



ACCELERATING TRANSFORMATION



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McClellan's rich aviation and industrial heritage provides a superb launching point for a prosperous future. A former Air Force base, with a supportive and vibrant surrounding community, McClellan aims to surpass its historical employment levels by developing over 16 million square feet of aviation, business, and industrial park while driving employment to over 34,000 jobs.



MCCLELLAN WATT





ABOUT MCCLELLAN/WATT AVENUE

Located approximately seven miles northeast of downtown Sacramento in the community of North Highlands, the McClellan/Watt Avenue Redevelopment Area is comprised of the former McClellan Air Force Base (AFB) and a four mile segment of the north Watt Avenue corridor. Prior to its closure in July 2001, the AFB was the second largest employer in the Sacramento region and played a critical role in shaping Sacramento's regional economy and local land use patterns. Founded in 1936, McClellan served as an aircraft repair depot and supply base, providing logistics and maintenance support for aircraft, communications and electronic systems. In November 2000, the Agency established the McClellan/Watt Avenue Redevelopment Area in order to take advantage of special financing capabilities and tax revenue that could be generated and used for redevelopment within the Project Area. The inclusion of the Watt Avenue corridor provided an opportunity to better integrate the redevelopment of the former AFB with the adjacent community of North Highlands. In 2001, the Project Area was merged with the Mather Redevelopment Area in an effort to promote the efficient use of public resources and concentrate on mutually beneficial redevelopment opportunities. The redevelopment plan focuses on the revitalization of the Watt Avenue corridor as a mixed-use urban corridor and the transformation of the AFB into a modern business park.



The Sacramento County Board of Supervisors serves as the federally recognized Local Redevelopment Authority (LRA) for the reuse of the former AFB, as well as the land use authority for the McClellan property. The County completed the Final Reuse Plan for the Base in July, 2000, with the overall goal to retain aircraft maintenance and repair activities as the cornerstone for reuse. In 1999, McClellan Business Park, LLC (MBP) was selected through a competitive solicitation by the County as the master developer. To date, MBP has rehabilitated and leased approximately 6.25 million square feet of space within the business park.



Notable Timeframes	Existing Land Use																
<p>Redevelopment Plan Adopted FY 2000 Expires FY 2031</p> <p>Time Limit to Commence Eminent Domain FY 2012 Time Limit to Incur Indebtedness FY 2020 Time Limit to Repay Indebtedness FY 2046</p>	<p style="text-align: center;">3,490</p> <table border="1"> <caption>Existing Land Use Distribution</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Ind</td> <td>28%</td> </tr> <tr> <td>Vacant</td> <td>18%</td> </tr> <tr> <td>Ret / Com</td> <td>21%</td> </tr> <tr> <td>Public</td> <td>14%</td> </tr> <tr> <td>Office</td> <td>8%</td> </tr> <tr> <td>Res</td> <td>6%</td> </tr> <tr> <td>Other</td> <td>5%</td> </tr> </tbody> </table>	Category	Percentage	Ind	28%	Vacant	18%	Ret / Com	21%	Public	14%	Office	8%	Res	6%	Other	5%
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<p>Mather McClellan Merged Redevelopment Area 2001</p>																	
<p>Implementation Plan 2009-2014</p>																	
<p>Housing Compliance Plan 2005-2014 (for affordable housing program planning)</p>																	





POSITIONING FOR THE FUTURE

Over the past five years, the Redevelopment Agency of the County of Sacramento has championed several successful projects and programs in the McClellan/Watt Avenue Redevelopment Area:

- **Reuse within the Former McClellan Air Force Base:** Many companies have executed leases and are occupying space within the former AFB. As of October 2009, McClellan Park has approximately 6,250,000 square feet of leased space under reuse, with an estimated employment base of 14,000 workers. Consistent with the reuse strategy, a number of buildings and structures have been rehabilitated and occupied, further demonstrating the viability of McClellan Park to meet the demand for facilities that support a variety of business needs and uses.
- **North Highlands Town Center Development Code:** In order to strengthen the identity and improve the economic base of the community of North Highlands, the County developed their first form based development code in an effort to transform the area located along Freedom Park Drive, between Watt Avenue and 32nd Street, into a traditional downtown. The Development Code is comprised of two main parts. The Regulating Plan defines the overall purpose and intent of the development regulations, defines broad categories of permitted land uses, and contains general land use and circulation standards. The District Guidelines establish site design guidelines and development standards for such things as exterior building design, landscape and lighting, public areas and streetscape, and signage.
- **North Watt Avenue Corridor Plan:** In response to the challenge to revitalize North Watt Avenue, including the need to promote higher density mixed-use infill development, create a balanced circulation system, and integrate the planning and development activities underway within McClellan Business Park, the North Watt Avenue Corridor Plan was initiated in 2005. The Corridor Plan is a comprehensive strategy that is intended to guide infill growth and public improvements for the next twenty (20) years. The plan focuses higher intensity development within three district or urban centers that will include a mix of commercial/retail, office, civic and residential uses. In between the district centers, the Corridor Plan provides for residential mixed-use neighborhoods that will be connected by open space corridors and trails. On February 25, 2009, the Board of Supervisors

