

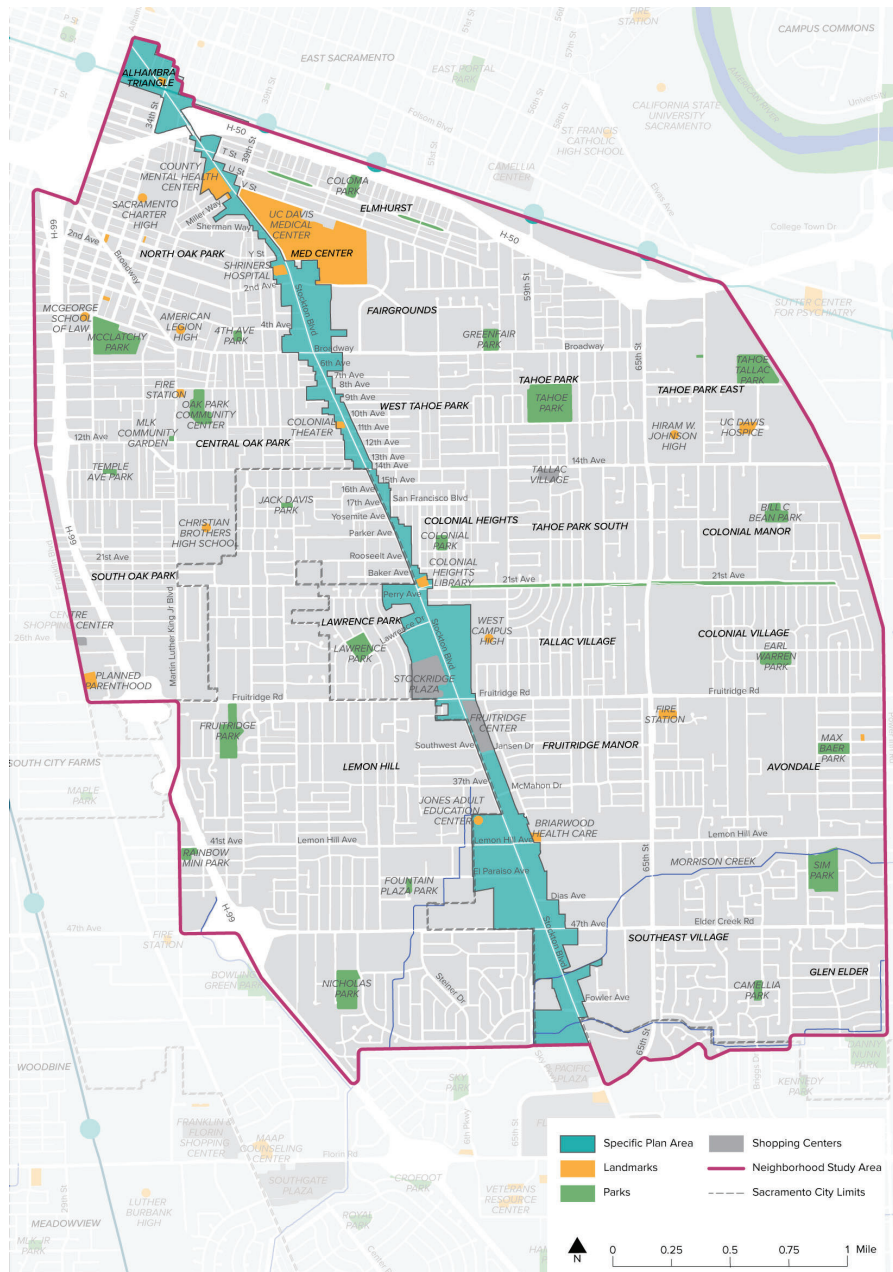


Stockton Blvd Plan Project Overview & Glossary

What is the Stockton Blvd Plan?

The Stockton Blvd Plan is a partnership between the City of Sacramento, community members, and organizations to transform Stockton Blvd into a thriving corridor that expands opportunities for, and supports the cultures of, existing residents and small businesses while accommodating growth and centering racial equity.

Stockton Blvd Plan Area



Strategy Exercise: Join the Conversation!

Based on public input, we have put together a list of potential strategies for each of the below five priority topics.

