



REVISED FIVE-YEAR IMPLEMENTATION PLAN
FOR THE MERGED SANTA ROSA CENTER AND GRACE BROTHERS
REDEVELOPMENT PROJECT AREAS

DECEMBER 2004 TO DECEMBER 2009

ADOPTED NOVEMBER 22, 2004
REVISED AND APPROVED FEBRUARY 26, 2007

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I. BACKGROUND AND INTRODUCTION

Effective January 1, 1994, AB1290 added Section 33490 to the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*, referred to in this Plan as "CRL") which requires redevelopment agencies to produce Implementation Plans every five years.

The Five-Year Implementation Plan is a policy and program planning document that provides information about redevelopment activities and their linkage to the elimination of blight.

The Implementation Plan sets forth a redevelopment agency's goals and objectives, programs and potential projects, an explanation of how the goals and objectives, programs and potential projects will assist in the elimination of blight, and estimated expenditures for the next five years.

In December, 1994, the Redevelopment Agency of the City of Santa Rosa (the "Agency") adopted its first Five-Year Implementation Plan for the Merged Santa Rosa Center and Grace Brothers Redevelopment Project Areas (the "Merged Project Areas"). It was subsequently amended in 1995, 1997, and new Five-Year Implementation Plans were adopted in 1999 and 2004.

The current Five-Year Plan was adopted in November 2004 and covers the period from December 2004 through December 2009. The Five-Year Implementation Plan is being revised at this time (February 2007) to include activities not envisioned in November 2004.

The new activities to be included are allowed by the Santa Rosa Center Redevelopment Plan dated March 10, 1970, in Item B (2)(d), Description of Project, "To enhance the project area from an economic as well as aesthetic standpoint, i.e., as by updating and reconstructing the utility and street system." Further, in Ordinance 1741 dated October 29, 1974, the purpose and intent of the Santa Rosa City Council with respect to Phase III of the Project Area is . . . "b. Strengthen retail and other commercial functions in downtown Santa Rosa by creating sites for major retail facilities and related commercial uses; c. Strengthen the economic base of the community by installing needed site

improvements in the commercial areas thereby stimulating new commercial expansion and resulting employment and economic growth.”

A. Santa Rosa Center Redevelopment Project Area

The Santa Rosa Center Redevelopment Project Area consists of approximately 84 acres located in the urban core area of the City, also known as "the heart of downtown Santa Rosa." The first Phase, approximately 40 acres, was adopted in 1961, when the downtown area of Santa Rosa was badly deteriorating. Streets and buildings were substandard and many stores were vacant. Senior citizens occupied unsafe older hotels and there were inadequate affordable housing alternatives.

Phase II of the Project Area, consisting of approximately 32 acres, was adopted in March, 1970. This portion of the Project Area was added following the 1969 earthquake, which had severely damaged many older buildings, furthering the need for rehabilitation and new construction in the downtown core area.

Phase III of the Project Area was adopted in October, 1974, and consists of approximately 13 acres. This portion of the Project Area was added to provide additional land to complete Phase II development.

B. Grace Brothers Redevelopment Project Area

The Grace Brothers Redevelopment Project is located downtown, south of the Railroad Square Historic District. This Project Area was adopted in 1985 and is comprised of approximately 10 acres. It was formerly the location of the Grace Brothers Brewery which discontinued operations.

II. SUMMARY OF PAST PROGRESS

A. Santa Rosa Center Redevelopment Project

1. During the most active years of the Santa Rosa Center Redevelopment Plan (1961 to 1999), an estimated 67 buildings (1,997,381 sq. ft.) were constructed or substantially rehabilitated with development costs of approximately \$108,000,000 either directly or indirectly due to redevelopment programs. As a result, over 5,000 permanent jobs and 3,000 construction-related jobs were created in downtown Santa Rosa.

