



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



3

May 7, 1991

Budget & Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Funding for Sacramento Heritage, Inc.

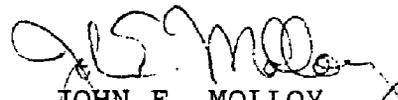
SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the funding.

Respectfully submitted,


JOHN E. MOLLOY
Acting Executive Director

TRANSMITTAL TO COMMITTEE:


JACK R. CRIST
Deputy City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



May 14, 1991

City Council and Redevelopment Agency
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Funding for Sacramento Heritage, Inc.

SUMMARY

This report regards a request from Sacramento Heritage, Inc., seeking funding for historic preservation. This report provides a discussion of the need for funding for historic preservation and possible sources of that funding, along with a recommendation to review the request in the context of the 1992 Agency Budget.

BACKGROUND

Sacramento Heritage, Inc., was founded in 1975 by the Sacramento City Council to promote the preservation and restoration of historic architecturally significant buildings in Sacramento and to promote the appreciation of Sacramento's historic architecture and aesthetic character. Sacramento Heritage has been actively involved in a number of preservation and restoration projects in Sacramento as well as community education programs to increase the knowledge of Sacramento's historic neighborhoods and buildings (see Attachment 1).

While the organization functions under the "umbrella" of Sacramento Housing and Redevelopment Agency (SHRA), no ongoing source of funding is appropriated aside from providing part-time coordinator support.

Sacramento Heritage has drafted a Memorandum which requests funding from the Sacramento City Council. Briefly, the memo recommends the following actions:

(1)

1. Amend the Art in Public Places ordinances and resolutions to expand the definition of "art" to include historically significant architectural structures.
2. Provide a \$5,000,000 revolving fund for the purchase, rehabilitation, and sale of architecturally significant buildings in the City of Sacramento to be administered by Sacramento Heritage, Inc.
3. Provide annual funding for a full-time staff director and necessary administrative expenses for Sacramento Heritage under the authority and supervision of the SHRA Executive Director.

The full text of the Memorandum and Resolution is attached as Attachment 2.

Sacramento Heritage Inc., is seeking funds in order to achieve the five goals it has identified. The most important goal entails initiating and implementing specific rehabilitation and restoration projects. Other goals include strengthening preservation policies, establishing educational activities, developing a constituency and creating an organizational plan. A full description of the goals is attached as Attachment 3.

Agency staff does not question the value or significance of historic preservation and its importance to understanding the architectural styles and aesthetic character of the past. In fact, the Agency has financially supported many renovation/preservation projects (see Attachment 4). Additionally, private financial involvement has been secured for large community projects such as the Crocker Art Museum and the Sacramento Public Library. We are also in agreement that much remains to be done. Numerous important historic buildings have neither private dollars or public funds set aside for restoration. A partial list, by way of example, is included as Attachment 5. Without funding for restoration, further deterioration will occur and Sacramento would be in jeopardy of losing many of its "priority" structures--those which have historical/cultural/ architectural significance. Sacramento Heritage, Inc., is concerned about securing funding for those projects. Possible sources of funding are discussed below.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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One source of financing for historic preservation for commercial and residential projects is available through SHRA programs. Due to funding constraints at every level, however, these programs are insufficient to meet historical rehabilitation needs. SHRA Commercial and Housing Rehabilitation programs provide only limited assistance for historic properties due to the geographic, income, and loan amount restrictions. (A summary of these programs is provided in Attachments 6 and 7.) Additionally, there is no existing program to purchase and rehabilitate "essential" or "priority" structures endangered by demolition where no buyer can immediately be identified. Should such a program become feasible, the Sacramento Heritage, Inc., could be an appropriate organization through which to funnel funding to provide funding for historic projects or to own and develop them.

Another potential source of funding examined by Sacramento Heritage, Inc., is the Art in Public Places (APP) program. By ordinance, developers must contribute a percentage of the total construction costs for public art (1% for the County, 2% for City and SHRA projects). The Sacramento Heritage Board maintains that there is room in the definition of "art" to include preservation of some of the structures that contribute to our understanding and appreciation of the past as a worthwhile endeavor.

The Sacramento Metropolitan Arts Commission (SMAC) administers the APP program. SMAC staff does not support amending the APP ordinances to include historic preservation because they maintain that APP funding is not large enough to support public art, much less the large outlays required for historic restoration.

