



**THE REVIVAL OF A
GREAT DOWNTOWN NEIGHBORHOOD**



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Originally developed in the 1850's strictly for residents who worked in Downtown, the goal for redeveloping Alkali Flat is simple: To continue to revitalize Alkali Flat, while maintaining the neighborhoods historical and diverse character



ALKALI FLAT





Notable Timeframes		Existing Land Use																
Redevelopment Plan	Adopted FY 1972 Expires FY 2015	79 Acres <table border="1"> <caption>Existing Land Use Distribution</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>ROW</td> <td>26%</td> </tr> <tr> <td>Res</td> <td>25%</td> </tr> <tr> <td>Ret/Com</td> <td>19%</td> </tr> <tr> <td>Vacant</td> <td>12%</td> </tr> <tr> <td>Ind</td> <td>6%</td> </tr> <tr> <td>Public</td> <td>6%</td> </tr> <tr> <td>Other</td> <td>6%</td> </tr> </tbody> </table>	Category	Percentage	ROW	26%	Res	25%	Ret/Com	19%	Vacant	12%	Ind	6%	Public	6%	Other	6%
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Time Limit to Incur Indebtedness	FY 2012																	
Time Limit to Commence Eminent Domain	FY 2015																	
Time Limit to Repay Indebtedness	FY 2025																	
Implementation Plan	2009-2014																	
Housing Compliance Plan	2005-2014																	



POSITIONING FOR THE FUTURE

Over the past five years, the Sacramento Housing and Redevelopment Agency, has championed several successful projects and programs in Alkali Flat including:

- **Globe Mills Adaptive Reuse Senior Housing Project:** For more than 10 years the Globe Mills, a former grain mill complex built in 1911, had been abandoned on the north edge of the Alkali Flat redevelopment area. Completed December 2008, at a cost of \$38,000,000, Globe Mills has been preserved as a residential housing community providing 114 low income senior apartments in two new buildings and 31 moderate income lofts in the converted grain mill buildings.
- **524 Restaurant and F.H. Farley Historic Rehabilitation Project:** In 2007, the 524 Building, also known as the F.H Farley building, was completely rehabilitated after nearly being completely demolished from fire. A community icon for over a hundred years, this mixed-use building has been home to generations of Sacramento residents and housed a variety of neighborhood serving businesses including, a barber shop, and grocery store and hardware store before settling to its current state, which includes 7 apartment units over a restaurant (524) and martial arts business. Now realized, the project represents over \$855,000 in private and public investment.
- **Sherwood Court/Washington Rehabilitation Project:** In 2006, having outlived its affordability covenant of 30 years, all 54 units at Washington Square/Sherwood Court were in danger of becoming market rate. In order to maintain the affordability of the units the Agency partnered with CHOC, an affordable housing developer and not only preserved the units, but also rehabilitated the units. In total \$12,000,000 in public and private funds were invested into this project.

La Valentina Light Rail Station Development

Over the last several years the Redevelopment Agency assembled, a 1.2 acre vacant contaminated parcel, along 12th Street, immediately adjacent to the La Valentina Light Rail Station. For years the properties along 12th Street, a main artery into the central city, have been plagued by crime and blight. SHRA is currently in negotiations with Domus Development LLC. to develop the parcel into a 81 unit mixed-use TOD project. The ground level will include six small flexible street-front micro-commercial spaces designed for use as artist studios or galleries, as well as retail space including a cafe with outdoor seating in the central court. The eco-conscious project will use a number of sustainable strategies, including photovoltaic panels, solar domestic hot water, and a green roof. If successful, the project could be under construction by mid 2010.





REDEVELOPMENT PLAN GOALS

The Redevelopment Plan goals reflect the overarching community goals that the Agency has and continues to use to guide the area's revitalization efforts. The Plan's goals are identified as:

- a. **Housing:** The provision of safe, decent, adequate and sanitary housing through the development and rehabilitation of a mixture of housing types for all income groups;
- b. **Significant Structures:** The restoration of historically or architecturally significant structures;
- c. **Economic Development:** the creation of additional employment opportunities for Project Area residents, particularly by area businesses and industry by assisting in the creation of an economically viable commercial and industrial area;
- d. **Traffic:** The provision of a parking and circulation system which is conducive to a neighborhood character by reducing or rerouting through commuter traffic and preventing future intrusions of non-residential parking in residential area;
- e. **Financial:** The maximization of private participation and investment in the redevelopment effort, and;
- f. **Capital Improvements:** The elimination of environmental deficiencies in the Project Area, including substandard alleys and sidewalks.



OUR REDEVELOPMENT 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 Alkali Flat.