In addition to commercial development, public improvements included:

- various parking garages and parking lots
- Courthouse Square Plaza
- Sonoma Avenue Park
- Fourth Street semi-pedestrian mall
- Comstock pedestrian mall
- major infrastructure systems (water, streets, sewer, sidewalks, curbs, gutters, and flood control)
- Prince Memorial Greenway

The cost of these redevelopment program activities was an estimated \$27,000,000.

2. Since 1999, the Santa Rosa Center Redevelopment projects and programs have included:

- Downtown Santa Rosa Creek Pedestrian Linkage/Open Space
 - When completed, the Downtown Santa Rosa Creek Project will provide pedestrian linkages between the Santa Rosa Center Project Area on the east side of downtown and the Grace Brothers Project Area on the west side of downtown, as well as urban open space and restoration of the creek habitat.
- Downtown Diagonal Parking Project
 - 33 additional parking spaces were provided on Fourth Street by replacing parallel parking spaces with diagonal parking spaces.
- Downtown Linkages

The Fourth Street Linkage Project and the Third Street Improvements Project provided improved circulation and pedestrian linkages between the east and west sides of downtown.

- The Fourth Street Linkage Project created a pedestrian oriented link from the west side of Santa Rosa Plaza to Davis Street in Old Railroad Square
- The Third Street Improvements Project strengthened the

linkages and connections between the east side of downtown and Vineyard Creek Hotel, Prince Memorial Greenway and Old Railroad Square

The redevelopment contribution to these activities was approximately \$2,400,000.

3. The Agency's Downtown Promotion Program has provided support of promotion and marketing efforts with funding for the holiday promotions program, a contribution for downtown parking signs, and a local match of \$100,000 for the Courthouse Square Unification Study. The Agency has successfully partnered with Santa Rosa Main Street to cooperatively market the downtown area as a destination for residents, visitors and business.
4. To date, the Agency's Affordable Housing Program has assisted development or rehabilitation of more than 1,300 units, a large portion of which were due to contributions from the Santa Rosa Center Low and Moderate Income Housing Fund, including the following activities during the past five years:
 - A contribution of approximately \$1,200,000 from the Santa Rosa Center Low and Moderate Income Housing Fund to various affordable housing programs and projects. This expenditure assisted the new development or rehabilitation of an estimated 400 affordable housing units citywide.
 - A contribution of approximately \$733,000 for the acquisition and rehabilitation of the Brookwood Center emergency homeless shelter, a 5,000 sq. ft., 40-bed facility which opened in 2002.
 - A contribution of approximately \$440,000 toward the acquisition and rehabilitation of Samuel Jones Hall, a multi-use facility to include an 80-bed homeless shelter.

B. Grace Brothers Redevelopment Project

1. After the Grace Brothers Redevelopment Project Area was established in 1985, the following redevelopment activities were completed:
 - 22 sites were assembled.
 - Existing businesses and residents were relocated.
 - Existing buildings were demolished.
 - Toxic remediation was completed.

- Streets were abandoned and parcels were merged.
- Railroad Street was realigned and Third Street was widened and landscaped, along with associated traffic signal improvements.
- A Disposition and Development Agreement was approved and implemented, resulting in the Hotel-Conference Center project.

The cost of these redevelopment activities was \$29,000,000 (\$8,000,000 in Agency funding).

2. Vineyard Creek Hotel, Spa and Kenneth R. Blackman Conference Center was completed and opened for operations in 2002. This development project achieved the objectives of the Grace Brothers Redevelopment Plan to re-use a brownfield site and develop an upscale, first class, full service hotel, conference center, restaurant, and public improvements.
3. In January 2007, the Agency approved the sale of the Hyatt Vineyard Creek Hotel and assignment of the Project Leases from Vineyard Creek, LLC (“Seller”) to Noble-AEW Vineyard Creek, LLC (“Buyer”) for \$26.5 million, contingent upon the sale of an approximately 10,000 square foot vacant portion of the Vineyard Creek Hotel and Conference Center Site to the Buyer. The parcel is currently owned by the Agency.