It is difficult to project a total amount of APP funds available since capital projects can be delayed or canceled by the City Council or Board of Supervisors. Additionally, the mechanics of APP funding make it difficult to include historic preservation projects. While the APP funds now are used for art at the project site that generated the funds, Sacramento Heritage Inc., would want funds pooled to be used on historic buildings on a variety of sites. A more acceptable solution for SMAC staff would be to create a separate ordinance which charges an additional percentage to fund historic preservation activities and allows for a pooled revolving loan fund.

Governing Bodies

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Agency staff concurs with the SMAC staff regarding use of the currently generated APP funds. Expansion of the definition of "art" to include historic preservation will stretch the APP budget beyond its capacity. (Although creative uses of historic artifacts or portions of building facades in the artworks commissioned should be permitted or even encouraged).

With respect to the idea of a separate fee for historic preservation, Agency staff urges a more cautious approach. The cumulative impact of various development fees needs to be assessed and additional fees prioritized. How, for example, does a historic preservation fee or requirement stack up against a fee or requirement for child care, or additional educational facilities or parks, etc. We would urge that an historic preservation fee be viewed only in that overall context.

An alternative would be to include some historic preservation funding in the upcoming "Quality of Life" bond issue currently being studied.

Nevertheless, staff thinks the full request from Sacramento Heritage, Inc., should be reviewed by the Sacramento Housing and Redevelopment Commission and City Council.

FINANCIAL DATA

No specific request is made at this time.

ENVIRONMENTAL REVIEW

The proposed action is exempt from environmental review per CEQA Guidelines, Section 15378(b)(3) and NEPA per 24 CFR Part 58.34(a)(3).

POLICY IMPLICATIONS

There are no policy implications present at this time.

MBE/WBE IMPACT

No impact.

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VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of April 17, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending the forwarding of the attached Memorandum and approval of funding with the following modification:

Remove section 3 of the resolution and add the following language:

- a. In the case of historic buildings which are renovated, the 2% money must be spent on items which are appropriate to the period of the building and which may be part of the rehabilitation of the building itself.

AYES: Diepenbrock, Moose, Simon, Simpson, Williams, Wooley, Yew, Strong.

NOES: None

NOT PRESENT TO VOTE: Amundson, Cespedes

ABSENT: Pernell.

RECOMMENDATIONS

The staff recommends:

1. That the City Council review and consider the Sacramento Heritage, Inc. requests;
2. That historic preservation remain a high priority of the City and the Sacramento Housing and Redevelopment Agency and that funding be provided, where possible, in the Agency's 1992 and subsequent budgets for this priority;
3. That no change be made in the current APP program;
4. That a new development fee or requirement for historic preservation not be acted upon until an overall assessment of the cumulative impact of various development fees can be made and new fees prioritized;
5. That Sacramento Heritage, Inc. continue to be used as a vehicle, where possible, for Agency and City historic preservation activities;
6. That SHRA continue to provide part-time coordination services to Sacramento Heritage, Inc.; and

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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7. That historic preservation be reviewed for inclusion in the "Quality of Life" bond issue.

Respectfully submitted,


JOHN E. MOLLOY
Acting Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Staff Contact: Thomas V. Lee, Director of Community Development,
440-1357

F:\EES\SHFUND

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

SACRAMENTO HERITAGE FUNDING REQUEST

WHEREAS, Sacramento Heritage, Inc., is a California non-profit corporation established to promote the preservation and restoration of significant historic buildings in Sacramento as well as promote aesthetic character; and

WHEREAS, public subsidies and incentives for restoring historic buildings would benefit the City of Sacramento and its citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: That the Redevelopment Agency review and consider the requests of Sacramento Heritage, Inc., set forth in the memorandum attached to the staff report for this Resolution as Attachment 2.

Section 2: That historic preservation remain a high priority of the Redevelopment Agency and that funding for Sacramento Heritage, Inc. be provided where possible in the 1992 and subsequent budgets.

Section 3: That no change be made in the Art in Public Places program at this time.

Section 4: That no new development fee or other requirement for historic preservation be enacted until an overall assessment of the cumulative impact of various development fees can be made and all such new fees prioritized;

Section 5: That Sacramento Heritage, Inc. continue to be used as a vehicle, where possible, for Agency historic preservation activities.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 6: That the Agency continue to provide part-time coordination services to Sacramento Heritage, Inc.

