMENT PROGRAM

2007-2012 Capital Improvement Program SHRA Tax Increment – North Sacramento (Fund 988)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
705C	North Sacramento Development Assistance	931,781	0	0	0	0
<b>Total</b>		<b>\$931,781</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – Auburn Boulevard (Fund 993)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
711C	Auburn Boulevard Development Assistance	17,736	0	0	0	0
<b>Total</b>		<b>\$17,736</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – Del Paso Heights (Fund 991)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
708C	Del Paso Heights Development Assistance	758,982	0	0	0	0
<b>Total</b>		<b>\$758,982</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – Army Depot (Fund 992)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
712C	Army Depot Development Assistance	1,778,912	0	0	0	0
<b>Total</b>		<b>\$1,778,912</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2007-2012 Capital Improvement Program SHRA Tax Increment – 65 <sup>th</sup> Street (Fund 994)						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
713C	65 <sup>th</sup> Street Development Assistance	2,182	0	0	0	0
<b>Total</b>		<b>\$2,182</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## 2007-2012 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**

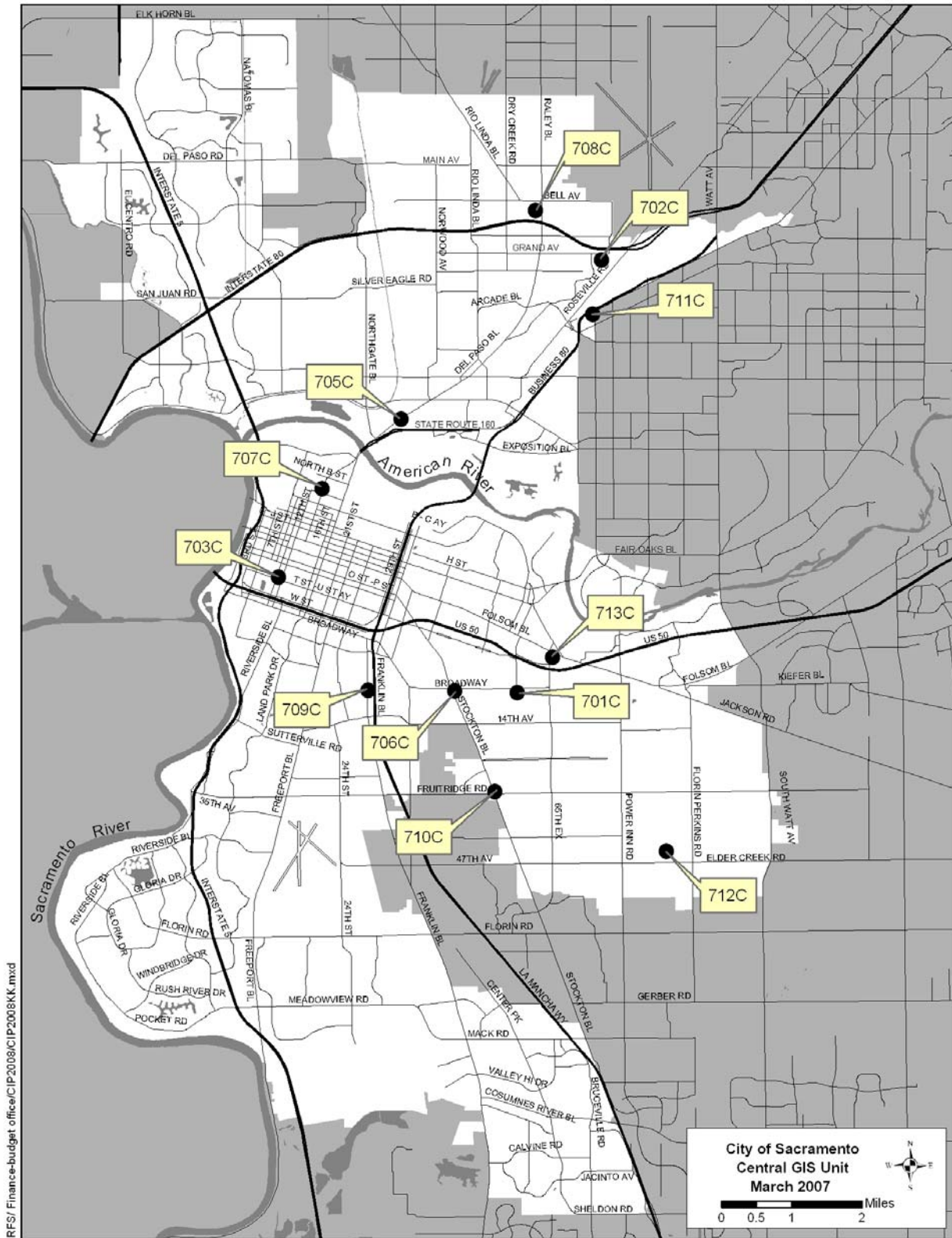
- Compliance with adopted five-year consolidated plan.
- Improve the social fabric of the community.
- Improve the physical condition of the community.
- Serve children and families.
- Strong neighborhood (volunteer) support.
- Ready to commence immediately and to be completed within 18 months.

