

SACRAMENTO
REVITALIZATION



65TH
STREET

**BUILDING CONNECTIONS
BETWEEN PEOPLE AND PLACES**



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With light rail, regional serving roadways, and nearby California State University Sacramento, the vision for the 65th Street area is to go beyond this destination's current appeal.

Redevelopment boldly emphasizes creation of quality, transit-oriented developments that uniquely blend residential, shopping and industrial uses.



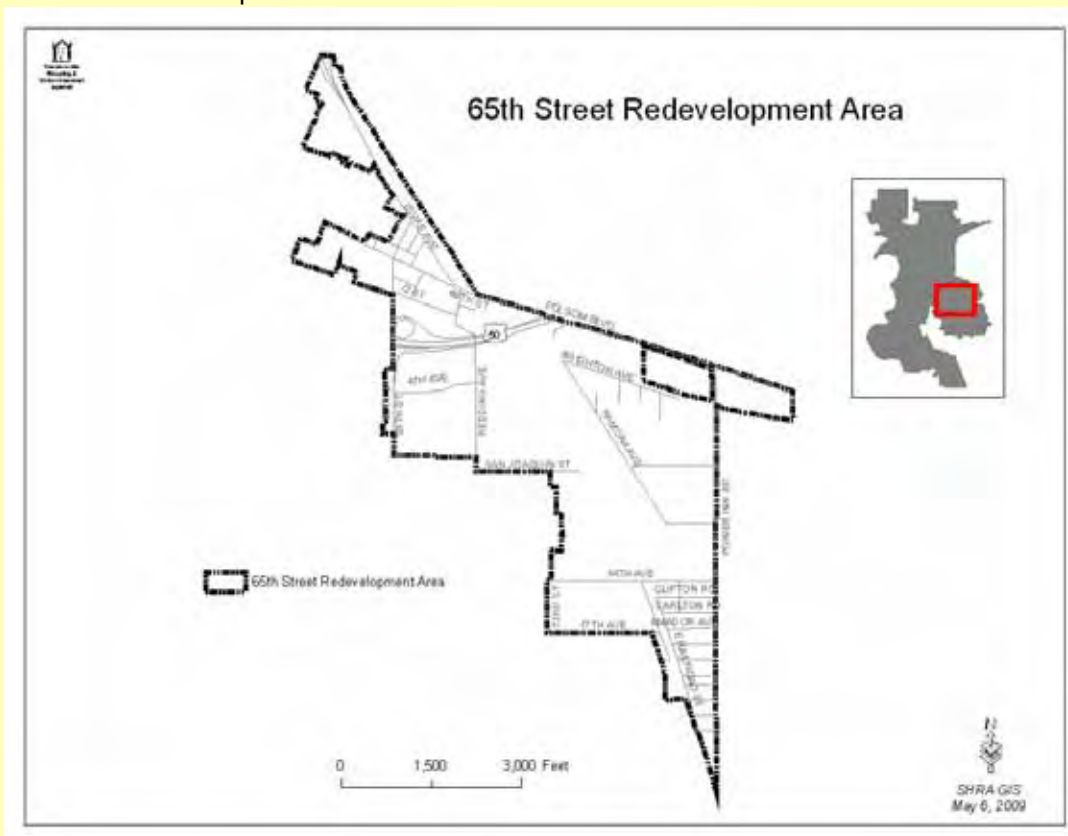
65TH STREET





ABOUT 65TH STREET

In the early 1900's, the 65th Street Redevelopment Project Area was primarily a farming area, sparsely developed with relatively few homes. With the construction of the Southern Pacific Railroad, and the subsequent construction of Highway 50, the area soon became an industrial area. Today the area is centrally located to a variety of transportation facilities including the 65th Street Light Rail Station. It features easy access to Highway 50, major employers such as the Sacramento Municipal Utility District (SMUD), California State University, Sacramento (CSUS), a private high school, and the well-established residential neighborhoods of East Sacramento and Tahoe Park. The area is poised for new office, retail, and residential development.



