

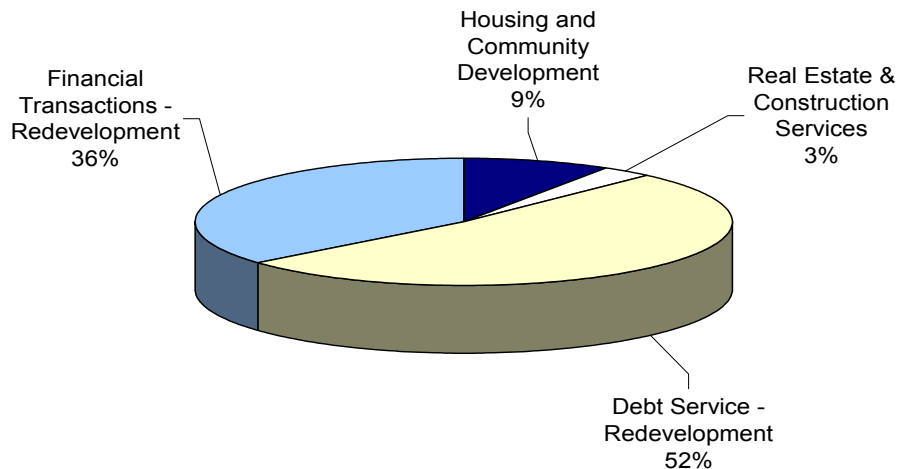
INTRODUCTION

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 (RDA), 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.

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
2010 Calendar Year Budget**



The CDBG CIP and its projects must improve and enhance the livability of low/moderate income neighborhoods throughout the City. These projects are 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.

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 2010 budget are included in this CIP budget as year one funding in the five-year CIP.

The following table shows a summary of all 2010 funding sources.

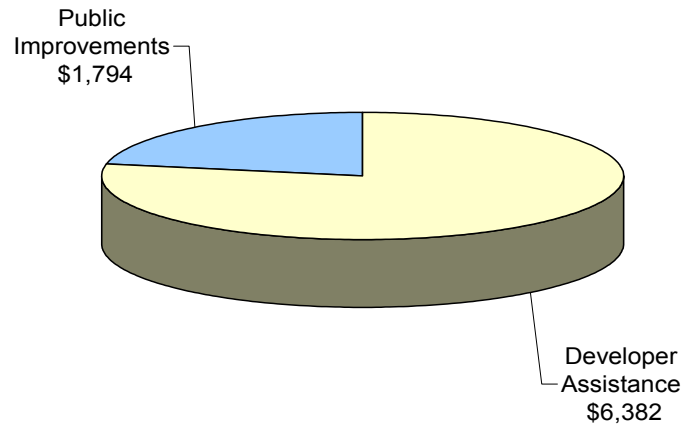
**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
2010 FUNDING SOURCES**

FUNDING SOURCE	2010
HUD Section 8 (HCV)	\$ 103,039,241
HUD Public Housing	\$ 16,847,440
HUD Community Development	\$ 19,392,639
Redevelopment Tax Increment (TI)	\$ 67,559,881
Other	\$ 12,615,549
TOTAL	\$219,454,750

Since this document is a City CIP 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
2010 Calendar Year Budgeted Capital Improvement Projects (in 000s)
Total \$8,176**



The SHRA 2010 calendar year project budget funding is \$8.18 million. Projects located within the unincorporated County are not discussed in the City's CIP. The projects included in SHRA's section of the CIP total approximately \$4.90 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.
- 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 2010 by funding source for SHRA.

2010-2015 Capital Improvement Program SHRA Tax Increment (TI)				
Project #	Project Name	Fund #	Fund Name	2010
101000000	Del Paso Heights RDA Development Assistance	9231	Del Paso Heights TI	866,191
102000000	Alkali Flat RDA Development Assistance	9206	Alkali Flat TI	202,842
103000000	Oak Park RDA Development Assistance	9221	Oak Park TI	1,712,575
104000000	Franklin Boulevard RDA Development Assistance	9211	Franklin Boulevard TI	220,278
105000000	Stockton Boulevard RDA Development Assistance	9226	Stockton Boulevard TI	123,696
106000000	Auburn Boulevard RDA Development Assistance	9241	Auburn Boulevard TI	118,758
107000000	Army Depot RDA Development Assistance	9236	Army Depot TI	342,383
Total:				\$3,586,723

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;



2010-2015 CAPITAL IMPROVEMENT PROGRAM

- Provide decent housing and a suitable living environment; and
- 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; and
- Ready to commence immediately and to be completed within 18 months.

