



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



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June 16, 1992



Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT REQUEST FOR PROPOSALS FOR RESIDENTIAL CONSTRUCTION
PURSUANT TO CENTRAL CITY HOUSING STRATEGY

LOCATION Southwest corner 17th and K streets
North side of L Street, between 18th and 19th streets
Northwest corner 10th and T streets
Council Districts 3 and 4

SUMMARY

This report recommends authorization to issue a request for proposals (RFP) for the acquisition of Agency-controlled sites and construction of multi-family housing consistent with the recommendations of the Central City Housing Strategy. The RFP emphasizes the significance of design; offers financial incentives to increase the development's feasibility, including pricing of the land at residential value; accepts condominium or rental developments; and promotes market-rate housing. Design guidelines for the 17th and K streets site are included in the proposal; mixed use (residential over retail) is required for this site and permissible for all others.

COMMISSION ACTION

At its meeting of June 3, 1992, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

- AYES: Diepenbrock, Inglis, Moose, Simpson, Williams, Wooley, Yew, Simon
- NOES: None
- ABSENT: Cespedes
- NOT PRESENT TO VOTE: Amundson

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 2

STAFF RECOMMENDATION

Staff recommends adoption of the attached resolution which:

1. authorizes the Executive Director to issue a Request for Proposals for Site Acquisition and Residential New Construction for three Agency-controlled sites in the central city located at: the southwest corner 17th and K streets; the north side of L Street between 18th and 19th streets; and the northwest corner of 10th and T streets.
2. authorizes the Executive Director to establish the sales prices for the sites by using current appraisals based on moderate to high density residential use, with or without ground-floor commercial space;
3. finds that the sale and development of these properties is consistent with the Central City Housing Strategy and its Financing and Implementation Plan adopted by City Council on December 17, 1991, and furthers the housing goals of the General Plan, Central City Community Plan, Merged Downtown Sacramento Redevelopment Project Area Plan, and the Alkali Flat Redevelopment Plan;
4. authorizes the Executive Director to enter loan agreements and other necessary documents to provide loans to prospective developers up to the amount of the sales price of the land; to offer loans to rental developers to provide the difference in supportable debt between the units with rents below 60 percent of median income and those at market rate to encourage lower-income targeting for 20 percent of the units; and to offer loans to condominium purchasers to ensure that at least 20 percent of the units will be affordable to households at 80% of median income; and
5. amends the Agency budget to receive proceeds from the land sales.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 3

TABLE OF CONTENTS

SUMMARY	1
STAFF RECOMMENDATION	2
BACKGROUND	3
Central City Housing Strategy	4
Neighborhood Recommendations	5
Vision Plan for 17th and K Streets	5
FINANCIAL CONSIDERATIONS	5
POLICY IMPLICATIONS	6
Rezoning for Residential Use	7
Establishing Site Acquisition Prices	7
Low-Income Affordability	8
Agency Financial Assistance	8
ENVIRONMENTAL REVIEW	9
M/WBE	10
REDEVELOPMENT AGENCY RESOLUTION	11
ATTACHMENT I: Central City Map	13
ATTACHMENT II: Neighborhood Recommendations	14
ATTACHMENT III: Northeast Neighborhood Study	16
ATTACHMENT IV: Request for Proposals	24

BACKGROUND

On December 17, 1991, the City Council adopted the Central City Housing Strategy and a companion Financing and Implementation Plan. The study provided a blueprint for increasing housing production, preserving the City's older neighborhoods, strengthening the amenities considered important to residential life (including neighborhood-serving businesses), and building neighborhood identity. Moderate- and high-density housing prototypes were developed with and without ground-floor retail uses to illustrate the extension of neighborhoods to commercial strips and the establishment of commercial/residential demarcation lines.

The Financing and Implementation Plan targeted a number of activities for immediate action. To stabilize expectations about land use and development regulations in the Central City, the City Planning Department was authorized to initiate rezoning studies in specific general commercial (C-2) and residential/office (R-O) areas where incompatible development, deterioration, and disinvestment had taken place, and to rezone them to residential or residential/mixed-use designations. The City Planning Department was also

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 4

authorized to begin work on streamlining the review process for Central City housing developments by adopting architectural and urban design guidelines, and to designate the entire City as an infill area for the purpose of receiving water development fee waivers. The rezoning activities are being pursued and should be in place before any housing development selected under this RFP will have executed regulatory agreements with the Agency, expected in April 1993. The other activities are anticipated for completion in late 1993.

The Financing and Implementation Plan's adoption also authorized the Redevelopment Agency to acquire sites for housing (or residential/mixed-use) and offer them for private development with the expectation of land writedowns. The Central City Housing Strategy documented the need for public sector intervention to stimulate market rate housing production because obtainable rents in the Central City do not yet support multi-family development costs.

The sites included in the draft RFP are shown in Attachment I: Central City Map. They are located at: the southwest corner of 17th and K streets (Northeast Neighborhood); the north side of L Street between 18th and 19th streets (Northeast Neighborhood); and the northwest corner of 10th and T streets (Southside Park).

The draft RFP shown as Attachment IV furthers the implementation of the housing production priorities of the Central City Housing Strategy. It establishes the process for selecting developers for three Central City sites and sets forth the criteria for selection that emphasize design, economic soundness of the proposal, and developer capability. Developers may submit proposals for one or more of the sites, and may propose either condominium or rental housing. Ground-floor commercial space for neighborhood-serving businesses will be required on the 17th and K streets site and is permissible on the others.

The deadline for submitting proposals will be September 30, 1992. Complete submissions will be evaluated and ranked by a selection committee appointed by the Executive Director and comprised of the Agency's Director of Community Development or designee, a member of the Sacramento Housing and Redevelopment Commission (SHRC), a member of the Design Review Board or City Planning Commission, a representative from the City Planning Department, an independent expert in urban architecture or design, and a representative from the Central City Alliance of Neighborhoods or neighborhood association. Committee recommendations should be forwarded to SHRC by December 1992 and to the City Council by mid-January 1993.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 5

Sacramento City Neighborhood Recommendations

The Sacramento City Alliance of Neighborhoods assisted the Agency in holding a public meeting on April 13, 1992, to discuss design guidelines and marketing suggestions for the proposed residential developments that are the subject of the draft RFP. A summary of that meeting's recommendations is shown as Attachment II, and a brief version is also included in the RFP.

Vision Plan for 17th and K Streets and Public Reaction

The 17th and K streets site is located within the Merged Downtown Sacramento Redevelopment Project Area and one block east of the Arts and Entertainment District. Because of the potential it holds to create higher-density housing in close proximity to the Central Business District and cultural events, the Agency's downtown development staff contracted with a consultant to create a vision plan for the area with design guidelines for housing and mixed-use developments, streetscapes, and other physical linkages to adjacent neighborhoods. The consultants, the Austin Hansen Group, also developed building concepts for high-density and moderate-density housing on the site, in conformity with the Central City Housing Strategy recommendations. The consultant's initial report is found in Attachment III: Northeast Neighborhood Study.

The consultant's initial building concepts and perspectives were presented to downtown business owners and neighborhood associations at a public meeting on May 14, 1992. Attendees strongly supported the higher density proposal including a residential tower tapering off to three-story townhouses, and incorporating ground-floor retail space at the corner. Parking requirements are difficult to meet and may be the most significant factor constraining density and affecting economic feasibility.

FINANCIAL CONSIDERATIONS

Two of the three sites included in this RFP have been purchased by the Agency. Acquisition and clearance costs for the 17th and K streets site, purchased in 1985 and 1986 with downtown tax increment funds, was \$748,327 (Redevelopment Agency Resolutions 85-113 and 86-064). The 10th and T streets site was purchased in October 1991 for \$714,060, using 1990 Tax Allocation Bond (TAB) proceeds (Redevelopment Agency Resolution 91-087).

The L Street site between 18th and 19th streets is awaiting the appraisal to establish the final purchase price, estimated at \$1 million, to be funded with 1989 Certificates of Participation (COPs) and 1990 TAB funds. The purchase of this property was recently

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 6

approved in the Redevelopment Agency Resolution 92-034, dated May 19, 1992 (Northeast Neighborhood L Street Site Acquisition).

To date, significant actions have been taken to carry out the Central City Housing Strategy's Financing and Implementation Plan. Of the \$3.4 million in TAB funding for Central City housing production, \$1 million has been released in a Notice of Funds Available (NOFA) for private developers for housing on R Street and other priority areas; \$1.3 million has been committed for Northeast Neighborhood site acquisition (L Street property); \$240,000 has been committed for single-family housing rehabilitation loans; \$50,000 has been budgeted for the preparation of Central City architectural and design guidelines; and \$700,000 has been reserved for additional catalyst sites.

POLICY IMPLICATIONS

The draft RFP is consistent with the following adopted policies in the Central City Housing Strategy Financing and Implementation Plan:

Housing Production Policy 2: Rezone central city land for residential or mixed use.

Housing Production Policy 6: Adopt architectural and urban design guidelines for new residential structures... to establish expectations for building scale, massing, orientation, and materials. (The Austin Hansen building concepts are not architectural guidelines proposed for formal adoption, but are an interim step to assist developers before the formal guidelines are adopted.)

Housing Production Policy 18: Assemble sites for housing development (possibly ground-floor retail) to be made available for development within one year of their acquisition.

Housing Production Policy 19: Write down land costs.

Housing Production Policy 24: Require any project receiving financial assistance to provide 20 percent affordable housing units.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 7

Rezoning for Residential Use

The two sites located at 17th and K and 10th and T streets are zoned general commercial (C-2). The western parcel on the L street site is zoned R-5-R (high density multi-family residential with development plan review by the Planning Commission) and the eastern parcel is zoned OB-R (office building with Planning Commission review).

All of the sites are included in the first tier of rezoning studies being conducted by the City Planning Department, expected to be completed by April 1993. The following zoning changes, consistent with the Central City Housing Strategy Financing and Implementation Plan, are recommended: high-density residential (R-5) for 17th and K streets and L Street, which also permits ground-floor retail uses; and R-3A for 10th and T, which is consistent with zoning on the east side of 10th Street. (City planning staff will also be recommending a commercial overlay zone along the 10th Street corridor to allow residential/mixed use development.)

R-3A zoning permits a maximum density of 36 units/acre. At maximum density the 10th and T street site (0.5 acres) could hold 18 units. R-5 zoning permits a range of 60 - 175 units/acre. At maximum density, the 17th and K street site (0.73 acres) could contain 128 units and the L street site (0.98 acres) 171 units. In the RFP, staff suggests densities lower than the maximum allowances, in conformity with the housing strategy's recommendations.

Establishing Site Acquisition Prices

The Agency requests authorization to establish the sales prices for the sites on their value as residential property at the zoning categories described in the previous section. Using current appraisals for the acquisition of property for residential use, and having consulted with real estate brokers familiar with central city land sales, the staff recommends the following sales prices:

10th and T:	\$388,800	R-3A; 21,600 square feet
L Street:	\$780,000	R-5; 42,630 square feet
17 and K:	\$800,000	R-5; 32,000 square feet

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 8

Low-income Affordability

One of the Agency's objectives in issuing this RFP is to encourage market rate residential development in the Central City consistent with the recommendations of the Central City Housing Strategy. To achieve economic integration in the developments, staff recommends that at least 20% of the condominium units be affordable to persons earning less than 80% of the area median income. These affordability requirements are consistent with the Agency's policies for the use of tax increment funds. For rental housing, staff recommends that developers target the 20% affordable units to persons with incomes below 60% of the area median income. The lower income targeting figure is suggested because market rate apartments in the city generally rent at levels that are at least by definition affordable to low- and moderate-income households at 30% of their income:

Max. Rent	60% Median	80% Median	120% Median
0 BR	416	556	834
1 BR	476	635	953
2 BR	536	715	1073
3 BR	595	794	1191

Developers providing housing for persons at 60% of median also qualify for funding under state and federal tax credit programs and would be eligible for housing trust fund and federal HOME assistance.

Agency Financial Assistance

There has been much debate about the financial viability of market rate housing in the Central City. The Central City Housing Strategy consultants noted a gap of \$8,000 to \$23,000 per unit, depending on the density, income targeting, cost of land, and development costs. Although staff believes some subsidy is necessary for these first catalyst projects, the amount of that subsidy is highly speculative. The intent of the RFP is to "test the market" and see, based on a competitive arena, what level of subsidy is necessary to make housing viable.

1. Rental housing. For rental housing proposals, the staff recommends extending loans if necessary to the successful developer(s) up to the amount of the price of land. Need for the assistance would have to be shown in each project's financial proforma. Loan terms would include from 3% to 10% interest, maximum 30-year terms with due-on-sale clauses, deferral of interest and principal if audited statements show that the project's income cannot support the debt in any given year, and a fixed pay-back date. Disposition and Development Agreements (DDA) and regulatory agreements would be entered into separately from loan

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 9

security instruments to protect the Agency's interest in the sites. When proceeds from the land sales return to the Agency, they will be returned to the Agency's Merged Downtown Sacramento Redevelopment Area setaside fund for low- and moderate-income housing.

In consideration of the deeper income targeting to 60% of median in rental developments, staff recommends that the Agency extend additional financing to the developer at the same terms described above to provide a permanent mortgage loan in the amount needed to bridge the gap between debt supportable by restricted rents at 60% and that supportable by market rents. A difference of \$165 to \$200 per month between restricted and market rents would create a difference in borrowing capacity of \$20,000 to \$25,000 per unit. For example, if a development had 30 units, the six units restricted at 60% of median income would require an additional subsidy of \$123,000 to \$150,000 in the form of a 30-year loan. Such funding would be in addition to the Agency's financing the cost of the land. Sources for this additional funding could be the housing trust fund, the tax increment reserve previously described in the financial section, federal HOME funds, or tax credits. If sufficient funds are not available, then the project must rent 20% of the units to households with incomes less than 80% of the median.

