

RESOLUTION NO. 2009-008

Adopted by the Redevelopment Agency
of the City of Sacramento

February 10, 2009

AMENDMENT OF THE COMMERCIAL REVITALIZATION PROGRAM GUIDELINES TO UPDATE THE ADDRESS RANGES OF ELIGIBLE COMMERCIAL PROPERTIES IN THE OAK PARK REDEVELOPMENT PROJECT AREA AND INCREASE THE MAXIMUM REBATE AMOUNT FOR PROPERTIES LOCATED IN THE OAK PARK COMMERCIAL DISTRICT TO \$200,000 PER PARCEL.

BACKGROUND

- A. The Commercial Revitalization Program (Program) offered by the Redevelopment Agency of the City of Sacramento (SHRA) will greatly benefit the Oak Park Commercial District by increasing the maximum rebate amount since it serves as a major corridor for the Oak Park redevelopment, is home to many commercial businesses and is adjacent to the Oak Park Historic District. The Program would benefit the Oak Park Commercial District by providing funding for rehabilitation and improvement of existing buildings and restoration of historic commercial structures, thereby eliminating blighting conditions related to disrepair and underutilization.
- B. In March 2008, the City Council amended the Commercial Revitalization Program Guidelines to increase the maximum rebate amount for historic properties in the Oak Park Redevelopment Project Area.
- C. The Program is consistent with the Oak Park Redevelopment Plan and the 2005-2009 Implementation Plan.
- D. The Oak Park Tax Increment funding for the Program would be used for eligible commercial properties located in the Oak Park Redevelopment Project Area.
- E. 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. The exterior rebate projects that are eligible for funding under the Program are exempt from environmental review as rehabilitation of existing structures under CEQA Guidelines Section 15301 (d) and (e).

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

- Section 1. The Executive Director, or her designee, is authorized to amend the Commercial Revitalization Program Guidelines, a copy of which is attached to

this resolution as Exhibit A, to update the address ranges of eligible commercial properties in the Oak Park Redevelopment Project Area.

Section 2. The Executive Director, or her designee, is authorized to increase the maximum rebate amount for properties located in the Oak Park Commercial District to \$200,000 per parcel.

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Exhibit A: Commercial Revitalization Guidelines

Adopted by the Redevelopment Agency of the City of Sacramento on February 10, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.

Noes: None.

Abstain: Mayor Johnson (Recused).

Absent: None.


Vice Chair Lauren Hammond

Attest:


Shirley Concolino, Secretary

COMMERCIAL REVITALIZATION PROGRAM EXTERIOR REBATE GUIDELINES

SHRA's Commercial Revitalization Program provides exterior rebates to applicants in designated target areas. The program improves the appearance and function of commercial buildings, and is intended to complement SHRA's overall community development goals. Rebates are offered only to the extent that the SHRA budget has allocated funds to the program. The program is funded with local redevelopment funds.

Eligible Applicants

Owners of commercial property located in eligible areas may apply for the program. Tenants may apply in conjunction with an owner-initiated and approved project for a maximum \$5,000 rebate to be matched dollar for dollar by private, non-Agency funds.

Eligible Areas

Eligible areas are located in specific address ranges within commercial revitalization target areas or redevelopment areas.

Exterior Rebate

Property owners who undertake eligible improvements costing at least \$10,000 may receive a rebate of not more than fifty percent of the costs up to a maximum per project rebate of \$50,000. Commercial properties located within the Oak Park Commercial District are eligible for a rebate of not more than \$200,000 per parcel or \$300,000 for those properties with more than one parcel. All improvements must be approved by Agency staff in advance of the work. Applicants must provide matching funds to complete the project. Projects also require completion of a maintenance agreement and must include improvements necessary to meet applicable code requirements.

Eligible Expenditures:

The following types of improvements are examples eligible for the rebate:

- Storefront renovation
- Signs, graphics
- Doors
- Windows, shutters, awnings
- Exterior lighting
- Soft costs including professional, architectural and City/County permit fees.
- Roof repair or replacement
 - Rebates for roof repair/replacement are allowed if done in conjunction with storefront improvements. The rebate for roof work cannot exceed 10% of the total rebate amount.
- American with Disabilities Act (ADA) and Title 24 Energy Efficiency Compliance
 - Ten percent (10%) of the rebate amount can be used for interior and exterior ADA Title 24 compliance.
- Site Improvements

Site improvements include parking lot resurfacing, landscaping, lighting, fencing or monument signs.

- Expansion of square footage which exceeds 50% of existing square footage or 2500 square feet, whichever is more, are not eligible

Special Consideration For Historic Properties

Properties that are considered “historic properties” are eligible for a rebate of not more than \$75,000 per parcel. Historic properties are defined as those buildings that are listed on the National Register of Historic Buildings, are located within a historic district or are listed on the state or local inventory of historic places. The rebate can apply to interior or exterior improvements, which are required to maintain the historic character of the structure.

Within the City Historic District of the Oak Park Redevelopment Project area, certain properties that are considered “historic properties” are eligible for a rebate of not more than \$200,000 per parcel or \$300,000 maximum rebate for those historic properties with more than one parcel. All rebates must be matched with private funds on a dollar for dollar basis. Historic properties are defined as those buildings that are listed on the National Register of Historic Buildings, are located within a historic district or are listed on the state or local inventory of historic places. The rebate can apply to interior or exterior improvements, which are required to maintain the historic character of the structure.

Design/Plan Review

All improvements must conform to the City and County of Sacramento Building codes, special planning requirements (if applicable) and the Design Guidelines adopted for the respective area. Participant's proposals may be subject to review by the applicable neighborhood's SHRA Advisory Group. Design review (staff level) by the City of Sacramento is necessary for projects in Oak Park, North Sacramento, Del Paso Heights and Alkali Flat. Historic buildings (over 50 years old) or projects located in designated historic areas may be subject to review by the State Office of Historic Preservation. All projects are subject to funding availability.

Ineligible Rebate Applicants/Projects

- Big box retailers (larger than 50,000 square feet).
- Liquor stores (defined as a store that has more than half of the shelf inventory devoted to liquor/beer/wine).
- Adult entertainment enterprises.
- Auto dealerships larger than 1 acre in size.

- Updating of national corporate or franchise stores is not eligible unless the renovation is part of a larger project and the building is deteriorated. These businesses are eligible if the building is vacant.
- Uses which are incompatible with the Redevelopment Plan and the Implementation Plan.
- Eligibility determination will be made by Agency staff prior to accepting an application.

Oak Park Address Ranges for the Commercial Revitalization Program

3100 Broadway-4499 Broadway
2731 33rd Street
2925 34th Street
2641-2933 35th Street
2833 36th Street
3101, 3346 and 3352 1st Avenue
3300-3537 2nd Avenue
3333-3561 3rd Avenue
3516-3639 4th Avenue
3715-3733 5th Avenue
4749 14th Avenue
2756-3030 (even only) Stockton Boulevard
3100-3844 Stockton Boulevard
3000-5551 Martin Luther King Jr. Boulevard