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.

2007-2012 Capital Improvement Program SHRA - CDBG						
Project #	Title	Budget				
		2007	2008	2009	2010	2011
701C	Tahoe Park Streetlights	342,649				
702C	North Sacramento Infrastructure Improvements	140,000				
703C	Sacramento Chinese Community Center	140,000				
	<b>Total</b>	<b>\$622,649</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Note: Some projects shown in calendar year 2007 are included as a FY2007/08 project in the Transportation and Parks department sections of this document.

**2007-2012 CAPITAL IMPROVEMENT PROGRAM**



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2007-2012 CAPITAL IMPROVEMENT PROGRAM

**TAHOE PARK STREETLIGHTS**

**Project Description** Installation of streetlights near Tahoe Park.  
**Project Objectives** Improve public infrastructure.  
**Existing Situation** Unsafe conditions due to poor lighting.  
**Operating Budget Impact** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
983	SHRA - CDBG	\$0	\$0	\$342,649	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$342,649	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$342,649						
	Total Funding	\$342,649						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$342,649</b>						



**Council District** 6  
**Neighborhood Area** 3  
**Planning Area** 5  
**Project Location** Council District 6 - Tahoe Park Area

**Project Number** 701C

**NORTH SACRAMENTO INFRASTRUCTURE IMPROVEMENTS**

**Project Description** Installation of improvements such as curbs, gutters, and sidewalks.  
**Project Objectives** Improve public infrastructure.  
**Existing Situation** Inadequate facilities.  
**Operating Budget Impact** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
983	SHRA - CDBG	\$0	\$0	\$140,000	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$140,000	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$140,000						
	Total Funding	\$140,000						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$140,000</b>						



**Council District** 3  
**Neighborhood Area** 1  
**Planning Area** 4  
**Project Location** Council District 3 - Ripley Street

**Project Number** 702C

**SACRAMENTO CHINESE COMMUNITY CENTER**

**Project Description** Funds will be provided to rehabilitate the Sacramento Chinese Community Center facility which will allow for expanded meeting space and services to area residents.

**Project Objectives** Improve distressed neighborhoods.

**Existing Situation** Deteriorating and inadequate facility.

**Operating Budget Impact** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
983	SHRA - CDBG	\$0	\$0	\$140,000	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$140,000	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$140,000						
	Total Funding	\$140,000						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$140,000</b>						



**Council District** 4  
**Neighborhood Area** 2  
**Planning Area** 2, 4  
**Project Location** Council District 4 - 915 T Street

**Project Number** **703C**

**NORTH SACRAMENTO 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
988	TAX INC. - N. SACRAMENTO	\$0	\$0	\$931,781	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$931,781	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$931,781						
	Total Funding	\$931,781						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$931,781</b>						



