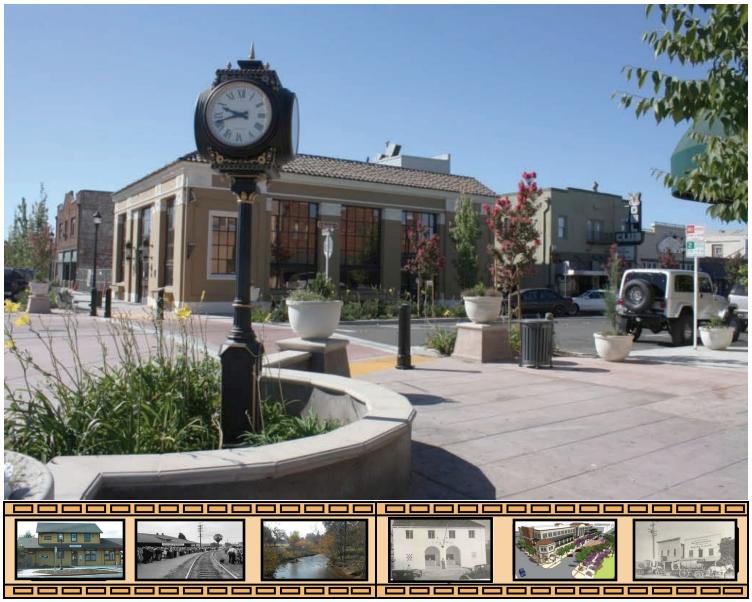
# **Redevelopment Agency of the City of Roseville**

Implementation Plan for Fiscal Year 2009-2010 through Fiscal Year 2013-2014







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# REDEVELOPMENT IMPLEMENTATION PLAN CITY OF ROSEVILLE

(2009-2010 through 2013-2014)

#### I. INTRODUCTION

In compliance with the Community Redevelopment Law Reform Act of 1993 enacted as Chapter 942 of the Statutes of 1993 and commonly referred to as AB1290, redevelopment agencies are required to adopt a new 5-year implementation plan for each redevelopment project area pursuant to Section 33490 of the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) by December 31, 2009. In accordance with this provision, the Agency has prepared the Implementation Plan (IP) which includes the Redevelopment Plan Project Area, the Flood Control Project Area, and the accompanying Affordable Housing Plan (AHP) for fiscal year 2010 through fiscal year 2014. Prior to the Agency adopting the IP, the Agency must conduct a public hearing to receive public testimony on the Plan.

The IP is a flexible 5-year plan which describes the goals and objectives, specific programs, and potential projects to be carried out within project areas. The IP must also include the estimated income and expenditures to the Agency during the plan period and an explanation of how the goals and objectives, programs, and potential projects will eliminate blighting conditions within the project areas.

No earlier than two years and no later than three years after the adoption of the IP, the Agency is required by law to conduct a public review and interim hearing to review the progress of the agency and to receive public testimony concerning the Plan. The interim hearing provides an opportunity to evaluate changing redevelopment needs and/or opportunities and to consider any mid-course amendments which may be appropriate for the remaining two years of the 5-year planning cycle. The interim hearing will be scheduled in the latter part of calendar year 2012.

#### II. BACKGROUND

In accordance with California Redevelopment Law, the Agency obtains funding of its redevelopment projects through a financing method called "tax increment financing." Under this method, assessed values of properties within the Redevelopment Project Areas at the time the redevelopment plan was approved by City Council/City of Roseville Redevelopment Board become the Base Year Value. Any increase in taxable values of properties in the redevelopment area in subsequent years over the Base Year Value becomes tax increment. Collections of tax increments are pledged to the payment of debt service on the obligations issued to finance redevelopment projects. Like other California redevelopment agencies, the Agency has no power to levy property taxes, thus relying exclusively from the collection of property tax increments.

The City of Roseville adopted its Redevelopment Plan for the Roseville Redevelopment Plan Project Area (Redevelopment Plan Project Area) on October 18, 1989. The Agency

has since approved three amendments to the Redevelopment Plan Project Area as follows:

- September 24, 1994 for the purpose of limiting the Plan's ability to incur and repay indebtedness in accordance with revisions to the State of California Community Redevelopment Law (CRL).
- April 6, 2005 for the purpose deleting the final date to incur debt and extend the plan effectiveness and tax increment receipt dates by one year in accordance with revisions to CRL.
- June 20, 2007 for the purpose of describing the Redevelopment Plan's current program to acquire real property by eminent domain as expired in 2001 in accordance with revisions to CRL.

The Flood Control Project is a Disaster Project with the objective to reverse or alleviate the flooding conditions in the Flood Control Project Area. Section 43001 (b) of the Health and Safety Code provides that "a community may establish a redevelopment agency, and adopt and implement a redevelopment project pursuant to this part, within a disaster area if the community has commenced the adoption of the redevelopment plan within six months after the President of the United States has determined the disaster to be a major disaster pursuant to paragraph (1) of subdivision (a) of Section 34002 and the legislative body has adopted the redevelopment plan within 24 months after the President of the United States has determined the disaster to be a major disaster pursuant to paragraph (1) subdivision (a) of Section 34002.

On January 4, 1997, following heavy area-wide flooding, the President of the United States designated Placer County a federal disaster area by the Federal Emergency Management Agency (FEMA). Pursuant to Section 34001 the City Council commenced adoption of the Redevelopment Plan for the Flood Control Project Area five months after the designation of the disaster area with the establishment of a survey area on June 4, 1997. The Flood Control Project Area was adopted on September 16, 1998 along with the required 5-year IP to maintain compliance with Health and Safety Code Section 33490.

#### III. IDENTIFICATION OF BLIGHTING CONDITIONS

The Redevelopment Plan Project Area was designed and structured to address the following blighting conditions:

 Physical Blight; deterioration and dilapidation, age and obsolescence, mixed character of buildings, defective design, faulty exterior spacing, shifting uses and vacancies, inadequate public improvement of facilities and utilities, and lots of irregular form, shape or size;

- Social Concerns; concentration of low and very low-income households, a higher unemployment rate of Project Area residents as compared to the City as a whole; and
- Economic Concerns; business stagnation and impaired investments.

The Flood Control Project Area is a Disaster Project Area with the objective of reversing and alleviating flooding conditions in the Project Area.

#### IV. ELIMINATION OF BLIGHTING CONDITIONS

The Agency's specific goals and objectives for the elimination of blighting conditions in the Redevelopment Plan Project Area include:

- Stabilizing the Project Area's tax base;
- Increasing employment opportunities in Downtown Roseville;
- Improving housing conditions for low and moderate-income households and families living in the Project Area and throughout the City (AHP section); and
- Creating better living and working environment in the community.

