



KEY REDEVELOPMENT PROJECTS AT RISK IN SACRAMENTO

Downtown Railyards

Mixed use transit oriented brownfield development; 240-acre infill site; 12,000 housing units including 1,800 affordable units; 19,200 permanent jobs; 56,000 construction jobs; \$2.5 billion generated annually in Sacramento region.

- Project Cost: TBD
- Prop 1C Funds: \$83 million
- Redevelopment Assistance: \$50 million

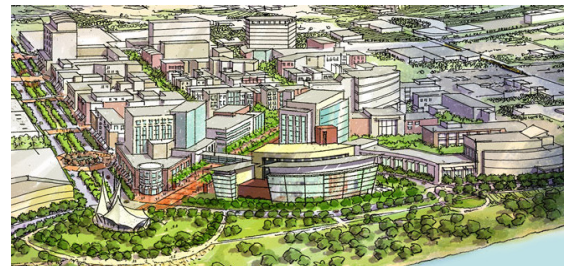


Future Railyards, Source: NY Times

Township 9*

Positioned along the American River, Township Nine is a 65-acre mixed-use urban infill development, providing nearly 2,500 housing units, 800,000 square feet of office space, and 100,000 square feet of urban retail. The project includes the new construction of a 168 unit affordable housing project.

- Project Cost: \$1.7 billion
- Redevelopment Assistance: \$4.1 million



Township 9 Concept, Source: NCRF Holdings, Inc.

Del Paso Nuevo*

Del Paso Nuevo is a 150-acre, 320 housing unit redevelopment master plan that converts a distressed area into a new neighborhood with home-ownership opportunities. 85 units completed. Construction taking place on Phase IV of VI.

- Project Cost: \$45 million
- Redevelopment Assistance: \$21 million



Del Paso Nuevo

Greenfair*

Acquisition, development, and infrastructure improvements on 8.8 acre site. Project includes 150 units of single-family affordable housing units.

- Project Cost: \$61 million
- Redevelopment Assistance: TBD

*These projects are supported with federal funds.

Broadway Triangle

Development of a three story, mixed-use building and affordable housing units on blighted properties and adaptive reuse of two historic buildings in the heart of Oak Park's historic district.

- Project Cost: \$12.6 million
- Redevelopment Assistance: \$7 million



Broadway Triangle

Arbor Creek*

Construction of a multifamily project in the Vineyard Community Planning Area. The project includes 94 affordable units and 68 senior units. The Arbor Creek Family site is preparing to submit for 9% tax credits in July of 2011. If the project is successful in receiving a 9 percent award, construction will commence in March of 2012.

- Project Cost: \$20 million
- Redevelopment Assistance: \$3 million

Broadway and MLK Development Site*

Mixed-use infill development which will include 56 units of affordable senior apartments and ground floor commercial space. Project has been approved by the Agency and is preparing to submit for 9% tax credits in July of 2011. If the project is successful in receiving a 9 percent award, construction will commence in December of 2011.

- Project Cost: \$14 million
- Redevelopment Assistance: \$4.4 million



Broadway and MLK Development

700 and 800 Blocks of K Street

Planned catalyst mixed-use development along K Street in the center of downtown. The project includes 180,000 square feet of commercial/retail space and 149 residential units. The Agency has entered into an ERN and is scheduled to approve a Disposition and Development Agreement in May of 2011.

- Project Cost: \$46 million+
- Redevelopment Assistance: \$17.25 million+

San Juan Motel Opportunity Site

Acquisition and reuse of former and obsolete mobile home park and adjacent vacant parcels as a mixed use development.

- Project Cost: \$5.8 million+
- Redevelopment Assistance: \$5.8 million



Historical San Juan Motel Sign

Curtis Park Senior Apartments

Planned development in the City of Sacramento Curtis Park Railyards project. Necessary to fulfill affordable housing obligations under the Mixed Income Housing Ordinance. 92 units for extremely low and very low income seniors. Anticipated start of construction 2013; Completion projected in 2015.

- Project Cost: \$16 million
- Redevelopment Assistance: Approx. \$6 million