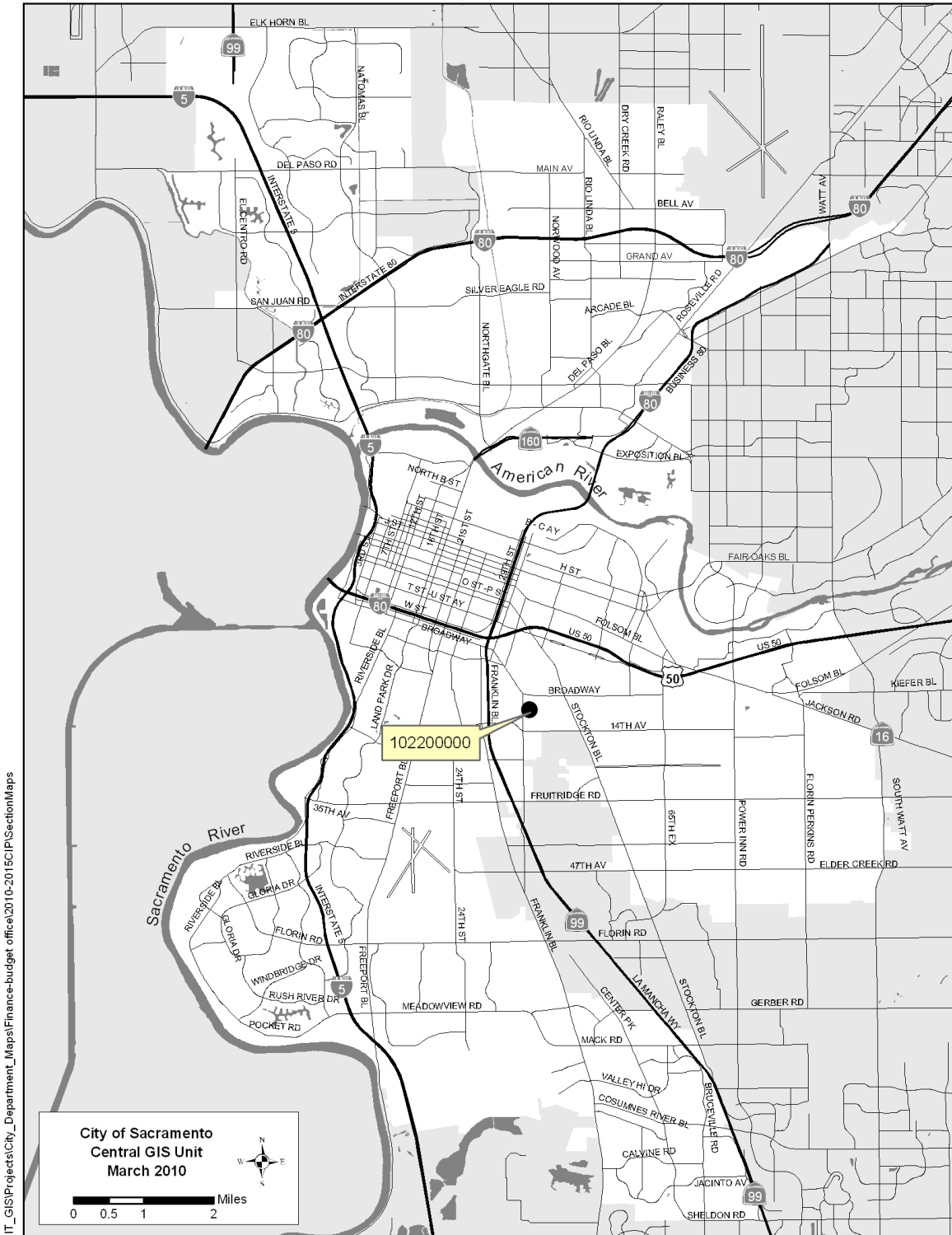
The CDBG CIP includes projects and programs that improve and enhance the livability of low/moderate income neighborhoods throughout the City. The projects are classified in four main categories: residential street improvements, commercial strip improvements, park and recreation improvements, and buildings for neighborhood activities. Only projects approved in the 2010 Action Plan and Amendment by the City Council and Housing and Urban Development (HUD) are included in this document.