Since the adoption of the Redevelopment Plan Project Area in 1989, the priority of the Agency has been the stabilization and stimulation of business activity and investment in the Downtown Roseville Area. Downtown Roseville includes Vernon Street, the Historic District, Riverside Avenue, and Atlantic Street. On April 13, 1999, the Agency appointed an eleven member Central Roseville Revitalization Committee to prepare a vision and five year revitalization strategy and identify and recommend policies and programs to the Agency to establish a comprehensive approach to revitalize Downtown Roseville. This strategy was completed in 2004. In 2005 the CRRC embarked upon a downtown vision update followed by the development of a Downtown Specific Plan. For clarification, the CRRC was renamed the Roseville Revitalization Committee (RRC) on July 10, 2006.

• Building off the original work of the CRRC, an updated vision for Downtown Roseville was completed in January 2006 that reads as follows:

"Downtown Roseville is a prosperous and vibrant destination. Its pedestrian friendly environment links a mix of retail and residential uses with parks, public plazas, the creek-walk, and cultural resources. Downtown is a place for the community and visitors to gather for festive events and celebrations. It is a place where people want to go, stay, and play – morning, noon, and night."

Upon completion of the vision the Agency approved the development of a Specific Plan for the Vernon Street and Historic Old Town area of the Downtown. The specific plan was adopted on April 1, 2009 and includes the following goals:

- Increase connectivity between Vernon Street and Historic Old Town;
- Allow each district to maintain a unique identity;
- Incorporate arts, culture, entertainment, and public spaces in the Downtown;
- A greater mix of uses and business types in the Downtown is desired; and
- Housing and mixed use development would be appropriate in the Downtown.

The RRC has worked diligently since 1999 completing two downtown visions, a five year revitalization strategy and two specific plans including the aforementioned Downtown Vernon Street and Historic Old Town Specific Plan and a separate Specific Plan for Riverside Avenue that was adopted in March 2006. Early on the RRC determined that a successfully revitalized downtown had to be market driven and reliant on private sector business and investment for long term economic health and vitality. The RRC recommends the Agency continue to assist with creating an environment to entice private investment through implementation of its two specific plans and;

- Provide strong government leadership by making Downtown Roseville Revitalization a top priority for the City;
- Build community support among Downtown Roseville property and business owners, Chamber of Commerce, and all interested persons through effective communication and key projects which expand the area's capacity to meet the needs of business and customers:
- Define and develop Downtown Roseville's market niches; and
- Establish benchmarks to measure the effectiveness of the Specific Plans in achieving specific goals.

The RRC will continue to work with Downtown Roseville private sector businesses, investors, partners and the Agency to:

- Maintain an attractive, comfortable, and safe physical setting through streetscape enhancements;
- Continue to improve the City's planning, development standards, and permit processing;
- Increase adequate, convenient and safe parking for customers and employees;
- Insure the availability of adequate public services (e.g. water, sewer, electric, etc.) to support new or expanding Downtown Roseville businesses;
- Focus on public sector investment in the Downtown Roseville area, when appropriate; and
- Attract private investment through new construction, tenant improvements, and façade improvements.

#### V. FISCAL PROJECTIONS FOR REDEVELOPMENT PROJECTS

Health and Safety Code Section 33490 of the CRL requires Agencies to estimate the projected amount of revenue it expects to receive during the 5-year IP for proposed projects in each project area.

The Redevelopment Plan Project Area had experienced very strong growth in its tax increment revenues over the past several years averaging nearly 15% increases each year. This growth provided the Agency with its second opportunity to carry out the intent of the Redevelopment Plan by issuing Tax Increment Bonds in the amount of \$16.4 million in October 2006 to augment the construction budgets of the Historic District and Riverside Avenue Streetscape and Infrastructure projects, fund a commercial loan program, acquire key properties in the Downtown, design and construct a downtown square, begin preliminary design for a parking structure in Historic Old Town, and initiate utility improvements within the Vernon Street corridor. As of July 1, 2009, the Agency has approximately \$4.9 million left for projects going into fiscal year 2010 and beyond.

As part of the State budget process, redevelopment funds have become a target for the Legislature to balance the state budget. As part of the FY 08-09 budget the Legislature adopted AB 1389 authorizing the "take" of \$350 million in redevelopment funds statewide.

In July of 2009 the California State Legislature and the Governor adopted a State budget that was balanced based on a taking of \$2.05 billion dollars in redevelopment funds throughout the state. This is commonly being referred to as the "SERAF"; Supplemental Educational Revenue Augmentation Fund. The implications of this action to Roseville's redevelopment agency equate to a loss of approximately \$2.3 million in FY 09-10 and \$414,000 in FY 10-11. Given that the agency's discretionary funds in FY 09-10 are only \$921,000, should these payments be required to be made they will significantly limit the Agency's ability to provide programs, services and capital improvement projects.

To fulfill these payment obligations the Agency will utilize approximately \$1.9 million in capitalized interest from our 2006 bond acquisition. This interest will then be applied to paying debit service on these bonds, and the savings in tax increment will be utilized to make this payment. In addition to these funds, the State has authorized agencies to elect to defer their FY09-10 Housing pass-through payments; this will fund the remaining \$800,000 obligation. The Agency will then be responsible for repayment of these housing funds over the next five-year period to avoid penalties.

Currently the California Redevelopment Association (CRA) has filed suit against the State contesting that this is an illegal "take" of redevelopment funds. This suit is based upon the same premise that lead to a successful repeal of AB 1389 in September of 2009 that this taking of redevelopment funds is unconstitutional. The financial information that is presented in this IP, reflects the best case scenario which is that once again CRA is successful in their suit against the State and that there is no further raids on

redevelopment funds. If they are unsuccessful, the projects and programs represented will need to be re-evaluated and this IP will need to be updated.

Other fiscal considerations include the current economic situation in the nation and the Sacramento region. Due to high unemployment, a crash in real estate values and one of the worst economies since the great depression, property values have declined. In fiscal year 2011, due in part to property assessment appeals, and reduced property values, (based on sales), growth is anticipated to drop approximately 5%. Based on a longer term economic analysis however, recovery of pre-2009 values is anticipated to resume beginning in fiscal year 2013 and continue for the next several years.

