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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 9, 1980

CITY MANAGER'S OFFICE
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Redevelopment Agency of
the City of Sacramento
915 I Street
Sacramento, CA 95814

CITY GOVERNING BOARD
PHILLIP L. ISENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
DOUGLAS N. POPE
JOHN ROBERTS
LYNN ROBIE
ANNE RUDIN
DANIEL E. THOMPSON

Honorable Members in Session:

SUBJECT: Annual Report by Redevelopment Agencies
as Required by State Law

SUMMARY

COUNTY GOVERNING BOARD
ILLA COLLIN
C. TOBIAS (TOBY) JOHNSON
JOSEPH E. (TED) SHEEDY
SANDRA R. SMOLEY
FRED G. WADE

California Health and Safety Code requires an annual report be submitted to California Housing and Community Development by each Redevelopment Agency. The report shall also be presented to the Agency's Legislative Body.

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

The detailed report includes a work program for 1980, an examination of 1979 achievements, a comparison of achievements with 1979 goals, and recommendations for needed legislation to carry out a program of housing and community development in California.

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

Although not a requirement, you will also find attached a Physical Development Progress Report on Redevelopment Projects in Sacramento.

RECOMMENDATION

It is recommended that you accept and file the attached reports.

Respectfully submitted,

WILLIAM G. SELINE
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

FILED
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Date 4/16/80

Contact Person: Robert Roche

WORK PROGRAM AND GOALS FOR 1980

REDEVELOPMENT AGENCY, CITY OF SACRAMENTO

The Redevelopment Agency of the City of Sacramento will strive to carry out the following work program and accomplish the following goals during the year of 1980:

I. Land Disposition and Development

- To have the remaining seven (7) land disposition parcels (#19 & 20, 45-47, 83-84, 95, 103-107, 113-115-122-123) in the Old Sacramento Historic Project, Project No. 4 which are presently under contract, sold and under construction.
- To have Parcel D-1 (4th-5th-K Mall) presently under contract to Downtown Plaza Properties under construction by its target date of September, 1980. (retail shops).
- To have Parcel H-2 bounded by 3rd-4th-Capitol Mall and N Street presently under contract to Gateway Associates, either under construction, terminated or assigned to a new developer.
- To have final construction plans approved and perhaps construction underway on the office building developments scheduled for the block bounded by 5th-6th-I-J Streets and the site at the southeast corner of 6th and I Streets.
- To encourage the rehabilitation of the Traveler's Hotel at 5th and J Streets and the Ramona Hotel at 6th and J Streets, both of which are vacant, into office building developments.
- To lease retail space in parking Garage "G" along the K Street Mall between 3rd and 4th Streets.
- To begin construction of proposed improvements to the pedestrian undercrossing on K Street between 2nd and 3rd Streets.
- To complete construction of the remaining two unimproved alleys in Old Sacramento, L to J Streets between Front and 2nd Streets, and to coordinate the construction of two to four service courts in the Old Sacramento Project adjacent to these alleys.
- In the Alkali Flat Project Area No. 6 to have the site at the northwest corner of 11th and G Streets sold and under construction with new condominium units.
- To have construction underway on a forty (40) unit elderly complex to be located between 10th and 11th on the southside of E Street.

I. Land Disposition and Development (continued)

- To have rehabilitation completed on nine (9) residential structures in the 10th-11th-E and F area of Alkali Flat.
- To have a mini-park under construction on 11th Street between E and F Streets.
- To have detailed planning underway for a multi-family market rate complex to be located between 9th and 10th on the north side of F Street.
- To obtain funding and prepare construction plans for sixteen (16) low income family units in Alkali Flat.
- To have an Urban Design Manual for Alkali Flat Project, including the 12th Street area, completed and adopted by the Redevelopment Agency.
- To carry out other rehabilitation programs as appropriate in the Alkali Flat Project Area.
- To construct a sixteen (16) unit residential hotel complex for single persons within the Central City.
- In Del Paso Heights Project No. 5 to continue to promote the sale and development of commercial and residential sites along Rio Linda Blvd. between Grand Avenue and Silvano Street.
- In the Oak Park Project No. 7 to obtain financing and prepare architectural plans for a twenty-four (24) unit family project between 35th-36th-4th and 5th Avenues; a twenty-one (21) unit townhouse development on the west side of 35th Street between 4th and 5th Avenues; and twenty (20) single family homes on scattered sites.

II. Land Acquisition

- To complete acquisition of 12 parcels in Oak Park on the west side of 35th Street between 4th and 5th Avenues for a residential complex.
- To begin acquisition of twenty (20) scattered sites in the Oak Park Area for single family housing.
- To begin acquisition of scattered sites in Alkali Flat for sixteen (16) family units.

III. Planning and Design

- To complete the Alkali Flat Redevelopment Plan Amendment.
- To begin review and amendment of Del Paso Heights Redevelopment Plan.
- To complete Redevelopment Plan amendments for the Uptown (Central City) Development Project.