C. Special Accomplishments and Accolades

1. Historically, the Agency has provided significant assistance to the homeless shelter system, including approximately \$700,000 for the acquisition and rehabilitation of the Brookwood Center, \$750,000 for major renovations at the Family Support Center, and an estimated \$440,000 toward the acquisition and rehabilitation of Samuel Jones Hall.
2. The Santa Rosa Center Redevelopment Project received the 2001 California Redevelopment Association (CRA) Award of Excellence for Community Revitalization. The CRA awards provide a valuable tool in the Downtown Promotion Program.
3. The Grace Brothers Redevelopment Project received the 2003 CRA Award of Excellence for Brownfield Development.

III. GOALS AND OBJECTIVES FOR THE MERGED PROJECT AREAS

The objectives of the Merged Project Areas are as follows:

- A. The elimination and prevention of the spread of blight and deterioration and the renewal, redevelopment, and restoration of the Project Area.
- B. The correction of conditions contributing to blight including serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- C. The elimination and/or removal of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
- D. The elimination of factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots including substandard design, inadequate sizes given present standards and market conditions, lack of parking, environmental contamination, adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area, depreciated or stagnant property values or impaired investments, abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots.
- E. The removal of physical or economic conditions that lead to problems of public safety and welfare.
- F. The increase of patronage to the Project Areas by improving pedestrian linkages and open spaces that result in higher and better land uses which in turn stimulate and encourage economic reinvestment in downtown.
- G. The undertaking of public improvements or public facilities which help to attract development that results in higher and better land uses, in turn stimulating and encouraging economic reinvestment in downtown.
- H. Increase, preserve or maintain low- and moderate-income housing, both within redevelopment project areas and citywide for the benefit of project areas, by providing funds to the Housing Authority of the City of Santa Rosa for its housing programs. Housing programs include Housing Assistance, Homeless Assistance, City-Wide Rehabilitation Assistance, the Mortgage Credit Certificate Program and the Mobilehome Program, among others.

IV. PROGRAMS, POTENTIAL PROJECTS AND ESTIMATED EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

A. Downtown Development Opportunity

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This work program consists of assisting potential private development, such as facilitating the development of land uses compatible with the downtown core area and improving impaired investments and economic capacity of under-utilized sites. Estimated expenditures are \$4,000,000 through December 2009.

B. Downtown Enhancement Program

The Agency will implement a program to reduce physical and economic blight in the Project Area by conducting streetscape beautification and other public improvements; attracting and retaining businesses; and promoting the downtown area to increase customer and visitor attraction. Funding of approximately \$450,000 will be spent through the end of the Implementation Plan.

C. Downtown Arts District

The Agency will implement a program to promote the arts and culture in the downtown as a mechanism to attract people and private investment to the Project Areas and reduce physical and economic blight. The program will include public improvements, placement of public art, support for arts and culture events, and development of arts-related businesses. \$400,000 will be utilized over the next three years for this program.

D. Brownfields Revolving Clean-Up Loan Administration

The Agency will contribute \$50,000 to administer the Brownfields Revolving Clean-Up Loan program. The Brownfields Loan Program provides funding to capitalize loans that are used to clean up Brownfields. A brownfield is a property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

E. Affordable Housing Programs

The Agency generally provides funding to the Housing Authority of the City of Santa Rosa for administering its Housing Programs both within redevelopment project areas and citywide of benefit to project areas.

1. Citywide Housing Programs

The Housing Authority programs consist of Housing Assistance, Homeless Assistance, City-Wide Rehabilitation Assistance, the Mortgage Credit Certificate Program, and the Mobilehome

Program, among others. Estimated expenditures are \$1,900,000 over the next five years.