The projected Net Annual Tax Increment Revenues and other funding available to the Redevelopment Plan Project Area for general activities during the 5-year IP are as follows:

#### REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE

PROJECTED TAX INCREMENT REVENUES AND MANDATED EXPENDITURES - ORIGINAL PLAN AREA FISCAL YEAR 2009-10 THROUGH FISCAL YEAR 2013-14 (000s Omitted)

	FISCAL YEAR						
	2009-10	2010-11	2011-12	2012-13	2013-14		
Property Values over base of \$138,423 [1]	\$606,054	\$576,275	\$592,784	\$609,602	\$626,807		
Revenues:							
Tax Increment (1%)	6,061	5,763	5,928	6,096	6,268		
Interest Earned	15	14	15	15	15		
Expenditures:							
33676 2% Pass-Through [2]	241	256	272	288	304		
Property Tax Admin Charge	104	99	101	103	105		
20% Low & Moderate fund set-aside	1,163	1,117	1,150	1,182	1,216		
Statutory Payments [3]	0	2	5	7	10		
Bond Debt Service	1,828	1,829	1,826	1,829	1,830		
Tax Sharing Payments [4]	1,819	1,889	1,962	2,039	2,120		
Net Tax Increment Available to Agency [5]	\$921	\$585	\$626	\$663	\$698		

- [1] Value reduced for appeals and Prop 8 reductions in 2010-11
- [2] Allocations to the City of Roseville, Placer County and Cemetery District
- [3] additional required payments as a result of Agency deleting debt limit from plan
- [4] Payments per agreements with Placer County and School Districts
- [5] Does not include operating expenditures (salaries, benefits, materials and supplies)

Source: Roseville Redevelopment Agency

The projected Gross Annual Tax Increment Revenues available to the Flood Control Project Area for repayment of debt during the upcoming 5-year IP is as follows:

#### REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE

PROJECTED TAX INCREMENT REVENUES AND MANDATED EXPENDITURES - FLOOD PLAN AREA FISCAL YEAR 2009-10 THROUGH FISCAL YEAR 2013-14

(000s Omitted)

	FISCAL YEAR						
	2009-10	2010-11	2011-12	2012-13	2013-14		
Value over base of \$153,963 [1]	\$106,234	\$103,047	\$102,016	\$101,506	\$103,029		
Tax Increment (1%)	1,062	1,030	1,020	1,015	1,030		
Tax Sharing Payments [2]	227	220	216	216	220		
Property Tax Admin Charge	14	13	13	13	13		
20% Housing Set-aside	212	206	204	203	206		
Debt Repayment	603	585	581	577	585		
<b>Net Tax Increment Available to Agency</b> [3]	\$6	\$6	\$6	\$6	\$6		

<sup>[1]</sup> Value decreased 7.39% from FY08-09.

Source: Roseville Redevelopment Agency

The goals and objectives for the elimination of flooding conditions in the Flood Control Project Area were met in November 2001. All anticipated tax increment revenues generated by the Flood Control Project Area during the 5-years covered by the IP will be applied toward repayment of debt to the City's General Fund in the amount of \$7,747,948 plus accrued interest. If funds remain, the Flood Control Project Area will then repay \$3,900,000 in principal only to the Gas Tax Fund.

# VI. POTENTIAL PROJECTS AND ESTIMATED EXPENDITURES FOR THE REDEVELOPMENT PLAN PROJECT AREA

In an effort to achieve the goals and objections for the elimination of blighting conditions in the Redevelopment Plan Project Area, the Agency will continue to focus its attention on Downtown Roseville in an attempt to implement the following projects during the 5-years covered by the IP:

<sup>[2]</sup> H&S 33607.5 & H&S 33676 passthroughs to County and School districts

<sup>[3]</sup> Administrative and indirect costs

5-YEAR PROJECT EXPENDITURES							
	FY 09-10	FY 10-11	FY11-12	FY 12-13	FY 13-14	TOTALS	
Façade Rebates/Sign and Awnings	\$87,000	\$50,000	\$50,000	\$50,000	\$50,000	\$287,000	
Commercial Loan Program	\$800,000	\$100,000				\$900,000	
Property Acquistions: (USPS, 133							
Church Street, HOT Courtyard & 50							
Lincoln Street)	\$2,415,000	\$57,000		\$400,000		\$2,872,000	
Historic Old Town At-Grade Parking	\$750,000					\$750,000	
Church/Washington Landscape	\$15,000					\$15,000	
Historic Old Town Electrical	,	\$15,000				\$15,000	
Historic Old Town Courtyard		,					
Improvement			\$50,000			\$50,000	
Town Square	\$325,000	\$2,440,000				\$2,765,000	
<b>Grant Street Reconfiguration</b>		\$400,000				\$400,000	
<b>Electrical Backbone Extension</b>							
(Folsom to Grant)					\$400,000	\$400,000	
<b>Historic Old Town Streetscape and</b>							
Infrastructure Project	\$625,000					\$625,000	
Riverside Avenue Streetscape and							
Infrastructure Project	\$4,850,000					\$4,850,000	
Washington Blvd. Pedestrian							
Improvements	\$5,000					\$5,000	
<b>Vernon Street Capital Improvement</b>				\$300,000	\$1,325,000	\$1,625,000	
Roseville Automall Façade							
Improvements	\$1,120,000	\$1,680,000				\$2,800,000	
TOTALS	\$10,992,000	\$4,742,000	\$100,000	\$750,000	\$1,775,000	\$18,359,000	

Notes: The following projects will only be funded if CRA is successful and the State payment is made available to complete these projects: 50 Lincoln Street acquisition; Electrical Backbone Extension, Vernon Street Improvements.

Source: Roseville Redevelopment Agency

# VII. IMPACT OF PROGRAMS AND POTENTIAL PROJECTS TO ALLEVIATE BLIGHTING CONDITIONS

The programs and potential projects identified for this 5-year IP period directly serve to reduce physical blight, social concerns, and economic concerns in the Redevelopment Plan Project Area.

Direct improvements to reducing physical and economic blighting conditions in the Downtown Roseville Redevelopment Plan Project Area will be achieved through:

- Façade Rebate Program;
- Sign and Awning Rebate Program;
- Commercial Loan Program;
- Acquisition of Targeted Development Sites and Under Utilized Properties;
- Completion of Historic District Streetscape and Infrastructure Project;

- Completion of Riverside Streetscape and Infrastructure Project;
- Completion of Historic District Parking Improvements;
- Completion of Washington Blvd Pedestrian Improvements;
- Implementation of Downtown and Riverside Visions and Specific Plans;
- Design and construction of Downtown Square;
- Completion of priority Vernon Street utility upgrades;
- Completion of Automall Façade Improvements;
- Marketing of available development sites; and
- Completion of a Downtown Parking Management Plan

These programs and projects seek to alleviate the following blighting conditions by:

- Repairing deteriorated and dilapidated properties;
- Correcting defective building designs;
- Providing financial incentives to reduce business stagnation and impaired investments;
- Decreasing vacancy rates and shifting uses;
- Improving employment opportunities;
- Improving public facilities and utilities; and
- Decreasing the parking impact of faulty exterior spacing of buildings which lack adequate spacing between them or cover the majority of the lot.