2. Condominium developments. For condominium proposals, staff projects an average Agency subsidy at \$25,000 for a typical two-bedroom unit sold to a household with an income below 80% of median. Agency financial assistance would take the form of a permanent loan from the writedown of the land costs subordinated to a private lender at rates and terms described under rental housing. Since the loans to low-income households (20% of the development) would not exceed the total amount of Agency assistance, determined by the price of the land, financial assistance could be made available to households from 80% to 120% of median income. The Agency is also committed to marketing its Mortgage Credit Certificate (MCC) program and single-family bond programs to increase the opportunities for ownership housing in the Central City.

In today's market, staff believes that condominium proposals require less Agency subsidy than rental housing to achieve 20% low-income targeting. Current sales prices for Central City condominiums cover development costs, whereas take-out financing supportable by obtainable rents would not. The risk in condominium development is the strength of the market and the developer's financial ability to raise construction and bridge funds unless units are pre-sold.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page 10

ENVIRONMENTAL REVIEW

The proposed action does not commit the Agency to future actions which would have an effect on the environment. Per Guidelines Section 15061(b)(3), such "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Residential uses proposed in the RFP are consistent with zoning and General/Community Plan designations for the site (residential uses are allowed in C-2 zones with a special permit), and were programmatically approved in the Sacramento General Plan Update EIR and the Merged Downtown Redevelopment Plan EIR. When a project is defined, complete site-specific environmental review will be conducted prior to approval of a development proposal.

M/WBE

The Agency W/MBE policies will be applied to any projects financed with tax increment, 1990 TAB, and 1989 COP funds.

Respectfully submitted by,


JOHN E. MOLLOY
Executive Director

For Council Meeting of:

June 16, 1992

Transmittal approved by,


WALTER J. SLIFE

City Manager

Contact Person: John Dangberg, Assistant Director
Community Development Department
440-1328

RESOLUTION NO. RA 92-046

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____



**REQUEST FOR PROPOSALS TO PURCHASE AND DEVELOP LAND FOR
MULTI-FAMILY HOUSING PURSUANT TO
CENTRAL CITY HOUSING STRATEGY**

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Redevelopment Agency finds that the sale and development of the Agency-owned real properties described in Section 2 are consistent with the Central City Housing Strategy and its Financing and Implementation Plan and will further the housing goals of the General Plan, the Central City Community Plan, and the Merged Downtown Sacramento Redevelopment Project Plan.

Section 2: The Executive Director or his designee is authorized to issue a request for proposals for site acquisition and residential new construction for the development of the sites listed below, to carry out the selection process in accordance with the criteria and procedures described in the request for proposals, and to report back to the Agency with final recommendations:

- (a) Southwest corner of 17th and K streets, APN 006-124-02, -03, -04, -05;
- (b) North side of L Street between 18th and 19th streets, APN 007-082-13, -14; and
- (c) Northwest corner of 10th and T streets, APN 009-072-09, -10, -11, -12;

Section 3: The Executive Director or his designee is authorized to establish the sales prices for the sites by using current qualified independent appraisals based on moderate to high-density residential use or residential/mixed use.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 4: The Executive Director or his designee is authorized to enter into loan agreements, and any other necessary documents:

(a) to offer financial assistance to prospective developers in the form of loans up to the amount of the sales price(s);

(b) to offer loans to prospective developers to provide the difference in supportable debt between the units with rents below 60 percent of median income and those at market rate to encourage lower-income household targeting for 20 percent of the units in rental developments; and

(c) to offer loans to condominium purchasers to ensure that at least 20 percent of the units will be affordable to households at 80 percent of median income.

The loan agreements shall be in a form approved by the Agency's Counsel, provide for an interest rate of 3 to 10 percent, provide no greater than a 30-year term, contain a due on sale clause, provide for deferral of interest and principal during any year when a development's income cannot support its debt, and contain a fixed pay-back date. All loans shall be approved by the Sacramento Housing and Redevelopment Agency Loan Committee.

Section 5: The Agency budget is amended to receive proceeds from the land sales of the sites at 17th and K Streets, L Street between 18th and 19th Streets, and 10th and T Streets shall be received in the Merged Downtown Sacramento Redevelopment Project Area set-aside fund.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

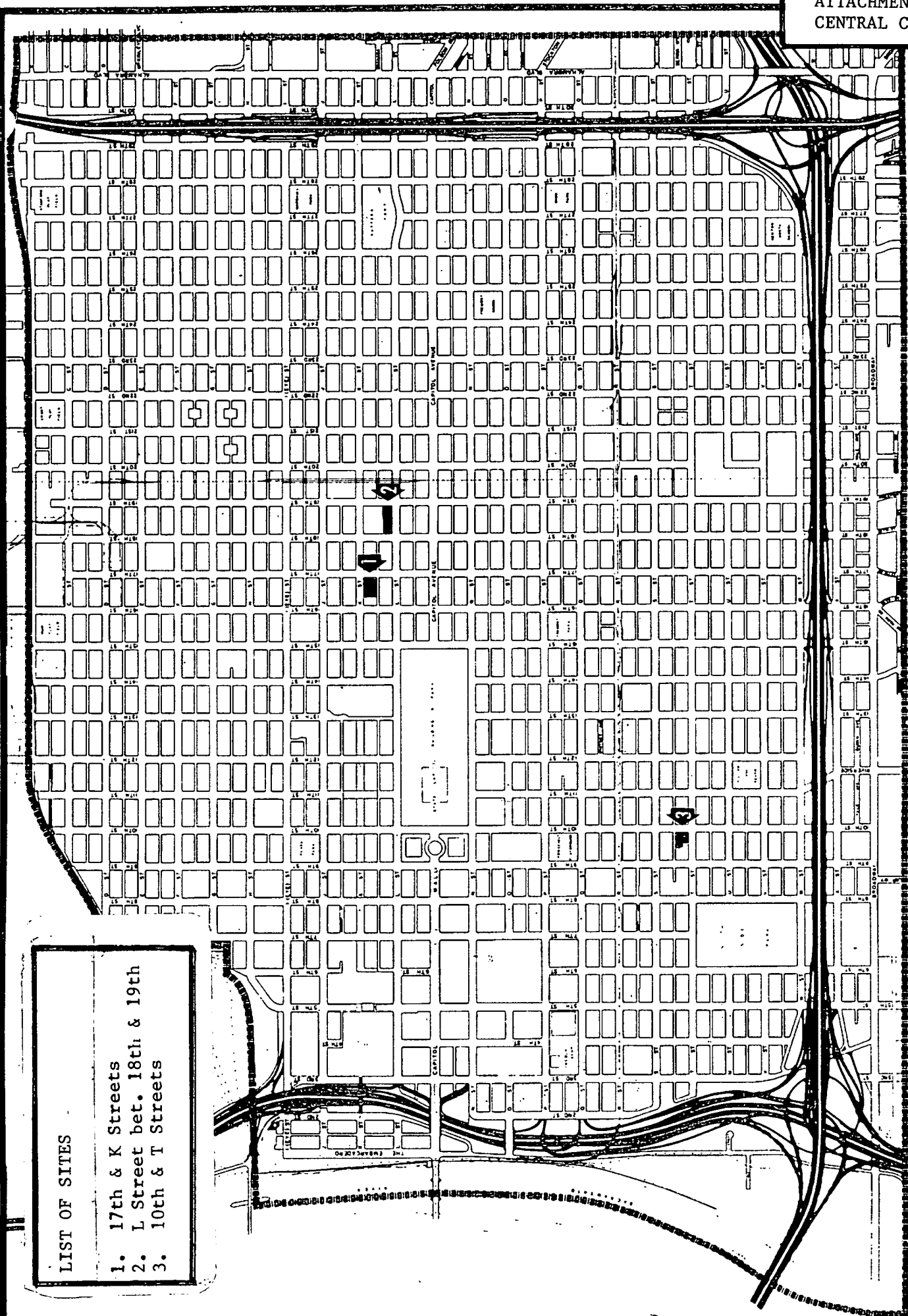
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SACRAMENTO HOUSING and REDEVELOPMENT AGENCY
CENTRAL CITY

LIST OF SITES

1. 17th & K Streets
2. L Street bet. 18th & 19th
3. 10th & T Streets



ATTACHMENT II

CENTRAL CITY NEIGHBORHOOD RECOMMENDATIONS

Summary of Public Meeting of April 13, 1992

1. Design should reference the urban context and make physical connections to surrounding neighborhoods through street trees, neighborhood-serving businesses, and orientation to the street. Higher density housing does not have to be foreboding in its impact; it can maintain the individuality of units, use the materials, and include the type of ornamentation and detailing typical of the city's older neighborhoods. People who live in the suburbs will not move to the city to live in suburban-looking dwellings.

The 10th and T streets site presents special opportunities to maintain the historic element of the surrounding neighborhoods. Many properties in this area are listed in the city's inventory of historic and architecturally significant structures.

2. Ground-floor retail. The 17th and K streets site has the most favorable location for ground-floor retail businesses. There are not competing uses, and the area would benefit from the services. Angled on-street parking to increase the retail use by Central City workers should be considered so that the businesses are not dependent on pedestrian traffic. Retail uses should be limited to "neighborhood-serving" commercial activity that overall gives a threshold level of support to the new residents. Examples include: shoe repair, delicatessens and produce stores, cleaning drop-offs, drug stores, and cafes. These retail uses are very hard to establish and maintain. The Agency needs to look for ways to support them financially.

Creating ground-floor retail space on the L Street site would pose a dilemma. Building housing exclusively could lead to the establishment of a solid residential block to support the nearby cafes, laundromats, restaurants, and bakeries. Attractive ground-floor commercial space across L Street from the site has had difficulty finding tenants.

3. Amenities that could attract renters and buyers include: real closets and storage space, private space (balconies, patios, yards), fireplaces, interesting windows (also windows that open); washer/dryer in the unit, sound-proof walls and ceilings, exercise rooms, pool and spa, and garages.

4. Bedroom mixture. Studios and one- and two-bedroom apartments seem to be in greatest demand among the young professionals and older people seeking downtown living. However, two-plus bedroom units ought to be explored for persons sharing an apartment who need a den or additional work room.

5. Condominiums or rental housing. Increasing home ownership in the Central City is needed. For developers interested in condominium projects, the Agency should provide financial incentives to increase the housing's affordability to moderate-income working people, many of whom would be first-time buyers.

6. Vision plan. Investors and developers need more certainty about land use decisions in midtown. The City could help by creating a vision plan for the area that describes the type of residential/mixed-use neighborhood it is encouraging.

NORTHEAST NEIGHBORHOOD STUDY

Prepared by Austin Hansen Group

MAY 22, 1992

DRAFT - Site and Neighborhood Development Guidelines:

Enhancing the appearance of a neighborhood through well-designed buildings, landscaping and streetscape elements can strengthen the identity of a given area, improve safety and security, and instill within its users and residents a sense of pride and responsibility in their unique part of the city. These guidelines though not cast in concrete, outline an approach that supports a level of quality critical to the successful redevelopment of the North East Neighborhood. It is the intention of this study to help assure that the tremendous potential afforded the neighborhood through the redevelopment process results in an improvement in our built environment with a corresponding improvement in the quality of urban life.

The architectural and site development guidelines for the 17th & K property that follow incorporate appropriate elements from the Sacramento Central City Housing Strategy, the Sacramento Urban Design Plan, and the recently completed Central Business District Streetscape Study. In addition, the draft guidelines were presented and discussed at a May 14th, 1992 public workshop moderated by the design team and attended by SHRA and City staff, neighborhood property owners and interested citizens and community organizations. Rather than fixed requirements at the level of the zoning and/or building codes, these guidelines are presented as minimum quality standards, developed to preserve and enhance the scale of new central City development. The guidelines cover not only the specific site, but also look further in an attempt to define and identify the surrounding Northeast Neighborhood.

I. Site Design Guidelines:

a. Building Height:

Based on two design approaches, one a moderate density three story structure, the other a higher density multi-story building. Height guidelines depend ultimately on the development concept selected.

1. Moderate Density: A moderate density concept, 50 units at 3-4 stories, should relate in height to the adjacent YWCA Building with a height ranging from 40' to 50' maximum.
2. High Density: A 100+ unit structure taking on the form of a residential tower should conform to the City's R-5 zoning requirements.

b. Massing and Building Configuration

Based on the goals outlined in the Sacramento Housing Strategy Report, massing of the building should support the expansion of the neighborhood's residential character. The facade should be broken into identifiable units, expressing a variety of masses rather than single,

continuous unbroken lines. Most critical, the ground level elevation should enhance the pedestrian experience with entry "stoops" and courts, awnings and/or shuttered shading devices, and store-level retail/commercial uses incorporated into the ground level.

Massing at ground level would be similar in a high-density, high-rise configuration, with the tower portion set back from the base "platform".

The tower itself should be well articulated, with changes in wall plane and exterior materials used to break-up large expanses of facade. Windows should be recessed or "bay" type, accommodating small balconies and railed openings; flush set windows are not encouraged.

Another critical massing issue and opportunity is a special treatment at the 17th and K corner, where a truncated corner would add open space at the sidewalk and set a precedent for re-development of the opposite corners. Both conceptual design alternatives reflect this configuration, the high density scheme taking full advantage of an open corner.

At roof level, the tower should be terminated with a shaped mass, (gabled, pyramidal, bowed-truss, etc.), under which mechanical equipment can be mounted; flat roofs with exposed mechanical equipment units are not encouraged.

c. Architectural Design and Detailing

There are a vast array of architectural styles applicable to this site, but there are quality examples within the surrounding neighborhood that provide some guidance, specifically the YWCA, a painted brick building, and the new mixed-use project at 18th and L, a contemporary design. Both designs, though vastly different, provide a positive face to the sidewalk and enhance the quality of the neighborhood in which they were placed.

We have developed an architectural approach that incorporates the street-front scale of the building at 18th & L, with the richness of materials similar to that found on the YWCA building combined with the characteristics of the "residential over retail" prototype as described in the Sacramento Housing Strategy Report. The architectural styles we have described for both the moderate and high density project type establish a minimum level of quality required in a project on this site.

d. Materials

1. Exterior materials should be selected for texture and durability and should be chosen from a palette commonly available in California and common in the Sacramento Valley Region.