2010-2015 Capital Improvement Program SHRA – CDBG (Fund 9101)						
Project #	Title	Five-Year Programming				
		2010	2011	2012	2013	2014
102100000	Del Paso Streetscape	826,000	0	0	0	0
102200000	Oak Park Community Center Phase II B	348,000	0	0	0	0
102300000	Jibboom Street Infrastructure*	100,000	0	0	0	0
102400000	Robert T. Matsui Waterfront Park Improvements*	5,000	0	0	0	0
102500000	Historic Chinese Mall Improvements*	30,000	0	0	0	0
Total:		\$1,309,000	0	0	0	0

* Projects were presented to the City Council on March 9, 2010.



FY2010/11 Capital Projects
Non-site specific or multi-site projects are not shown



Note: Details for the project numbers listed on the map above are provided in alphabetical project order on the following pages.



2010-2015 CAPITAL IMPROVEMENT PROGRAM

**City of Sacramento
Capital Improvement Program**

101000000

DEL PASO HEIGHTS RDA DEVELOPMENT ASSISTANCE PROGRAM

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 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9231	TAX INC. - DEL PASO HEIGHTS	\$0	\$0	\$866,191	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$866,191	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$866,191

Estimated Project Cost \$866,191

FY2010/11 Funding \$866,191

Prior Year Expenditures \$0



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

Project Number 101000000

ALKALI FLAT RDA DEVELOPMENT ASSISTANCE PROGRAM

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 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9206	TAX INC. - ALKALI FLAT	\$0	\$0	\$202,842	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$202,842	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$202,842

Estimated Project Cost \$202,842

FY2010/11 Funding \$202,842

Prior Year Expenditures \$0



Council District 1, 2
Neighborhood Area 1
Planning Area 1
Project Location Alkali Flat Redevelopment Project Area
Project Manager SHRA

Project Number 102000000

**City of Sacramento
Capital Improvement Program**

102100000

DEL PASO STREETScape

Project Description For the design and construction of streetscape improvements on Del Paso Boulevard from Acoma to Arden Way.

Project Objectives Improve facilities and amenities.

Existing Situation Inadequate facilities.

Operating Budget Impact None.

Fund	Fund Source	Budget through 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9101	SHRA - CDBG	\$0	\$0	\$826,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$826,000	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$826,000

Estimated Project Cost \$826,000

FY2010/11 Funding \$826,000

Prior Year Expenditures \$0



Council District 2
Neighborhood Area 1
Planning Area 8
Project Location Del Paso Boulevard From Acoma Street To Arden Way
Project Manager SHRA

Project Number 102100000

**City of Sacramento
Capital Improvement Program**

102200000

OAK PARK COMMUNITY CENTER PHASE II B

Project Description Expansion of the multi-purpose facility to include a team room, a conference room, full kitchen, office space, and men's and women's changing rooms.

Project Objectives Improve facilities and amenities.

Existing Situation Inadequate facilities.

Operating Budget Impact None.

Fund	Fund Source	Budget through 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9101	SHRA - CDBG	\$0	\$0	\$348,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$348,000	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$348,000

Estimated Project Cost \$348,000

FY2010/11 Funding \$348,000

Prior Year Expenditures \$0



Council District 5
Neighborhood Area 4
Planning Area 5
Project Location 3425 Martin Luther King, Jr. Boulevard
Project Manager SHRA

Project Number 102200000

JIBBOOM STREET INFRASTRUCTURE IMPROVEMENTS

Project Description Design and construction of infrastructure improvements to Jibboom Street, beginning 875 feet south of the intersection of Jibboom Street and Richards Boulevard and continuing south for 750 feet.

Project Objectives Improve facilities and amenities.

Existing Situation Inadequate facilities.

Operating Budget Impact None.