All the programs and potential projects seek directly or indirectly to:

- Retain/attract retail and retail serving uses; commercial office space, and housing product;
- Increase pedestrian activity to businesses and desired new uses;
- Stabilize the business environment;
- Improve tenant satisfaction;

- Increase property values;
- Provide a pleasant place to work, visit, or play; and
- Increase employment opportunities.

# VIII. ACCOMPLISHMENTS OF PREVIOUS IMPLEMENTATION PLAN IN THE REDEVELOPMENT PLAN PROJECT AREA

During the previous 5-year plan implementation plan period (2004-2005 through 2008-2009) the Agency accomplished the following projects in the Redevelopment Plan Project Area:

5 YE	5 YEAR PROJECT EXPENDITURES								
	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	TOTAL			
Façade Rebates/Sign and Awnings	\$15,800		\$39,005	\$14,785	\$99,768	\$169,358			
Commercial Loan Program			\$200,000	\$178,000		\$378,000			
Property Acquistions									
110 Lincoln Street (Future Fire Station)					\$251,783	\$251,783			
238 Vernon Street		\$1,002,290				\$1,002,290			
8051 Washington Blvd (USPS)			\$3,747,668			\$3,747,668			
115 Linda Drive				\$1,229,040		\$1,229,040			
Tower Theater	\$21,249		\$1,687			\$22,936			
Historic Old Town Streetscape and									
Infrastructure Project	\$451,070	\$73,171	\$5,830,999	\$4,350,350	\$327,020	\$11,032,611			
Riverside Avenue Streetscape and									
Infrastructure Project	\$343,996	\$578,936	\$102,386	\$175,517	\$3,164,970	\$4,365,805			
Washington Blvd. Pedestrian									
Improvements	\$60,705	\$16,145	\$166,693	\$228,451	\$116,979	\$588,973			
Vernon Street Parking Structure	\$34,961	\$2,543,733	\$5,310,888	\$1,114,106	\$176,484	\$9,180,172			
Vernon Streetscape Project	\$197,111	\$64,229	\$16,245			\$277,585			
Lower Vernon Street Fencing			\$14,008			\$14,008			
Vernon Street Capital Improvement					\$18,904	\$18,904			
Washington Blvd / Galilee					\$12,128	\$12,128			
Roseville Automall Façade Improvements					\$203,183	\$203,183			
Riverside Specific Plan									
Downtown Vision and Specific Plan		\$5,260	\$546,949	\$402,586	\$137,938	\$1,092,733			
TOTALS	\$1,124,892	\$4,283,764	\$15,976,529	\$7,692,835	\$4,509,157	\$33,587,177			

Source: Roseville Redevelopment Agency

It is important to note, that the redevelopment funds expended for our major streetscape improvement projects such as the Historic Old Town and Riverside represent a leveraging of the investment of redevelopment dollars verses outside funding resources. The typical ratio that has been achieved for these larger projects has been for every one dollar of Agency funds expended, two dollars of matching funds have been provided through other resources. This leveraging of Agency funds allowed projects to be expanded in scope and value accomplishing much more than if the projects were only reliant on Agency funds.

## Flood Control Project Area

Prior to the commencement of the flood control project activities within the Flood Control Project Area, approximately 277 structures units were either completely or substantially (50 percent or more of the parcel) within the existing 100-year flood plain. Project improvements were completed in November 2001 and included the following activities:

- Removal of culverts under Sunrise Avenue at Linda Creek and construction of a new bridge;
- Construction of retaining wall upstream and downstream of the new bridge;
- Installation of twin 9-foot diameter underground bypass pipes in the Oakridge area;
- And the excavation of the overbank, construction of earth berms and/or floodwalls, and bypass channels at other locations throughout the Flood Control Project Area.

Cost contributions included FEMA (\$8.9 million), City General Funds (\$7.7 million), and Gas Tax (\$3.9 million), for an approximate total cost of \$20,500,000. According to City Engineering staff, 277 structures are no longer within the 100-year floodplain and 44 structures remain within the 100-year floodplain but are less likely to flood due to home elevations or structural improvements to floodways.

# ROSEVILLE REDEVELOPMENT IMPLEMENTATION AFFORDABLE HOUSING PLAN

(2009-2010 through 2013-2014)

#### I. INTRODUCTION

In compliance with Safety Code Section 33490 of the California Community Redevelopment Law (CRL) the City of Roseville Redevelopment Agency (Agency) adopted its prior 5-year Redevelopment Implementation Affordable Housing Plan (AHP) for both the City's original Redevelopment Plan Project Area and its Flood Control Project Area in December 2004. No later than December 31, 2009, the Agency must adopt a new 5-year Affordable Housing Plan. As in the past, housing activities for each of the two projects areas are included in one AHP which is incorporated into the Redevelopment Implementation Plan by this reference.

As part of an agency's preparation of its 5-year AHP, CRL requires agencies to comply with mandates for the use of Low and Moderate Income Housing Funds in the production of affordable housing over the 5-year AHP planning period, a 10-year affordable housing production compliance period, and over the life of the redevelopment plan. The adoption of this AHP marks the middle of the Agency's second, 10-year housing production compliance period for the Agency.

AB 1290 requires redevelopment agencies conduct a public hearing of the IP and AHP prior to December 31, 2009. The purpose of the public hearing is to review the Agency's new AHP and to receive public testimony concerning the Plan.

#### II. BACKGROUND

Section 33334.2 (a) of CRL requires redevelopment agencies to set aside not less than 20% of all Tax Increment Revenues to be used in improving and increasing, and preserving the supply of housing affordable to very low, low and moderate income persons and families. These funds are referred to as the Low and Moderate Income Housing Fund.

The primary purpose for the AHP is to identify the means through which the Agency will meet its obligation to assist with the development of housing affordable to low and moderate income individuals. The AHP must describe the goals and objectives for the specific programs, potential projects, and estimated expenditures of the Low and Moderate Income Housing Fund during the period covered by the plan.

The Roseville Flood Control Redevelopment Project is a Disaster Project with the objective to reverse or alleviate the flooding conditions in the Flood Control Project Area. In addition to providing a means to finance the flood control improvements needed to

reduce flooding in the Project Area, 20% of all tax increment revenues generated by the Project Area flow to the Redevelopment Agency for housing activities.

The City's Redevelopment Agency has one Low and Moderate Income Housing Fund which receives tax increment revenue from each of the City's two Redevelopment Project Areas. Beginning fiscal year 1999/2000 the Flood Control Project Area began contributing tax increment revenue to the Agency's Low and Moderate Income Housing Fund. Low and Moderate Income Housing Funds from the two Redevelopment Project Areas are commingled to meet the Agency's obligation to assist with the development of housing affordable to low and moderate income individuals.