- a. Wood: painted or stained horizontal wood siding, vertical board and batten are acceptable.
- b. Stucco: sand, finish, lightly textured. No heavy and/or swirled textures.
- c. Brick and/or brick veneer: painted brick is permissible.
- d. Stone: Stone detailing, natural and cast, is always acceptable; indigenous river rock can be used as base cladding.
- e. Concrete Block: Non-architectural, unfinished concrete block should not be used at street face of building. Split face or scored block is acceptable.

There are a number of cost effective exterior finish/insulation systems on the market, (Dry-vit, STOL, etc.), all with a variety of available finishes. These systems are acceptable, providing the finished surfaces resemble the appropriate materials listed above.

2. Windows:

- a. Windows above the ground level should be quality units with double-hung or casement operation of deep section. Flush set, thin section sliding aluminum windows are not encouraged. If mullions are specified, they should be dimensionally visible on each side of the lite panel; snap-in type mullions are not encouraged.
- b. Street level windows, specifically store-front systems used for retail/commercial spaces should be deep sections (3"-4" min.) with a colored finish. Large openings should be broken up by mullions in such a way that street-level scale is enhanced; large, unbroken panes of glass are not encouraged.

3. Doors:

Doors visible to the street, while meeting the building's security criteria, should be sufficiently detailed to match the level of detailing in the building's exterior. Storefront window systems will have corresponding door units. Use of flush panel doors is generally discouraged, though their use will be practical in utility applications.

4. Roofs:

A variety of roof materials is acceptable depending on the final design of the project. These include barrel tile (authentic), concrete barrel tile, high-profile standing seam metal, high-profile composition shingles, concrete

shingles. Use of low-profile composition shingles, wood shakes or shingles, metal "barrel" or shingle type units, and fiberglass shingles are not encouraged.

e. Setbacks

Setbacks should always conform to the City's zoning requirements but in addition, should conform with criteria described in the Sacramento Housing Strategy, pages 39, 40, 41 and 43.

- Moderate Density
 - a. 6' front setback
 - b. 16' side setback (from centerline of alley)

- High Density
 - a. 6' front setback
 - b. 24' side setback (from centerline of alley)

Variation in setbacks are acceptable if they lend variety to the building mass and variation at the sidewalk, but must conform to Sacramento City zoning requirements.

f. Storefront concepts; treatment of ground floor uses

Uses required by residents of project should be encouraged, i.e. combination grocery store/deli that offers a selection of grocery items, sundries, and prepared foods. Ideally, the facility would accommodate interior and exterior seating for informal dining. Other retail uses to be encouraged would be satellite dry-cleaning (no processing), video rental outlet, bakery/coffee house, florist, produce market, book/magazine stand.

Visually, the storefront elevation is the most important face the building presents to the street. It helps establish the pedestrian's relation to the structure and can add or distract from the quality of the streetscape. Some of the physical elements that will support a quality design are:

- Glass: Transparent, lightly tinted glass is essential. Opportunity for views from inside out and outside in are required. Also, maximum glazing should be accommodated at the storefront level (50% minimum as balanced by Title 24 Energy Conservation requirements).

- Signage: Decorative signs mounted to the building face and projecting over the sidewalk are encouraged, as is the use of neon, "Tivoli" type signage lighting, (many small lights). Signage should be both graphically informative, colorful, and festive in nature.

- **Awning:** Boldly colored awnings contrasting with the building color should be incorporated to both define retail bays and create shaded areas.
- **Lighting:** Besides street lighting, consideration must be given to the specified lighting of the storefront facades. Downlights to emphasize entries, bollard lights to define outdoor dining areas, Tivoli lighting in trees. All should be incorporated to support an active, secure, pedestrian oriented atmosphere.

There has also been a great deal of interest expressed in the establishment of childcare facilities, available to both the residents and adjacent neighborhood users; such a use can be accommodated if strategically placed with security and safety as principal criteria. Other uses, such as limited office spaces, studio spaces, and community conference spaces could also be accommodated.

g. On-Site parking

Sacramento city parking requires, one space per unit plus one visitor space per 15 units, allows for considerable flexibility in on-site configurations. Ideally, parking for commercial/retail uses will be convenient for in-and-out use and separate from alley-accessed residential parking. Secured bicycle lockers for residential units should be provided to encourage use of this alternative form of transportation.

II. Design Guidelines for 17th and K - adjacent to property and the intersection at 17th and K.

- a. **Street furniture:** Street furniture should be concentrated in an area adjacent to a food-service oriented retail store-front use and discouraged elsewhere. Along with strategically located fixed benches, storage space should be conveniently located to accommodate the use of movable outdoor tables, chairs and umbrellas.
- b. **Lighting:** The intersection should be lit with non-glaring cobra-head fixtures, but general street lighting should be provided by pedestrian scaled single-acorn fixtures. Such fixtures already exist at the intersection of 17th and K; additional fixtures should be installed, spaced at 35' maximum on center around the property's perimeter.
- c. **On-street parking:** On street parking should be metered. Double-headed meters installed to minimize numbers of meter poles and provide ample area for regulatory signage. Parking should be kept at least 50' from the corner at both 17th and K in order that views to the building's corner and safety at the

intersection be enhanced. The incorporation of perpendicular parking (90°, 60°) should be explored. Not only will the number of conveniently located parking spaces be increased, but 17th street will narrow, enhancing its pedestrian scale. In addition, perpendicular type of parking configuration will allow for an increase of some sidewalk space at 17th and K, enhancing the corner's potential as usable public space.

- d. Green strip improvements: The turf parkway is a common R.O.W. treatment in the central city area and its use should be extended throughout this area.
- e. Special features
 1. Landscaping: Along with the turf parkway, a street tree program should also be incorporated at this site. Large terra-cotta or concrete planters could also be used as accents, especially to emphasize any special architectural treatments (stoop entries, special corner configuration). Recommended street tree species are as follows:
 - a. Magnolia grandiflora - Southern Magnolia
 - b. Platanus acerifolia - London Plane Tree
 - c. Quercus ilex - Holly Oak
 - d. Ginkgo biloba - Maidenhair Tree
 2. Public Art: A program for public art must comply with the Art In Public Places program, requirements as described in the RFP. Significant opportunity exists at the sidewalk "plaza" at 17th and K for sculpture, special paving, or art-related water feature.
 3. Extension of City-wide banner program: With the installation of single-acorn lampposts spaced at 35' maximum. Opportunity exists to create and hang a banner unique to the project, block, or neighborhood.
 4. Sidewalk Treatment: To enhance the pedestrian experience and provide strong visual identity, a 2'X2' score-pattern on poured-in-place concrete is being suggested. This configuration is compatible with what is being proposed elsewhere in the Central City. It is a strong pattern but relatively economical, and will define this project as a special place.

5. Intersection Paving:

1. Clear definition of vehicular and pedestrian circulation is critical at the intersection and we are suggesting strong crosswalk banding with 2'X12' Thermoplastic bands. This treatment has been proposed in both the Central Business District and the Cultural Arts District.

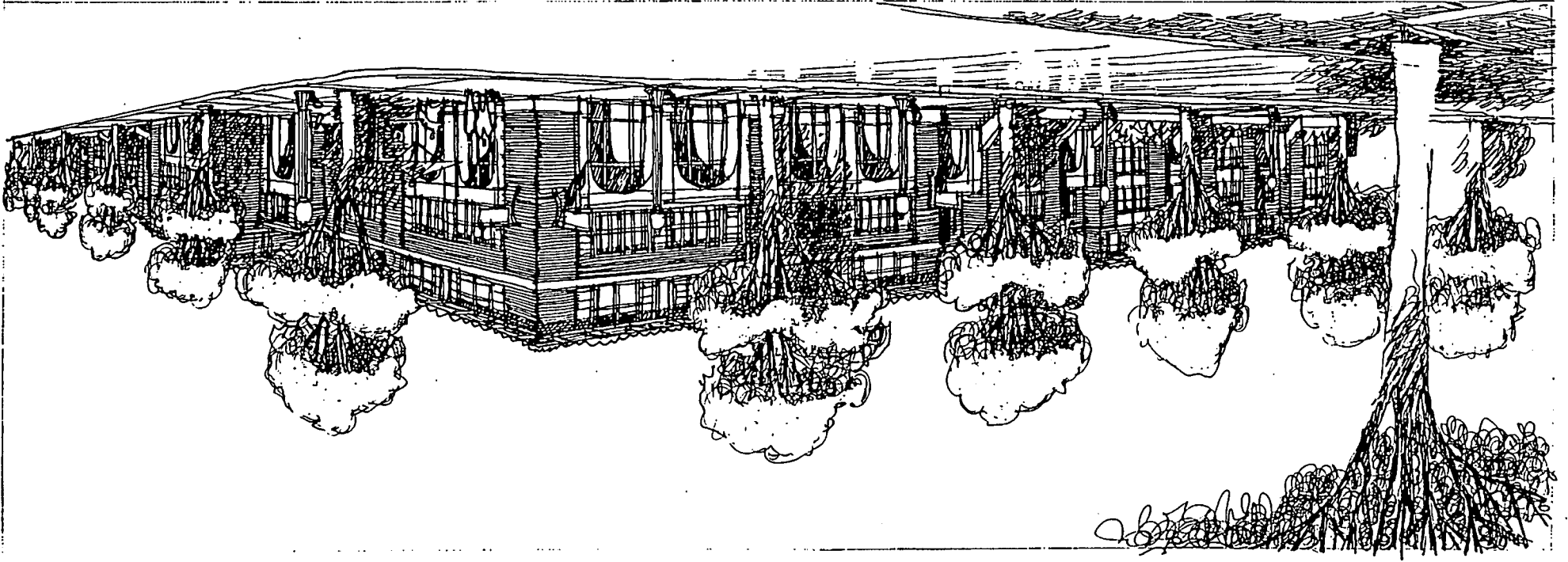
III. Neighborhood Guidelines:

Though not directly part of a potential development at the 17th and L site it is important to look to future improvements that will serve to strengthen the link between this particular lot and the surrounding neighborhood. We have identified a several block area, extending North to street from 17th to 19th, and South to Capitol Avenue, again between 17th and 19th that can roughly be defined as the Northeast Neighborhood. Encompassing a mix of Central City Housing types, (Windsor Ct., Seniors Housing, Victorians, etc.), smaller scale office buildings, the YWCA, St. Johns Church, and some of the City's most notable cafes. This neighborhood is richly endowed with mature trees, a variety of interesting and notable architecture, relatively quiet streets, and a healthy level of pedestrian activity. The neighborhood also encompasses other vacant parcels available for similar redevelopment activity, specifically the agency's property at 18th and L. With this in mind, we have endeavored to develop design criteria relating to the future streetscape of the Northeast Neighborhood.

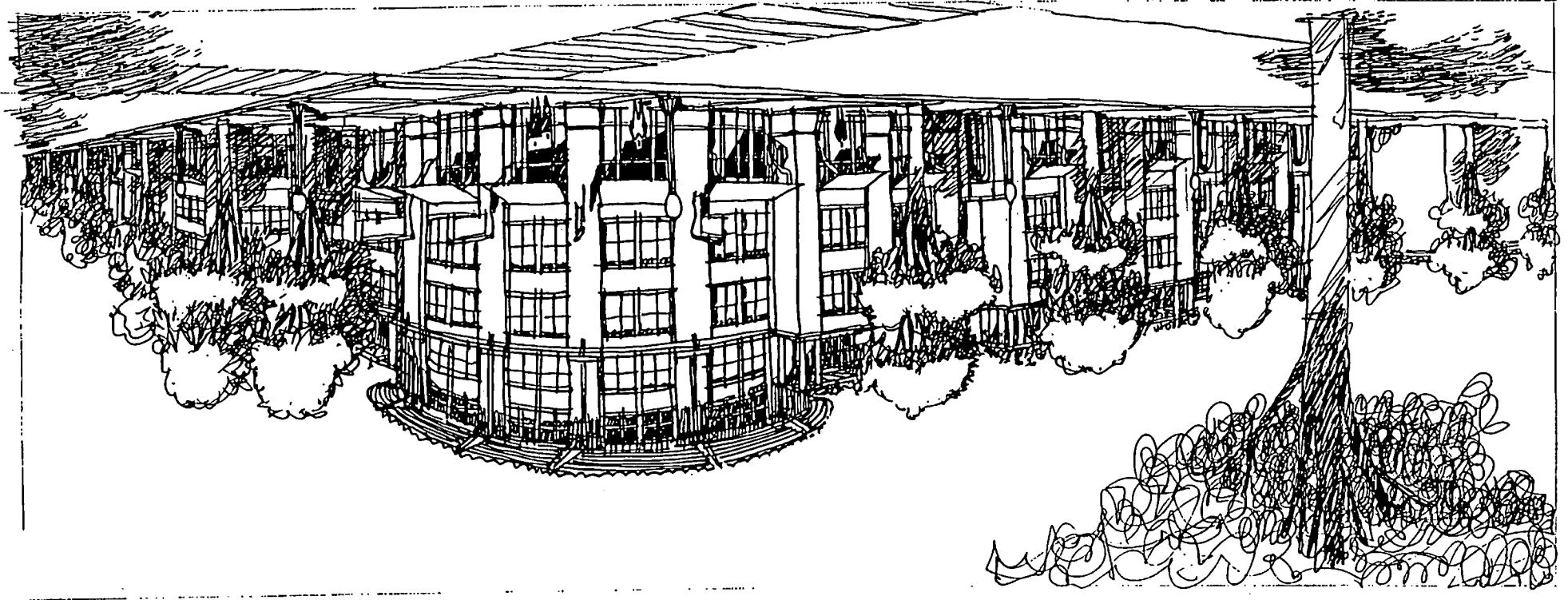
1. Lighting: Pedestrian scale street lighting, single-acorn lamps, should be extended throughout the multi-block area, specifically on 17th, North to J and South to Capitol Avenue.
2. Landscaping: Street trees should be planted regularly spaced where gaps occur, as with lighting throughout the neighborhood and specifically North to J and South to Capitol Avenue. The turf parkway concept should also be expanded (it does presently exist on a substantial number of the neighborhood streets) and made consistent, with a program of maintenance established to assure a uniform appearance, healthy turf, and litter-free environment.
3. Signage: Along with a neighborhood-unique banner program, simple but bold neighborhood markers should be designed and located so that the boundaries of the North East Neighborhood are strongly identified. Directories, similar to those designed for the Central Business District could also be located at key intersections and transit stops.
4. Sidewalk Treatment: In order to establish strong links between the

subject property and other areas of the neighborhood, special paving treatment is suggested. We are proposing the expansion of the 2'X2' scored pattern on broom-finished concrete throughout the multi-block area, starting with 17th Street North to J and South to Capitol Avenue.