Recognizing the opportunities for transit oriented development in the 65th Street area, the City of Sacramento developed the 65th Street/University Transit Village Plan and the South 65th Street Area Plan. Both plans provide land use, parking/circulation, open space and infrastructure goals, as well as policies and objectives towards creating a transit village district in the area. Formation of the 65th Street Redevelopment Project Area provides opportunities to implement both plans.



Notable Timeframes:	What is There?														
Redevelopment Plan: Adopted 2004 Expires 2034 Repay Indebtedness Expires 2049 Incur Indebtedness Expires 2024	<p style="text-align: center;">654 Acres</p> <table border="1"> <caption>Land Use Distribution Data</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Ind</td> <td>37%</td> </tr> <tr> <td>Vacant</td> <td>19%</td> </tr> <tr> <td>Ret / Com</td> <td>15%</td> </tr> <tr> <td>Pub</td> <td>12%</td> </tr> <tr> <td>Res</td> <td>14%</td> </tr> <tr> <td>Other</td> <td>3%</td> </tr> </tbody> </table>	Category	Percentage	Ind	37%	Vacant	19%	Ret / Com	15%	Pub	12%	Res	14%	Other	3%
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Implementation Plan: 2009 – 2014															
Housing Compliance Plan: 2005-2014 (For affordable housing program planning)															



POSITIONING FOR THE FUTURE

During the current Implementation Plan period, the Agency championed several successful projects and programs in the 65th Street Redevelopment Project Area due to the issuance of a \$6,000,000 Bond for the Area.

Bus Transfer Facility Design: In 2009, the Agency provided \$500,000 for the design of the 65th Street Bus Transfer Facility. The design of the bus transfer facility will allow for Regional Transit to vacate the current site that is adjacent to the 65th Street Light Rail Station. The goal is to build a mixed use Transit Oriented Development projects on the vacated Regional Transit land.

Redding Avenue Bicycle and Pedestrian Improvements Final Design: In 2007, the Agency provided \$100,000 to City of Sacramento Department of Transportation to complete the design of Redding Avenue Bicycle and Pedestrian improvements. The project includes bike lanes, curb and gutter, landscaped planters, separated sidewalks and lighting along Redding Avenue between 4th and Q Streets. The Sacramento Area Council of Governments (SACOG) awarded a \$745,000 grant and SHRA provided the local match of \$100,000 for Phase I. Phase I includes, design, acquisition, and environmental review and is anticipated to complete by 2010. The next steps are the allocation funding for the construction of the project which is slated to begin in 2010 or 2011.

Redding Avenue Detention Basin Improvements: The Detention Basin/Park project increases the storm water detention capacity for water runoff from 65th Street area projects. The project includes the acquisition of land and development of a detention basin/park along Redding Avenue. The Agency provided a bridge loan of \$1,925,000 for acquisition and construction of the project. It is expected to be completed in the in early 2010.



REDEVELOPMENT PLAN GOALS

In order to guide the process of redevelopment within the Project Area the Agency established a list of goals for the 65th Street Redevelopment Plan ("Redevelopment Plan"). These goals formulate the overall strategy for this Implementation Plan and will serve as a guide for the Agency's activities over the next five years.

The Agency's redevelopment goals for the Project Area are as follows:

- a) The elimination of blighting influences and the correction of environmental deficiencies in the Project Area.
- b) The replanning, redesign, and development of portions of the Project Area, which are stagnant or improperly utilized.
- c) The assembly of land into parcels suitable for modern, integrated development.
- d) The improvement of pedestrian, bicycle and vehicular circulation in the Project Area, in particular, public transit access and support.
- e) The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements.
- f) The provision of adequate land for parking and open spaces.
- g) The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the entire Project.
- h) The provision of opportunities for participation by property owners in the revitalization of their properties.
- i) The increase, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.