CHAIR

ATTEST:

SECRETARY

P:\SHARE\RESO\HERITAGE(Agency)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

SACRAMENTO HERITAGE FUNDING REQUEST

WHEREAS, Sacramento Heritage, Inc., is a California non-profit corporation established to promote the preservation and restoration of significant historic buildings in Sacramento as well as promote aesthetic character; and

WHEREAS, public subsidies and incentives for restoring historic buildings would benefit the City of Sacramento and its citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: That the City review and consider the requests of Sacramento Heritage, Inc., set forth in the memorandum attached to the staff report for this Resolution as Attachment 2.

Section 2: That historic preservation remain a high priority of the City and that funding for Sacramento Heritage, Inc. be provided where possible in the 1992 and subsequent budgets.

Section 3: That no change be made in the Art in Public Places program at this time.

Section 4: That no new development fee or other requirement for historic preservation be enacted until an overall assessment of the cumulative impact of various development fees can be made and all such new fees prioritized;

Section 5: That Sacramento Heritage, Inc. continue to be used as a vehicle, where possible, for City historic preservation activities.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 6: That considerations of historic preservation be reviewed for inclusion in the proposed City's "Quality of Life" bond issue.

CHAIR

ATTEST:

SECRETARY

P:\SHARE\RESO\HERITAGE (Council)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

SACRAMENTO HERITAGE FUNDED RESTORATION PROJECTS

925 G Street - Van Voorhies Mansion

517 8th Street - Mesick Residence

1010 F Street - Hubbard-Upson Residence

1011 7th Street - Pioneer Hall

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MEMORANDUM

DATE: March 5, 1991

TO: Sacramento City Council

FROM: Sacramento Heritage Board of Directors

VIA: Sacramento Housing and Redevelopment Commission,
Sacramento City Planning Commission,
Sacramento City Design Review Board

Subject: **FUNDING FOR PRESERVATION OF
HISTORIC ARCHITECTURE IN SACRAMENTO**

SUMMARY

This report is prepared by the Sacramento Heritage Board of Directors and recommends the Sacramento City Council take the following actions:

- 1) Amend the Art in Public Places governing ordinances and resolutions to expand the definition of "art" to include historically significant architectural structures.
- 2) To additionally provide a \$5,000,000 revolving fund for the purchase, rehabilitation and sale of architecturally significant buildings in the City of Sacramento to be administered by Sacramento Heritage, Inc..
- 3) To provide annual funding for a full-time staff director and necessary administrative expenses for Sacramento Heritage under the authority and supervision of the SHRA Executive Director.

BUILDINGS

Sacramento Heritage was founded in 1975 by the Sacramento City Council. Its nine-member Board of Directors is made up of Council-appointed people from a wide range of interest in the City.

Sacramento Heritage is a California non-profit corporation established by the City Council to promote the preservation and restoration of historic architecturally significant buildings in Sacramento and to promote the appreciation of Sacramento's historic architecture and aesthetic character.

Over the last two years, Sacramento Heritage has worked diligently to better define its role and develop major goals for the organization. The five goals recently adopted are as follows:

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February 5, 1991
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- Goal 1.** Establish and support on going educational activities and develop educational materials directed toward expanding the awareness and appreciation of Sacramento's architectural heritage and historic preservation.
- Goal 2.** Enhance and strengthen policies and procedures for the preservation of endangered historically and/or architecturally significant structures.
- Goal 3.** Initiate and implement specific rehabilitation and restoration projects.
- Goal 4.** Develop a community-based preservation constituency that includes individuals, business organizations and neighborhood participation.
- Goal 5.** Strengthen Sacramento Heritage, Inc. through the implementation of an organizational plan and program.

SACRAMENTO HERITAGE AT THE CROSSROAD

Sacramento Heritage is currently at a crisis position in its fifteen-year history. With only \$24,000 in the bank and no dedicated funding source to carry on its mission, Sacramento Heritage is faced with a dilemma. The City needs to decide on one of the following courses of action:

- 1) Provide on-going funding so that Sacramento Heritage can do more than talk about the preservation and restoration of significant buildings in the City of Sacramento, or
- 2) Abolish the organization, which would leave the City without an active historic preservation mechanism.

Over the years, Sacramento Heritage has played an active role in preserving a number of significant structures, such as:

- 1) Van Voorhies Residence, 925 "G" Street
- 2) Hubbard-Upson House, 1010 "F" Street
- 3) Pioneer Hall, 1009 7th Street
- 4) Maria Hastings Residence, 1119 "D" Street

Sacramento Heritage has implemented the facade rebate program for commercial buildings in the downtown redevelopment area and recently developed the packet of walking tour brochures for the Capitol, Downtown and Alkali Flat areas.