III. Planning and Design (continued)

- To have the Master Plan of the Old Sacramento Waterfront adopted by local public Agencies.
- To encourage progress by the Agency and State Lands Commission in the advertisement and solicitation of proposals for the Dock Study area extending along the Sacramento River from Capitol Mall to S Street.
- To prepare a Final Redevelopment Plan for the McClellan Project, a joint City/County and Federal effort.
- To prepare a Final Redevelopment Plan for the Old Section of Walnut Grove.
- To continue cooperative planning for a proposed convention type hotel with the property owner of a site adjacent to the Community Center at 13th and L Streets.

IV. Rehabilitation Program

- To continue making available low interest loans and grants and Section 312 loans as well as providing technical assistance and relocation to low and moderate income households in all community development areas of the City and County.

V. Public Improvements

- To complete construction of the Liberty House Parking Garage, 6th-7th-K-J Streets.
- To complete construction of the 3rd-4th-K Street Mall.
- To provide financial assistance in the construction of new street improvements in Del Paso Heights Project Area.
- To construct new sidewalks in the block bounded by 10th-11th E and F Streets.
- To carry out relighting of K Street Mall from 4th to 6th Street and 5th Street between L and J Streets.
- To complete design and approve a financing program for Garage P, J-I Sts. beneath Interstate 5.

VI. Miscellaneous

- To expand employment opportunities for jobless, underemployed and low income persons.
- To continue Redevelopment assistance to the historic town of Locke with fire protection and preservation.
- To prepare two UDAG grant applications.

VI. Miscellaneous (continued)

- To prepare a grant application under EDA for the Old Sacramento Waterfront.
- To prepare a grant application for residential hotels under DHUD's Innovative Grant Program.
- To complete appraisals and the feasibility study for the multi-modal transportation center.

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EXAMINATION OF 1979 ACHIEVEMENTS

Substantial progress was made in various Redevelopment Project Areas during 1979 under the following categories:

I. Land Disposition and Development

- In the Capitol Mall Project No. 2A, construction began on a fifteen (15) story highrise condominium project located at the southeast corner of 5th and N Streets. Completion is expected in late 1980.
- In the Capitol Mall Extension Project No. 3, the Old Sacramento area, construction was begun and is now nearing completion on the four (4) story historic Fratt Building Parcel #98 located at the southeast corner of 2nd and K Streets.
- Construction was begun on the Barriga and Frey Buildings, Parcels #95 and #96, adjacent to the Fratt Building on 2nd Street.
- In the Capitol Mall Riverfront Project No. 4, contracts were executed in the Old Sacramento Project on Parcels #48, 54, 83 and 84. These were the last of the available parcels in the historic area.
- A contract was executed with 5th and I Associates for purchase and development of the 5th-6th-I-J Block for a major office building.
- A tentative selection was made of the REDE Company for an office building development at the southeast corner of 6th and I Streets.
- Restoration began on the Pioneer Hall and Bakery Building Parcel #53 located on J Street between Front and 2nd Streets.
- A contract was entered into with Chuck O'Neal for reconstruction of the City Market Parcel #54 also located on J Street between Front and 2nd Streets.
- Construction began and is nearing completion on the New York Drug Store Parcel #40 located at the northeast corner of Front and K Streets.

I. Land Disposition and Development (continued)

- Construction was completed on Pacific Stables Parcel #73 on 2nd Street near L Street.
- Restoration continued on the Booth Building and Leggett Ale Building Parcels #36A and 37 on Front Street between K and J Streets.
- Although a state undertaking, substantial progress was made on the historic railroad museum on the north side of I Street between Front and 2nd Streets. Completion is scheduled for late 1980.
- Construction continued on the Riverfront Plaza 91 unit condominium project at 3rd and P Streets. Completion is scheduled for Spring, 1980.
- Construction began on Capitol Development Company Office building and parking garage at 11th and J Streets.
- In the Alkali Flat Redevelopment Project No. 6, proposals were received and a tentative selection made of Victoria Park Condominium Project to be constructed at the northwest corner of 11th and G Streets. The twenty-four (24) unit complex will cost \$2.6 Million.
- Final construction plans were completed on a forty (40) unit elderly housing project to be located on the south side of E Street between 10th and 11th in Alkali Flat. Construction will begin in April, 1980.
- In the Oak Park Redevelopment Project No. 7 substantial progress was made on the multi-service complex at 9th Avenue and Sacramento Blvd. as a City Recreation building is nearing completion and a county social service building is under construction.

II. Land Acquisition

- In Alkali Flat, five (5) parcels were acquired on the south half of Block E-F-9th-10th Streets for a future residential project.
- In Oak Park, funds were released in late 1979 for acquisition of 12 parcels on the west side of 35th Street between 4th and 5th Avenues for a future residential complex. Acquisition will begin in February, 1980.