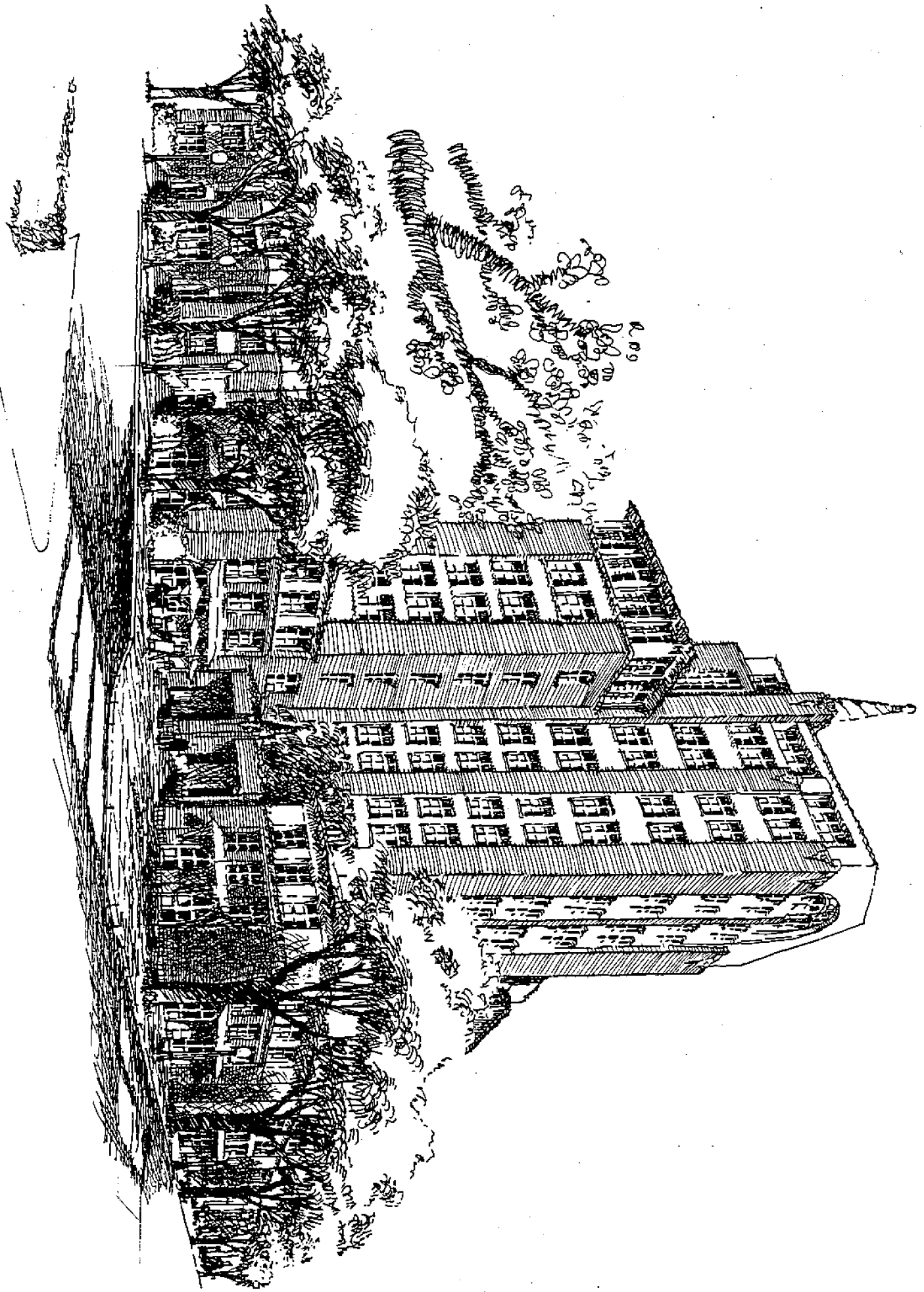
50 UNIT 3 STORY

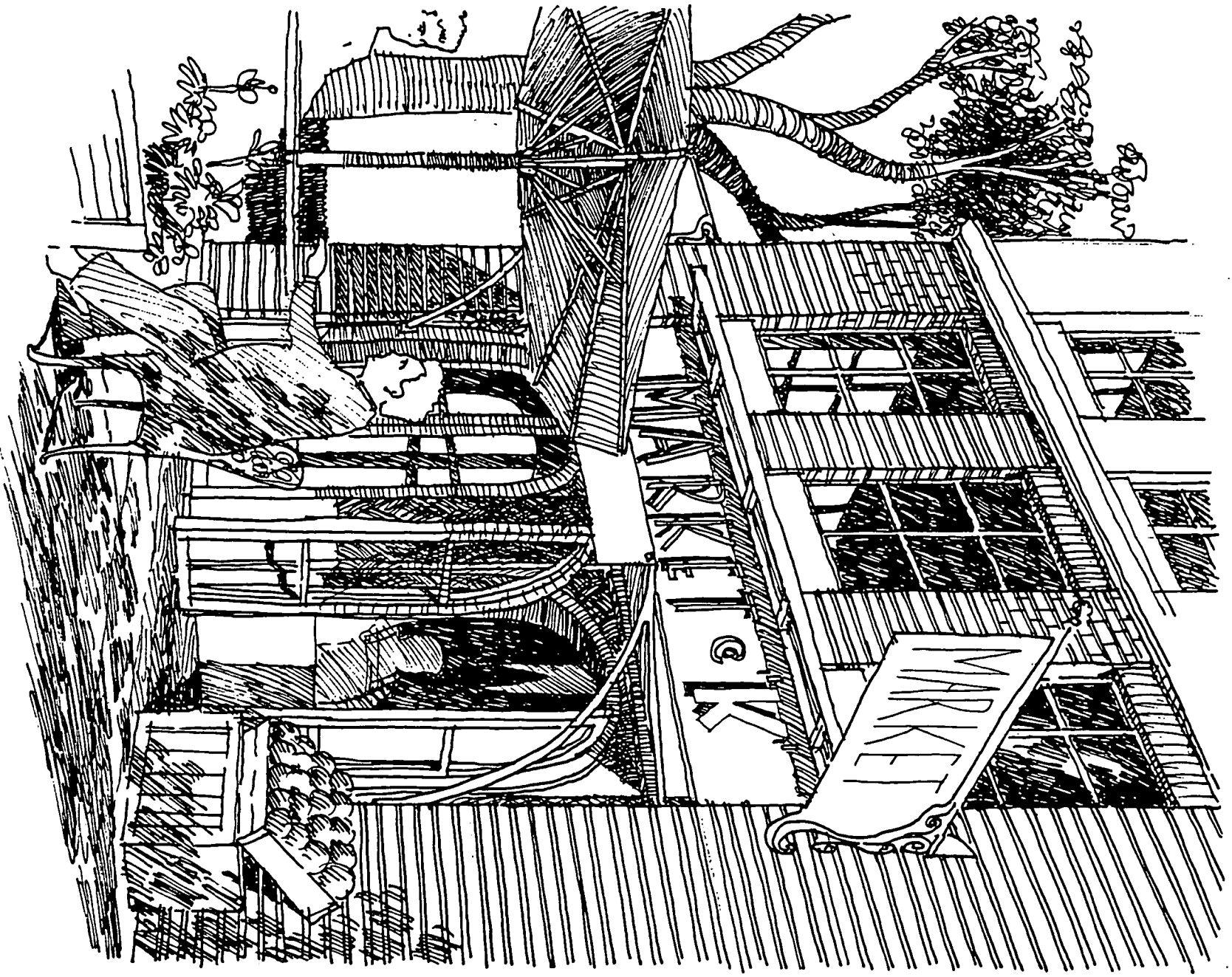


50 UNIT 4 STORY

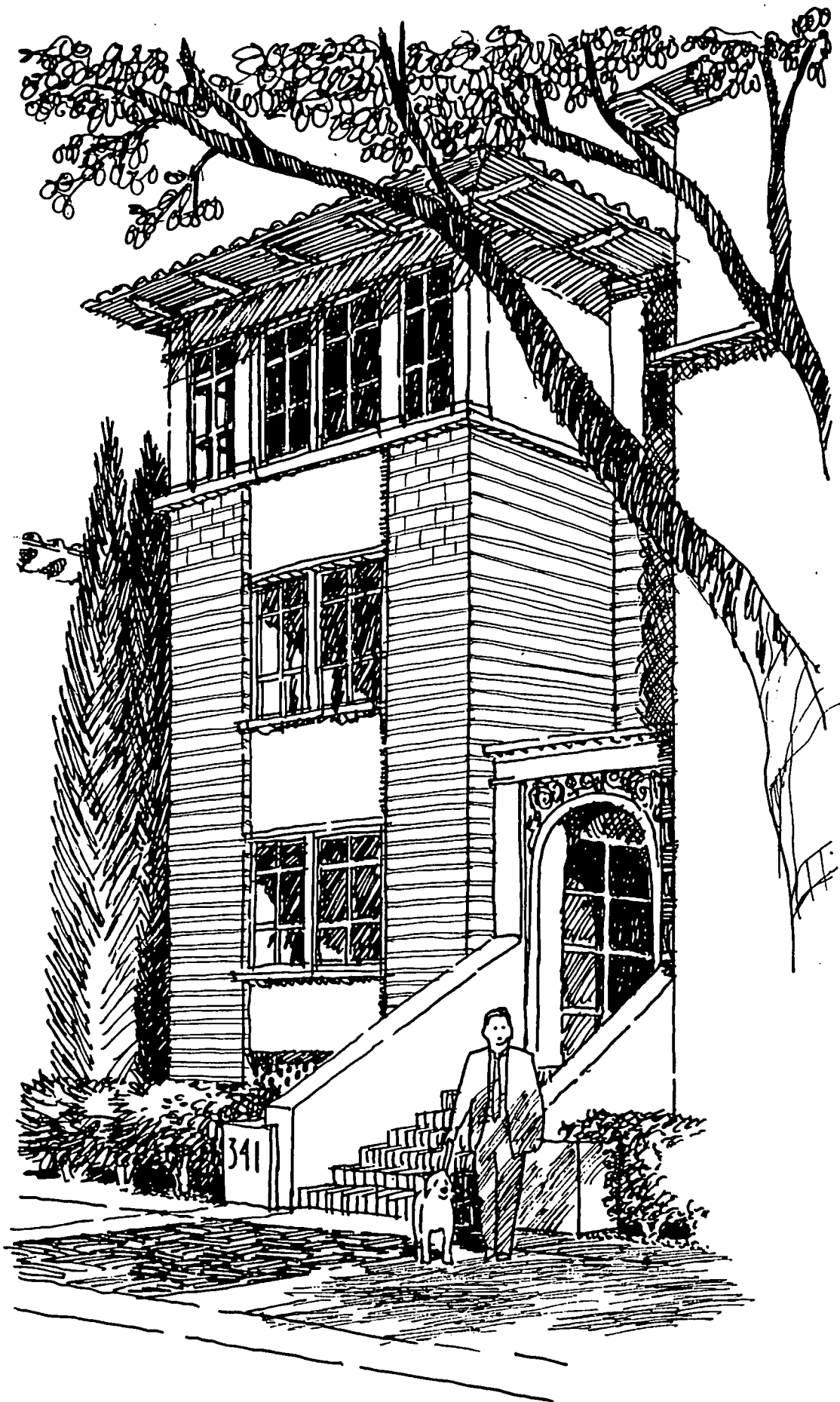


100 UNIT 14 STORY

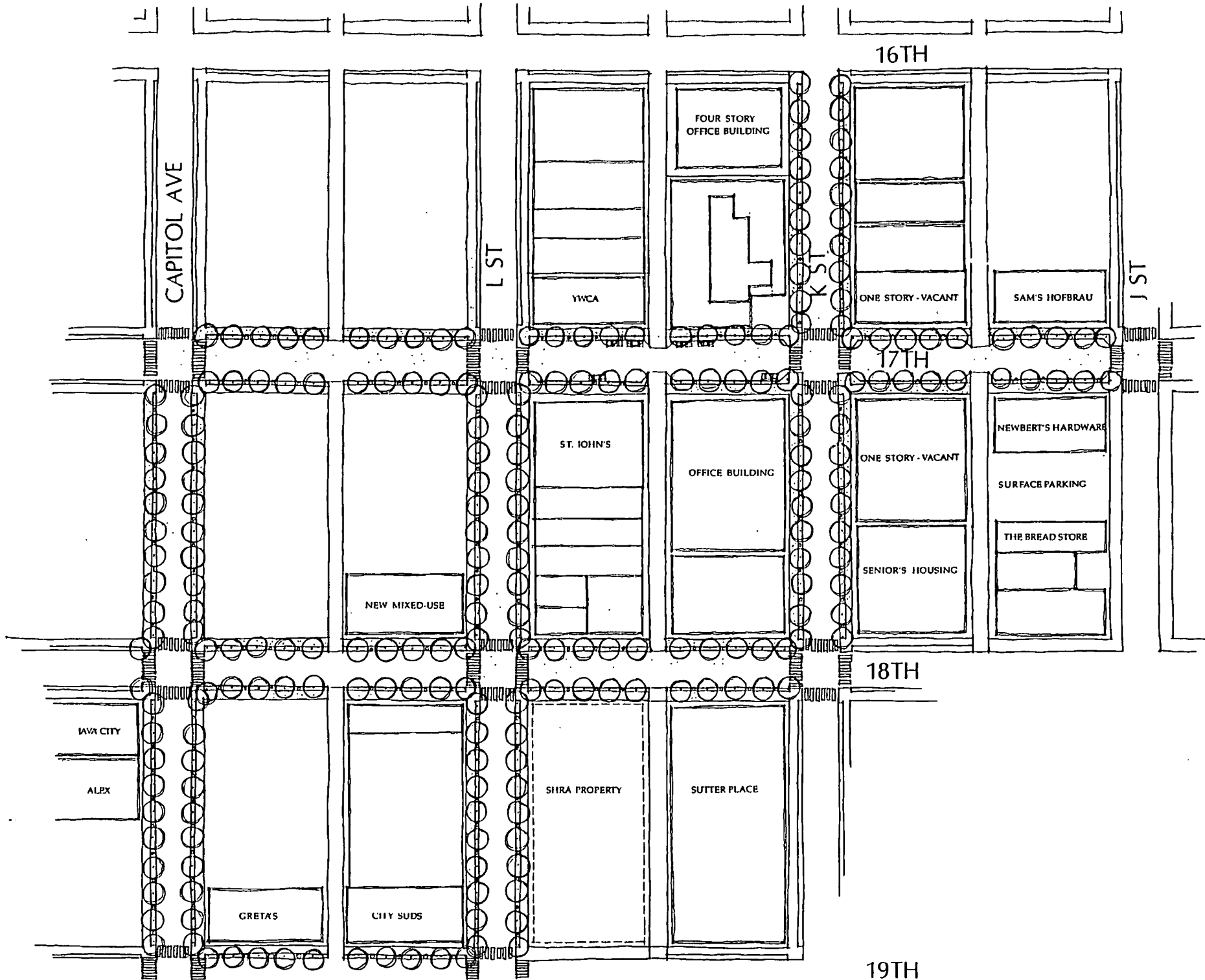




RETAIL STOREFRONT



RESIDENTIAL ENTRY
AT STREET



16TH

CAPITOL AVE

I ST

YWCA

FOUR STORY OFFICE BUILDING

ONE STORY - VACANT

SAM'S HOFBRAU

J ST

17TH

ST. JOHN'S

OFFICE BUILDING

ONE STORY - VACANT

NEWBERT'S HARDWARE

SURFACE PARKING

THE BREAD STORE

SENIOR'S HOUSING

NEW MIXED-USE

18TH

JAVA CITY

ALPX

SHIRA PROPERTY

SUTTER PLACE

GREY'S

CITY SUDS

19TH

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

OFFERING SUMMARY

Invitation to Submit Proposals for Site Acquisition and Residential
New Construction on Various Parcels in the City of Sacramento

DRAFT

The Redevelopment Agency of the City of Sacramento is pleased to invite proposals for the acquisition of three sites listed below for development of new multifamily housing. This Request for Proposals (RFP) is made pursuant to the City's adoption of the Central City Housing Strategy's Financing and Implementation Plan, which encourages higher density residential construction consistent with the style and design of the city's older neighborhoods, and provides incentives to increase the development's financial feasibility. Market rate rental or condominium developments may be proposed as well as ground floor commercial uses. Proposals for one or more of the sites are acceptable. The Redevelopment Agency owns or controls the sites and will sell them at prices stated in Exhibit A, which describes the sites more fully:

Southwest corner of 17th and K Streets (+/- 32,000 sq. ft.);
APN 006-124-02, 03, 04, 05

North side of L Street between 18th and 19th Streets
(+/- 42,630 sq. ft.); APN 007-082-13, 14

Northwest corner of 10th and T Streets (+/- 21,600 sq. ft.)
APN 009-072-09, 10, 11, 12

Proposals must be submitted to the Sacramento Housing and Redevelopment Agency, 630 I Street, 3rd Floor, Sacramento, CA 95814, Attn: Joan Roberts, Agency Clerk, no later than 5:00 p. m. on _____.

Five copies of the proposal and all required attachments must be submitted by this deadline.

A good faith deposit in the amount of \$10,000 per site is required with the proposal(s). The deposit must be in the form of a cashier's check(s) made out to the Redevelopment Agency of the City of Sacramento. Deposits will be returned when proposals are not accepted.

An informational session on this RFP will be held on _____

at _____.

Application packages may be obtained at 488 I Street (ground floor Ping Yuen Center) or by contacting Peter S. Lopez at 916/440-1351, x408.

F:\BFB\STFRPT\6RFP

TABLE OF CONTENTS

- I. Offering Summary
 - II. Proposal Requirements
 - Threshold Requirements
 - Agency Financial Assistance
 - Regulatory Agreements
 - III. Selection Criteria and Process
 - Criteria for Developer Selection
 - Selection Process
 - Selection Schedule and DDA Process
 - IV. Background Information on Central City Housing Strategy
 - Central City Housing Strategy
 - Recommendations of Neighborhood Associations
 - 17th and K Street Vision Plan
 - Market Studies
- Exhibit A: Site Specific Information
- 17th and K Streets
 - L Street between 18th and 19th Streets
 - 10th and T Streets
- Exhibit B: Application - Proposal to Purchase and Develop Land
- Development Scope
 - Development Budget
 - Financial Proforma; Sources and Uses of Funds
 - Development Team
 - Preliminary Architectural Plans
 - Developer's Statement of Qualification and Financial Responsibility (HUD 6004, Part II)
 - Art in Public Places Proposal

II. PROPOSAL REQUIREMENTS

The development sites are generally described in Exhibit A. Developers are encouraged to consult with the City of Sacramento's planning and building officials for specific requirements (1231 I Street, 2nd Floor, Sacramento 916/264-5604). The sites are subject to central city design review guidelines.

Submission requirements are listed below. (If proposals are made for multiple sites, complete applications must be submitted for each site.)

1. Application (Exhibit B)
 - A. Development Scope
 - B. Development Budget
 - C. Financial Proforma
 - D. Development Team Experience
 - E. Preliminary Architectural Plans
 - F. Developer's Statement of Qualifications and Financial Responsibility
 - G. Art in Public Places Proposal
2. A good faith deposit of \$10,000 per site made out to the Redevelopment Agency of the City of Sacramento. The deposit must be in the form of a cashier's check.

Threshold Requirements

1. Developer capacity.

The development team must demonstrate its capacity to construct, own or sell, market and manage multifamily housing and retail space, if applicable.

2. Housing type and density.

Multifamily rental and condominium developments are eligible at densities consistent with the proposed residential zoning for each site. (See Exhibit A.) The developer must demonstrate that the proposed units are marketable.

3. Design

The design of the development should be compatible with the recommendations of the Central City Housing Study. (See Section IV. "Background Information.") Specific design concepts for the 17th and K Street site are included in Exhibit A.

Design should reference the urban context; the individuality, materials, and ornamentation of brownstone or row house models should be considered. The housing should be physically connected to the surrounding neighborhood by orienting it to the street.

4. Ground floor commercial uses.

Neighborhood oriented businesses on the ground floor must be included in the residential development on the 17th and K Street site. Mixed use development on the other sites is optional. All mixed use proposals must include a marketing plan.

5. Affordability

The construction of market rate housing is the object of this RFP. However, consistent with the city's policies encouraging mixed income housing, at least 20% of the units in condominium proposals shall be affordable to households earning 80% or less of the area's median income; and 20% of the units in rental housing shall be affordable to households earning 60% or less of the median income. 1991 Sacramento County income figures are as follows:

Household	Median	80% Median	Max. Rent @ 80% Median	
1-person	27,800	22,240	0 BR	556
2-person	31,750	25,400	1 BR	635
3-person	35,750	28,600	2 BR	715
4-person	39,700	31,760	3 BR	794
5-person	42,900	34,320		

In consideration for deeper income targeting to 60% of median in rental developments, the Agency will assist the developer to obtain additional financing through the federal HOME program, tax credits, and tax increment reserve funds. (This provision applies to the 20% of the total units required to be affordable.)

6. Developer equity

The developer's equity must equal at least 15% of development costs. Sources of meeting the equity requirement must be documented. If Agency financial assistance is required, at least one half of the required equity must be deposited in cash at the close of escrow for construction or permanent financing, whichever is applicable.

Agency Financial Assistance

The Redevelopment Agency of the City of Sacramento is prepared to write down the land by offering loans up to the property's purchase price to increase the financial feasibility of the proposed