- a. **Prioritizing the Gateway:** Recognizing that 12th Street is one of the primary gateways into the downtown core and is the economic base of the Alkali Flat Project Area, a major effort is envisioned to capitalize on this asset. Strategies envisioned to help improve the 12th Street include facilitating the creation of transit oriented development projects, infill projects and improving the infrastructure. Additionally, the Agency will continue to attract and retain business to the corridor with the commercial loan and exterior rebate program
- b. **Preserving History:** As the area's first residential enclave, Alkali Flat is rich in historic structures that most be retained. In addition to the Globe Mills and other historic commercial buildings, the area is home to many distinctive residential structures. The Agency will continue to champion the preservation and/or rehabilitation of historical and culturally significant structures.
- c. **Enhancing Public Facilities and Infrastructure :** Public space, including parks, and walkable streetscapes, help enhance the quality of life of Alkali Flat residents and are a critical part of the community amenity base. The Agency will partner with the City and other community partners to create improvements and enhancements to public space throughout the project area. These efforts will include enhancements to parks and other open space, as well as investments targeted at creating street lights and parking improvements.
- d. **Housing Program: *Strengthen the Residential Neighborhoods:*** Over the next 5 years, the Agency will facilitate the development of complete residential neighborhoods through the creation and preservation of a variety of housing types for all income levels. The Alkali Flat housing strategy focuses on promoting infill, mixed-use, transit oriented development and increasing homeownership opportunities.



REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

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

Project/Program Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>La Valentina Light Rail Station Development Project (La Valentina)</p> <p>The Agency is focusing on redeveloping the 12th Street Corridor by attracting mixed-use and transit orientated development between C Street and E Street. As part of this focus, the Agency has successfully facilitated the development of Globe Mills, a 131 unit mixed income housing project on the northwest corner of 12th Street and C Street. Next, on the list is the development of La Valentina. Currently under a development agreement consists of a mixed-use/transit-oriented development on 8 vacant parcels, consisting of 1.2 acres. When realized the development will consist of 81 apartments with ground level uses that include six small flexible street-front micro-commercial spaces, retail space and a café. The focus of this project is increase housing opportunities and neighborhood serving businesses along 12th Street.</p> <p>Completion of this project will eliminate factors hindering economically viable use and eliminate underutilized blighted parcels.</p> <p><i>Anticipated Completion.....2009 thru 2011</i></p>	<p>\$7,000,000 (Tax Increment and Housing Funds)</p>	<p>a, c and e</p>	<p>a and d</p>
<p>New Housing Opportunities</p> <p>Part of the over all redevelopment strategy for the project area consists of creating residential housing through the promotion infill development, mixed-income/ mixed-use development and increasing home ownership. Over the next few years the Agency will partly achieve these goals by partnering with a housing developer to build on a vacant Agency parcel located at 1224 D Street and committing funds towards first-time homebuyer efforts.</p> <p>Completion of this project will eliminate factors hindering economically viable use and eliminate an underutilized blighted parcel.</p> <p><i>Anticipated Completion.....2009 thru 2012</i></p>	<p>\$400,000</p>	<p>a and e</p>	<p>a and d</p>



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Development Assistance This program provides gap financing to projects that will bring continued commercial, mixed use and residential revitalization to the Redevelopment Area with particular focus on the 12th Street Corridor. More so, it provides assistance to existing and new property owners who plan to develop and improve neighborhood-serving businesses and residential housing.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Timeframe.....2009 thru 2014</i></p>	\$400,000	a, b, c, e and f	a, b, c and d
<p>Commercial Revitalization/ Exterior Rebate Program Provides funding for exterior rehabilitation of commercial properties. This program is intended to attract and retain businesses to the 12th Street Corridor.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Timeframe.....2009 thru 2014</i></p>	\$200,000	a, b, c and e	a and b
<p>Additional Parking Opportunities Alkali Flat, especially the 12th Street Corridor, is severely impacted by inadequate parking. The Agency will partner with the City of Sacramento to improve parking opportunities on and in areas surrounding 12th Street.</p> <p>Completion of this project will eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion2009 thru 2012</i></p>	\$50,000	c, d and f	a and c



