

SACRAMENTO
REVITALIZATION



OAK PARK

THE RESURGENCE OF SACRAMENTO'S FIRST SUBURB



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Over 150 years ago, downtown Sacramento's first suburb emerged in the nearby Oak Park neighborhood—complete with its own commercial district and appealing homes. Over time, the character of this area expanded beyond its physical improvements, and now Oak Park is one of the most socially and culturally diverse areas of the City, resulting in a vibrant area that includes Pacific McGeorge School of Law, medical facilities, and a growing creative class.

OAK PARK





ABOUT OAK PARK

Oak Park is a densely populated, largely residential area intersected by commercial streets including Broadway and Martin Luther King Jr. Boulevard. One of Sacramento's oldest communities and its first suburb, the neighborhood of Oak Park began as a sparsely developed farming community when first settled 150 years ago.

By the first part of the 20th Century, Oak Park had developed into a stable middle-class area of modest single-family homes. However, homeowners hard hit by the Depression and then by the demands of World War II were unable to maintain or rehabilitate their homes. After the war, those who could afford it left Oak Park for inexpensive new suburbs outside the central city. With the flight of middle-class homeowners, economic and social conditions in the area spiraled downward. By the late 1960's, Oak Park residents were calling for help to address widespread deteriorating housing and commercial property, inadequate public infrastructure, empty lots and abandoned buildings, refuse, and abandoned vehicles.



Currently, Oak Park is faced with a new set of challenges such as the downturn in market and economic conditions, and the foreclosure crisis which has adversely affected the Oak Park neighborhood by removing people from their homes, devaluing property values, and increasing crime and code enforcements issues.

In 1973 the City of Sacramento established the Oak Park Redevelopment Project Area. Since then, in partnership with community members and businesses, the Agency has assembled small lots into larger parcels that support new development; improved streets and sidewalks; built affordable housing; and offered various incentives and support for commercial and residential investment. This document outlines the strategies and projects to be implemented over the next five years to continue to respond to the neighborhood challenges and to support redevelopment of Sacramento's first suburb.



Notable Timeframes		Existing Land Use
Redevelopment Plan	Adopted 1973 Expires 2016	1,305 Acres
Time Limit to Incur Indebtedness	2013	<p>Other 22%</p> <p>Public 7%</p> <p>Church 6%</p> <p>Vacant 5%</p> <p>Ret / Com 6%</p> <p>Res 54%</p>
Time Limit to Commence Residential Eminent Domain	2010	
Time Limit to Commence Commercial Eminent Domain	2014	
Time Limit to Repay Indebtedness	2026	
Implementation Plan	2009-2014	
Housing Compliance Plan	Exempt	



POSITIONING FOR THE FUTURE

Over the past five years, the Redevelopment Agency of the City of Sacramento has championed several successful projects and programs in Oak Park including:

- 4th Avenue Lofts:** In 2007, local development team 4th Avenue Lofts, LLC constructed 7 loft style homes and 3 live/work loft homes at the corner 35th Street and 4th Avenue. The total project cost was \$3.3 million with SHRA providing almost \$1 million in tax increment funds. This quality in-fill development project furthered the goal of the Broadway/Stockton Urban Design Plan to create a vibrant, mixed-use district along 35th Street. It also eliminated blighting conditions by developing a long-time vacant property into an active market rate residential and mixed-use development in the heart of the Oak Park Historic Commercial District.
- Oak Park Street Lighting Program:** In 2006, the Redevelopment Agency funded the installation of historic, pedestrian-level street lights in two areas surrounding the historic core area of Oak Park, specifically between 5th Avenue and Y Street and Alhambra and Santa Cruz. This project completed in 2008, invested \$1.3 million in Oak Park Tax Exempt Bond funds, adding 191 street lights which have enhanced the urban environment during the day by the use of decorative poles and fixtures and at night by the provision of pedestrian level light which deters undesirable and illegal activities and increases safety.
- Oak Park Community Center Expansion:** A master plan for the Oak Park Community Center, created in 2001, led to a \$1 million expansion to the facility which provided a more spacious workout room and administrative space. The Phase Two expansion project completed in early 2009 included a new 10,500 square foot multi-purpose building with basketball/volleyball courts and a stage. This \$6 million project leveraged funds from a variety of sources including \$1.6 million in SHRA tax exempt bond funds, \$3 million from the State of California through the Proposition 40 Urban Park Act program, \$1 million from the Community Reinvestment Capital Improvement Program, and \$400,000 from the City's Park Development Impact Fees.