We are currently working with the City and others to preserve Mory's Place--a frustrating process at best. Had we had a revolving fund in place, Mory's could now be on a permanent site, restored and preserved for future generations to enjoy.

City Council
 February 5, 1991
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We have had any number of significant buildings which currently need attention. To name a few:

- 1) Mory's Is, of course, an obvious project still in need of attention;
- 2) Security Bank Building, NW corner, 7th/J Street;
- 3) Old Crocker Bank Building, SE corner, 7th/J Street;
- 4) The various buildings/structures on the essential and priority categories of the City's Historic Building Register in the downtown area which are several hundred in number.

PRESERVATION FUNDING

In the late 1970's the City initiated its Art in Public Places Program, which has provided a significant amount of new art in the downtown area. This has been a highly successful program because the City provided a staff and source of funding for the organization. We at Sacramento Heritage fully support the Arts Program and believe that preservation of our Capitol City architectural heritage is of equal importance.

The Arts Program under the Sacramento Metropolitan Arts Commission is an outstanding model of a public program with suitable staff support. A similar program should be established for historic preservation.

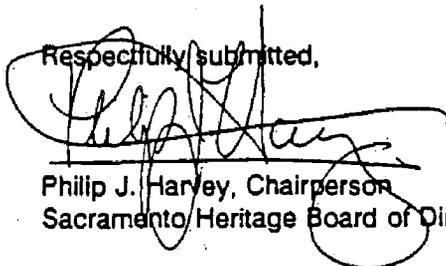
We have noted that the Arts Program has spent an average of less than \$400,000 per year over its thirteen-year history. Conservative estimates indicate the annual expenditures for the next five years will be more than \$2 million a year. While we support the Arts Program, we believe there should be sufficient funds to support both the Arts Program and Historic Preservation. Continued growth in Sacramento will provide adequate funding for both groups but, this same growth and redevelopment will place increased pressures on our historically significant structures.

Other cities have capitalized on their historic resources by public commitments to historic preservation (San Francisco, Denver, San Diego, Los Angeles, San Jose, etc.)

If no on-going preservation program with adequate funding is undertaken, many buildings that still can be saved will be lost forever. Do we only want new pieces of art in our community, or is there room to include the preservation of some of the structures that are living monuments to our rich 150 year history as a city and as the Capitol of the State of California?

The City may wish to spend \$2 million a year on new art. If so, we can only applaud its efforts in that area. In addition, if the City is to have any concern for preserving its heritage, it is now time to discuss where and to what extent preservation fits within the City's funding priorities.

Respectfully submitted,


 Philip J. Harvey, Chairperson
 Sacramento Heritage Board of Directors

Resolution No. SHI 91-01

Adopted by the Board of Directors of Sacramento Heritage, Inc.

ON FEBRUARY 5, 1991

APPROVAL OF SACRAMENTO HERITAGE, INC. TO SEND THE MEMORANDUM TO THE SACRAMENTO CITY COUNCIL ON FUNDING FOR PRESERVATION OF HISTORIC ARCHITECTURE IN SACRAMENTO

WHEREAS, Sacramento Heritage, Inc. is a non-profit, quasi-public corporation whose purpose is the preservation and enhancement of Sacramento's architectural heritage and has been actively involved in a number of preservation and restoration projects in Sacramento, as well as community education programs to increase the knowledge and appreciation of Sacramento neighborhoods and buildings; and

WHEREAS, the Sacramento Housing and Redevelopment Commission, on July 23, 1990 approved directing Staff to ask the City Council to expand its definition of aesthetic improvements to include restoration and preservation of historic architecturally significant structures and developers be given the option to meet a percentage of these aesthetic improvements by doing this restoration or preservation; and

WHEREAS, Sacramento Heritage, Inc. is a California nonprofit corporation established "to promote the preservation and restoration of significant historic buildings in Sacramento as well as promote the appreciation of Sacramento's historic architecture and aesthetic character"; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS SACRAMENTO HERITAGE, INC:

Section 1: Sacramento Heritage, Inc. hereby approves the memorandum entitled: Funding For Preservation of Historic Architecture in Sacramento.

