



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent

January 4, 2007

Honorable Chair and
Members of the Redevelopment Agency

Title: Funding for the Commercial Exterior Rebate Program and Expansion to Power Inn Road

Location/Council District: Army Depot Redevelopment Project Area (District 6)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to allocate 1) \$200,000 of Army Depot 2006 Taxable Bond funds to the Commercial Exterior Rebate Program (Program), and 2) expand the Program to commercial properties on Power Inn Road.

Contact:

Celia Yniguez, Program Manager, 440-1399 x 1401, Tim Padden, Redevelopment Planner, 440-1399 x 1204

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Sacramento Housing and Redevelopment Agency (SHRA) administers the Commercial Exterior Rebate Program throughout the City and County, providing assistance to property and business owners to make improvements to facades of buildings (Attachment 1). In early 2006, the Program was expanded to include the south side of Fruitridge Road between 65th Street and Power Inn Road and one commercial parcel on Elder Creek Road (Attachment 2). This change resulted in six new applications to the Program. Power Inn Road is currently not part of the Program, and staff is recommending approval to add it as an eligible area. Power Inn Road will benefit greatly from inclusion in the Program since it serves as a major north-south corridor for the Army Depot Redevelopment Project Area, provides access to Highway 50, and is home to a variety of commercial businesses. In addition, staff is also recommending a \$200,000 augmentation to the Program budget to accommodate anticipated new applications expected both on Power Inn Road and elsewhere in the eligible program area.

Funding for the Commercial Exterior Rebate Program and Expansion to Power Inn Road

Policy Considerations: The actions contained in this report are consistent with the adopted 2005-2009 Redevelopment Implementation Plan for the Army Depot Redevelopment Project Area.

Committee/Commission Action: *Army Depot Redevelopment Advisory Committee (RAC):* At its October 19, 2006, meeting, the RAC voted to allocate \$200,000 of Army Depot 2006 Taxable Bond funds to the Commercial Exterior Rebate Program:

AYES: Chacon, Colquitt, Hensler, Lien, Slider, Toney, Vourakis

NOES: None

ABSENT: Healey, Hubbard, Lenau

Sacramento Housing and Redevelopment Commission Action: At its meeting on December 6, 2006, the Sacramento Housing & Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Burns, Burruss, Coriano, Fowler, Gore, Hoag, Piatkowski, Shah, Stivers

NOES: None

ABSENT: Simon

Environmental Considerations: The proposed action does not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b)(4), which exempts government financing mechanisms that do not involve a commitment to any specific project from environmental review. In addition, the exterior rebate projects that could be funded under the Program would be exempt from environmental review as rehabilitation of existing structures under CEQA Guidelines Section 15301 (d) and (e). NEPA does not apply.

Rationale for Recommendation: The Power Inn Road corridor will benefit greatly by being eligible for this Program, and the upgraded appearance of area businesses who participate in the Program will improve their visibility along this busy roadway. Furthermore, allocating an additional \$200,000 will allow for sufficient funding for the Program and help increase its visibility through marketing efforts.

Financial Considerations: Staff recommends allocating \$200,000 of Army Depot 2006 Taxable Bond funds to the Commercial Exterior Program to include Power Inn Road.

January 4, 2007

Funding for the Commercial Exterior Rebate
Program and Expansion to Power Inn Road

M/WBE Considerations: The items discussed in this report have no M/WBE impact;
therefore, M/WBE considerations do not apply.

Respectfully Submitted by: _____



ANNE M. MOORE
Executive Director

Recommendation Approved:

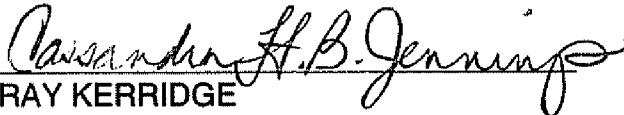

for RAY KERRIDGE
City Manager

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Background Commercial Exterior Rebate Program Expansion

Since 1985, the Redevelopment Agency's Commercial Exterior Rebate Program (Program) has provided matching funds for hundreds of commercial exterior improvement projects in designated target and redevelopment areas. The Program is funded primarily with tax increment revenues, and provides each project with up to \$50,000 in matching funds for exterior improvements and code corrections. The Program has been effective in stimulating the redevelopment and reuse of underutilized commercial buildings, as well as in updating the facades of existing buildings.