IMPLEMENTATION PLAN STRATEGY

Based on the 65th Street/University Transit Village Plan the South 65th Street Area plan and the future Ramona Avenue Area, the redevelopment strategy for the Project Area entails building a sense of place where every project completed contributes toward creating a viable mixed-use transit village.

The following is the redevelopment strategy for implementing the Redevelopment Plan goals.

- a) Develop a world class transit village adjacent to the 65th Street transit facility. Encourage development that meets the principles of the Transit Village Plan and South 65th Street Area Plan. Establish a neighborhood mixed-use district that serves the existing neighborhoods, the growing number of students and faculty at CSUS, and transit riders.
- b) Plan the transformation of the eastern portion of the Redevelopment Area. The vision outlined in the City of Sacramento 2030 General Plan identified it as an area of opportunity for future development as the innovation or technology village. SHRA along with the area stakeholders that include, the City of Sacramento, Regional Transit, CSUS, SMUD, and the neighborhoods of East Sacramento and Tahoe Park will work collaboratively to implement the 2030 General Plan vision for the eastern portion of the Redevelopment Area.
- c) Remove barriers that would enable development to reach its full potential as envisioned in the Transit Village Plan, the South 65th Street Area plan and the future Ramona Avenue Area by remediating inadequate public improvements, facilities, and utilities necessary to support higher-density development. This is critical towards attracting smart growth development to the area.
- d) Provide a variety of affordable housing types, including lofts and townhouses in proximity to light rail, to fit the diverse needs, interests and income levels in the 65th Street area. Create catalyst mixed-use and mixed-income products along the major corridors in the Project Area by working with developers.



REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

Over the next five years, the Agency proposes to implement the 65th Street redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Station Block Development Potential projects may include acquisition of key sites, demolition, site assembly, gap financing, rehabilitation of existing properties, improvements to public facilities and infrastructure to facilitate a development projects that may include a mix of uses.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>\$3,500,000</p>	<p>a,b,c,d,e,h,i</p>	<p>a,c,d</p>
<p>Transportation and Streetscape Improvements Projects include transportation and streetscape improvements needed to improve the connectivity in the area, increase pedestrian and bicycle safety and access, relieve congestion and decrease traffic impacts to neighborhoods. Potential projects may include but not limited to improvements to 65th Street, Folsom Boulevard, Redding Avenue, Elvas Avenue, Ramona Avenue, improvements identified in the Station Area Study and area-wide as needed.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,d,e,g</p>	<p>a,b,c,d</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Ramona Avenue Area Promote regional efforts to attract jobs, retail, office and housing in the Ramona Avenue Area (boundaries US 50 north, bowtie south, UPRR west and Power Inn Road east) . The stakeholders should collaborate to facilitate an innovation or technology village in the area. Potential projects could include conducting comprehensive planning for the area to encourage redevelopment activities.</p> <p>Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,b,c,d,e,f, h,i</p>	<p>b, c</p>
<p>Infrastructure Improvements and Public Facilities Projects include needed improvements to support higher-density development envisioned in the Transit Village Plan, South 65th Street Area Plan, and the Ramona Avenue Area. Infrastructure may include the following types of improvements: combined sewer system, drainage system, detention basin, park development, and water distribution system and other public facilities.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,d,e,f,g</p>	<p>a, b, c, d</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Planning Efforts Projects may include comprehensive planning for the eastern portion of the Redevelopment Area and the Ramona Avenue Area. Consolidation of the existing plan with the new planning efforts may be a future consideration. Establish design goals and implement guidelines that result in high quality design and quality consistency among projects, bring unity and integrity to the project area.</p> <p>Completion of this project will eliminate factors hindering economically viable uses.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,b</p>	<p>a, b</p>
<p>Development Assistance This program provides gap financing to projects that will bring continued commercial and residential revitalization to the Redevelopment Area. It provides assistance to construct and rehabilitate residential, commercial, and mixed-use projects supporting the 65th Street Transit Village and the 65th Street South Area Plan. Identify contaminated sites and collaborate with other agencies to eliminate potential toxic contamination that prevents development.</p> <p>Potential projects may include acquisition of key sites, demolition, site assembly, gap financing, rehabilitation of existing properties, improvements to public facilities and infrastructure.</p> <p>Completion of this project would result in correcting inadequate public improvements and increasing lease rates.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,b,c,d,e,f, h,i</p>	<p>a, b, c, d</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Commercial Revitalization Program Provide commercial loans to building owners to improve commercial building facades and related site improvements such as parking lot resurfacing, landscaping, lighting, fencing or monument signs. Currently funded through CDBG Funds</p> <p>Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,h</p>	<p>a</p>