The Low and Moderate Income Housing Funds represent the Agency's primary financial mechanism for use in assisting low and moderate income households with housing needs. The Agency works in close coordination with the City of Roseville and the Roseville Housing Authority in using its Low and Moderate Income Housing Funds to augment other local, state and federal housing programs. (e.g.: Home Improvement Funds, HOME, Community Development Block Grant Funds, and Housing Choice Voucher Program; formerly known as Section 8).

As is required by California Redevelopment Law, the AHP includes estimates of:

- The number of new or substantially rehabilitated residential units to be developed within the Project Area over the life of the Redevelopment Plan.
- The number of new units affordable to very low, low and moderate income households that will be developed within the Project Area during the 10-year affordable housing compliance period.

The AHP outlines affordable housing activities designed to enable the Agency to meet both the requirements of CRL and the City's General Plan Housing Element. The City's Housing Element identifies the Agency's Low and Moderate Income Housing Fund as an implementation measure to help meet the City's affordable housing policies and goals. The AHP was prepared to be consistent with the Housing Element and will be updated in accordance with the Housing Element.

#### III. HOUSING STOCK IN THE PROJECT AREA

Roseville's initial Redevelopment Plan Project Area adopted in October 1989 contains approximately 957 residential housing units, including the Preserve @ Creekside Apartment Complex in the North Central Roseville Specific Plan, which added 336 housing units. Additional sites in North Central Roseville Specific Plan may lead to the construction of further new affordable multi-family housing units within the Project Area. Elsewhere in the older residential portions of the initial Project Area there are very few vacant lots available for construction of new affordable housing. However, with the recent adoption of the Downtown Specific Plan (DSP), there are increased opportunities through the special overlay zoning to build housing on under-utilized parcels.

The Roseville Flood Control Redevelopment Project Area was adopted as a Disaster Project Area and contained approximately 236 residential housing units which were either completely or substantially (50 percent or more of the parcel) within the existing 100-year flood plain. Flood control construction was completed in November 2001. According the City Engineering staff, 233 structures are currently no longer within the 100-year floodplain and those remaining within the 100-year floodplain are less likely to flood due to home elevations, City acquisition, or structural improvements to flood ways.

#### IV. LOW AND MODERATE INCOME HOUSING FUNDS

As stated earlier, California Community Redevelopment Law (CRL) requires redevelopment agencies set aside 20% of all tax increment revenues to be used in improving and increasing the supply of housing affordable to low and moderate income individuals. These funds are referred to as the Low and Moderate Income Housing Fund.

Under the CRL, Low and Moderate Income Housing Funds must be targeted to specific income levels. The income levels and current maximum incomes by household size for each income category are as follows:

Maximum 1	Income l	Limits	bv F	Iousel	hold	Size

			Moderate				
	Very Low Income	Low Income	Middle Income	Moderate Income			
Family	Less than 50% of	51 - 80%	81% - 100% of	101% - 120% of			
Size	Median Income	Median Income	Median Income	Median Income			
1	\$25,500	\$40,800	\$51,000	\$61,200			
2	\$29,100	\$46,560	\$58,200	\$69,840			
3	\$32,750	\$52,400	\$65,500	\$78,600			
4	\$36,400	\$58,240	\$72,800	\$87,360			
5	\$39,300	\$62,880	\$78,600	\$94,320			
6	\$42,200	\$67,520	\$84,400	\$101,280			

Source: US Department of Housing and Urban Development, 2009 Income Limits.

AB 637 provides for significant amendments changes in redevelopment agency housing production and Low and Moderate Income Housing Fund requirements. These changes went into effect on January 1, 2002 and January 1, 2003 and are addressed in this section of the Affordable Housing Implementation Plan.

### **New Time Requirement for Affordability Covenants**

The CRL requires the placement and recordation of affordability covenants on any new or substantially rehabilitated housing assisted with Low and Moderate Income Housing Funds. In the case of new or substantially rehabilitated rental housing, controls must be placed on the assisted housing units requiring them to remain affordable for the longest feasible time, but not less than 55 years. For owner occupied housing, the assisted units must remain affordable for the longest feasible time, but not less than 45 years, although a shorter duration may be permitted in certain instances if the Agency recoups its Low and Moderate Income Housing Fund investment when an assisted owner occupied unit is sold at a non-affordable price or to a non-qualifying buyer (CRL 33334.3).

#### **New Housing Fund Targeting Requirements**

Beginning January 1, 2002 Low and Moderate Income Housing Funds must be targeted to specific income levels. An Agency must satisfy its targeting obligation during each 10-year affordable housing production compliance period. According to CRL an agency must use the regional fair share allocation to its community as the benchmark for targeting Low and Moderate Income Housing Funds to different income levels of affordability. The Sacramento Area Council of Governments mandates Roseville's regional fair share allocation is as follows:

**Regional Housing Need Plan Allocation for Roseville** 

Income Level	7.5-Year Allocation 2006 - 2013	Percentage Targeting
Very Low-Income	2680	44%
Low-Income	1817	29%
Moderate Income	1662	27%
Total	6159	100%

Source: Sacramento Area Council of Governments

## **New Age Targeting Requirements**

As of January 1, 2003 a new requirement has been added by AB 637 requiring redevelopment agencies to spend their Low and Moderate Income Housing Funds over the 10-year affordable housing production compliance period to assist housing for families with children in at least the same proportion that the community's population under age 65 bears to the community's total population as reported in the most recent 2000 census. These population figures must be documented in the implementation plan and are as follows:

City of Roseville Age Targeting Requirement

Age Target	Population	Percentages	
Less than 65 Years Old	68,355	85%	
65 Years or Older	11,566	15%	
Total	79,921	100%	

Source: 2000 US Census

The Agency will continue to monitor future expenditures in order to comply with the age targeting requirements set forth by CRL Section 33334.4. To date the following projects or programs have been funded since January 1, 2003:

Project	Units	Fiscal Year Funded	Funding Non-Senior	Funding Senior
State Hotel – Rehabilitation	15	2003	\$225,000	\$0
First Time Home Buyer Assistance	40	2003 - 9	\$840,683	\$0
Maidu Village III	75	2004	\$0	\$500,000
Roseville Homestart	27	2005	\$500,000	\$0
Siena Apartments	154	2008	\$1,775,000	\$0
Eskaton Roseville Manor	48	2008	\$0	\$500,000
Victoria Station – First Time Home Buyer Assistance	6	2009	\$542,254	\$0
Total			\$3,882,937.00	\$1,000,000.00
Percentage of Expenditures			79.5%	20.5%

The Redevelopment Agency will continue to limit the amount of investment in senior developments until such a time that the investment in non-age restricted (family) developments is raised to 85% of the RDA Low/Mod investment over time as required by state law.