Section 2: Sacramento Heritage, Inc. hereby transmits this memorandum to the City Council and request that they take positive action on the following items:

- 1) Amend the Art in Public Places governing ordinances and resolutions to expand the definition of "art" to include historically significant architectural structures.
- 2) To additionally provide a \$5,000,000 revolving fund for the purchase, rehabilitation and sale of architecturally significant buildings in the City of Sacramento to be administered by Sacramento Heritage, Inc..
- 3) To provide annual funding for a full-time staff director and necessary administrative expenses for Sacramento Heritage under the authority and supervision of the SHRA Executive Director.

ATTEST:

Joan Roberts
CLERK

[Signature]
CHAIR

MISSION STATEMENT

The following in *Italics* is the approved Mission Statement including goals and objectives approved as of November, 1989.

Sacramento Heritage, Inc. is a California nonprofit corporation established to promote the preservation and restoration of significant historic buildings in Sacramento as well as promote the appreciation of Sacramento's historic architecture and aesthetic character.

Goal 1. *Establish and support ongoing educational activities and develop educational materials directed toward expanding the awareness and appreciation of Sacramento's architectural heritage, and historic preservation.*

Objectives:

a. *Develop educational materials:*

1. *Develop and publish a series of brochures treating educational subjects related to historic architecture such as preservation, rehabilitation, research techniques, etc. (Accomplished 5/90)*
2. *Publish a newsletter on a regular basis.*
3. *Write and publish a series of news articles utilizing Board members' expertise. Such articles could treat member's roles with other government bodies or professions, and relationships to historic preservation.*

b. *Sponsor or co-sponsor educational events and activities such as the following:*

1. *Develop and present one or more slide programs treating Sacramento's historic architecture or a related subject.*
2. *Present or co-sponsor a public forum addressing an issue involving preservation-related community concerns. (i.e., a timely issue could involve a discussion of the effects of S.P. Railyard area development on the Alkali Flat neighborhood, or upon downtown revitalization efforts.)*
3. *Develop a lecture series addressing timely preservation issues.*
4. *Stage a specific event to celebrate and promote a special preservation achievement, such as the relocation of Mory's Victorian or the restoration of the Maria Hastings Residence.*

Goal 2. *Enhance and strengthen policies and procedures for the preservation of endangered historically and/or architecturally significant structures.*

Objectives:

- a. *Work with the City to update and expand the Inventory of historically and architecturally significant structures and preservation areas.*
- b. *Develop specific outline of procedures for reacting to preserve significant structures that become endangered by demolition or lack of maintenance.*
- c. *Implement procedures to preserve endangered structures as situation warrants.*

Goal 3. *Initiate and implement specific rehabilitation and restoration projects.*

Objectives:

- a. *Establish a priority rehabilitation project based upon the degree of need and feasibility.*
- b. *Develop a rehabilitation program for designated priority project. Outline process and procedures tailored to specific project needs.*
- c. *Initiate, and complete project.*

Goal 4. *Develop a community-based preservation constituency that includes individuals, business organizations and neighborhood participation.*

Objectives:

- a. *Identify neighborhood groups who should be interested in an ongoing preservation program.*
- b. *Promote preservation awareness through existing neighborhood groups and organizations such as the Alkali Flat Project Area Committee, Oak Park Project Area Committee, J Street merchants, East Sacramento Neighborhood Association, Southside Association.*
- c. *Support and coordinate special preservation-oriented community activities with regional educational institution. A first activity could be coordination of a community preservation forum with SCUS Social History Master's Degree students.*
- d. *Provide a general constituency membership to Sacramento Heritage, Inc.*

Goal 5. *Strengthen Sacramento Heritage, Inc. through the implementation of an organizational Plan and Program.*

Objectives:

- a. *Establish an annual Work Plan and an annual Report procedures.*
- b. *Develop marketing strategy for Sacramento Heritage, Inc.*
- c. *Encourage broad membership enrollment in Sacramento Heritage.*
- d. *Identify funding sources. Establish budget. Develop, pursue and obtain program funding.*
- e. *Endeavor to obtain additional funding for Sacramento Heritage, Inc./SHRA lending for commercial rehabilitation programs.*
- f. *Develop products for sales and revenue. One of the first could be the printing and sale of notes or cards using sketches from the Walking Tour Brochures. Publication would occur when funds for printing are designated to be implemented soon after Brochure publication.*