III. Planning and Design

- Final drafts were completed on the Redevelopment Plan Amendments for both the Alkali Flat Project Area and the Central City Project (Uptown). Public hearings are to be scheduled for early 1980.
- The State Lands Commission continued its deliberations on the disposition procedure for the Docks Study area along the Sacramento River between Capitol Mall and S Street. Final public hearing should be held in the Spring of 1980.
- A Preliminary Redevelopment Plan was adopted for the McClellan Redevelopment Project, a joint City/County and Federal effort. The selection of a consultant to prepare the final redevelopment plan will take place in early 1980.

IV. Rehabilitation

- During 1979, a total of 330 rehabilitation loans and grants were processed in the City and County Community Development areas.

V. Public Improvements

- Two public parking structures were completed during 1979. 1) A 1345 space, five level garage costing \$7.5 Million is now being operated by the City of Sacramento at 3rd-4th-L and K Streets to serve the Macy Department Store, the Capitol Plaza Hotel and the Old Sacramento Historic Project; and 2) a 453 space, two level underground garage was completed beneath the Weinstock Department Store at 6th and L Streets. Total cost was \$5.5 Million.
- Construction also began on a three level parking structure at the Liberty House site at 6th-7th-K and J Streets. 330 spaces will be provided at a cost of \$3.5 Million.
- The K Street Pedestrian Mall was completed between 6th-7th Streets as part of the Weinstock Garage Construction.
- Construction began on the K Street Mall between 3rd and 4th Streets as part of the Capitol Plaza Hotel and Public Garage Complex.

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COMPARISON OF ACHIEVEMENTS WITH 1978-79 GOALS

The above noted achievements represent the accomplishments of all of the 1978-79 work program and goals with these exceptions:

- Parcel H2 in Project No. 3, Parcels #19 & 20, 45-47, 95, 103-107 and 113-123 in Old Sacramento are not as yet under construction due primarily to financing problems.
- Certain vacant commercial and residential parcels in Del Paso Heights Project are not yet under contract due to location, proximity to undesirable bars and cardrooms, and general lack of interest on the part of prospective purchasers.
- Final public hearings have not been held on Alkali Flat Plan Amendments nor the Central City Development Project Plan Amendments, nor has planning begun on Del Paso Heights Redevelopment Plan update due to the heavy time commitments of the City Planning staff who are to carry out these functions.
- Shopping center development in Oak Park was not begun due to other funding priorities established by the City Council.

RECOMMENDATIONS FOR LEGISLATIVE CHANGES - 1980

It is recommended that the following legislation be enacted:

1. That the Health and Safety Code Section 33645 be amended to provide that the maximum rate of interest on bonds or indebtedness issued by a Redevelopment Agency not exceed ten percent (10%) with a five percent (5%) discount as set forth in AB 329.
2. That Revenue and Taxation Code be amended as it is proposed in AB 1995 to provide for reimbursement to Redevelopment Agencies for loss of business inventory tax caused by the enactment of AB 66 of the 1979 legislative session.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

PHYSICAL DEVELOPMENT PROGRESS REPORT

RENEWAL PROJECTS

January 1, 1980

FYI

CAPITOL MALL PROJECT NO. 2-A (Calif. 5-1)

<u>Completed Construction</u>	<u>Date Completed</u>	<u>Estimated Market Value (Incl. Land)</u>
Federal Building (Federal courts, offices)	12/61	\$ 10,500,000
I.B.M. Building (General offices)	3/63	4,500,000
Macy's Sacramento (Department store)	11/63	14,500,000
Wells Fargo Bank (Regional bank, offices)	4/64	4,500,000
Charles E. Brown Building (offices)	5/63	2,250,000
Crocker National Bank (Regional bank, offices)	12/64	7,500,000
Sacramento Savings & Loan Association	3/62	1,875,000
Richfield Service Station	12/61	159,000
Capitol Square (Parking garage, offices, supermarket)	6/65	3,625,000
Chamber of Commerce Building (General offices)	1/66	3,450,000
Insurance Exchange Building (General offices)	2/67	4,050,000
The Pioneer House (Elderly high-rise, 132 units)	7/66	2,250,000
Bank of America	2/68	1,300,000
Taketa Building (Professional offices)	4/63	156,000
Capitol Towers Apartment Complex (206 garden and 203 high-rise units)	2/64	10,000,000
Showcase Theatre	12/65	200,000
Plaza Towers Office Building I	4/70	9,000,000
Plaza Towers Office Building II	2/74	9,000,000
Plaza Towers Parking Garage - Phase I	4/70	1,225,000
Plaza Towers Parking Garage - Phase II	2/74	962,000
Public Improvements		2,267,535
Pioneer II (198 Elderly units in 12-story high-rise, 5th and P Sts.)	1/78	6,600,000
Capitol Plaza Hotel (3-4-J-K Sts., 15 stories, 375 rooms)	8/79	10,800,000
Parking Structure (3-4-K-L Sts., 1345 spaces)	9/79	7,500,000
	Sub-total	\$118,169,535

Under Construction

Public Improvements (3-4-K Mall & related improvements)	\$ 479,532
Bridgeway Tower Condominiums (134 units, 15 stories, 5th and N)	13,000,000
	Sub-total
	\$ 13,479,532