AFFORDABLE HOUSING PROGRAM – 2009 THROUGH 2014

Due to its proximity to the 65th Street Light Rail Station and Bus Transfer Facility, the 65th Street Redevelopment Project Area is uniquely situated to provide a variety of housing options. Those options may include housing for a variety of income levels including student housing as well as low and moderate income units and market rate units. Housing types that would be appropriate for the 65th Street Redevelopment Project Area include lofts, condominiums, single family and multi-family that support Transit Oriented Development (TOD). Supportive TOD projects should be encouraged develop with densities and architecture that complement the existing transportation options in the area.

Over the next five years, the Agency proposes to implement the residential component of the 65th Street redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Transit Oriented Development / Mixed-Use Projects Encourage commercial and residential mixed-use projects near transit stations with a mix of income levels in support of transit ridership. Mixed-use projects may include housing with retail and/or office uses.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion..... 2009 – 2014</i></p>	<p>Contingent on available funding</p>	<p>a,h,i</p>	<p>a, b, c, d</p>



HOUSING PROGRAM COMPLIANCE OBJECTIVES

For more than 60 years, the Redevelopment Agency has played a key role in providing housing assistance to individuals and families of modest financial means ensuring that they have a safe, clean and affordable place to live and are able to participate in a dynamic economy. As required by the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*, "CRL"), this section of the Implementation Plan identifies the Agency's housing assistance strategy including prior affordable housing activities, future anticipated housing need, and planned housing projects and programs. The CRL's requirements are explained below, as well as the Agency's past accomplishments and housing production requirements, and its future housing requirements.

In addition to the plans, activities, and projects just described in the redevelopment program, the facilitation and financing of affordable housing is an important and mandatory function of redevelopment. As tax increment revenues are generated in redevelopment project areas, 20 percent of the gross revenue stream is immediately set aside and placed in the Low and Moderate Income Housing Fund. Those funds, pooled with other federal and state resources and tax credits, provide an important financing tool to assist in the development of income-restricted, affordable housing projects.

In 2004, the Agency received the authority to expend Project Area housing set-aside funds either inside or outside the Project Area and to aggregate housing production activities and expenditure requirements among all of the Project Areas. The Agency approaches housing compliance from a citywide perspective to more effectively meet housing program objectives for the Agency and this Project Area in particular.

This section of the Implementation Plan, along with the Housing Compliance Plan for the City, addresses specific requirements in state law with respect to prior affordable housing activities and the anticipated housing program over a 10-year period, beginning in 2005. Redevelopment housing requirements generally fall into three categories: *Housing Production*, *Replacement Housing*, and *Expenditures by Household Type*. While *Housing Production* and *Replacement Housing* are reflected within this Implementation Plan, the *Expenditures by Household Type* is reflected in the Housing Compliance Plan for the City, which provides a comprehensive report reflecting the City's affordable housing compliance.

Housing Production

To estimate the number of housing units that need to be affordable to low- and moderate-income households, the Agency estimated the total number units to be constructed or substantial rehabilitated in the Project Area and applied formulas established in the CRL.

The following chart summarizes the production goals over various time periods as required by the CRL. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a 10-year period.



Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
Prior Period	288	44	18
10 Year Compliance Period	444	67	27
<i>Actual (2005 to 2009)</i>	144	22	9
<i>Project (2010 to 2014)</i>	300	45	18
Future Forecast <i>2015 to 2034</i>	1,315	197	78
Redevelopment Plan Duration <i>2004 to 2034</i>	2,047	308	123
Notes:			
1/ Based on 15 percent of actual/assumed units developed by entities other than Agency. (No units developed by Agency.) All figures rounded up.			

As shown in the preceding table, the Agency anticipates a need for 67 affordable units (including 27 very low-income units) to fulfill its production goals for the 10-year period, and 308 affordable units (including 123 very low- income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the following table.



Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Units Requiring Future Production		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
Prior Period /1 <i>In Project Area</i> <i>Outside Project Area /2</i>	44	18	44	18	0	0	0	0
			0	0				
			44	18				
10 Year Compliance Period /3	67	27	22	9	45	18	0	0
Actual (2005 to 2009)	22	9			0	0	0	0
<i>Inside Project Area</i>			0	0				
<i>Outside Project Area /2</i>			22	9				
Projected (2010 to 2014)	45	18			45	18	0	0
<i>Inside Project Area</i>			0	0				
<i>Outside Project Area /2</i>			0	0				
Future Forecast (2015 to 2034)	197	78	0	0	197	78	0	0
Redevelopment Plan Duration (2004 to 2034)	308	123	66	27	242	96	0	0
Notes:								
1/ Includes units from Atrium Court Apartments (52 units) and Casa Natomas (36 units).								
2/ Units produced outside the Project Area credited on a 2-for-1 basis. In 2005, the Agency obtained the authority to aggregate its production needs among project areas in its jurisdiction and credit units produced in other project areas on a 1-for-1 unit basis.								
3/ Includes units from Westview Ranch (44 units).								

As shown in the preceding table, the Project Area has a 67 unit affordable housing production need for the 10-year planning period, including 27 very low-income units. 22 units were required to be produced during the 2005-2009 period, and 22 units were produced outside



the project area, thereby meeting the requirement. As described earlier in this Implementation Plan, the Agency anticipates development of affordable housing projects in the Project Area over the 10-year planning period. Preliminarily, these projects could result in the development of more than 20 affordable units over this time frame. If additional affordable units are needed, the Agency may meet these requirements in projects completed outside the Project Area.

Replacement Housing

CRL requires that whenever housing occupied by low and moderate income persons or households are destroyed as part of an Agency project, the Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated. These units must provide at least the same number of bedrooms destroyed, and 100% of the replacement units must be affordable to the same income categories (i.e. very low, low, and moderate) as those removed. The Agency receives a full credit for replacement units created inside or outside the Project Areas.

The Agency anticipates removing 3 very low and low income housing units, consisting of 7 bedrooms, from the 3004, 3012, and 3030 Redding Avenue during the 10-year period. The Agency is required to replace these units within four years of removal and the following table illustrates how the Agency anticipates satisfying replacement housing needs generated by the removal of these units. The Agency anticipates creating 3 replacement units with a total of 7 replacement bedrooms through the project detailed in the following table. The Agency's actions as detailed in the table confirm that it has met and will meet the anticipated replacement housing obligation for the 10-year period.

The Agency does not anticipate demolishing or removing any other affordable dwelling units during the remaining 10-year period.



Replacement Housing Obligations					
Project	Total Bedrooms	Total Units	Very Low Income Units	Low Income Units	Moderate Income Units
Units Removed					
3012 & 3030 Redding Ave	5	2	2	0	0
3004 Redding Ave	2	1	0	1	0
Total Units Removed	7	3	2	1	0
Replacement Units					
Willow Glen Apartments	7	3	2	1	0
Total Replacement Units	7	3	2	1	0

Expenditures by Household Types

As reflected in the Housing Compliance Plan of the City, the Agency aggregates Project Area housing set-aside in order to more effectively meet housing program objectives. As a result, the *Expenditures by Household Types* can be found in the Housing Compliance Plan of the City.