Martin Luther King Jr. Blvd. Streetscape and Urban Design Master Plan

MLK Boulevard between Broadway and Fruitridge is a historic corridor with a mix of residential and commercial uses and home to seven schools. Over the past 30 years the corridor has deteriorated and consists today of a number of infrastructure deficiencies, dilapidated buildings and numerous vacant lots and its current condition does not honor the cultural importance of Dr. Martin Luther King, Jr., its namesake.

A bold plan of action is required to restore this boulevard as a prominent thoroughfare for educational, business and leisure activities while providing a safe and vibrant path of travel. The MLK Master Plan institutes an aggressive approach to the revitalization of MLK Blvd and at the end of 2008 \$6.6 million was allocated for Phase I Improvements.

Phase I Improvements include streetscape improvements from Broadway to 21st Ave and on 21st Ave, a community center plaza and 9th Ave realignment, gateways at 21st Ave, Broadway and Fruitridge, a community garden at 12th and MLK and acquisition of opportunity sites.





- **McClatchy Park Master Plan Update:** In April, 2008 the City Council adopted the Parks and Recreation Safety Implementation Plan (PSIP) to design and implement capital improvements and operational enhancements that create positive, clean, vibrant, and safe environments for park users at nine parks throughout the City which included McClatchy Park—a community focal point of Oak Park. As part of the PSIP, SHRA partnered with the Department of Parks and Recreation and provided \$100,000 to develop the McClatchy Park Master Plan Update (Master Plan). The Master Plan was developed through an extensive community outreach process that sought to improve natural surveillance, existing infrastructure, and increase recreational use. The Master Plan and funding of \$1,979,000 for the Phase 1A Improvements were approved in March, 2009. The City of Sacramento provided \$1,186,000 and SHRA provided the remaining gap of \$793,000. The Phase 1A Improvements are to be completed by the end of 2010 and will include demolition of the existing restrooms, demolition of the former Police Athletic building, the construction of a new concession and restroom building, irrigation modifications, and park furniture. Implementation of the entire Master Plan is estimated at more than \$12 million.



REDEVELOPMENT PLAN GOALS

The Oak Park Redevelopment Plan goals adopted in 1973 and amended in 1998 reflect the overarching community goals that the Agency uses to guide the area's revitalization efforts.

- a. **Housing:** To provide standard housing for all families presently residing in the Oak Park area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.
- b. **Social:** To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.
- c. **Environmental:** To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.
- d. **Economic:** To increase and develop economic activity in the area by attracting new business, assisting existing business and enhancing property values. To provide for new housing within the means of the majority of area residents. To the maximum extent allowable by applicable law, to enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.



IMPLEMENTATION PLAN STRATEGY

The following implementation strategy represents the specific approach and criteria that the Agency will use over the next five years to select and implement development projects in the Oak Park Redevelopment Area.

- a. **Oak Park Historic District Place Making Initiative:** Transform the Oak Park Historic District through signature private and public redevelopment projects that creates a vibrant and active focal point for the surrounding community.
- b. **Corridor Development and Enhancement:** Attract high-quality infill development on the three Oak Park corridors of Broadway, Martin Luther King Jr. Boulevard and Stockton Boulevard. Invest in catalytic mixed-use residential and commercial developments, a variety of housing types, and streetscape improvements.
- c. **Strengthen the Residential Neighborhoods:** Facilitate the development of complete residential neighborhoods by developing a variety of housing types for all income levels and providing high-quality community facilities.
 - i. **Housing:** Promote quality infill development through a variety of housing types and encourage quality mixed-use and mixed-income projects.
 - ii. **Community Facilities:** Identify strategies to expand and improve culturally, socially and health focused gathering places for neighborhood residents.



REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

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

Project/Program Description	Estimated Redevelopment Investment (Contingent Upon Funding)	Goals To Be Achieved	Strategies To Be Achieved
<p>Triangle and Former Goodwill Building Development Development of a mixed-use project located in the Historic Oak Park District on the north side of Broadway between 34th and 35th Streets.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, developing vacant lots and improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion.....2009 thru 2012</i></p>	<p>\$4,000,000- \$5,000,000</p>	<p>a, c, d</p>	<p>a, b, c (i)</p>
<p>Oak Park Historic District Program Promote development and revitalization of this historic commercial and cultural neighborhood center into a vibrant mixed-use district. Potential projects may include acquisition of key sites, developer assistance, rehabilitation of existing properties, place making amenities, and improvements to public facilities and infrastructure.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, developing vacant lots, improving unsafe and unhealthy buildings and correcting inadequate public improvements.</p> <p><i>Anticipated Completion.....2009 thru 2014</i></p>	<p>\$500,000- \$2,000,000</p>	<p>a, b, c, d</p>	<p>a, b, c</p>



Project/Program Description	Estimated Redevelopment Investment (Contingent Upon Funding)	Goals To Be Achieved	Strategies To Be Achieved
<p>Broadway/ Martin Luther King Jr. Blvd Development Facilitate the development for the construction of a mixed-use project at the southeast corner of Broadway and MLK Jr. Blvd on an Agency owned site.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion.....2009 thru 2014</i></p>	<p>\$1,000,000- \$4,000,000</p>	<p>a and c</p>	<p>b, c (i)</p>
<p>Stockton Boulevard Corridor Development The Agency is pursuing the development of several infill opportunity sites and the rehabilitation of existing commercial businesses. Potential projects may include acquisition of key sites, developer assistance, rehabilitation of existing properties, support of parking along the corridor, improvements to public facilities and infrastructure.</p> <p>The focus of this program is to bring high-quality mixed-income residential and commercial development to existing privately and Agency owned properties which may include:</p> <ul style="list-style-type: none"> ▪ Donner Field Development Site ▪ Stockton/9th Avenue (East) Development Site ▪ Stockton & 9th/10th (West) Development Site ▪ 4749 14th Reuse ▪ Other Opportunity Sites <p>Completion of this project would result in eliminating factors hindering economically viable use and improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion2009 thru 2014</i></p>	<p>\$1,000,000- \$7,000,000</p>	<p>a, c, d</p>	<p>b and c (i)</p>



Project/Program Description	Estimated Redevelopment Investment (Contingent Upon Funding)	Goals To Be Achieved	Strategies To Be Achieved
<p>Martin Luther King Jr. Boulevard Master Plan Improvements</p> <p>The Martin Luther King Jr. Blvd Streetscape and Urban Design Master Plan institutes an aggressive approach to the revitalization of MLK Blvd and the surrounding neighborhoods. Currently funded, Phase 1 Improvements include streetscape improvements from Broadway to 21st Ave and on 21st Ave, community center plaza and 9th Ave realignment, gateways at 21st Ave, Broadway and Fruitridge, a community garden at 12th and MLK and acquisition of opportunity sites. Phase 2 Improvements may include streetscape improvements from 21st Ave to Fruitridge, alley improvements, landscape and park improvements, public art opportunities, infill development, and appropriate land use modifications.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion.....2009 thru 2014</i></p>	<p>\$1,000,000- \$3,500,000</p>	<p>b, c, d</p>	<p>b and c (ii)</p>