- **Housing & Anti-Displacement**
- **Inclusive Economic Development**
- **Placemaking, Arts, & Culture**
- **Environment & Public Health**
- **Community Engagement & Capacity Building**

For each topic, we want to know:

1. Which of the potential strategies would be most impactful to your community? Pick three.
2. Are there additional strategies we should be considering for Stockton Blvd?

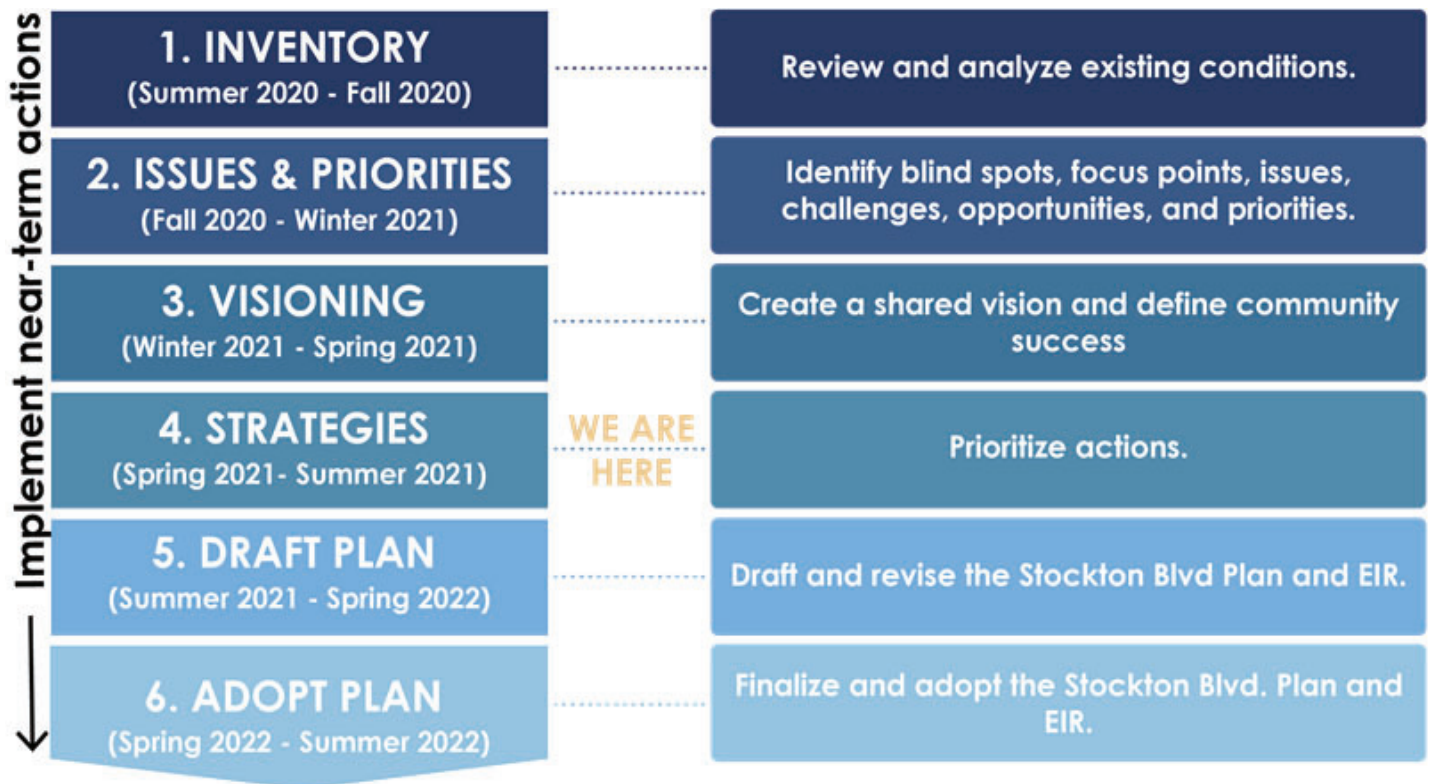
Please note that these potential strategies have been suggested by community members and/or the City and have not been studied or vetted to confirm if they are feasible to implement. After we have heard from you regarding whether a potential strategy has your support, we will bring back the list for you to confirm and prioritize. Ultimately, your feedback will help us formulate the policies and actions that will make up the Stockton Blvd Plan.