**Council District** 2  
**Neighborhood Area** 4  
**Planning Area** 4  
**Project Location** Council District 2 - North Sacramento Redevelopment Project Area

**Project Number** **705C**

**OAK PARK 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
989	TAX INC. - OAK PARK	\$0	\$0	\$3,641,792	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$3,641,792	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$3,641,792						
	Total Funding	\$3,641,792						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$3,641,792</b>						



**Council District** 5  
**Neighborhood Area** 3  
**Planning Area** 5  
**Project Location** Council District 5 - Oak Park Redevelopment Project Area

**Project Number** **706C**

**ALKALI FLAT 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
986	TAX INC. - ALKALI FLAT	\$0	\$0	\$17,809	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$17,809	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$17,809						
	Total Funding	\$17,809						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$17,809</b>						



**Council District** 1  
**Neighborhood Area** 1, 3  
**Planning Area** 1  
**Project Location** Concl District 1 - Alkali Flat Redevelopment Project Area

**Project Number** 707C

**DEL PASO HEIGHTS 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
991	TAX INC. - DEL PASO HEIGHTS	\$0	\$0	\$758,982	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$758,982	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$758,982						
	Total Funding	\$758,982						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$758,982</b>						



**Council District** 2  
**Neighborhood Area** 4  
**Planning Area** 8  
**Project Location** Council District 2 - Del Paso Heights Redevelopment Project Area

**Project Number** **708C**

**FRANKLIN BLVD. 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
987	TAX INC. - FRANKLIN BLVD.	\$0	\$0	\$1,803,404	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$1,803,404	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$1,803,404						
	Total Funding	\$1,803,404						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$1,803,404</b>						



**Council District** 5  
**Neighborhood Area** 3  
**Planning Area** 11  
**Project Location** Council District 5 - Franklin Blvd. Redevelopment Project Area

**Project Number** **709C**

**STOCKTON BLVD. 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
990	TAX INC. - STOCKTON BLVD.	\$0	\$0	\$1,356,814	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$1,356,814	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$1,356,814						
	Total Funding	\$1,356,814						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$1,356,814</b>						



**Council District** 5  
**Neighborhood Area** 3  
**Planning Area** 6  
**Project Location** Council District 5 - Stockton Blvd. Redevelopment Project Area

**Project Number** 710C

**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**

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
993	TAX INC. - AUBURN BLVD.	\$0	\$0	\$17,736	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$17,736	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$17,736						
	Total Funding	\$17,736						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$17,736</b>						



**Council District** 3  
**Neighborhood Area** 4  
**Planning Area** 8  
**Project Location** Council District 3 - Auburn Blvd. Redevelopment Project Area

**Project Number** 711C

**ARMY DEPOT 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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
992	TAX INC. - ARMY DEPOT	\$0	\$0	\$1,778,912	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$1,778,912	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$1,778,912						
	Total Funding	\$1,778,912						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$1,778,912</b>						



**Council District** 6  
**Neighborhood Area** 3  
**Planning Area** 4  
**Project Location** Council District 6 - Army Depot Redevelopment Project Area.

**Project Number** 712C

**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** N/A

Fund	Fund Source	Budget through	Est Balance	2007/08	2008/09	2009/10	2010/11	2011/12
		6/2007	6/2007					
994	TAX INCREMENT-65TH STREET	\$0	\$0	\$2,182	\$0	\$0	\$0	\$0
	This Project Total	\$0	\$0	\$2,182	\$0	\$0	\$0	\$0
	2007-2012 Funding	\$2,182						
	Total Funding	\$2,182						
<b>FY</b>	<b>2007/08 Funding</b>	<b>\$2,182</b>						



**Council District** 6  
**Neighborhood Area** 3  
**Planning Area** 5  
**Project Location** 65th Street Redevelopment Project Area

**Project Number** 713C