development(s). Developers must demonstrate the direct relationship between Agency assistance and project feasibility. Loans may not be used to support commercial uses.

The Agency is also prepared to extend additional loans to rental housing developers on the same terms as described below to provide the difference in supportable debt between lower income restricted rents (at 60% of median) and those at market rate.

Loan terms and underwriting standards follow:

1. Interest rate shall be 3% to 10%. In rental developments, simple interest is charged, payable annually.
2. Loan term may not exceed 30 years.
3. Loan may be subordinated to a private lender's construction and/or permanent mortgage.
4. Principal and interest payments may be deferred on a case-by-case basis in any year for financial feasibility.
5. In condominium developments, permanent loans may be made to low- and moderate-income households (below 120% of median income). Interest and principal payments may be deferred until sale of the property or transfer of title. The loans may be subordinated to a private lending institution's deed of trust. The loans in total shall not exceed the land cost.
6. Loan-to-value ratio may not exceed 90% of development cost, including Agency assistance.
7. If syndicated, no less than 75% of net proceeds must be applied toward development costs.
8. The developer may request that the Agency continue to own the land and enter into a lease for the construction and ownership of the improvements.

Development and Disposition Agreements

The Agency will enter into a Development and Disposition Agreement (DDA) with the developer of each site and a regulatory agreement which sets out the provisions of the DDA which survive the completion of the improvements. Some or all of the following items may be applicable in the DDA:

Use covenants recorded against the land
30-year regulatory agreement
Payment and performance bonds
Comprehensive liability insurance and automobile insurance,
with indemnification provisions

Anti-discrimination provisions
Consultation with W/MBE coordinator
Art in Public Places
Child care (commercial requirement only)
Performance deposit
Hazardous materials indemnification
Extension fees for delays in commencement and completion of
 construction
Liquidated damages
Local hire
Errors and omissions insurance for architects and engineers
Limitation on transfers prior to completion
Compliance with CEQA mitigation
Agency's rights to cure defaults, assume loans, and complete
 construction
Agency's property revestment rights
Delayed land transfer
Loan guarantees and additional securities

III. SELECTION CRITERIA AND PROCESS

Criteria for Developer Selection

The Redevelopment Agency of the City of Sacramento will consider many factors in the selection of developers for the central city sites. The ranking of proposals will be based on information submitted by the developer, interviews, investigation of the developer's previous projects, and assessments of performance and financial capability.

1. Quality of proposed materials and exterior design in relationship to the recommendations of the Central City Housing Strategy and specific site criteria (Exhibit A).
2. The significance of the development as a demonstration of urban livability, including the character of the amenities within the units and within the common space.
3. Economic soundness of the development including marketability and cost reasonableness.
4. The financial strength of the developer and ability to raise financing for the type of development proposed.
5. Experience of the development team in comparable projects: architect, developer, contractor, management firm (if rental), and commercial broker (if retail space).
6. Depth of subsidy required and potential return to the Agency on its investment.
7. Commitment to mixed-income housing and length of term of affordability restrictions on low-income units.

Selection Process

The staff of the Redevelopment Agency will review all proposals for completeness. Complete submissions will be evaluated and ranked by a selection committee, which will interview applicants with the top-ranked proposals for each site. The committee's recommendations will be forwarded to the Sacramento Housing and Redevelopment Commission which in turn will make recommendations to the City Council sitting as the Redevelopment Agency of the City of Sacramento.

The selection committee will include Agency staff, a member of the Sacramento Housing and Redevelopment Commission, a representative from the City Planning Department, a member of the Design Review Board or City Planning Commission, an independent expert in urban

architecture or design, and a representative from the Central City Alliance of Neighborhoods or neighborhood association from the area.

Selection Schedule and DDA Process

The schedule for the review and selection of proposals is as follows:

- | | | |
|----|---|----------|
| 1. | RFP Issued | 6/22/92 |
| 2. | Deadline for Submission | 9/30/92 |
| 3. | Selection Committee Recommendations | 11/15/92 |
| 4. | Sacramento Housing and Redevelopment Agency Recommendations | 12/15/92 |
| 5. | City Council Decision | 1/15/93 |

Developers should be prepared to discuss their proposals at three public hearings, in addition to committee interviews.

The Agency will begin negotiation of a Development and Disposition Agreement (per site) within 45 days of the City Council's selection of development proposals. It is the Agency's intent to obtain final approval of the DDA by City Council by April 30, 1993.

The Agency will file an Environmental Statement and Notice of Determination for each selected project. If an EIR is required, it must be paid for by the developer.

IV. BACKGROUND INFORMATION ON THE CENTRAL CITY HOUSING STRATEGY AND RELATED STUDIES

Central City Housing Strategy

On December 17, 1991, the Sacramento City Council adopted the Central City Housing Strategy's Financing and Implementation Plan. The study provided a blueprint for increasing housing production, preserving the city's older neighborhoods, strengthening the amenities considered important to residential life (neighborhood-oriented businesses, street trees, parks, etc.) and building neighborhood identity. Higher density housing was recommended to extend neighborhoods to the commercial strips and establish residential/commercial demarcation lines. The consultants presented prototypes for moderate and high density housing with and without ground floor commercial uses to illustrate that density and quality urban design do not have to be incompatible.

To reverse disinvestment in housing fueled in part by uncertainty in land use decisions, the City Council adopted the study's recommendations to rezone sections of the central city from commercial designations to a new mixed-use category consisting of a moderate density residential base with a commercial overlay. Three properties subject to this RFP are located in areas recommended for zoning changes. The City Planning Department will initiate rezoning requests for these sites consistent with the Central City Housing Strategy.

The following background documents are available to interested developers:

Central City Housing Strategy: Recommended Housing Strategy for the Central City, by Mundie and Associates.

Central City Housing Strategy: Financing and Implementation Plan, Sacramento Housing and Redevelopment Agency and Sacramento City Planning Department.