Under Disposition Contract

Downtown Plaza Properties Retail (1/4 block parcel, K Mall-4-5)	\$ 3,000,000
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<u>TOTAL</u>	<u>\$134,649,067</u>
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CAPITOL MALL EXTENSION PROJECT NO. 3 (Calif. R-18)

<u>Completed Construction</u>	<u>Date Completed</u>	<u>Estimated Market Value (Incl. Land)</u>
Sacramento Union (Newspaper production and office facility, 4th and Capitol Mall)	12/68	\$ 9,000,000
Underground Parking Garage (5-6-J-L, 1188 spaces)	6/70	6,750,000
Downtown Plaza Properties (Retail, offices, 5-6-J-L)	4/72	7,500,000
Gateway Associates Bank Building (4th and Capitol)	5/72	825,000
*Robert McCabe (Architectural office, commercial, 2nd-J-K, Parcel #108)	7/72	270,000
*Morse Building (Historic demonstration project, 2nd and K, Parcel #118)	1/70	540,000
*Trinken Enterprises (Fanny Ann's Saloon, 2nd and K, Parcel #119)	9/73	360,000
California Fruit Building (Office building rehab)	12/74	1,250,000
Ramona Hotel (Rehabilitation, 6th and J Sts.)	1971	40,000
Public Improvements		1,229,133
*Dr. Sami C. Haddad (Retail-Commercial, professional offices, Heywood Building, 2nd and J, Parcel #110)	7/75	700,000
*Dr. Sami C. Haddad (Restaurant, offices, Smith Building, 2nd St., Parcel #109)	7/75	350,000
*Saddlerock Associates (Radio Station, restaurant/saloon, offices, 2nd-J-K, Parcels #120-121)	7/75	600,000
Downtown Plaza Properties Parcel B-1 Addition (5-6-J-K)	5/79	1,500,000
Downtown Plaza Properties Parcel B-2 (3-story office, 5-6-J-K)	10/79	3,000,000
	Sub-total	\$ 33,914,133
<u>Under Construction</u>		
Liberty House Garage (6-7-K-J, 280 spaces)		\$ 3,500,000
Liberty House Department Store and Office Building (6-7-K-J)		5,500,000
*Barriga-Frey, Ltd. (2nd St.-K-L, Parcels #96 & 97)		550,000
*Fratt Building-Old Sacramento Land Co. (2nd & K, Parcel #98)		1,000,000
	Sub-total	\$ 10,550,000
<u>Under Disposition Contract</u>		
Gateway Associates Office Building (3-4-Capitol-N)		\$ 22,000,000
*Robert C. Cook (Retail-Commercial, offices, 2nd-L to L-K Alley, Parcels #103-107)		550,000
Ramona Hotel (Rehabilitation, 6th and J)		2,000,000
Public Improvements		1,244,287
*Latcher Building-William Finger (2nd-K-L, Parcel #95)		165,000
	Sub-total	\$ 25,959,287
<u>Proposed Construction</u>		
Travelers Hotel (Office rehabilitation, 5th & J)		\$ 6,000,000
Future aboveground garage (4-5-J-K)		5,000,000
	Sub-total	\$ 11,000,000
	<u>TOTAL</u>	<u>\$ 81,423,420</u>

*In Old Sacramento Historic Area

CAPITOL MALL RIVERFRONT PROJECT NO. 4 (Calif. 4-67)

RESIDENTIAL

<u>Completed Construction</u>	<u>Date Completed</u>	<u>Estimated Market Value (Incl. Land)</u>
Robert C. Powell Properties (200 townhouse and garden apartment units)	8/70	\$ 4,800,000
Robert C. Powell Properties (102 townhouse and garden apartment units)	9/71	2,250,000
Elderly high-rise and offices (108 units, 7th and I)	12/73	<u>6,000,000</u>
	Sub-total	\$ 13,050,000
 <u>Under Construction</u>		
Riverfront Plaza Associates (91 condominium apartments, P-Q-3rd-I5)		<u>\$ 9,000,000</u>
	<u>TOTAL</u>	<u>\$ 22,050,000</u>

CHINATOWN

Completed Construction

Soo Yuen Benevolent Assn. (Retail-Commercial Assn. meeting area)	5/70	\$ 525,000
Dong Enterprises (Hong King Lum Restaurant)	1/70	525,000
Ping Yuen Center (low and moderate income housing, 72 units)	12/70	2,565,000
Sun Yat-Sen Memorial Association (Cultural Center, Memorial Hall)	9/71	187,500
The Hongkong & Shanghai Banking Corp. of California (Bank, offices)	5/71	1,747,500
Ong Ko Met Benevolent Association (Retail, Assn. meeting area)	5/72	240,000
Bing Kong Tong (Commercial & Tong headquarters)	1/73	300,000
Wong Center, Inc. (187 units low income elderly)	5/73	6,300,000
Vagabond Motel and Restaurant (3-4-I-J)	2/75	2,500,000
Pedestrian Mall		<u>293,000</u>
	<u>TOTAL</u>	<u>\$ 15,183,000</u>