Fund	Fund Source	Budget through 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9101	SHRA - CDBG	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$100,000	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$100,000

Estimated Project Cost \$100,000

FY2010/11 Funding \$100,000

Prior Year Expenditures \$0



Council District 1
Neighborhood Area 3
Planning Area 2
Project Location Jibboom Street
Project Manager SHRA

Project Number 102300000

**City of Sacramento
Capital Improvement Program**

102400000

ROBERT T. MATSUI WATERFRONT PARK IMPROVEMENTS

Project Description Design and construction of park improvements.

Project Objectives Improve facilities and amenities.

Existing Situation Inadequate facilities.

Operating Budget Impact None.

Fund	Fund Source	Budget through 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9101	SHRA - CDBG	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$5,000	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$5,000

Estimated Project Cost \$5,000

FY2010/11 Funding \$5,000

Prior Year Expenditures \$0



Council District 1
Neighborhood Area 2
Planning Area 2
Project Location Robert T. Matsui Waterfront Park, Jibboom Street
 At The Sacramento River And I-5
Project Manager SHRA

Project Number 102400000

HISTORIC CHINESE MALL IMPROVEMENTS

Project Description Safety, pedestrian, park features, lighting, and sidewalk improvements to the mall.

Project Objectives Improve facilities and amenities.

Existing Situation Inadequate facilities.

Operating Budget Impact None.

Fund	Fund Source	Budget through 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9101	SHRA - CDBG	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$30,000	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$30,000

Estimated Project Cost \$30,000

FY2010/11 Funding \$30,000

Prior Year Expenditures \$0



Council District 1
Neighborhood Area 2
Planning Area 2
Project Location Chinese Mall, Between 3rd And 5th Streets And I
 And J Streets
Project Manager SHRA

Project Number 102500000

OAK PARK RDA DEVELOPMENT ASSISTANCE PROGRAM

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.

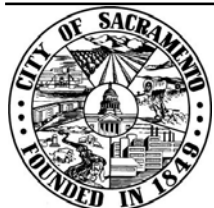
Fund	Fund Source	Budget through 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9221	TAX INC. - OAK PARK	\$0	\$0	\$1,712,575	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$1,712,575	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$1,712,575

Estimated Project Cost \$1,712,575

FY2010/11 Funding \$1,712,575

Prior Year Expenditures \$0



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

Project Number 103000000

**City of Sacramento
Capital Improvement Program**

10400000

FRANKLIN BLVD. RDA DEVELOPMENT ASSISTANCE PROGRAM

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 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9211	TAX INC. - FRANKLIN BLVD.	\$0	\$0	\$220,278	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$220,278	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$220,278

Estimated Project Cost \$220,278

FY2010/11 Funding \$220,278

Prior Year Expenditures \$0



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

Project Number 10400000

**City of Sacramento
Capital Improvement Program**

105000000

STOCKTON BLVD. RDA DEVELOPMENT ASSISTANCE PROGRAM

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 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9226	TAX INC. - STOCKTON BLVD.	\$0	\$0	\$123,696	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$123,696	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$123,696

Estimated Project Cost \$123,696

FY2010/11 Funding \$123,696

Prior Year Expenditures \$0



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

Project Number 105000000

**City of Sacramento
Capital Improvement Program**

106000000

AUBURN BLVD. RDA DEVELOPMENT ASSISTANCE PROGRAM

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 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9241	TAX INC. - AUBURN BLVD.	\$0	\$0	\$118,758	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$118,758	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$118,758

Estimated Project Cost \$118,758

FY2010/11 Funding \$118,758

Prior Year Expenditures \$0



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

Project Number 106000000

ARMY DEPOT RDA DEVELOPMENT ASSISTANCE PROGRAM

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 6/2010	Est Balance 6/2010	2010/11	2011/12	2012/13	2013/14	2014/15
9236	TAX INC. - ARMY DEPOT	\$0	\$0	\$342,383	\$0	\$0	\$0	\$0
This Project Total		\$0	\$0	\$342,383	\$0	\$0	\$0	\$0

2010 - 2015 Funding \$342,383

Estimated Project Cost \$342,383

FY2010/11 Funding \$342,383

Prior Year Expenditures \$0



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

Project Number 107000000