2. Downtown Housing Demonstration Program

This loan program was created to encourage new residential units in the Downtown Core Area that are affordable to households earning up to 120% of median income. Estimated expenditures are \$200,000 over the next five years.

F. Project Administration and Debt Service

The operation of a redevelopment project entails expenditures not linked to specific anticipated projects. Administration costs consists of statutory or other obligations of the Agency including among other things, project operations and technical staff costs, site office facility costs, supplies, equipment, materials, fees for insurance, community meetings and general legal costs. Estimated administration expenditures for the Merged Project Areas are \$1,500,000 over the next five years. Expenditures for debt service on existing and proposed debt to finance redevelopment activities over the next five years are estimated at \$6,500,000.

G. Downtown Santa Rosa Creek Pedestrian Linkage/Open Space

The Downtown Santa Rosa Creek work program consists of assisting the public improvements for the development of public open space, including pedestrian linkages between the Santa Rosa Center Project on the east side of downtown and the Grace Brothers Project on the west side of downtown. The estimated expenditures are \$100,000 over the next five years for improvements to the future park at the Prince Memorial Greenway trailhead on Santa Rosa Avenue

H. Downtown Linkages

The Downtown Linkages Program is proposed to assist public improvements in order to strengthen pedestrian and transportation linkages between the east and west sides of downtown, in general, the Santa Rosa Center Project and the Grace Brothers Project. The estimated expenditures are \$100,000 over the next five years.

I. Downtown Promotion Program

The Downtown Promotion Program is proposed to include research, studies, plans, and other related activities for the promotion and marketing of the Merged Project Areas. Expenditures are estimated at \$100,000 through December 2009.

NOTE: Funding sources have not yet been identified for the following potential programs and activities.

J. Old Courthouse Square Public Improvements

It is proposed to provide continued support for Old Courthouse Square public improvements. Estimated expenditures over the next five years are \$100,000; however, a funding source has not yet been identified.

K. Sonoma County Library Rehabilitation/Expansion / Redevelopment

The work program for the Sonoma County Library includes assistance with rehabilitation, expansion, or redevelopment of the site. Estimated expenditures are proposed to be \$350,000; however, a funding source has not yet been identified.

L. Commercial Rehabilitation Loan Program

The Commercial Rehabilitation Loan Program consists of the development and implementation of a new rehabilitation loan program for commercial properties in the Santa Rosa Center Project Area. Estimated expenditures are proposed to be \$1,000,000; however, a funding source has not yet been identified.

M. Facade Improvement Program

The Facade Improvement Program consists of the development and implementation of a new program to improve the facades of commercial buildings in the Santa Rosa Center Project Area. Estimated expenditures are proposed to be \$600,000; however, a funding source has not yet been identified.

N. Sonoma County Museum Expansion

The work program for the Sonoma County Museum includes assisting the Museum with its rehabilitation and expansion program, including the potential for public improvements. Estimated expenditures are proposed to be \$100,000; however, a funding source has not yet been identified.

O. Graffiti Abatement Program

The Graffiti Abatement Program consists of the development and implementation of a new program for graffiti removal. Estimated expenditures are proposed to be \$25,000 over the next five years;

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however, a funding source has not yet been identified.

V. HOW THE GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES HELP ELIMINATE BLIGHT

A. Redevelopment Plan Goals

The Agency began its efforts to eliminate blighting influences in 1961 during a period of serious downtown deterioration. Severe damage from the 1969 earthquake necessitated further revitalization efforts. To date, Agency activities have addressed blighted conditions and achieved a certain measure of success such as a Regional Civic Center, Regional Financial Center, Regional Shopping Center, as well as the Hotel-Conference Center development in a former Brownfield site. However, there are still remaining blighting conditions. The Agency's goals and objectives and program expenditures are intended to continue the area improvements that began in 1961 and achieve further progress, as well as prevent the recurrence or re-introduction of blighting influences.