#### **New Housing Fund Leveraging Requirements**

Whenever possible, Low and Moderate Income Housing Funds should leverage other funding resources and not be used when private or commercial funding is available. Section 33334.3 of CRL, as amended by AB 637, further requires that when more than 50% of development's funding is provided solely from the Low and Moderate Income Housing Fund the Agency must make a finding to demonstrate the necessity of Agency funding and the lack of alternative funding sources.

#### **New Onsite and Offsite Improvements Requirements**

AB 637 modifies CRL Section 33334.2 to require a closer nexus between housing benefited by onsite or offsite improvements funded with Low and Moderate Income Housing Funds. Under the new mandate, an agency may use its Low and Moderate Income Housing Funds for onsite and offsite improvements only if the improvements are a "reasonable and fundamental component" of the affordable housing being developed or rehabilitated. The citing of Health and Safety of existing residents is no longer available as a reason for paying onsite and offsite improvements.

The maximum amount an agency may expend from the Low and Moderate Income Housing Fund on onsite and offsite improvements is based on the ratio of the number of affordable units to the total number of housing units for a mixed-income housing project, and by the ratio of the total cost of the affordable units to the total cost of the project for mixed-use projects.

## V. AFFORDABLE HOUSING PRODUCTION REQUIREMENTS

Section 33413 (2) (A) (i) requires at least 15% of all new or rehabilitated dwelling units developed within the project area by public or private entities or persons other than the agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 40% of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

Section 33413 (b) of the Community Redevelopment Law allows, in whole or in part, an agency to assist in the construction of affordable housing outside a project area. However, for every two affordable housing units constructed outside a project area, an agency may count as one unit of affordable housing towards the number of affordable housing units assisted by an agency to meet its inclusionary housing compliance. This is referred as the two-for-one rule.

CRL describes substantial rehabilitation as rehabilitation, the value of which constitutes at least 25% of the after rehabilitation value of the dwelling, inclusive of the land value. In order to determine the number of units rehabilitated in the project area since the beginning of the redevelopment plan to present, the Agency has followed the changing CRL definitions of rehabilitation and substantial rehabilitation.

Prior to 1993, CRL mandated an agency's inclusionary housing requirements shall be applied to all new and rehabilitated units, with no distinction between units receiving minor rehabilitation such as repairs and improvements to substandard housing and room additions to prevent overcrowding of low or moderate households and those receiving substantial rehabilitation.

Consequently, beginning January 1, 1994 through December 31, 2001 CRL mandated the only rehabilitated units that are required to be counted in the inclusionary housing requirement for the affordable housing production were (1) single family (1 or 2 units) with agency assistance or (2) multi-family (3+ units) regardless of whether there was agency assistance or not.

AB 637 modifies substantial rehabilitation; therefore as of January 1, 2002, substantially rehabilitated multi-family units that do not receive agency assistance will no longer be included in the inclusionary housing requirement calculation.

#### VI. PROJECTED AFFORDABLE HOUSING PRODUCTION

Section 33490 (a) (2) (B) (i) of CRL requires redevelopment agencies to estimate the number of new, substantial rehabilitated or price-restricted residential units to be developed or purchased within the project area, both over the life of plan and during the next 10 years.

- The Agency estimates approximately 900 units of affordable residential housing will be developed during the life of the Redevelopment Plan.
- The Agency estimates approximately 550 units of affordable residential housing will be developed during the current 10-year affordable housing compliance period beginning in 2009.

# VII. ESTIMATED REVENUES AND EXPENDITURES FROM THE LOW AND MODERATE INCOME HOUSING FUND

Section 33490 (a) (2) (A) (i) of CRL requires the amount available in the Low and Moderate Income Housing Fund and the estimated amounts which will be deposited in the Low and Moderate Income Housing Fund during each of the next 5 years be included in the AHP. The following estimated amounts to be deposited as revenues in the Low and Moderate Income Housing Fund are based on 20% of tax increment (net of the California Health And Safety Code Section 33676 2% pass-through) that will be remitted

to the Redevelopment Agency for fiscal year 2010 through fiscal year 2014 (see table page 5):

		FISCAL YEAR						
	2009-10	2010-11	2011-12	2012-13	2013-14			
(000's omitted)					,			
Revenues						<b>Totals</b>		
Original	\$1,163	\$1,117	\$1,150	\$1,182	\$1,216	\$5,828		
Flood Area	\$212	\$206	\$204	\$203	\$206	\$1,031		
Total Transfers	\$1,375	\$1,323	\$1,354	\$1,385	\$1,422	\$6,859		
Expenditures:								
Bond Debt Service	\$444	\$445	\$446	\$446	\$447	\$2,227		
Total Available	\$931	\$878	\$908	\$939	\$975	\$4,632		

Source: Roseville Redevelopment Agency

As of July 31, 2009 the amount available in the Low and Moderate Income Housing Fund is \$4.49 million which is a carryover from prior years. The carryover of funding also must pay for the obligations already in made by the Agency to fund Eskaton Roseville Manor (new construction, 49 unit senior rental housing) in the amount of \$300,000, as well as potentially subsidizing eight more first time home buyers in the Victoria Station subdivision, in the total amount of \$800,000. This balance when combined with the above estimated revenues less expenditures through June 30, 2014, makes the amount available to the Agency for affordable housing production \$8,023,839. As in the past, the Agency will leverage Low and Moderate Income Housing Fund with other funding resources to maximize the production of Affordable Housing for Low and Moderate Income Households.

#### **Housing Bonds**

In October 2006, the Redevelopment Agency issued Taxable Tax Allocation Housing Bonds in the amount of \$6,505,000 for the Low and Moderate Income Fund. After bond issuance costs, the fund netted \$6,259,254 for construction projects. As of July 1, 2009, the fund has a balance of \$6,826,711 having earned interest in the amount of \$567,457 since the proceeds were deposited with the Agency's fiscal agent.

With the completion of the Downtown Specific Plan, Housing Division staff anticipates the release of Notice of Funding Availability (NOFA) as well as a Request for Proposals (RFP) in order to provide gap financing to develop affordable rental housing opportunities in both the Historic and Downtown areas. The NOFA will not be site specific and will advise the development community of the opportunity to apply for the Housing Bond funds primarily in the Historic District, in a total amount of \$4 million, which could be allocated to numerous sites. The RFP will be site specific (316/320 Vernon Street) and will request proposals for rental housing, mixed use development on this site, along with the availability of approximately \$3 million of Housing Bond funds. Both the NOFA and RFP are proposed to be published in the first quarter of 2010.

However, actual development of projects may not occur for several years, while the projects cobble together the numerous funding sources which would be necessary to development mixed use projects.