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Zapata Park Community Garden</p> <p>The Agency, in partnership with the City's Department of Parks and Recreation, will undertake the creation of a community garden at Zapata Park. This effort continues the Agency's and City's joint park improvement efforts, which began with improvements at John J. Neely Park.</p> <p>Completion of this project will improve the neighborhoods essential infrastructure.</p> <p><i>Anticipated Completion.....2009 thru 2010</i></p>	<p>\$32,000 (CDBG Funds)</p>	<p>f</p>	<p>c</p>
<p>Street Lighting</p> <p>Funds will be allocated towards facilitating the installation of historical streetlights in unlighted areas. Improved street lighting is intended to serve many purposes, including increasing pedestrian and traffic safety and enhancing public amenities, which are essential to the long term economic vitality of Alkali Flat.</p> <p>Completion of this project would result in correcting inadequate public infrastructure.</p> <p><i>Anticipated Completion.....:2009 thru 2012</i></p>	<p>\$300,000</p>	<p>c and f</p>	<p>a and c</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$8,382,000</p>		



AFFORDABLE HOUSING PROGRAM

Housing Program Strategy: *Strengthen the Residential Neighborhoods:* Over the next 5 years, the Agency will facilitate the development of complete residential neighborhoods through the creation and preservation of a variety of housing types for all income levels. The Alkali Flat housing program focuses on promoting infill, mixed-use, transit oriented development and increasing homeownership opportunities. The Agency will implement the residential component of the Alkali Flat redevelopment program by undertaking the following projects:

Project/Program Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>La Valentina Light Rail Station Development Project (La Valentina)</p> <p>The Agency is focusing on redeveloping the 12th Street Corridor by attracting mixed-use and transit orientated development between C Street and E Street. As part of this focus, the Agency has successfully facilitated the development of Globe Mills, a 131 unit mixed income housing project on the northwest corner of 12th Street and C Street. Next, on the list is the development of La Valentina. Currently under a development agreement consists of a mixed-use/transit-oriented development on 8 vacant parcels, consisting of 1.2 acres. When realized the development will consist of 81 apartments with ground level uses that include six small flexible street-front micro-commercial spaces, retail space and a café. The focus of this project is increase housing opportunities and neighborhood serving businesses along 12th Street.</p> <p>Completion of this project will eliminate factors hindering economically viable use and eliminate underutilized blighted parcels.</p> <p><i>Anticipated Completion.....2009 thru 2011</i></p>	<p>\$7,000,000</p>	<p>a, c and e</p>	<p>a and d</p>



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>New Housing Opportunities Part of the over all redevelopment strategy for the project area consists of creating residential housing through the promotion infill development, mixed-income/ mixed-use development and increasing home ownership. Over the next few years the Agency will partly achieve these goals by partnering with a housing developer to build on a vacant Agency parcel located at 1224 D Street and committing funds towards first-time homebuyer efforts.</p> <p>Completion of this project will eliminate factors hindering economically viable use and eliminate an underutilized blighted parcel.</p> <p><i>Anticipated Completion.....2009 thru 2012</i></p>	<p>\$400,000</p>	<p>a and e</p>	<p>a and d</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$7,400,000</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*. 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 produced for low- and moderate-income households, the Agency estimated the total number units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in 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. The following chart summarizes the production goals over various time periods as required by the CRL.



Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area /1	Required Affordable Units /2	
		Total	Very Low
Prior Period	13	3	2
10 Year Compliance Period	272	41	17
<i>Actual (2005 to 2009)</i>	112	17	7
<i>Projected (2010 to 2014)</i>	160	24	10
Redevelopment Plan Duration (2000 to 2014)	240	44	19
Notes:			
1/ Production obligation began as in 2000 as a result of an amendment to the redevelopment plan that year.			
2/ 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 41 affordable units (including 17 very low-income units) to fulfill its production goals for the 10-year period, and 44 affordable units (including 19 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 Additional Production		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
Prior Period <i>Inside Project Area</i> <i>Outside Project Area /2</i>	3	2	3	2	0	0	0	0
10 Year Compliance Period /1	41	17	97	76	24	10	80	69
Actual (2005-2009) <i>Inside Project Area</i> <i>Outside Project Area /2</i>	17	7	97	76	0	0	80	69
Projected (2010 to 2014) <i>Inside Project Area</i> <i>Outside Project Area /2</i>	24	10	0	0	24	10	0	0
Redevelopment Plan Duration (2000 to 2014)	44	19	100	78	0	0	56	59
Notes: 1/ Includes units at Globe Mills (97 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.								

As shown in the preceding table, the Project Area has a 41 unit affordable housing production need for the 10-year planning period, including 17 very low-income units. As described earlier in this Implementation Plan, the Agency anticipates development of several affordable housing projects in the Project Area over the 10-year planning period. Preliminarily, these projects could result in the development of more than 81 affordable units over this time frame, thereby achieving these housing production goals for Alkali Flat.



Replacement Housing

During the last implementation plan period there was no replacement housing required. During this implementation plan period, the Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of housing units. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time.

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.