PRESERVATION PROJECTS WHICH HAVE BEEN FINANCIALLY
ASSISTED THROUGH SHRA AND ITS PROGRAMS

Old Sacramento

Haines Building
Sazerac Bldg. & Blue Wing
Saloon
Foster Saloon
Mechanics' Exchange
Vernon-Brannon House
Brannan Building
United States Hotel
New York Drug Store
Howard House
Lady Adams Building
Adams Express Building
Gregory Building
Pioneer Hall and Bakery
Sacramento Cracker Building
Rivett-Fuller Building
Democratic State Journal
Stanford Brothers Warehouse
Cavert Building
Jessup Building
Aldrich Building
Rodgers Building
Cienfuego Building
Pioneer Telegraph Building
Smith Building
Heywood Building
Morse Building
National Guard Museum

Other Downtown Projects

California Fruit Exchange
Traveler's Hotel
Ramona Hotel
Sequoia Hotel
Ridgeway Hotel
Carnegie Library
Crocker Art Museum
Central Library

Other Downtown Projects (cont.)

FACADE IMPROVEMENT GRANTS:

Ricci's
Fumy's
Joe Sun & Co.
River City Bank
Sirlin Studios
California Loan & Jewelry
McCann Building
California Dental Association
United Cobblers
Golden Hotel
Crest Theatre
Planteen and Krogh
Jade Garden
Megami's
Accurate Art Gallery
Swanson Cleaners (Ruhstaller
Building)
Bento House
Ransohoff Associates
Pioneer Hall
Western union
Martyr & Curry
Barber College
Werner Jewelry
Winfree-Flowers
Kagan
Wongs Cuisine
PDQ
Accurate Art
Greibitus Jewelers
Corum
Computerland
Ambrose heath
Geisreiter
Forum Building
Yee Building
Behling Building
Petunias
Orsisi Deli
Yee Office
Deluxe Burger

Other Downtown Projects (cont.)

REHABILITATION LOANS

Fumy's
 Pioneer Hall
 Procida Florist
 Sequoia Hotel-Taco Bell
 Sher Building
 Pennisi's Restaurant
 Maffei

Alkali FlatCOMMERCIAL REHABILITATION
LOANS

511 - 8th Street (Historic
 Infill Program)
 517 - 8th Street (Sacramento
 Heritage)
 520 - 9th Street (Salvation
 Army Warehouse)
 515 - 12th Street (Legal
 Services of No. California)
 530 - 12th Street (PAC Office,
 524 Club)
 710 - 12th Street (Office/
 Retail)

RESIDENTIAL PROPERTIES

515 - 8th Street
 508 - 10th Street
 514 - 10th Street
 601 - 10th Street
 411 - 11th Street
 511 - 11th Street
 517 - 11th Street
 728-730 "E" Street
 731 "E" Street
 1100 "E" Street
 1029 "F" Street
 1105 "F" Street
 1107 "F" Street
 1223 "F" Street

Washington Neighborhood

717 - 13th Street

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Oak ParkREHABILITATION LOANS and
FACADE IMPROVEMENT GRANTS

Oak Park Fire Station
 Donner School
 3258 Stockton Blvd. (Fruitridge
 Printing)
 3460 - 2nd Avenue
 3124 Broadway
 Capra Building
 Jackson Building

FACADE IMPROVEMENT GRANTS

3501 Broadway (Urban League)

Locke

Rehabilitation and renovation
 of 53 residential and
 commercial buildings

Walnut Grove

Rehabilitation of the Old
 Schoolhouse Building and
 numerous public improvements in
 the Old Town area

Iselton

Public improvements and facade
 renovations in the Main Street
 area

Folsom

Railroad Station renovation and
 related public improvements in
 the Old Town area

ESSENTIAL STRUCTURESSampling of Commercial Buildings

Mory's, 917 "H" Street
 Police & Sheriff Building, 813 6th Street
 Southern Pacific Railroad Depot, 501 "I" Street
 National Gold Bank (D.O. Mills), 631 "J" Street
 California Western Life. Ins. Co., 926 "J" Street
 Masonic Temple, 1123 "J" Street
 Esquire Theater Facade and Marquee, 1217 "K" Street
 Eastern Star Hall, 2719 "K" Street

Residential Buildings

The list includes approximately 39 residential structures.