Project/Program Description	Estimated Redevelopment Investment (Contingent Upon Funding)	Goals To Be Achieved	Strategies To Be Achieved
<p>Public Facilities and Infrastructure In an effort to provide Oak Park with great public spaces, the Agency will work with the City to develop and implement public facility and infrastructure improvements that significantly advance the quality of life for area residents such as:</p> <ul style="list-style-type: none"> ▪ McClatchy Park Master Plan Update Improvement Projects ▪ Oak Park Community Center Phase 2B Expansion ▪ Other Public Facilities <p>Completion of this project would result in correcting inadequate public improvements and eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion2009 thru 2014</i></p>	<p>\$1,000,000- \$4,000,000</p>	<p>b and c</p>	<p>a and c (ii)</p>
<p>Commercial Revitalization/Exterior Rebate Program Provides funding for exterior rehabilitation of commercial properties. Preserving and enhancing Oak Park commercial properties will stimulate economic activity, encourage reuse of historic buildings and protect the commercial corridors from deterioration.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion.....Ongoing</i></p>	<p>\$800,000</p>	<p>c and d</p>	<p>a and b</p>



Project/Program Description	Estimated Redevelopment Investment (Contingent Upon Funding)	Goals To Be Achieved	Strategies To Be Achieved
<p>Development Assistance 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 neighborhood serving projects.</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.....Ongoing</i></p>	<p>\$250,000- \$500,000</p>	<p>a, c, d</p>	<p>a, b, c</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$9,550,000- \$26,800,000</p>		



AFFORDABLE HOUSING PROGRAM – 2009 THROUGH 2014

Over the next five years the Agency will facilitate the development of complete residential neighborhoods by developing a variety of housing types for all income levels. Specific strategies include promoting quality infill development and encouraging quality mixed-use and mixed-income projects. The Agency proposes to implement the residential component of the Oak Park redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals To Be Achieved	Strategies To Be Achieved
<p>Triangle and Former Goodwill Building Development Development of a mixed-use project located in the Historic Oak Park District at the north side of Broadway between 34th and 35th Streets.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, developing vacant lots and improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion.....2009 thru 2012</i></p>	<p>\$1,000,000- \$2,000,000</p>	<p>a, c, d</p>	
<p>Broadway/ Martin Luther King Jr. Blvd Development The Agency will facilitate the development for the construction of a mixed-use project at the southeast corner of Broadway and MLK Jr. Blvd on an Agency owned site.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion.....2009 thru 2014</i></p>	<p>\$1,000,000- \$3,000,000</p>	<p>a and c</p>	



Project/Description	Estimated Redevelopment Investment	Goals To Be Achieved	Strategies To Be Achieved
<p>Stockton Boulevard Corridor Development</p> <p>The Agency is pursuing the development of several infill opportunity sites and the rehabilitation of existing commercial businesses. Potential projects may include acquisition of key sites, developer assistance, rehabilitation of existing properties, support of parking along the corridor, improvements to public facilities and infrastructure.</p> <p>The focus of this program is to bring high-quality mixed-income residential and commercial development to existing privately and Agency owned properties which may include:</p> <ul style="list-style-type: none"> ▪ Donner Field Development Site ▪ Stockton/9th Avenue (East) Development Site ▪ Stockton & 9th/10th (West) Development Site ▪ 4749 14th Reuse ▪ Other Opportunity Sites <p>Completion of this project would result in eliminating factors hindering economically viable use and improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion2009 thru 2014</i></p>	<p>\$1,000,000- \$4,000,000</p>	<p>a, c, d</p>	
<p>Total Estimated Redevelopment Investment</p>	<p>\$3,000,000- \$9,000,000</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*. The Oak Park Redevelopment Area is exempt from the *Housing Production*. The *Replacement Housing* section is reflected within this Implementation Plan, and 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.

Replacement Housing

The 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 2 very low income housing units, consisting of 4 bedrooms, from the Days Market 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 Days Market units. The Agency anticipates creating 2 replacement units with a total of 4 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					
Days Market	4	2	2	0	0
Total Units Removed	4	2	2	0	0
Replacement Units					
Silverado Creek	4	2	2	0	0
Total Replacement Units	4	2	2	0	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.