

Twin Rivers – River District/Railyards Choice Neighborhoods Transformation Plan – Outline

I. EXECUTIVE SUMMARY

- A. Target Site and Neighborhood
- B. Highlights of Proposed Transformation Plan
 - Neighborhood Strategy
 - Housing Strategy
 - People Strategy
- C. Implementation
 - Budget and Schedule
 - Measuring Change and Ensuring Success

II. NEIGHBORHOOD CONTEXT

- A. City of Sacramento
- B. History of the River District/Railyards

III. COMMUNITY PLANNING AND ENGAGEMENT PROCESS

- A. Planning Structure
 - Lead Entity: Housing Authority of County of Sacramento
 - Transformation Steering Committee
 - Task Forces: Housing, People, Education and Workforce Development, Neighborhood
- B. Methods of Engagement
 - Task Force Meetings
 - Public Meetings/Workshops
 - Resident meetings
- C. Resident Survey
 - Survey process
 - Summary of survey results
 - Use of secondary data sources for more detailed profile of needs
- D. Communications (website, language translations, etc.)
- E. Evaluation of planning process

IV. NEIGHBORHOOD STRATEGY

- A. Overall Vision for Neighborhood
- B. Current Neighborhood Conditions
 - Housing profile
 - Commercial/retail profile
 - Crime and safety
 - Building conditions
 - Public transportation
 - Zoning and land use

- Connectivity (streets, bicycle paths, sidewalks)
- Parks and Open space
- C. Proposed Neighborhood Strategies
 - a. Retail and Business Attraction
 - b. Transportation and Mobility
 - c. Place-based Homeless Strategy
 - d. Parks and Open Space
- D. Alignment and Consistency with existing planning processes and documents
 - Railyards: Multi-Modal Station (TIGER grant)
 - North 12th Street Complete Street
 - Sacramento County Consolidated Plan
 - River District Specific Plans
- E. Anchor institution engagement: Sacramento Powerhouse Science Center
- F. LEED-ND status (or similar green standard)
- G. Financing Plan
 - Available
 - Potential Sources
- H. Implementation
 - a. Neighborhood Implementation Lead – City of Sacramento
 - i. Role of the City
 - ii. Relevant experience
 - b. Measuring Progress

V. HOUSING STRATEGY

- A. Overall Vision for Housing
- B. Existing Housing Conditions
 - Resident survey
 - Residential market analysis
- C. Housing Strategies
 - Income/unit/tenure mix
 - On- and off-site housing programs in target neighborhood
 - Land acquisition
 - Zoning issues
 - Design/Development Alternatives
- D. Appropriateness of preferred plan in context of local housing market
- E. Phasing and Relocation
- F. Financing Plan
- G. Housing Implementation
 - a. Housing Implementation Lead – McCormack Baron Salazar
 - i. Role of the housing developer
 - ii. Highlights of partnership agreement
 - iii. Relevant experience
 - b. Measuring Progress

VI. PEOPLE STRATEGY

- A. Overall Vision for People
- B. Profile of Target Population and Baseline Needs
 - Key Demographic Data
 - Resident Needs Assessment
 - Inventory of Services in Area
 - Gap Analysis
- C. Proposed Strategies
 - a. Human Capital Development
 - i. Case Management and Services Coordination
 - ii. Resident Engagement and leadership development
 - iii. Health and Wellness
 - iv. Safety
 - b. Employment and Economic Development
 - i. Section 3/Economic Opportunities
 - ii. Post-secondary Education and Vocational Training
 - c. Education Implementation
 - i. Early Childhood Education Preparation, Headstart
 - ii. Access to Quality Education K- 12
 - iii. Extended Learning Programs
 - iv. Parent Engagement
 - d. Relocation and Reoccupancy
 - e. Supportive Services Sustainability
- D. Implementation
 - a. People Implementation Lead – Urban Strategies
 - i. Role of the People Lead
 - ii. Relevant experience
 - b. Partner Matrix
 - c. Measuring Progress

VII. IMPLEMENTATION

- A. Implementation Structure and Staffing
- B. Roles and Responsibilities (*inc. Partnership Agreements*)
 - a. CNI Grantee
 - b. Master Developer: McCormack Baron Salazar
 - c. Key Institutional Partners
 - d. People Lead: Urban Strategies
 - e. Education Lead
 - f. Neighborhood Lead: City of Sacramento
 - g. Anchor Institutions
 - h. Residents
- C. Budget and Financing Plan
 - a. Implementation Budget
 - b. Plan for pursuing other financial resources
- D. Implementation Schedule

- E. Data Management Plan and Measurable Outcomes
 - a. Data Sources
 - b. Process for Collecting and Reporting Outcomes

APPENDICES

- 1. Resident Survey Results
- 2. Community Needs Assessment
- 3. Commercial and Residential Market Study
- 4. LEED-ND Process
- 5. Green Standard for Housing
- 6. Task Force Meeting Minutes and Other Communication Materials

HUD SCHEDULE – 2011 Grantees

Grant Agreement Executed: January 10, 2012

<i>HUD Deliverables</i>	<i>Deadline per Grant Agreement</i>
1. Transformation Plan Outline	January 10, 2013
2. Outline with Content	April 10, 2013
3. Draft Transformation Plan	July 10, 2013
4. Final Transformation Plan	October 10, 2013
Fully expended Grant funds	January 31, 2014