Neighborhood Association Recommendations

Sacramento City neighborhood associations were consulted in the preparation of the Central City Housing Strategy and this RFP to help define those characteristics that would increase the marketability of central city housing. Their recommendations follow:

1. Design. Reference the urban context; consider brownstone/row house models for their individuality, materials and ornamentation; physically connect the new housing to the existing

neighborhood by orienting it to the street (welcoming frontages).

2. Ground-floor commercial uses should include neighborhood-serving businesses to enhance street life and provide a threshold of support to new residents. Examples include: drug stores, shoe repair, older style produce stores, postal services, cafes, etc. The 17th & K site has the most favorable location for ground floor retail.

3. Amenities that could attract renters and buyers include real closets and storage spaces, private spaces (balconies, patios), fireplaces, interesting windows, exercise rooms, pool and spa.

4. Bedroom mixtures including studios to two-bedroom apartments, seem to be in greatest demand among the young professionals and older people seeking downtown living.

5. Condominium developments with attractive financing for first-time homebuyers should be pursued whenever possible to increase homeownership opportunities for all income groups.

6. Vision. The city should offer investors and developers a vision of central city housing, including recommendations on design, density, and streetscapes, to increase the certainty that adjacent development will be compatible.

Design Concept for 17th and K Street Site

The 17th and K Street site is located within the Merged Downtown Redevelopment Area and one block east of the Arts and Entertainment District. A vision plan for the immediate neighborhood and design guidelines for the site have been developed by a consultant; plan reductions and guidelines are included in Exhibit A.

Market Studies on Central City Housing Demand

In preparing the Central City Housing Strategy, Mundie and Associates surveyed 2000 central city employees to provide a basis for estimating demand for housing in the central city and identifying the conditions and factors that could affect the level of that demand in the future. The conclusions drawn from those survey results are summarized as follows:

1. Strengthen cultural, entertainment, and shopping attractions;
2. Strengthen residential and neighborhood identity, creating a sense of place;
3. Build lower-rise housing, two- or three-stories high, with

individual exterior treatments and orientation to the street.

4. Design interiors carefully - spacious design, storage space, architectural detailing.

The City Planning Department recently contracted with a consultant for additional market research on the housing preferences of those groups most likely to be interested in living in the Central City: newcomers to the area, current renters, new homeowners, and households without children. This market data will be available in early August 1992.

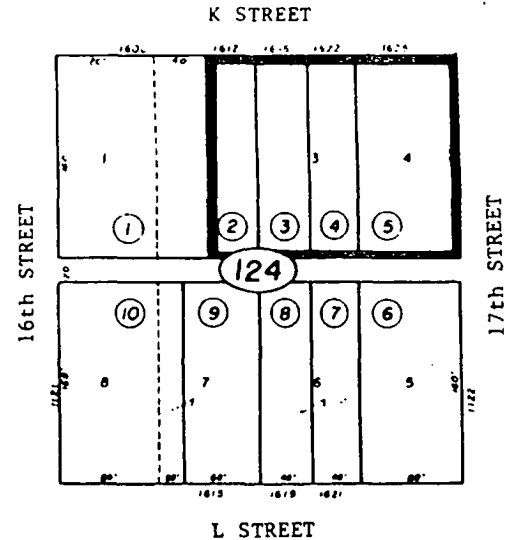
EXHIBIT A

SITE DESCRIPTIONS

SITE: Southwest Corner 17th & K Streets

ASSESSOR'S PARCEL NUMBERS: Book 6,
Block 124, Parcels 2, 3, 4, 5

SIZE: Approximately 32,000 Square Feet
(200' x 160')



SITE DESCRIPTION:

The site is vacant land and has all environmental clearances. To the south is the historic YWCA building, a 3-story brick structure; to the north are one-story commercial structures; to the east is a 5-story office building and an 80-unit senior citizen housing complex. To the immediate west is a 4-story office building.

The property is located within the Merged Downtown Redevelopment Area, one block from the Arts and Entertainment District, and two blocks from Memorial Auditorium.

ZONING:

The site is zoned C-2 (general commercial). The City will initiate rezoning to R-5 (high density residential) with a commercial overlay.

SPECIAL CONSIDERATIONS:

The Agency has identified this site as a prime opportunity for higher density residential and supporting retail uses. Its consultant has developed a design concept for the creation of a new residential neighborhood as well as design guidelines for the site. Reductions of these plans and the design guidelines are attached.

The Agency requires all proposals to include ground floor retail space.

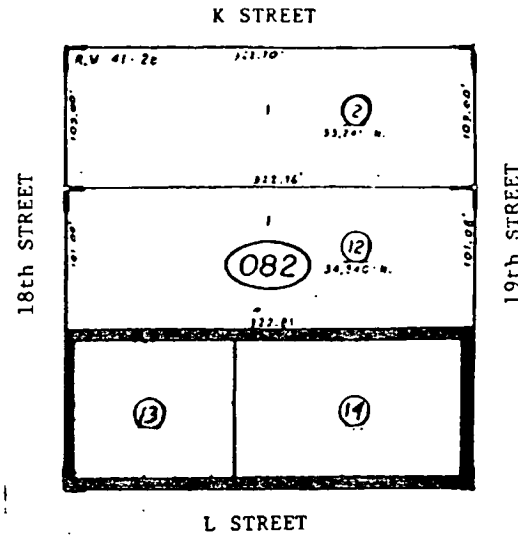
PURCHASE PRICE: \$800,000

EXHIBIT A
SITE DESCRIPTIONS

SITE: L Street (north side)
between 18th and 19th Streets

ASSESSOR'S PARCEL NUMBERS:
Book 7, Block 82, Parcels 13 & 14

SIZE: Approximately 42,630 Square Feet
(+/- 323 x 132 ft.)



SITE DESCRIPTION:

The site is vacant land. A condominium development (Sutter Place) covers the northern third of the block. To the east and west of the site are commercial properties. To the south is a mixture of residential and neighborhood-oriented retail businesses.

Phase I environmental assessments and all mitigation activity, if required, will have been completed prior to the Agency's closing its escrow for the purchase of the site (estimated June 1992).

ZONING:

Parcel 13 is currently zoned R-5-R (high density residential); parcel 14 is zoned OB-R (office building). City Planning will initiate rezoning of parcel 14 to R-5-R, which is consistent with the recommendations of the Central City Housing Strategy. (The final "R" of the zoning designation indicates that the development plan must be reviewed by the City Planning Commission.)

Typical R-5 densities range from 60 to 175 (maximum) units/acre. With ground floor retail, densities would decrease.

PURCHASE PRICE: \$780,000

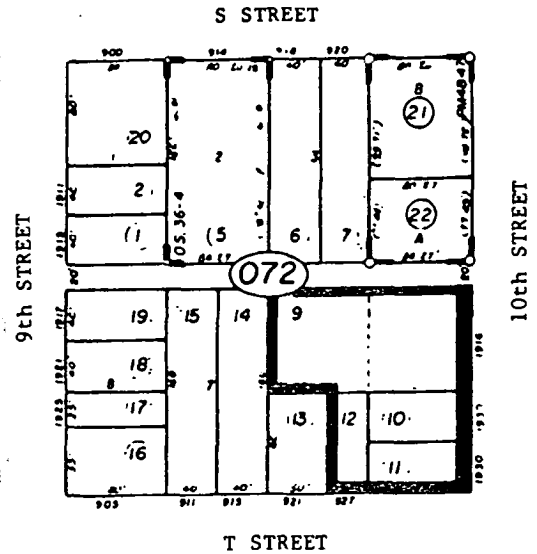
EXHIBIT A

SITE DESCRIPTIONS

SITE: Northwest Corner of 10th & T Streets

ASSESSOR'S PARCEL NUMBERS: Book 9, Block 72, Parcels 9, 10, 11, 12 (Merged Parcels)

SIZE: Approximately 21,600 Square Feet (160 x 80 and 110 x 80)



SITE DESCRIPTION:

The land is vacant and fenced. The property is located in the Southside Park neighborhood and is part of the Southside Park Preservation Area. The property is surrounded primarily by residential structures, both multifamily and single family. Four residences in the immediate vicinity are listed as historic priority structures in the city's Official Register. Containing Structures of Architectural or Historical Significance.

Commercial uses in the vicinity (along 10th Street) include a laundry, child care center, and fish market.

ZONING:

The land is zoned C-2 (general commercial). City Planning will initiate rezoning to R-3A, which is consistent with the Central City Housing Strategy's recommendations and with current zoning on the east side of 10th Street.

R-3A is a light density multifamily zoning category. Thirty-six units/acre constitute maximum density in this zone.

SPECIAL CONSIDERATIONS:

Designs for housing on this site should consider the historic character of the neighborhood.

PURCHASE PRICE: \$388,800

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

PROPOSAL TO PURCHASE AND DEVELOP LAND

DRAFT

TO: Mr. John E. Molloy
Executive Director
Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, CA 95814

The undersigned, _____

() a corporation organized and existing under the laws of the State of California;

() a general/limited partnership consisting of the following individuals:

() an individual (hereinafter called the developer):

Address:

Street: _____
City: _____ State _____ ZIP _____
Telephone: _____ FAX _____
Contact Person: _____

hereby submits a development proposal for the following site:
Assessor's Parcel Nos. _____

The developer agrees that all of the following information and the submitted materials are the exclusive property of the Redevelopment Agency of the City of Sacramento and need not be returned.

A deposit of \$10,000 is attached to this proposal. Such deposit is in the form of a cashier's check made out to the Redevelopment Agency of the City of Sacramento. The selected developer's deposit shall remain with the Agency until a Certificate of Completion is issued by the Agency and shall not be applied to the purchase price of the land. Upon selection of a developer, deposits will be returned immediately to all other applicants not selected.

The developer understands that the acquisition price for the subject parcel is \$ _____, as stated in Exhibit A of the Request for Proposals.

A. SCOPE OF DEVELOPMENT

Provide a narrative summarizing the type of construction and design, the number of units and square footage, proposed amenities, and parking plan. (For the 17th and K Street site, describe the ground floor commercial/retail space.) Give sufficient information so that the Agency will have an accurate picture of the development. State whether a rental or condominium development is proposed.

(If additional pages are required, label them Attachment A: Scope of Development.)

Redevelopment Agency of the
City of Sacramento
Proposal to Purchase and Develop Land

B. DEVELOPMENT BUDGET

Please complete Attachment B: Development Budget for Multifamily Housing - Rental or Condominium Development.

Estimate the development schedule, in months, from the time of execution of the Agency's Development and Disposition Agreement:

Preliminary plans	_____
Final construction drawings	_____
Evidence of financing	_____
Start of construction	_____
Completion of construction	_____

C. FINANCIAL PROFORMA

Please provide the type of financial and project information described on Attachment C-1: Financial Proforma for Rental or Condominium Development with or without Ground Floor Commercial Space. The developer of rental housing should provide a separate 10-year cash flow analysis.

Potential lenders must be identified in Attachment C-2: Sources and Uses of Funds. In the narrative section, please describe why these lenders were sought. Identify any Redevelopment Agency assistance requested.

If bridge financing is sought, describe how it will work.

Redevelopment Agency of the
City of Sacramento
Proposal to Purchase and Develop Land

D. DEVELOPMENT TEAM EXPERIENCE

Include requested information in Attachment D.

Comparable Project Experience

1. Provide the full name of the firm, street address, city, state, zip code, telephone and FAX number, and contact person for each of the following members of the development team:

Developer
Architect
Management company and marketing agent
Consultants

2. For the developer, provide previous participation information on comparable multifamily housing which was developed and is currently owned or managed. List projects by specific addresses.
3. For the architect, provide a list of multifamily developments in which the architect was involved.
4. For the management firm and/or marketing agent, provide a list of multifamily projects which the agent has or is currently managing.

Organizational Information

Provide names, addresses, titles and extent of the interest of the officers and members, shareholders, and investors of the developer.

Describe any identity of interest between members of the development team.

DEVELOPMENT BUDGET FOR MULTIFAMILY HOUSING -- RENTAL OR CONDOMINIUM DEVELOPMENT

Cost Categories	Residential	Retail/Commercial If Applicable	Total
Land Cost	_____	_____	_____
Total Acquisition	_____	_____	_____
Construction/Rehabilitation			
Off-site Improvements	_____	_____	_____
Site Work	_____	_____	_____
Structures	_____	_____	_____
Contractor Overhead	_____	_____	_____
Contractor Profit	_____	_____	_____
Total Construction Costs	_____	_____	_____
Professional Fees			
Architect Design	_____	_____	_____
Architect Supervision	_____	_____	_____
Engineering Fees	_____	_____	_____
Survey Costs	_____	_____	_____
Environmental Audit	_____	_____	_____
Attorney	_____	_____	_____
Appraisal	_____	_____	_____
Total Professional Fees	_____	_____	_____
Development Costs & Fees			
Local Permits	_____	_____	_____
Utility Connections	_____	_____	_____
Toxics Mitigation	_____	_____	_____
Other:	_____	_____	_____
Total Development Fees	_____	_____	_____
Financing Costs: Construction			
Construction Loan Interest	_____	_____	_____
Origination Fee	_____	_____	_____
Application Fee	_____	_____	_____
Bond Premium	_____	_____	_____
Taxes	_____	_____	_____
Insurance	_____	_____	_____
Title and Recording	_____	_____	_____
Bridge Loan Expense	_____	_____	_____
Total Constr. Fin. Expense	_____	_____	_____
Financing Costs: Permanent			
Loan Origination Fee	_____	_____	_____
Credit Enhancement	_____	_____	_____
Title and Recording	_____	_____	_____
Other:	_____	_____	_____
Total Permanent Fin. Expense	_____	_____	_____
Other Costs			
Rent Reserves	_____	_____	_____
Marketing	_____	_____	_____
Furnishings	_____	_____	_____
Consultants:	_____	_____	_____
Developer Overhead	_____	_____	_____
Other: Art in Public Places	_____	_____	_____
Other:	_____	_____	_____
Total Other Costs	_____	_____	_____
TOTAL DEVELOPMENT BUDGET	_____	_____	_____
Per Unit Development Cost	_____	_____	_____

**FINANCIAL PROFORMA FOR RENTAL OR CONDOMINIUM DEVELOPMENT
WITH OR WITHOUT GROUND FLOOR COMMERCIAL SPACE**

Total Land Area: _____
 Number of Residential Units: _____
 Density: _____
 Commercial Square Footage: _____

Apartment Characteristics:	No. Units	Per Unit Monthly Rent	If Condo, Sales Price
0 - bedroom (sq. ft. _____)	_____	_____	_____
1 - bedroom (sq. ft. _____)	_____	_____	_____
2 - bedroom (sq. ft. _____)	_____	_____	_____
3 - bedroom (sq. ft. _____)	_____	_____	_____
Totals:	_____	_____	_____

RENTAL CASH FLOW PROJECTIONS

Year 1 Year 2 . . . to Year 10

Gross Residential Income	_____
Miscellaneous Income	_____
Vacancy Loss	_____
Effective Gross Residential Income	_____
Gross Commercial Income	_____
Vacancy Loss/Commercial	_____
Operating Expense/Residential	_____
Operating Expense/Commercial	_____
Net Operating Income	_____
Debt Service	_____
Net Cash Flow	_____

Please identify:
 Vacancy factor: _____
 Income rate of increase: _____
 Expense rate of increase: _____
 Debt coverage ratio: _____

CONDOMINIUM DEVELOPMENT SALES

Year 1 Year 2 Year 3

Total Development Cost/Balance	_____
Projected Sales	_____
Operating Reserve	_____

SOURCES AND USES OF FUNDS

I. CONSTRUCTION AND BRIDGE FINANCING ESTIMATES

Lender or Equity Holder	Amount	Interest Rate	Term
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL CONSTRUCTION LOANS	_____		

II. PERMANENT FINANCING ESTIMATES

Lender or Equity Holder	Amount	Interest Rate	Term
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL PERMANENT LOANS	_____		

Please discuss previous involvement with these proposed construction and permanent lenders and their interest or commitment to this development.