HEAVY COMMERCIAL/LIGHT INDUSTRIAL CORRIDOR

<u>Completed Construction</u>	<u>Date Completed</u>	<u>Estimated Market Value (Incl. Land)</u>
A & A Builders Supply (Warehouse, Parcel HC-22A)	4/72	\$ 300,000
Thomson-Diggs Company (Parking lots, fencing)	3/72	30,000
Harry Joe Lee (Automotive garage)	9/70	225,000
City of Sacramento (Fire Station)	2/71	292,500
John F. Otto (Two warehouses)	12/70	435,000
Jean Y. Hawkins (Wholesale outlet)	9/69	150,000
John F. Otto (Gestetner Corporation facility)	1/70	160,500
Dunn-Edwards Corporation (Wholesale paints)	9/70	600,000
Greyhound Taxi Company, Inc. (Rehabilitation, new buildings)	1/71	100,500
Kaname & Betsie T. Sanui (Auto repair garage)	1/71	180,000
Atlas Specialties Corporation (Wholesale supply)	5/71	165,000
Sacramento Bag Manufacturing Company	8/75	52,500
Inaba Brothers (Food Distribution Plant)	2/74	180,000
A & A Key Builders Supply (Warehouse, Parcel HC-22C)	4/72	377,500
Dean F. Unger/A & A Key Builders Supply (Warehouse)	8/74	312,000
Lasher Volkswagen Service Center	10/72	198,000
Walter Fong (Warehouse and offices)	2/73	525,000
Harry Joe Lee (Wholesale outlet)	6/75	127,500
Capitol Tire Company	9/71	150,000
Nimbus Industrial Park (Wholesale outlet)	7/75	150,000
Joe Wayne Fong (Parking lot and rehabilitation)	6/75	127,500
Tom & Masako Kurotori (Parking lot)	11/72	18,000
Pacific Gas & Electric Company (Parking lot)	8/74	36,000
Carl E. Spilman (Parking lot and rehabilitation)	8/75	225,000
Elwyn Simard (Wholesale structure, rehabilitation)	11/75	52,500
Paul Bernardis (Rehabilitation)		15,000
Gilbert & Associates, Engineering Building (Rehabilitation)		150,000
Carson Development Co. (Company headquarters and service facility, 2nd and R - 1st Phase)		200,000
Western Pacific Facility (3rd and R)		170,000
Carson Development Co. (Company headquarters and service facility, 2nd and R - 2nd Phase)		200,000
	Sub-total	\$ 5,865,000
<u>Proposed Construction</u>		
Other Agency Disposition Parcels		\$ 300,000
Rehabilitation - All other		300,000
	Sub-total	\$ 600,000
	<u>TOTAL</u>	<u>\$ 6,465,000</u>

OLD SACRAMENTO HISTORIC AREA

<u>Completed Construction</u>	<u>Date Completed</u>	<u>Estimated Market Value (Incl. Land)</u>
Big Four & Dingley Spice Mill	3/70	\$ 975,000
Robert C. Cook (#28 Foster Saloon and Fulton's Prime Rib Restaurant)	3/74	365,625
Don Brown and Jim McCord (#86 Cavert Building - Shops)	1975	806,375
Pendergast Store (#81 - shops, offices)	4/73	175,000
Railroad Exchange Building (#63, 64, 65 - Rehabilitation)	8/76	1,687,000
Swenson, Marr, Martin & McCabe (#52 Gregory Bldg.)	1975	562,500
Sacramento Trust (#41, 42 Howard House & Lady Adams Building - Restaurant and Retail)	11/74	1,394,500
Frank Fat (#35 Booth Building & China Camp Rest.)	9/74	750,000
Sacramento Restoration (#49 Adams Express Bldg.- Restaurant, shops, offices)	10/75	712,500
William H. MacLaughlin (#25 Barnum Hotel - shops, offices)	4/74	500,000
Sacramento Postal Employees Credit Union (#85 Stanford Brothers Store, shops & offices)	10/75	806,250
Bollinger Investment Company (#17, 18 Masonic Hall & Sacramento Union - Restaurant, offices)	2/76	1,125,000
Treaster, Thomas, Design Forum (#27 Schroth Bldg.- shops, offices)	6/75	564,375
Public Improvements - First & Second Phases	3/74	686,000
Cope, etal. (#75-77 - Restaurant & shops)	8/61	1,500,000
Robert C. Cook (#79, 79A, 80 - Retail-commercial, offices)	5/73	796,875
State Supreme Court & Communications Museum	5/76	912,500
Parking Garage. (463 spaces - Front St.-L-Capitol)	12/76	3,125,000
Goodell's Carpenter Shop (#78)	5/76	125,000
Frank Fat Properties (#34 Brannon Bldg, gift shop)	9/76	607,500
Central Pacific Passenger Station (State)	7/76	1,625,000
Agency #32 - Vernon-Brannan Building	9/76	775,000
Gene Wong (#24 Baker-Hamilton Building - retail shop, offices)	6/76	600,000
Richard J. Mendoza (#33 Brannan Bldg., - Tortilla Factory and restaurant)	11/76	607,500
R. W. Henderlong (#43, 44 Harris-Winkle Bldg. - Restaurant & offices)	3/77	594,000
Schoolhouse		50,000
Mrs. Lawrence Smith (#38-39 - commercial shops)	6/77	495,000
What Cheer House (#55-62 - Shops, offices)	12/77	2,640,000
D & R Associates (#21, 22, 23 - Restaurant, unique shops, offices)	12/77	900,000
Lewis & Haarmeyer (#31 Mechanics Exchange - shops, offices)	10/77	800,000
Bollinger-Brodovsky (#73 Clarendon House-apartments, commercial)	12/77	1,270,000
Hughes & Hughes (#50 - Retail and offices)	5/78	882,000
Don Lee, Inc. (#36 - Front Street)	5/78	540,000
Potter, Taylor, Scurfield (#74 Pacific Stables-restaurant and offices)	4/79	480,000
	Sub-total	\$30,435,500