PRIORITY STRUCTURESSampling of Commercial Buildings

Grace Day Center, 1909 7th Street
 Old Ironsides, 1713 10th Street
 Jim Denny's, 816 12th Street
 Specialized Clutch & Brake, 316 16th Street
 Miller-Skelton & Herberger Funeral Chapel, 1015 20th Street
 B.F. Goodrich Tire Center, 1200 "I" Street
 Kost Building, 1630 "J" Street
 Newbert Hardware, 1700 "J" Street
 Vacant, 2730 "J" Street
 W.F. Gormley & Sons Funeral Home, 2015 Capitol Avenue
 Sacramento City Unified School District Administration,
 1619 "N" Street

Residential Buildings

The list includes approximately 300 residential structures

SACRAMENTO CITY CODE, PRESERVATION OF HISTORIC STRUCTURES

Article 1. General Provisions

32.101 Definitions

- (c) **"Essential Structure"** shall mean one or more buildings or structures on a single lot or parcel having the most significant historic or architectural worth and designated as such by the council pursuant to the provisions of this chapter.
- (d) **"Priority Structure"** shall mean one or more buildings or structures on a single lot or parcel having significant historic and architectural worth and designated as such by the council pursuant to the provisions in this chapter.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY FINANCING PROGRAMS

SHRA programs fund commercial and residential projects. However, the parameters for the various loan programs leave gaps in funding when it involves historic properties. Downtown commercial projects funded under the Economic Development Division are limited to no more than \$100,000, and involve only the area from 7th Street to 14th Street along J and K Streets. Commercial projects under the Neighborhood Development Division can provide a greater loan amount; however, there are geographic restrictions.

Housing loan programs administered by the Rehabilitation Department provide housing loans for both rental and owner occupied dwellings. While city/county wide programs are available for owners through the Deferred Payment Loan Program and 3% Amortized Loan Program, they are available only for low income persons making no more than 80% of the Sacramento Metropolitan Statistical Area income (SMSA). Additionally, the maximum loan amount is \$33,500. The Target Area Loan Program provides assistance for those earning 120% of the SMSA but is limited again in both area and amount. This loan program serves only Community Development Block Grant (CDBG) Target Areas and has a maximum loan amount of \$33,500. Investor loans provide only limited matching funds and cap at \$8,500 for a three bedroom unit. While high cost waivers can increase the maximum loan amounts, in many instances, this is still insufficient to adequately fund historic rehabilitation costs.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

1990

HOUSING REHABILITATION PROGRAMS

LOAN PROGRAMS FOR OWNER-OCCUPANTS**DEFERRED PAYMENT LOAN PROGRAM**

Eligible Areas: City/County-wide
 Interest Rate: 0% first five years, 3% balance of term
 Payments: Deferred until affordable
 Amortization Period: 15 years
 Maximum Loan: \$15,000
 Loan to Value Ratio: 100% of after rehab appraisal
 Maximum Income: 80% Sacramento Metropolitan Statistical Area (SMSA) Median
 Family size: 1 2 3 4 5 6 7 8+
 Income: 21,000 24,000 27,000 30,000 31,900 33,750 35,650 37,500
 Other: Housing expense must exceed 28% of gross income
 Eligible Repairs: Property Rehabilitation Standards only, no GPI

3% AMORTIZED LOAN PROGRAMS

Eligible Areas: City/County-wide
 Interest Rate: 3%
 Payments: Interest only, partially amortized, fully amortized
 Amortization Period: 15 years
 Maximum Loan: \$33,500
 Loan to Value Ratio: 100% of after rehab appraisal
 Maximum Income: 80% SMSA
 Family size: 1 2 3 4 5 6 7 8+
 Income: 21,000 24,000 27,000 30,000 31,900 33,750 35,650 37,500
 Eligible Repairs: Property Rehabilitation Standards and GPI

TARGET AREA LOAN PROGRAM

Eligible Areas: CDBG Target Areas
 Interest Rate: 4% - 7% See below
 Payments: Fully amortized
 Amortization Period: 15 years
 Maximum Loan: \$33,500
 Maximum Income: 120% SMSA
 Family Size: 1 2 3 4 5 6 7 8+
 Rate/Income 4% 23,700 27,000 30,350 33,750 36,450 39,150 41,850 44,550
 5% 25,300 30,000 33,700 37,500 40,500 43,500 46,500 49,500
 6% 28,900 33,000 37,100 41,250 44,550 47,850 51,150 54,450
 7% 31,600 36,000 40,400 45,000 48,600 52,200 55,800 59,400
 Other: Must provide for the elimination of slums and blight
 Eligible Repairs: Property Rehabilitation Standards only, no GPI