Redevelopment Agency of the
City of Sacramento
Proposal to Purchase and Develop Land

E. PRELIMINARY ARCHITECTURAL DRAWINGS

1. Site plan, showing relationship to adjacent parcels, and parking plan.
2. Typical floor plans for each unit type, and elevations. If applicable, show floor plans for ground floor retail or commercial space. (Scale: 1/8" = 1')
3. Perspective rendering; include landscaping.
4. Brief preliminary outline specifications, including structural, mechanical, and electrical systems. Describe type of materials and exterior finishes.

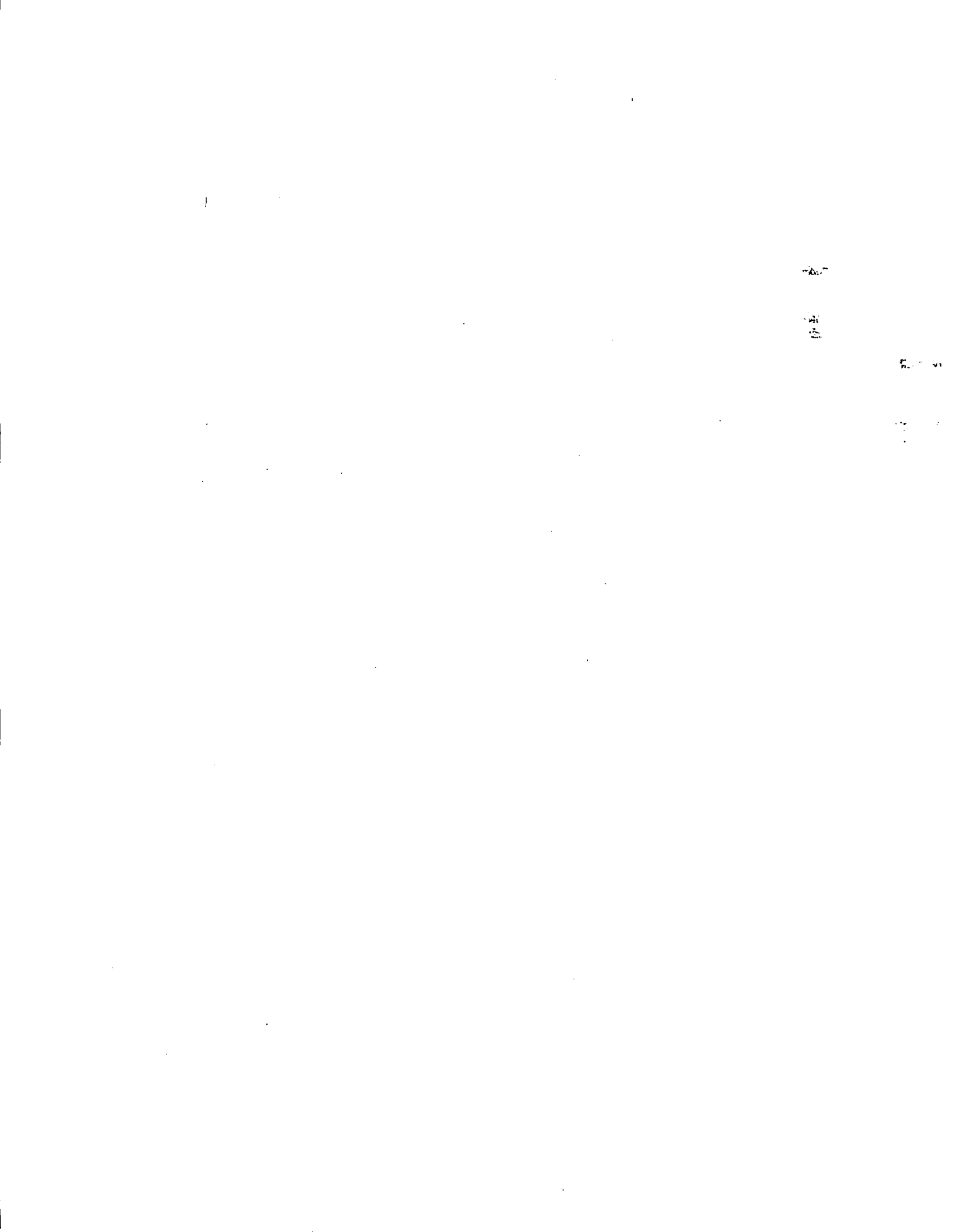
Include 8 1/2 x 11 reductions for each proposal set. Colored renderings and presentations on foam core board are not required for the proposal, but may be requested of the successful applicants for public review.

F. DEVELOPER'S STATEMENT OF QUALIFICATION AND FINANCIAL RESPONSIBILITY (HUD-6004, Part II)

Please complete the statement included as Attachment F and include a recent certified financial statement.

G. ART IN PUBLIC PLACES

The Sacramento Housing and Redevelopment Agency is a participant in the city's Art in Public Places Program. The program requires developers to spend 2% of the total construction cost of the project on aesthetic improvements of a reasonably permanent nature. Guidelines for the program are in Attachment G.



PART II

DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

[For Confidential Official Use of the Sacramento Housing and Redevelopment Agency]

- 1. a. Name of Developer:
- b. Address & Zip Code:
- 2. The land on which the Developer proposes to

In the City of: SACRAMENTO
State of: CALIFORNIA

- 3. Is the Developer a subsidiary of, or affiliated with any other firm or firms?
[] YES [] NO

If YES, list each such corporation or firm by name and address, specify its relationship to the Developer, and identify the officers and directors or trustees common to the Developer and such other corporation or firm.

- 4. a. The financial condition of the Developer, as of _____, 19____

[NOTE: Attach to this statement a certified financial statement showing the assets and liabilities, fully itemized in accordance with accepted accounting standards based on proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.]

- 5. If funds for the development of the land are to be obtained from sources other than the Developer's own funds, a statement of the Developer plan for financing the development of the land.
- 6. Sources and amount of cash available to Developer to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
	\$

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
	\$

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	\$	\$

- 7. Names and address of bank references: _____

8. a. Has the Developer of (if any) the parent corporation, or any subsidiary or affiliated corporation of the Developer or said parent corporation, or any of the Developer's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 or the Developer's Statement for Public Disclosure and referred to herein as "principals of the Developer") been adjudged bankrupt, either voluntary or involuntary within the past ten years? YES NO

If yes, give for each case (1) date, (2) charge, (3) place, (4) court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings comparable to the proposed redevelopment work, which have been completed by the Developer or any of the principals of the Developer, including identification and brief description of each project and date of completion.

b. If the Developer of any of the principals of the Developer has even been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Developer or any of the principals of the Developer is or has been the Developer, or a stockholder, officer, director or trustee, or partner of such developer.

11. If the Developer of a parent corporation, a subsidiary, an affiliate, or a principal of the Developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES NO

If yes, explain: _____

c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work: _____

d. Construction contracts or developments now being performed by such contractor or builder. Identification of Contract or Development:

Location: _____

Amount: \$ _____

Date Opened: _____

12. Brief statement reflecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, nature of the equipment, and the general experience of the contractor:
-
-
-

13. a. Does any member of the governing body of the local agency to which the accompanying bid or proposal is being made or any offer or employee of the Sacramento Housing and Redevelopment Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Developer's proposal is being made available, have any direct or indirect personal interest in the Developer or in the development or rehabilitation of the property upon the basis of such proposal?

[] YES [] NO

If YES, explain: _____

14. a. Statement and other evidence of the Developer's qualifications and financial responsibility (other than the financial statement referred to in Item 4A) are attached hereto made a part hereof as follows:

CERTIFICATION:

I (WE)¹ _____

certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the Developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

DATED: _____

SIGNATURE(S): _____

TITLE: _____

ADDRESS & ZIP CODE: _____

C:\FORM\5HUDRFP.PSL

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the Corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
ART IN PUBLIC PLACES PROGRAM
GUIDELINES FOR PRIVATE DEVELOPERS

I. THE POLICY AND LAWS

In 1979, the Sacramento Housing and Redevelopment Agency (Agency) enacted Resolutions #1750 and #2865 pledging itself to "promote the aesthetic improvement of the City of Sacramento to the fullest extent possible." These resolutions require "developers to expend a minimum of two (2) per cent of total construction costs of buildings on aesthetic improvements."

II. WHAT ARE AESTHETIC IMPROVEMENTS?

A. The Agency's art in public places program (Program) is receptive to the broadest definitions of art and encourages imaginative interpretations of the various media. Among the possible media and materials which might be used are:

Paintings, prints, drawings, collages, photographs, frescoes, murals, mosaics, mobiles, fountains, sculptures, works in clay, wood, metal, paper, glass, earth, fiber, plastics.

The artwork may be:

decorative or functional;
part of a changing installation or permanently affixed;
landscape items (i.e. placement of natural materials or functional objects)

Aesthetic improvements may also include work that will facilitate public access to an arts experience.

B. Items that are not eligible for funding as "aesthetic improvements" or "works of art" under this program include:

1. Directional elements such as supergraphics, signage, or color coding except where these elements are an integral part of the work of art.
2. Art objects which are mass produced in a standard design, such as playground equipment or fountains.
3. Reproductions, by mechanical or other means, of original works of art, except in cases of film, video, photography, print-making or other media arts.
4. Decorative, ornamental, or functional elements which are designed by the building architect as opposed to an artist commissioned for the purpose of providing artwork.
5. Landscape architecture and landscape gardening except where these elements are designed by the artist and are an integral part of the work of art.
6. Operating costs of electrical, mechanical, plumbing or other services which are needed to operate the work of art over time.
7. Other items as determined by the Sacramento Metropolitan Arts Commission ("Arts Commission") on a project by project basis.

III. WHO MAY PROVIDE AESTHETIC IMPROVEMENTS?

Subject to a few limitations specified below, any artist may be considered to create or provide aesthetic improvements. (As used herein "artist" means a professional who is engaged in the creation of artworks). The City of Sacramento Metropolitan Arts Division (Arts Division) has files containing slides and resumes from hundreds of artists, primarily from California but also from around the country. This is presently the only public art slide registry in California. Though not a requirement, developers are encouraged to use this Slide Bank as a resource for selecting artists.

Members of the Sacramento Metropolitan Arts Commission and the staff of the Arts Division, and their immediate families, may not be selected to create or provide the aesthetic improvements required by the Program.

Except in connection with work which will facilitate public access to aesthetic improvements, project architects, consulting architectural firms, and members thereof, may not be selected to provide artwork for a project that they or their firm have provided other services in connection with.

IV. HOW ARTWORKS ARE SELECTED

A. The developer is free to use any of the following methods of selecting artists, depending on which is most appropriate for the situation.

Open competition: The site is advertised and any artist may submit a proposal for review. This method generates a good deal of publicity, but may not yield the highest quality of artwork.

Limited competition: A few artists (usually three to five) are selected and paid to develop proposals for a site. One of the proposals is selected. This method produces a number of options for the developer and often results in a higher quality of artwork than open competition.

Invitation: One artist is paid to develop one or more proposals for a site(s). This method often assures close collaboration between the artist and the architect for the construction project.

Direct purchase: A completed work of art is selected for a particular site. Although administratively this process is straight forward and easy, it should be noted that one of the major goals of the program is to produce work that is appropriate for the site and that this method of selection may not result in the perfect match between artwork and site.

If a proposal is to be selected by means of invitation or limited competition, the artist(s) is(are) paid to develop the proposal(s). (This is standard procedure in the art world). Sample contracts are available from the Arts Division.

B. 1. Two major criteria should be used in the selection of artwork: artistic excellence and appropriateness for site. The Agency encourages artwork that is integrated into the overall environment.

2. Artists can be given general guidelines or parameters for the desired artwork, but to the fullest extent feasible they should be left to develop creative solutions on their own.

3. The selection of a site is as important as the selection of the artist. Often works of high quality fail in public situations because they are out of scale in their location, hidden by an architectural feature, situated in an unused site, or improperly lit. Artists should be consulted in the selection of sites for their artwork and in arranging for proper lighting at the site.

4. All permanent installations of artwork should have a plaque of durable material adjacent to the artwork listing the title of the artwork, the artist's name and the date completed.

5. It is the intention of the Program that the developer use two per cent (2%) of the total construction costs to provide aesthetic improvements of reasonably permanent nature. If, over time, it is desired to change portions of these improvements, this should be done only if the changes and/or replacements are consistent with the intentions of the Program and these guidelines.