OLD SACRAMENTO HISTORIC AREA (Continued)

	Estimated Market Value (Incl. Land)
<u>Under Construction</u>	
Robert C. Cook (#31A Mechanics Exchange Annex- Restaurant, shops, offices)	\$ 300,000
State Railroad Museum (Principal Structure)	14,000,000
Mrs. Lawrence Smith (#40 - Front & K - Commercial)	300,000
Leggett Ale/Booth Association (#36A & 37 - offices)	1,200,000
O'Neal/Tarter (#53 - Shops and offices)	<u>500,000</u>
Sub-total	\$ 16,380,000
<u>Under Disposition Contract</u>	
Magnolia Joint Venture (#19, 20 - Restaurant and offices)	\$ 250,000
Beaty Family (#45-47 Bank Exchange - 2nd & K - Restaurant, commercial)	1,600,000
Capitol Mall Building Co. (Parcels #113-115, 122-123)	1,200,000
Capitol Mall Building Co. (Owner Participation, Motel L-Capitol, 1st-2nd)	2,000,000
Orleans Hotel Associates (Parcel #48 - historic hotel, 48 rooms)	3,180,000
City Market, O'Neal/Tarter (Parcel #54)	480,000
Ebner Hotel Associates, (Parcels #83 & 84, historic hotel)	<u>2,000,000</u>
Sub-total	\$ 10,710,000
<u>Proposed Construction</u>	
Owner Participants - Rehabilitation (Enterprise Hotel)	\$ 2,700,000
Owner Participants - Reconstruction (Parcel #66-72)	1,728,000
State 1849 Scene and Park Area	3,000,000
Historic Ships, permanently moored (6 or 8)	4,000,000
Waterfront Docks - Capitol Mall to I Street	7,000,000
Private Dock Development - South of Capitol Mall	<u>3,000,000</u>
Sub-total	\$ 21,428,000
<u>OLD SACRAMENTO HISTORIC AREA (Project 4 only)</u>	
Completed Construction (\$33,435,500, Including Project 3)	\$ 30,435,500
Under Construction	16,380,000
Under Contract to be Constructed	10,710,000
Proposed Construction	<u>21,428,000</u>
<u>TOTAL</u>	<u>\$ 78,953,500</u>

OTHEREstimated
Market Value
(Incl. Land)Completed Construction

J Street Widening and Public Improvements	\$ 437,000
Crocker Art Gallery Annex	457,000
Lloyds Bank and Commercial Building-Completed 6/74	2,125,000
Cultural Park (N-O-2nd-3rd - Purchase and development)	250,000
City Maintenance Facility (5th and I Streets)	<u>770,000</u>
Sub-total	\$ 4,039,000

Proposed Construction

6th and I Commercial Development (Office Bldg. & Parking - 68,000 sq.ft.)	\$ 6,000,000
Public Improvements	1,500,000
5-6-I-J Office & Parking Complex Development (190,000 sq.ft.)	<u>19,000,000</u>
Sub-total	<u>\$26,500,000</u>
TOTAL	<u>\$30,539,000</u>

TOTALS - PROJECT NO. 4

Completed Construction	\$ 68,572,000
Under Construction	25,380,000
Under Contract to be Constructed	10,716,000
Proposed Construction	<u>48,528,000</u>
TOTAL	<u>\$153,196,000</u>

CENTRAL CITY DEVELOPMENT PROJECTCompleted Construction

Weinstock Garage (470 spaces - 6-7-K-L)	\$ 5,750,000
Weinstock Department Store (200,000 sq.ft. - 6-7-K-L)	<u>15,000,000</u>
Sub-total	\$ 20,750,000

Under Construction

Capitol Development Co. (11-12-J-J/K Alley, office building, 164,000 sq.ft. & Parking Garage - 280 spaces)	<u>\$ 11,000,000</u>
TOTAL	<u>\$ 31,750,000</u>

PROJECT NO. 5 (A-16) Del Paso Heights

Neighborhood Development Program/Community Development
Block Grant Program (1970-79)