B. Projects and Expenditures for the Next Five Years

1. Downtown Development Opportunity

Assisting potential private development will assist in alleviating blighting conditions by facilitating land uses compatible with the downtown business district, improve the economic capacity of the area, and attract new businesses and patronage to the area.

2. Downtown Enhancement Program

The activities of this program will aid in the elimination of blight by maintaining an economically vital downtown that attracts private investment.

3. Downtown Arts District

The activities of this program will aid in the elimination of blight by maintaining an economically vital and diverse downtown that attracts visitors and private investment.

4. Affordable Housing Programs

Affordable housing projects with a residential component address a fundamental redevelopment purpose, the provision of housing for all income groups and populations. Programs and projects will serve populations with special housing needs for whom housing

options, within the project areas and citywide, are limited. Affordable housing addresses a long-standing need and will serve as a link to other redevelopment efforts aimed at economic development.

5. Project Administration and Debt Service

Administering statutory requirements and reviewing redevelopment plan requirements, as well as ongoing staff activities, help to maintain quality development and prevent the recurrence of blighting conditions in the form of inadequate or poorly planned development.

6. Downtown Santa Rosa Creek Pedestrian Linkage / Open Space

Assistance to public improvements for the Santa Rosa Creek Pedestrian Linkage/Open Space project will alleviate blighting conditions by providing open spaces and a safe pedestrian linkage between the east side of downtown and the west side of downtown, which will assist in stimulating and encouraging economic reinvestment in the area.

7. Downtown Linkages

This program will assist in the elimination of blight by strengthening pedestrian and transportation linkages between the east and west downtown areas, thereby stimulating and encouraging use of the downtown areas.

8. Downtown Promotion Program

The various activities planned for the Downtown Promotion Program will aid in the elimination of blight by maintaining a healthy, vital downtown business, commercial and entertainment district. This is accomplished through an active marketing program that educates the community about resources in the downtown areas, promotes special events and otherwise encourages active use of the downtown core area. The marketing effort is aimed at keeping commercial occupancy rates high, thus avoiding the abandonment of buildings and the ensuing blighting influences.

9. Old Courthouse Square Public Improvements

Providing support to Old Courthouse Square public improvements will assist in alleviating blighting influences by working toward improved vehicular and pedestrian circulation, thereby encouraging

and stimulating use of the downtown core area.

10. Sonoma County Library Rehabilitation/Expansion/Redevelopment

Assisting with rehabilitation, expansion, or redevelopment of the downtown library will assist in alleviating blighting conditions by the correction of deficiencies. Modernizing the facility, providing adequate space for storage and operations and correcting deteriorating public improvements will increase the number of library users which will in turn increase patronage to the downtown area and encourage economic reinvestment in the area.

11. Commercial Rehabilitation Loan Program

The development and implementation of a Commercial Rehabilitation Loan Program will assist in alleviating blighting conditions by improving the building stock, which will in turn improve impaired investments and remove barriers for reuse. It will also stimulate and encourage economic reinvestment in the downtown.

12. Facade Improvement Program

A Facade Improvement Program will assist in the alleviation of blight by attracting businesses to the downtown area, reducing vacancies, improving impaired investments, and stimulating and encouraging private reinvestment in the downtown area.

13. Sonoma County Museum Expansion

Rehabilitation and expansion of the Museum along 7th Street will aid in the elimination of blight by the acquisition of underutilized commercial properties which will be developed into a cohesive, aesthetically appealing museum complex. This project will also generate visitors to the downtown area who may also be patronizing downtown businesses and Vineyard Creek Hotel and Conference Center.

14. Graffiti Abatement Program

A Graffiti Abatement Program will assist in the alleviation of blight by addressing vandalism, gang activities and other crime in the Merged Project Areas. This program will assist in the elimination of physical or economic conditions that lead to problems of public safety and welfare.