V. THE ART BUDGET

The developer is required to allocate and expend two per cent (2%) of the total construction costs on aesthetic improvements. However, the artwork must be planned before construction begins on the overall project. Therefore, the preliminary art budget must be based upon the estimated construction costs.

However, the total amount expended on aesthetic improvements required by the Program, shall not be less than two per cent (2%) of the total construction costs, as determined upon completion of the construction project. If such total cost of construction is more than \$50,000 higher than the figure (estimated cost of construction) used to calculate the art budget in the Preliminary or Final Arts Plan, the art budget must be increased as necessary to equal or exceed 2% of the total construction costs.

The developer may allocate and expend a portion of the art budget for administrative costs incurred in complying with the Agency's Program; however, in no event shall more than ten per cent (10%) of the art budget be allocated or expended for such costs, and in no event shall such costs include overhead.

VI. HOW ARTISTS ARE PAID

All financial arrangements are negotiated between the developer and the artist and should be verified in a written agreement. Copies of the executed contracts between the developer and the artist(s) shall be submitted to the Arts Division within 30 days of their execution. The Arts Division has sample contracts that can be used as models and is also willing to assist in the negotiations between the artist and developer.

VII. EXEMPTIONS TO THE PROGRAM

The Agency's Program exempts the following projects from its requirements:

Properties undergoing restoration or located in Old Sacramento Historic Area;

Single family or duplex dwellings;

Publicly assisted rehabilitation of private property;

Low or moderate income housing projects when it is not economically feasible to provide the artwork, or not approved by HUD, subject to the review of the Sacramento Metropolitan Arts Commission and

Projects consisting entirely of on or off site improvements that are not building

VIII. PROCEDURE

1. When any development proposal (for a project subject to the Agency's Program) is submitted to the Agency, the developer shall include a completed art information sheet in the form attached hereto as Form #1.

2. Within fifteen (15) days after the Agency resolves to tentatively select a developer on the basis of such a development proposal, the developer shall contact the Arts Division and invite the Arts Division staff to make a presentation regarding the Agency's Program to the developer and project architects.

3. Within thirty (30) days after the Agency resolves to finally select a developer, the developer shall submit a Preliminary Arts Plan, in the form attached hereto as Form #2, to the Arts Division. Within sixty (60) days after submission of the Preliminary Arts Plan the developer and the Arts Commission shall meet, at which time the developer shall present the Preliminary Arts Plan to the Commission.

4. The Arts Division and the Arts Commission will review the developer's Preliminary Arts Plan. The Arts Commission shall recommend approval, revision or other action on said Plan based upon the Agency's Program; these recommendations may include a request that the developer make a second presentation to the Arts Commission. If any recommendations other than approval are to be made, these must be transmitted to the developer within thirty (30) days after the developer's latest presentation to the Arts Commission; if no such recommendations are transmitted within said thirty day period, the Arts Commission shall approve the Preliminary Arts Plan as presented.

The Arts Commission's approval of the Preliminary Arts Plan must be received before the Agency will approve the Developer's Preliminary Plan for the development project.

5. The developer shall submit a Final Arts Plan, in the form attached hereto as Form #3, to the Arts Division not later than sixty (60) days before submission to the Agency of the Developer's Final Plan for the development project. Within sixty (60) days after submission of the Final Arts Plan the developer and the Arts Commission shall meet, at which time the developer shall present the Final Arts Plan to the Commission.

6. The Arts Division and Arts Commission shall review the Final Arts Plan. The Arts Commission shall recommend approval, revision or other action on said Plan based upon the Agency's Program and the previously approved Preliminary Arts Plan.

The Arts Commission's approval of the Final Arts Plan must be received before the Agency will approve the Developer's Final Plan for the development project.

7. Before the closing of escrow for the sale of the subject parcel from the Agency to the developer, a sum equal to two per cent (2%) of the developer's art budget, or \$1,000, whichever is greater, shall be placed on deposit with the City of Sacramento as a fee to offset the costs incurred by the Arts Division and the Arts Commission in connection with the development project.

8. The artwork must be installed and completed in conformity with the approved Final Arts Plan unless modifications have been previously agreed to by the Agency. Upon such installation and completion the developer shall notify the Arts Division in writing.

Within thirty (30) days after receipt of such notification the Arts Division shall (i) inspect and review the artwork; and (ii) if the artwork conforms to the approved Final Arts Plan (including any agreed upon modifications), issue a written confirmation of such conformity to the Agency. If the artwork does not so conform the Arts Division shall notify the developer in writing of the deficiencies.

The Arts Division's confirmation that the artwork conforms to the approved Final Arts Plan (including agreed upon modifications) must be received by the Agency before the Agency will issue a Certificate of Completion to the developer.

9. Any person aggrieved by a decision or action of the Arts Commission or the Arts Division pursuant to these guidelines may appeal such decision or action to the Agency by filing a written notice of appeal, specifying the bases of the appeal, with the Executive Director of the Agency not later than fifteen (15) days after the decision or action sought to be appealed. At the hearing of the appeal the burden shall be upon the appellant to demonstrate that the decision or action being appealed is an abuse of discretion.

IX. REVIEW CRITERIA

The criteria for review of proposed improvements pursuant to the Agency's Program shall be essentially the same as the criteria utilized in reviewing public works projects subject to the City of Sacramento's Art in Public Places Policy (Sacramento City Code Section 2.60-1 et seq.) These include artistic excellence, appropriateness of the artwork for the site (in terms of scale,

material and composition, form and content, and the relationship of the work to the architectural, social and historic environment) and its availability and accessibility in sites that are frequented by the general public.

X. MISCELLANEOUS

1. The staff of the Arts Division is experienced in public art projects and is available for consultation and advice.

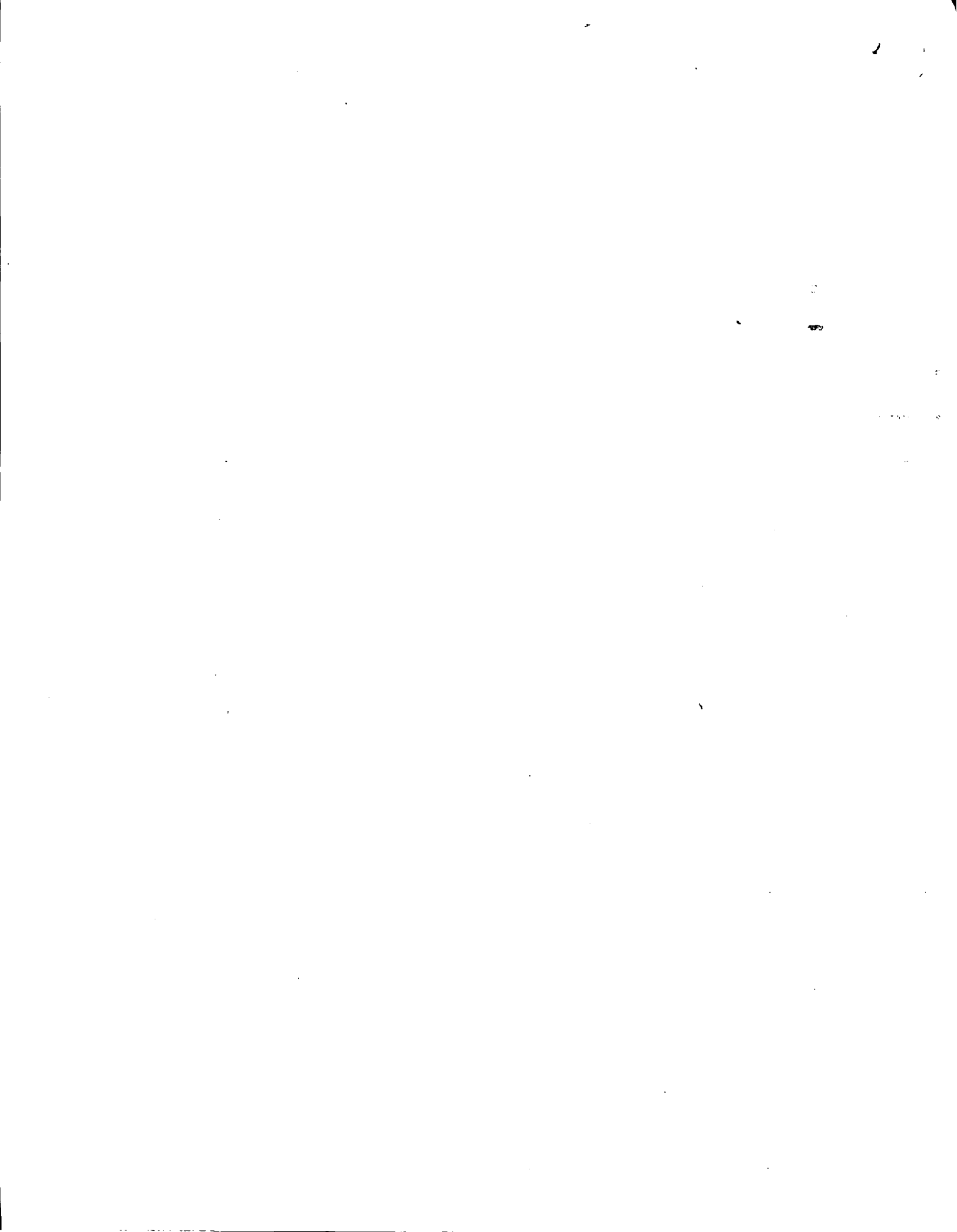
2. Notwithstanding the provisions of section III, above, collaboration between artists and architects, engineers and/or designers is encouraged. In exceptional circumstances, approval may be given for an art budget to allocate funds for the architect's fee or a portion of the costs of the architecture if it is determined that the work for which the funds are proposed to be so allocated is an integral part of the artwork required pursuant to the Agency's Program and would not have been done otherwise. (For example, an artist and a landscape architect might collaborate to design a plaza that includes paving, fountains and trees. The design and construction of the area may not be charged entirely to the art budget, because some landscaping would have been done anyway. However, approval might be given to allocate from the art budget the costs over and above the "standard" landscaping).

However, no such collaboration should be undertaken, and no such allocation will be approved, unless the plans therefor are presented to and approved by the responsible agency(ies) before the costs are incurred.

3. In developing these guidelines the Agency, the Arts Commission and the Arts Division have tried to allow for a flexible series of public art possibilities while still attempting to maintain a high artistic standard. If the developer wishes to pursue a direction not indicated in these guidelines, he should consult with the Arts Division.

For further information, please contact:

Coordinator, Art in Public Places Program
City of Sacramento Arts Division
800 Tenth Street, Suite 2
Sacramento, California 95814
(916) 449-5558



ART IN PUBLIC PLACES PROGRAM
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

FORM #1

Please complete and return this form to the Sacramento Housing and Redevelopment Agency when you submit your proposal for development.

Developer _____

Contact Person _____

Address _____

Telephone # _____

Architect _____

Address _____

Telephone # _____

Property Location _____

Description and proposed use of structure _____

Estimated total construction cost _____

Estimated Art Budget - (2% of above) _____

I have read the description of the SHRA's Art in Public Places Program and agree to adhere to its terms and guidelines. I further agree to work with the City of Sacramento Arts Division and the Sacramento Metropolitan Arts Commission as necessary to fulfill those terms and guidelines applicable to the proposed development project.

DATE _____

DEVELOPER _____

For more information, contact Art in Public Places Coordinator, City of Sacramento Arts Division, 800 10th St , Sacramento, Ca. 95814 (916) 449-5558.

ART IN PUBLIC PLACES PROGRAM
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

FORM #2

PRELIMINARY ARTS PLAN

Please complete this form and return it to the City of Sacramento Arts Division within 30 days after final selection by the Sacramento Housing and Redevelopment Agency. Feel free to discuss with the Arts in Public Places Coordinator any questions you may have in the development of your Preliminary Arts Plan.

Developer Information

Developer _____

Contact Person _____

Address _____

Telephone () _____

Architect _____

Address _____

Telephone () _____

Other consultants (e.g. landscape architect, arts consultant)

Name: _____ Name: _____

Address: _____ Address: _____

Telephone () _____ Telephone: () _____

Property Location _____

Description and use of structure(s) _____

Total square feet - interior _____

-exterior(e.g. landscaping, plaza, etc.) _____

Number of anticipated occupants _____

Estimated total construction cost _____

Estimated schedule:
Preliminary design _____

Estimated schedule (continued)

Working drawings _____
Construction start _____
Construction complete _____

Preliminary Arts Plan

1. Estimated Arts Budget _____ (2% of the estimated total construction budget.) (Please note that when the Final Arts Plan is submitted (Form #3) the final arts budget is 2% of the estimated total construction cost at that time.)
2. How do you anticipate allocating the arts budget? (e.g. commissioning one or more works of art? Purchasing one or more works of art?)
3. Where do you anticipate placing the artwork(s)? (On or around the exterior of the structure? In the entrance lobby? Distributed throughout the public spaces?)
4. How do you want the artwork to function within the whole development? Provide a landmark? Accentuate/contrast certain design features? Serve a function? (lighting, paving, fencing, gateways, seating).
5. How will the artwork be integrated into the structure/environment? (Will the artist/craftsperson collaborate with the architect? How will the artwork aesthetically and physically relate to the structure?)
6. Who is the primary audience for the artwork(s)? (Pedestrian, building users, automobile traffic?)
7. How is the audience considered in your choice of artwork?
8. Please provide a list of the names and addresses of all persons presently under consideration as artists for the project, and briefly describe the type of work being considered for each person listed.

9. How do you plan to select the artists/artwork? (e.g. Competition? Direct selection?)

10. Who will oversee the artist/artwork selection process and the fabrication and installation of the artwork?

Please note that it is not necessary to select only well known artists. People who are not known are equally acceptable. What is important here is a high standard of quality and the appropriateness of the particular artist's work to the project.

For more information, please contact: Art in Public Places Program
Coordinator, City of Sacramento Arts Division, 800 Tenth Street, Suite
Sacramento, California 95814 (916) 449- 5558.