	Estimated Market Value (Incl. Land)
<u>Completed Construction</u>	
New Home Construction - Agency Assisted (45)	\$ 1,350,000
New Home Construction - Self (24)	720,000
Housing Rehabilitation - Agency Assisted (60)	430,650
Housing Rehabilitation - Self (5)	6,500
Library	325,000
Medical Clinic	1,250,000
Multi-family Units - 221 (d) (3) - 18 units)	312,500
Public Improvements (Rio Linda-Dry Creek Rd.-Grand Ave.- South Avenue)	1,157,465
Elderly Housing Units (40 units)	1,250,000
Public Improvements (Harris, North, Rose, Palmetto)	170,000
Public Improvements (North, Harris, Grand, Rose)	524,000
C.D. Rehabilitation Grants (Taylor, Rio Linda, Harris, Lindsay) plus C.D. Grants for entire project area	266,288
Painting/Beautification Program #91	88,204
Rehabilitation Loan Program (SNAP) #12	100,000
Street Assessment #1 (Branch, May, Grand, North) (\$324,000 C.D. funds)	433,150
Street Assessment #2 (South Ave., Dry Creek & Marysville Blvd.) (\$84,600 C.D. funds)	133,100
Fig Street Assessment #3 (\$556,150 C.D. Funds)	745,000
Street Assessment #4 (Belden, Clay, North, Grand) (\$600,000 C.D. Funds)	816,100
HOPE Grants	110,072
Street Assessment #4a (\$480,000 C.D. funds)	660,700
Street Assessment #4b P/S	50,000
Street Lighting Assessment	16,000
Sub-total	\$10,914,729
<u>Under Construction</u>	
Four Single-family Homes - Ernest Black	\$ 152,000
Limited Acquisition Program - Nine Homes	269,675
Sub-total	\$ 421,675
<u>Proposed Construction</u>	
Assessment District #4B (\$500,000 C.D. funds)	\$ 647,000
Nine Single-family homes on Nogales Street	450,000
Shopping Center Site (Grand Ave. and Rio Linda Blvd.)	500,000
Four Additional New Homes	152,000
Street Lighting A/D (High, Fell, Grand, North) and P/S (Balsam, Dry Creek, North and South)	125,000
Street Assessment #6 (Plans and Specifications)	45,000
Housing Rehabilitation Programs, approximately 30% of total allocation (1980-81)	379,500
Sub-total	\$ 2,298,500
<u>TOTAL</u>	<u>\$13,634,904</u>

PROJECT NO. 6 (A-16) Alkali Flat
1st, 2nd, 3rd Year NDP Area

<u>Completed Construction</u>	<u>Date Completed</u>	<u>Estimated Market Value (Incl. Land)</u>
40 Low-Moderate Income units (8-9-D Sts. - Bardis/Reynen)	9/74	\$ 1,100,000
103 Low-Moderate Income units " " Bardis/Reynen)	10/75	1,000,000
Mini-Park (9th Sts. - D-E)	8/76	90,000
Public Improvements	1974	200,000
Historic Structure - 925 G Street (Heritage, Inc.)	1976	<u>150,000</u>
Sub-total		\$ 3,540,000
 <u>Under Rehabilitation</u>		
Purchase & Rehabilitation - 12 buildings (10-12-E-F)		\$ 600,000
 <u>Under Disposition Contract</u>		
Elderly Housing (40 units) & Senior Lounge (10-11-South side of E St.)		\$ 1,430,000
Victoria Park Condominium Development (24 units) 11th and G Streets		<u>2,600,000</u>
Sub-total		\$ 4,030,000
 <u>Proposed Construction</u>		
Mini-Park (11th St. E & F)		\$ 85,000
Purchase & rehabilitation of residential units		100,000
16 low income units on scattered sites		800,000
18 market rate condominiums (F St.-9-10)		<u>1,350,000</u>
Sub-total		\$ 2,335,000
<u>TOTAL</u>		<u>\$ 10,505,000</u>

PROJECT NO. 7 (A-16) Oak Park

1st Year NDP Area - (37th Street, Santa Cruz, 3rd Avenue-Property line between 1st and 2nd Avenues; 1973-1974)

Completed Construction

26 Rehabilitated Homes		\$ 75,000
Public Improvements - Assessment District (12th Ave. to 18th Avenue - Sacramento Blvd. to 99 Freeway)		<u>887,000</u>
Sub-total		\$ 962,000

2nd Year NDP Area - (14th Avenue, 16th Avenue, 34th Street, 99 Freeway; 1974-1975)

PROJECT NO. 7 (A-16) Oak Park (continued)