VI. HOW THE GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTIONS 33334.2, 33334.4, 33334.6 AND 33413 [Section 33490 (a) (1)]

- A. Among the goals and objectives of the Agency is the provision to provide affordable housing in compliance with current legislation and with available Project Area resources. This includes providing funds to the Housing Authority of the City of Santa Rosa for administration of Affordable Housing Programs that: 1) increase, preserve or maintain the supply of low- and moderate-income housing; and 2) address the issues of homelessness.
- B. The following are programs and estimated expenditures planned by the Agency for the Merged Project Areas in the five-year period covered by this Plan that will implement the affordable housing requirements:
1. City-Wide Housing Assistance
 - The Housing Assistance Program facilitates and supports new affordable housing development and the acquisition or rehabilitation of affordable housing both within project areas and citywide. Expenditures are estimated at \$1,900,000 for the next five years. An estimate of 55 units is expected to be assisted over the next five-year period.
 - The Housing Rehabilitation Program provides rehabilitation loans for low-income homeowners and investors who make their units available for low-income families citywide.
 - The Homeless Assistance Program provides support for homeless shelters, homeless providers, homeless service centers, and transitional housing citywide. Redevelopment funding may be used for physical development activities associated with the homeless programs.
 - The Mobilehome Assistance Program provides rental assistance to low- and moderate-income people in the form of rent deferral loans and/or grants citywide.
 - The Mortgage Credit Certificate Program provides home ownership assistance to low- and moderate-income people citywide.
- C. The following goals, objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4,

33334.6 and 33413 as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6].

Housing activities described above will utilize approximately \$1,900,000 in funds from the Merged Project Areas. Low and Moderate Income Housing Fund to increase, improve and expand the supply of low- and moderate-income housing.

2. Proportion of Very Low-, Low- and Moderate-Income Housing [Section 33334.4].

The Agency's plan is that the housing units to be assisted will be affordable to very low-, low- or moderate-income households in the following proportions: not less than 30 percent very low-income; not more than 30 percent moderate-income; and the remainder very low- and low-income. The proportion of very low- and low-income units exceeds the respective unmet need for affordable housing for those groups in the City of Santa Rosa. Therefore, expenditures to assist housing for persons of low- and very-low income will be in at least the same proportion as the total number of housing units needed for those income groups which are not being provided by other governmental programs within the community.

3. Estimate of Housing Production Figures and Use of Low and Moderate Income Housing Fund [Section 33490(a)(2)].

The current estimated housing production figures and proposed uses of the Merged Project Areas Housing Fund are attached as Tables I and II.

4. Replacement Housing [Section 33413(a)].

Section 33490 (a) (3) requires that if the implementation plan contains a project that will result in the destruction or removal of dwelling units that will have to be replaced pursuant to subdivision (a) of Section 33413, the implementation plan shall identify proposed locations suitable for the required replacement dwelling units. The Agency does not anticipate that any low- or moderate-income dwelling units in the Merged Project Areas will be destroyed or removed from the low- and moderate-income housing market during the five-year period of this Implementation Plan.

5. Inclusionary Housing [Section 33413(b)(4)].

The Santa Rosa Center Redevelopment Project Area was adopted prior to January 1, 1976, the effective date of Section 33413. Therefore, the inclusionary housing provisions of Section 33413 (b) do not apply to the Santa Rosa Center Redevelopment Project. The City's General Plan Land Use within the Grace Brothers Redevelopment Project Area provides for commercial development only and does not permit residential development, therefore, inclusionary housing provisions do not apply.