Additional Opportunities to Participate

Visit www.cityofsacramento.org/Stockton-Blvd-Plan for more information and to sign up for email updates!

Thank you for your feedback!

Stockton Blvd Plan Process



Glossary

The glossary below is a list of terms and concepts organized alphabetically to help guide your decision-making.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as “granny flat” or “second unit.”

Anti-Displacement: Strategies intended to advance the interests of lower-income individuals and families who are at risk of displacement from their neighborhoods due to new investment in housing, businesses, and infrastructure, including transit.

Collective Ownership Models: Ownership by a group for the benefit of members of that group. Examples of collective ownership models include housing cooperatives or “co-ops,” in which individuals buy into a building and collectively own that building, sharing responsibilities with fellow tenants or owners, and community land trusts (see Community Land Trusts for more detail).

Community Land Trusts: A system of tenure in which the land is owned by an entity, usually a nonprofit, and the buildings on the land are owned or leased by residents. This dual ownership model, which separates the cost of the land from the cost of the buildings, can make homeownership more accessible to low- and moderate-income families. The Sacramento Community Land Trust (SacCLT) is an example of a nonprofit land trust organization operating in the Sacramento region.

Community Bank: A bank owned and operated by members of the community that it serves. Community banks tend to focus on the needs of the businesses and families where the bank holds branches and offices. Lending decisions are made by people who understand the local needs of families, businesses, and farmers. Employees often reside within the communities they serve.

Crowdfunding: A way to raise money for a project, organization, or individual by collecting small amounts of capital, or money, from a large number of people. For example, funds could be used for local development projects such as housing, grocery stores, or parks.

Cultural Zones: Dedicated areas, or zones, to promote and preserve cultural heritage and history.

Displacement: Occurs when certain groups of individuals or households (often low-income) are forced to move from neighborhoods as a result of rising housing costs and neighborhood conditions associated with new investments in those neighborhoods.

Food Recovery: The practice of collecting edible food that would otherwise go to waste from places such as restaurants, grocery stores, produce markets, or dining facilities and donating it to local food distribution agencies to help feed those in need.

Gentrification: The process by which higher income households displace lower income residents of a neighborhood, changing the character of that neighborhood.

Inclusive Economic Development Investment(s): Investments that expand economic opportunities that benefit underserved and underrepresented communities, thereby reducing social, racial, health, and economic disparities in these communities. Through public and private actions that are responsive to community need and build on resident assets, these investments foster small business growth, increase quality jobs, stabilize people in safe and affordable homes, prepare residents of all ages to fill jobs, improve neighborhoods, and increase household wealth.

Land Bank: An entity created by the government or a nonprofit corporation that is focused on the conversion of vacant, abandoned, and tax delinquent properties into productive uses, such as affordable housing.

Micro Loan Program: Provides small loans to start-up, newly established, or growing qualified applicants or small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative to obtain credit.

Priority/Opportunity to Purchase Acts: Policies to provide tenants or nonprofit organizations with the right of first offer, and/or the right of first refusal, to purchase the property or building.

Real Estate Transfer Tax: Sometimes called a deed transfer tax, is a one-time tax or fee imposed by a state or local jurisdiction upon the transfer of real property.

Real Estate Investment Trust (REIT): A company that owns and operates income-producing real estate (eg., commercial, office, apartment) as part of its own investment portfolio. REITs provide a way for individual investors to earn a share of the income produced through commercial real estate ownership – without actually having to go out and buy commercial real estate.

Rental Equity Models: A model where low-income renters build wealth, develop ownership skills, and help stabilize their community. An example is where residents earn “equity credits” toward a cash payment each month by fulfilling the requirements of their lease agreement including paying their rent on time, attending monthly resident meetings, or maintaining designated common areas on the property.

Resale Inspection Program: Requires homes to be evaluated to ensure that residential units meet minimum building codes and health, fire, and safety regulations before they are sold.

Relocation Assistance Program: Program to support tenants who are involuntarily displaced from their homes with advisory or financial assistance.

Universal Basic Income (UBI): A government program in which every adult citizen receives a set amount of money regularly regardless of their employment status. It is also called a citizen’s income, guaranteed minimum income, or basic income.