The estimated expenditures from the Low and Moderate Income Housing Fund during this upcoming five year planning period, using a combination of annual tax increment (20% set aside) as well as Housing Bond funds, are as follows:

Project Type	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	Total
Rehab	0	\$440,000	\$440,000	\$440,000	0	\$1,320,000
New Construction – Rental Housing (not in	\$300,000	\$3,000,000	0	\$1,880,000	0	\$5,180,000
Project Area)						
Victoria Station	\$800,000	0	0	0	0	\$800,000
First Time Home Buyer Assistance						
New Construction –			\$4,000,000			\$4,000,000
Housing Bonds NOFA						
New Construction –					\$3,000,000	\$3,000,000
Housing Bonds 316/320 Vernon St.						
Total	\$1,100,000	\$3,440,000	\$4,440,000	\$2,320,000	\$3,000,000	\$14,300,000

Source: Housing Division, City of Roseville

## Supplemental Educational Revenue Augmentation Fund Payment (SERAF)

In July of 2009 the California State Legislature and the Governor adopted a State budget that was balanced based on a taking of \$2.05 billion dollars in redevelopment funds throughout the state. The implications of this action to Roseville's redevelopment agency equate to a loss of approximately \$2.3 million in FY2009-10 and \$414,000 in FY2010-11.

In addition to the Agency utilizing approximately \$1.9 million in capitalized interest to fulfill this payment obligation, the Agency will defer a portion of its FY09-10 20% Low and Moderate pass-through payment which will fund the remaining \$800,000 obligation. In order to comply with the legislation, this "loan" must be repaid to the Low and Moderate fund by June 30, 2015. Therefore, the \$11.34 million of funding available as identified in the previous section does reflect the Low/Mod fund becoming whole, as the Agency will be repaying the fund \$200,000 annually, in order to meet the June 30, 2015 deadline. However, if the Agency fails to repay the Low and Moderate fund by that date, the required 20% allocation of tax increment is increased to 25% for as long as the agency continues to receive tax increment for its project areas.

Section 33490 (a) (2) (A) (ii) of CRL requires the Agency to estimate the number of new, rehabilitated, or price restricted units to be assisted during each of the five years and estimates of the expenditures of moneys from the Low and Moderate Income Housing Fund during each of the next five years. The estimated number of units to be assisted using on the available tax increment as well as the Housing Bonds is as follows:

<b>Project Type</b>	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	Total
Rehab	0	10	10	10	0	30
New Construction – Rental Housing (not in Project Area)	48	150	0	94	0	292
Victoria Station First Time Home Buyer Assistance	8	0	0	0	0	8
New Construction – Housing Bonds NOFA			100			100
New Construction – Housing Bonds 316/320 Vernon St.					50	50
Total	56	160	110	104	50	480

Source: Housing Division, City of Roseville

In 2003, Senate Bill 701 mandates agencies to identify the proposed amount of expenditures for the Low and Moderate Income Housing Fund for each income group during each year of the Implementation Plan. The estimated expenditures of the Low and Moderate Income Housing Fund for each income category are as follows:

Income Level	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	Total	%
Moderate	0	0	0	0	0	0	0
Income							
Low	\$300,000	\$1,940,000	\$2,440,000	\$1,380,000	\$1,500,000	\$7,560,000	53%
Income							
Very Low	\$800,000	\$1,500,000	\$2,000,000	\$940,000	\$1,500,000	\$6,740,000	47%
Income							
Total	\$1,100,000	\$3,440,000	\$4,440,000	\$2,320,000	\$3,000,000	\$14,300,000	100%
	1					•	

Source: Housing Division, City of Roseville

#### VIII. TYPES OF HOUSING ACTIVITIES

The Agency will continue to utilize the following housing programs and activities to ensure expenditures of Low and Moderate Income Housing Fund as required by CRL:

# New Residential Construction Projects

Very few vacant lots exist within the Roseville Redevelopment Plan Project Area. Therefore, the Agency has participated, and continues to participate, outside of the Project Area, with private sector nonprofit and for profit housing developers to develop a mix of ownership and rental units affordable to low and moderate income individuals. However, as noted previously, with the adoption of the Downtown Specific Plan, there

<sup>\*</sup>City of Roseville currently has an adequate supply of affordable housing units for Moderate-Income Households.

are now opportunities through the housing zoning overlay adopted with the plan, to construct new housing in the Historic and Downtown areas on under-utilized parcels.

### Acquisition Rehabilitation Projects

The Agency has not participated in Acquisition Rehabilitation; however the Agency is open to explore opportunities to participate in assisting with private sector non-profit and for-profit housing developers to provide substantial rehabilitation of existing multi-family residential housing units within the Project Area.

Section 33413 (2) (A) (iv) of CRL describes substantial rehabilitation as rehabilitation, the value of which constitutes at least 25% of the after rehabilitation value of the dwelling, inclusive of the land value.

### Home Buyer Down Payment Assistance Program

In an attempt to increase home ownership the Agency utilizes Low and Moderate Income Housing Funds as matching fund's to secure HOME funding for the City's First Time Home Buyer Down Payment Assistance Program which was launched in January 1996. For the first time, the Agency set aside funding to fully funded down payment assistance at the Victoria Station subdivision, for up to fourteen home buyers. As of August 2009, only six have closed escrow, with the anticipation that eight more home buyers will be assisted. Fully funding down payment assistance without using other leveraged sources (such as HOME) has a much higher per unit cost for the Agency than assisting with either housing rehabilitation or gap financing for rental housing development. Therefore, the Agency may limit any future down payment assistance programs, unless they are leveraged with other funding sources.

### <u>Housing Rehabilitation Program – Single Family</u>

Historically the City has utilized Community Development Block Grant, Cal Home, and HOME funds to offer low interest loans and/or grants to owners of owner occupied and renter housing with priority given to residential units within the Project Area. As the future of these funding sources is uncertain, the Agency may begin augmenting the Housing Rehabilitation Program using Low/Mod funds in the upcoming five years.

Units assisted by the Housing Rehabilitation Program cannot be counted as units of affordable residential housing unless assisted by the Agency with Low and Moderate Income Housing Funds. (CRL 33413 (b)(3)(iii)).

#### Low and Moderate Income Housing Fund Rehabilitation – Multi-Family

Low and Moderate Income Housing Funds were used for the first time in the history of the Agency to rehabilitate the State Hotel within the project area in 2002 and provide an additional 15 units of affordable housing to very low-income households. The Agency is open to explore opportunities to participate in assisting with private sector non-profit and for-profit housing developers to provide rehabilitation of existing multi-family residential housing units within the Project Area.