MERGED SANTA ROSA CENTER AND GRACE BROTHERS REDEVELOPMENT PROJECT AREAS
ANNUAL HOUSING PROGRAM LOW AND MODERATE INCOME HOUSING FUND
SECTION 33490 (a) (2)

Table 1
ANNUAL HOUSING UNIT PRODUCTION *

	2005	2006	2007	2008	2009
<i>New Construction To Be Developed</i>	64 actual	90 actual	11	11	11
<i>Existing Units to be:</i>					
<i>Substantially Rehabilitated</i>	0	0	0	0	0
<i>Price-Restricted by Covenant</i>	0	0	0	0	0
<i>Otherwise Assisted by Agency **</i>	0	0	0	0	0
<i>Destroyed as Result of</i>	0	0	0	0	0
TOTALS	64	90	11	11	11

Table 2
USES OF LOW AND MODERATE INCOME HOUSING FUND ***

	2005	2006	2007	2008	2009
<i>Resources:</i>					
<i>Estimated Starting Balance</i>	45,000	45,000	45,000	45,000	45,000
<i>20% Tax Increment Deposits</i>	424,998 actual	429,527 actual	380,000	380,000	380,000
<i>Balance Available for Housing</i>	1,697,343 actual	1,718,107 actual	425,000	425,000	425,000
<i>Funds to be Spent or Committed:</i>					
<i>For Housing Debt Service</i>	0	0	0	0	0
<i>For Affordable Housing Projects</i>	424,998	429,527	380,000	380,000	380,000

* There are currently no residential units in the Santa Rosa Center Project Area. The City's General Plan Land Use within the Grace Brothers Redevelopment Project Area does not permit housing. Housing production for the Merged Project Areas occurs within the Agency's jurisdiction Citywide.

** Non-Substantial Rehabilitation, Mortgage Credit Certificate Program, Mobilehome Rent Deferral Program, Neighborhood Revitalization and other Housing Programs.

*** The Redevelopment Agency generally relies on the Housing Authority of the City of Santa Rosa to administer its Housing Programs because Redevelopment Agency members also serve as Housing Authority members. Therefore, all Redevelopment Housing Funds are transferred to the Housing Authority for Redevelopment Agency Housing Production.

PROPOSED PROJECTS AND PROGRAMS
FOR THE MERGED SANTA ROSA CENTER AND GRACE BROTHERS

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REDEVELOPMENT PROJECT AREAS
 DECEMBER, 2004 – DECEMBER, 2009
 REVISED FEBRUARY 26, 2007

PROJECTS / PROGRAMS WITH IDENTIFIED FUNDING SOURCES	
<i>Projects / Programs</i>	<i>Total Estimated Expenditures</i>
A. Downtown Development Opportunity	\$ 4,000,000
B. Downtown Enhancement Program	\$ 450,000
C. Downtown Arts District	\$ 400,000
D. Brownfields Revolving Clean-Up Loan Administration	\$ 50,000
E. Affordable Housing Programs E1. Citywide \$1,900,000 E2. Downtown \$ 200,000	\$ 2,100,000
F. Project Administration and Debt Service F1. Administration \$1,500,000 F2. Debt Service \$6,500,000	\$ 8,000,000
G. Downtown Santa Rosa Creek Pedestrian Linkage/Open Space	\$ 100,000
H. Downtown Linkages	\$ 100,000
I. Downtown Promotion Program	\$ 100,000
<i>Estimated Subtotal</i>	<i>\$15,300,000</i>

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PROJECTS / PROGRAMS WITHOUT IDENTIFIED FUNDING SOURCES	
<i>Projects / Programs</i>	<i>Total Estimated Expenditures</i>
J. Old Courthouse Square Public Improvements	\$ 100,000
K. Sonoma County Library Rehabilitation/Expansion/Redevelopment	\$ 350,000
L. Commercial Rehabilitation Loan Program	\$ 1,000,000
M. Façade Improvement Program	\$ 600,000
N. Sonoma County Museum Rehabilitation/Expansion	\$ 100,000
O. Graffiti Abatement Program	\$ 25,000
<i>Estimated Subtotal</i>	\$ 2,175,000
ESTIMATED TOTAL ALL PROJECTS/PROGRAMS	\$17,475,000

MERGED SANTA ROSE CENTER AND GRACE BROTHERS REDEVELOPMENT PROJECT AREAS