	Estimated Market Value (Incl. Land)
<u>Completed Construction</u>	
20 Rehabilitated Homes (Loans and grants)	\$ 161,500
Public Improvements - Assessment District (19th Ave. to 22nd Ave. - Sacramento Blvd. to 99 Freeway)	681,440
Public Improvements - Assessment District (22nd Ave. to 24th Ave. - Sacramento Blvd. to 99 Freeway)	<u>613,992</u>
Sub-total	\$ 2,418,932
<u>1st Year Community Development Program (1975-76)</u>	
<u>Completed Construction</u>	
Multi-family 24-unit complex (Broadway at San Jose)	\$ 1,329,108
Fire Station No. 6 (8th Avenue & Sacramento Blvd.)	<u>600,000</u>
Sub-total	\$ 1,929,108
<u>Under Construction</u>	
Oak Park Complex - Multi-Service Center (City/County Building) Sacramento Blvd. at 8th -10th Avenues - 1st Phase	<u>\$ 1,952,762</u>
Sub-total	\$ 1,952,762
<u>2nd Year Community Development Program (1976-77)</u>	
<u>Under Construction</u>	
Mini-Park Development - Temple Avenue at 34th Street	\$ 188,400
Limited Acquisition & Rehabilitation of one home	<u>30,000</u>
Sub-total	\$ 218,400
<u>3rd Year Community Development Program (1977-78)</u>	
<u>Completed Construction</u>	
Street Lighting Improvements (Plans & Specs. - 6th-12th Avenues, 33rd Street to Sacramento Blvd.)	\$ 75,000
Sacramento Blvd. Widening (Plans & Specs. - 8th-12th Aves.)	<u>75,000</u>
Sub-total	\$ 150,000
<u>4th Year Community Development Program (1978-79)</u>	
<u>Under Construction</u>	
Sacramento Boulevard Street Widening	\$ 445,000
Land Acquisition 35th Street Area	375,000
Assessment District Warwick/Mascot P/s	<u>22,000</u>
Sub-total	\$ 842,000

PROJECT NO. 7 (A-16) Oak Park (continued)

5th Year Community Development Program

Estimated
Market Value
(Incl. Land)

In Progress

35th Street Land Acquisition	\$ 300,000
Replacement Housing Program	100,000
Warwick/Mascot Assessment District	<u>300,000</u>
Sub-total	\$ 700,000

Completed Construction (1976-77)

C.D. grants (82)	\$ 288,531
HOPE (129)	170,384
Painting/Beautification (179)	137,846
Retrofit (3)	5,330
Section 312 Loans (3%) (34)	528,344
SNAP Loans (33)	<u>418,878</u>
Sub-total	\$ 1,549,313

6th Year Community Development Program

Proposed

C.D. \$5,000 Grants	\$ 200,000
Oak Park Multi-Service Complex Phase II	250,000
Oak Park Street Lighting A/D (5th Ave.-3rd Ave.-33rd St.-37th Street)	98,000
Sacramento Boulevard Street Widening	200,000
Housing Rehabilitation Programs, approximately 30% of total allocation (1980-81)	379,500
Construction of 24 duplex units (35-36- at 5th Ave.)	1,700,000
Construction of 21 townhouse units (West side of 35th St.-4-5 Ave.)	1,050,000
Construction of 20 single family units on scattered sites	<u>1,000,000</u>
Sub-total	\$ 4,877,500

TOTAL \$15,600,015

PHYSICAL DEVELOPMENT PROGRESS REPORT
SUMMARY - ALL PROJECTS
as of 1-1-80

CAPITOL MALL PROJECT NO. 2-A (15 blocks)

Completed Construction	\$ 118,169,535	
Under Construction	13,479,532	
Under Disposition Contract	3,000,000	\$134,649,067

CAPITOL MALL EXTENSION PROJECT NO. 3 (10 1/2 blocks)

Completed Construction	\$ 33,914,133	
Under Construction	10,550,000	
Under Disposition Contract	25,959,287	
Proposed Construction	11,000,000	\$ 81,423,420

CAPITOL MALL RIVERFRONT PROJECT NO. 4 (40 blocks)

Completed Construction	\$ 68,572,000	
Under Construction	25,380,000	
Under Disposition Contract	10,716,000	
Proposed Construction	48,528,000	\$153,196,000

CENTRAL CITY DEVELOPMENT PROJECT

Completed Construction	\$ 20,750,000	
Under Construction	11,000,000	\$ 31,750,000

Sub-total \$401,018,487

DEL PASO HEIGHTS, NDP PROJECT NO. 5

Completed Construction	\$ 10,914,729	
Under Construction	421,675	
Proposed Construction	2,298,500	\$ 13,634,904

ALKALI FLAT, NDP PROJECT NO. 6

Completed Construction	\$ 3,540,000	
Under Construction	600,000	
Under Disposition Contract	4,030,000	
Proposed Construction	2,335,000	\$ 10,505,000

OAK PARK, NDP PROJECT NO. 7

Completed Construction	\$ 7,009,353	
Under Construction	3,713,162	
Proposed Construction	4,877,500	\$ 15,600,015

Sub-total \$ 39,739,919

GRAND TOTAL \$440,758,406

TOTAL ALL PROJECTS

Completed Construction	\$262,869,750	
Under Construction	65,144,369	
Under Disposition Contract	43,705,287	
Proposed Construction	69,039,000	

GRAND TOTAL \$440,758,406

Prepared By: Robert E. Roche