#### Housing Replacement Obligations

For the first time, the Agency took action on an apartment community to acquire and demolish in December 2007 (Brookwood Apartments, 115 Linda Drive). The Agency's acquisition resulted in the permanent displacement of six (6) residential households. A Tenant Relocation Plan was developed, as well as Housing Replacement Plan. The Housing Replacement Plan identified that eight (8) residential units comprising of twelve (12) bedrooms need to be rehabilitated, or otherwise developed pursuant to Section 33413(a) of the Community Development Law. The Agency is required to replace these units within four (4) years of the loss of these units (by April 2012), which will be subsequently reported to the California Department of Housing & Community Development and the State Controller's Office in its annual report. To date, the Siena Apartments, located in the West Roseville Specific Plan, as well as Eskaton Roseville Manor will provide an abundance of replacement units in order to satisfy this requirement for the very low and low income units lost. However, the Redevelopment Agency will need to ensure the replacement of dwelling unit(s) which would provide at least two (2) bedrooms for "extremely low income" (less than 30% of median income).

The Agency does not anticipate any further housing displacement activities which would impact low or moderate income households in the project area for the upcoming five year planning period.

### **Agency Developed Projects**

As part of the Redevelopment Plan Project the Agency does not anticipate that it will be the developer of any dwelling units either within or outside the Project Area, therefore, the inclusionary requirements of Section 33413 (b) (1) will not be applicable.

#### IX. ROSEVILLE AFFORDABLE HOUSING PRODUCTION

The CRL requires agencies to report on affordable housing production and adopt a plan showing how the agency intends to meet its housing production requirement for the following time periods:

- Historic production from the adoption of the Plan, October 18, 1989 through June 30, 1999, the Agency's first 10-year affordable housing production compliance period;
- Production from July 1, 1999 through June 30, 2009 which constitutes the Agency's second 10-year affordable housing production compliance period; and
- Production over the life of the Redevelopment Plan Area.

Section 33490 (a) (2) (B) (iii) of CRL requires redevelopment agencies to report the number of units of very low, low and moderate-income households which have been developed within the project area which meet the requirements of Section 33413 (b) (2).

Historic Production from the adoption of the Plan, October 18, 1989 through June 30, 1999. Taking into consideration the 499 units of new and substantially rehabilitated housing units within the project area which were not assistance with Low and Moderate Income Housing Funds, the Agency is required to provide 75 units of affordable inclusionary housing to very low, low and moderate income households. Of these 75 units, 45 must be affordable to low and moderate-income households and no less than 30 units affordable to very low-income households.

During this historic production period the Agency has exceeded the affordable inclusionary housing requirements by 29 units of affordable inclusionary housing by producing low and moderate-income households, however, was deficit by 20 units affordable to very low-income households.

The Agency's second 10-year affordable housing production compliance period ran from July 1, 1999 through June 30, 1999. Taking into consideration the 70 units of new and substantially rehabilitated housing units within the project area, the Agency is required to provide 10 units of affordable inclusionary housing to very low, low and moderate income households. Of these 10 units, 6 must be affordable to low and moderate-income households and no less than 4 units affordable to very low-income households.

During this 10-year affordable housing production compliance period the Agency has exceeded the affordable inclusionary housing requirements by 521 units of affordable inclusionary housing by producing 531 units of affordable inclusionary housing, of which 387 units are affordable to low and moderate-income households and 144 units are affordable to very low-income households.

As of August 5, 2009, the Agency has caused production of **530** more units of affordable inclusionary housing than what are required by CRL. On the last page of this report (Appendix 1), the Low/Mod Fund Affordable Housing Production and Inclusionary Calculations Worksheet lists the location, number of units, and level of affordability of the rehabilitated and newly constructed affordable housing units assisted by the Agency since the beginning of the Redevelopment Plan Areas.

Section 33413 (b)(4) of CRL allows for agency's who have exceeded the affordable inclusionary housing requirements within the 10-year affordable housing production compliance period (July 1, 1999 through June 30, 2009) may count the excess units in order to meet the affordable inclusionary housing requirements during the next 10-year affordable housing production compliance period.

	Affordability Agreement	Affordability Level								Age	
Project Name	Expiration			Project Data		Inclusionary Housing Calculations			Targeting		
					Within	Total	Base	Total	Low/Mod	Very Low	
				Very	Project	Units in	Calculation	Inclusionary	Income	Income	
		Mod	Low	Low	Area	Project	(1)	Units (2)	Units	Units	Seniors On
Rehabilitated Units (10/18/89 thru											
12/31/93)		0	-			106			0	0	No
Portside Estates (New Construction)		0	-	-		57	57		0	0	No
Sutter Terrace (1996)	2038	0		20	No	100	0		40	10	Yes
Preserves at Creekside (1999)	2029	34	0	0	Yes	336	336	34	34	0	No
Total for 10/18/1989 through											
6/30/1999 - 1st 10-Year Compliance											
Period							499	84	74	10	
Privately Developed Units		0	0	0	Yes	14	14	0	0	0	No
Woodcreek Terrace	2039	0	-	_		104	0		50	2	Yes
The Oaks at Woodcreek	2039	0				80			7	0	No
Pinnacle at Galleria	2031	0				200	0		18	0	No
Terraces at Highland Reserve	2032	0				273	0		14	0	No
Vineyard Gate Apartments	2032	0				280	0		7	0	No
Silveridge	2032	0			No	156			63	16	Yes
Crocker Oaks	2042	0				118			52	7	No
Highland Creek	2042	0				184	0		65	28	No
State Hotel (Rehab)	2058	0				15			0.5	15	No
Maidu Village II	2040	0	-			84	0		42	0	Yes
Homestart (Rehab)	2060	0			Yes	27	27		0	27	No
Maidu Village III	2060	0				75			26	12	Yes
Victoria Station (New Construction)	2053	0				14	14		6	0	No
Siena Apartments	2064	0				154	0		39	38	No
Total for 7/1/1999 through											
6/30/2009 - 2nd 10-year Compliance											
Period							70	530	387	144	

<sup>(1)</sup> Base calculation - 15% of these units must be affordable to Low/Mod Income Households with not less than 40% of those units affordable to Very Low Income Households

<sup>(2)</sup> Affordable (Inclusionary) units developed outside the Redevelopment Agency's Project Area are counted on a 2 for 1 basis.

Inclusionary Housing Conclusion for Redevelopment Agency						
	1st 10 Year Compliance Period	2nd 10 Year Compliance Period	Total - All Periods			
	Units	Units				
Base Units - Residential Development in Project Area	499	70	569			
Required Affordability - 15% of units developed in RDA project area	75	10.5	85			
Required Low/Mod Income (60%)	45	6	51			
Required Very Low Income (40%)	30	4	34			
Actual Low/Mod Income Units Produced	74	387	461			
Actual Very Low Income Units Produced	10	144	154			
Surplus Low/Mod Income	29	381	410			
Surplus Very Low Income	-20	140	120			
TOTAL SURPLUS AFFORDABLE UNITS			530			