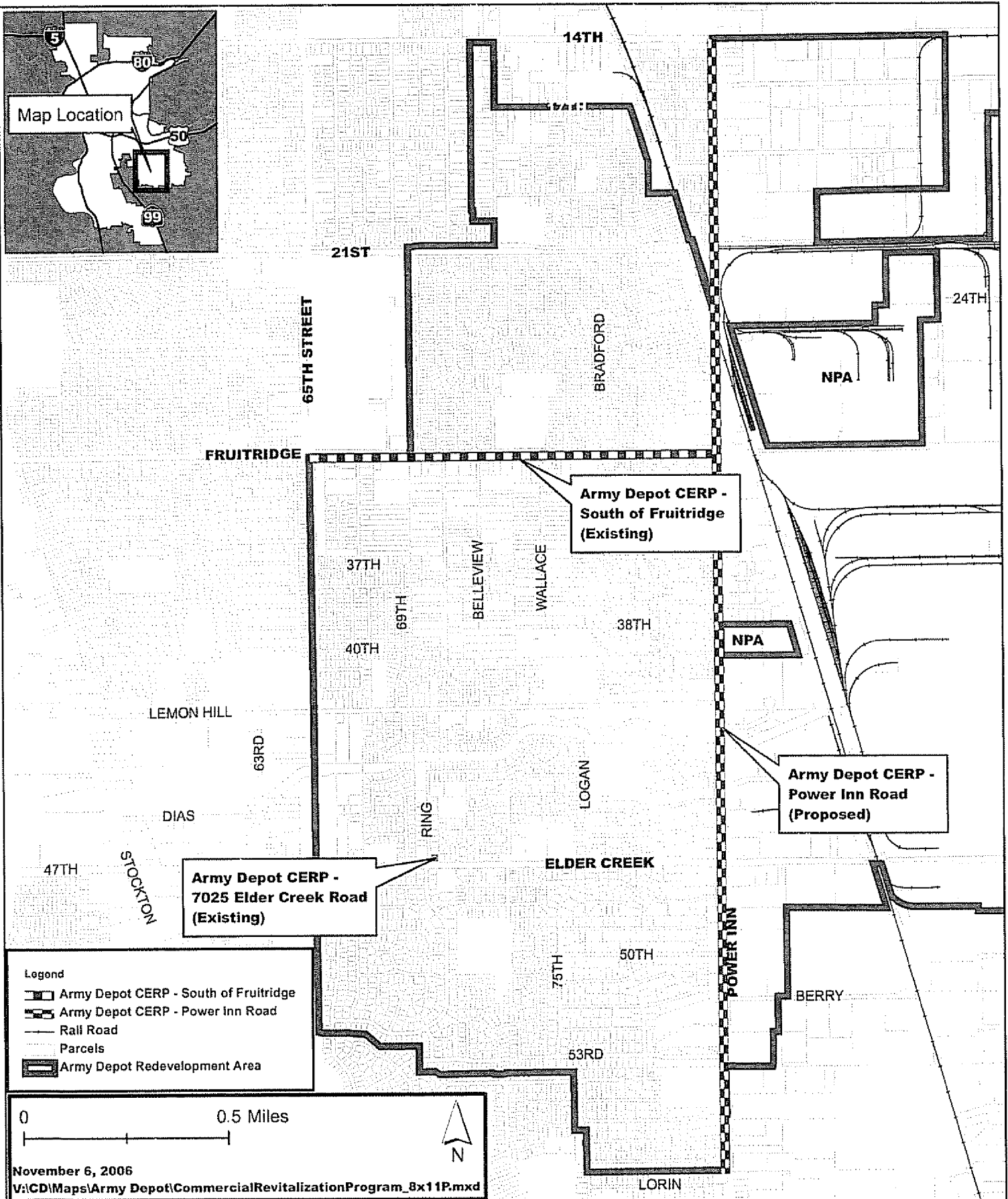
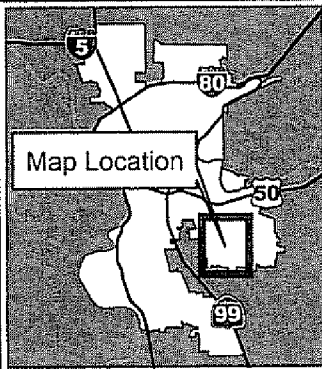
The types of improvements which are eligible include:

- Storefront Renovation
- Signs, Graphics
- Doors, Windows, Shutters, Awnings
- Exterior Lighting
- Alarm and Security Systems
- Soft Costs (professional, architectural, legal, and City permit fees)
- Roof Repair (when in conjunction with storefront improvements, not to exceed 10 percent of the total loan amount, up to \$5,000)
- Americans with Disabilities Act (ADA) and Title 24 Energy Efficiency (10 percent of the loan amount, up to \$5,000, can be used for interior and exterior compliance)
- Eligible improvements for the tenant grant include attached signs, aesthetic exterior improvements and code compliance

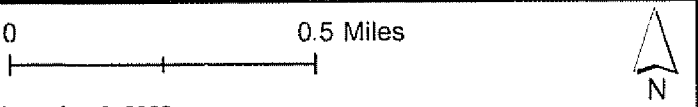
The program is available in 15 older commercial districts located throughout the City and County of Sacramento. The Commercial Exterior Rebate Program has been successful in the Franklin Boulevard, Florin Road, and Stockton Boulevard Redevelopment Areas.



Army Depot Commercial Exterior Rebate Program



- Legend**
- Army Depot CERP - South of Fruitridge
 - Army Depot CERP - Power Inn Road
 - Rail Road
 - Parcels
 - Army Depot Redevelopment Area



RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

Allocation of \$200,000 for Commercial Exterior Rebate Program in Army Depot Redevelopment Project Area and Expansion to Power Inn Road

BACKGROUND

- A. The Commercial Exterior Rebate Program (Program) offered by the Redevelopment Agency of the City of Sacramento (Agency) would benefit the commercial corridors within the Army Depot Redevelopment Project Area by providing funding for rehabilitation and improvement of existing buildings, and thereby eliminating blighting conditions related to disrepair, underutilization and obsolescence.
- B. The Program is consistent with the Army Depot Redevelopment Plan and the 2005-2009 Implementation Plan.
- C. The 2006 Army Depot taxable bond funding for expansion of the Program would be targeted for commercial properties located on Power Inn Road within the Army Depot Redevelopment Project Area.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. The Executive Director or her designee is authorized to amend the Agency Budget to transfer \$200,000 of 2006 Army Depot Taxable Bond funds to the Commercial Exterior Rebate Program.

Section 2. The Executive Director or her designee is authorized to expand the Commercial Exterior Rebate Program to include Power Inn Road within the Army Depot Project Redevelopment Area.