McClellan AFB/Watt Avenue Success Story

An opportunity to remove a significant blighting influence within the redevelopment area became possible when the Agency assisted the Golden Corral national restaurant chain in purchasing the Regency Adult Theater site located at the northeast corner of Watt and Myrtle Avenues. With the demolition of the adult theater, the Agency was able to take another step forward in the revitalization of the North Watt Avenue corridor. The 500 seat, 14,000 square foot family-style restaurant became the fourth Golden Corral to be opened in California. The restaurant now serves approximately 1,100 patrons per day, and employs over 170 residents from the local area. The Golden Corral restaurant is a welcome addition that will serve as a catalyst for change and reinvestment within the North Highlands community.





endorsed the public review draft of the Corridor Plan and directed the Department of Environmental Review and Assessment to initiate the preparation of the environmental document. Final plan approval is anticipated in early 2010.

REDEVELOPMENT PLAN GOALS

The following Redevelopment Plan goals reflect the overarching community goals that the Agency has and continues to use to guide the area's revitalization efforts.

- a. Preserve a significant portion of the economic activity that has historically been associated with the base.
- b. Ensure a smooth and expedient transition to civilian use.
- c. Create an orderly, balanced and integrated land use pattern that optimizes existing McClellan AFB assets; supports sustainable land utilization; and enhances regional and local character, identity, and quality of development.
- d. Facilitate efficient, timely, and cost-effective transition of infrastructure and utility systems and operation, maintenance, and capital improvement responsibility to local service providers.
- e. Encourage a closer integration of industrial and other compatible land uses.
- f. Unify uses on the Base with those along Watt Avenue.
- g. Implement beautification measures and infrastructure improvement projects along Watt Avenue.
- h. Promote business development and retention along Watt Avenue.



IMPLEMENTATION PLAN STRATEGY

The following implementation strategies represent the specific approach and criteria that the Agency will use over the next five years to select and implement development projects in the McClellan/Watt Avenue Redevelopment Area. In recognition of the need to establish a vision and policy framework to guide public and private investment, a steering group comprised of the Agency, the County, and MBP was formed to prepare a comprehensive update of the Investment Strategy for the Project Area, which is scheduled for completion in the fall of 2009.

- a. **Expand Development Opportunities and Reuse Through Infrastructure Investment:** Assist in replacing obsolete infrastructure and expand the capacity of existing flood control, water and wastewater systems. Create new opportunities for office, flex-industrial, and retail uses by improving access and circulation, increasing the amount of developable land, and satisfying demand for conveniently located workplace parking.
- b. **Community Revitalization:** Establish higher quality and more productive uses within McClellan Park and along the North Watt Avenue corridor by renovating existing structures and vacant buildings, and by encouraging suitable mixed-use developments. Strengthen the community's identity through streetscape beautification and investment in public spaces and amenities.
- c. **Lay Groundwork for Future Development:** Initiate advanced planning studies in order to streamline entitlements requirements, set the stage for future business development and job growth, and guide infill development.
- d. **Infill Development:** Acquire, assemble, and assist in the development of vacant and underutilized parcels that will remove blight and serve as catalysts for infill development within the future North Highlands Town Center, as well as within the proposed mixed-use district centers along the North Watt Avenue corridor.
- e. **Improve the Existing Housing Stock:** Provide a variety of housing types to fully serve the needs of existing and future residents, including actively seeking private investment for the development of market-rate housing within the Project Area. Higher density housing sufficient to support residential mixed-use villages and a full range of transportation options shall be encouraged. A strong relationship between the Watt Avenue corridor and McClellan Park is desired through the interconnection of housing, shopping, employment and transportation alternatives.



PROPOSED REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

Over the next five years, the Agency will implement the McClellan/Watt redevelopment strategy by undertaking the following projects and programs. As illustrated below, the table also demonstrates how the projects achieve the plan's goals and strategies, as well as provides an estimate the Agency's potential financial investment.

Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>North Watt Avenue Streetscape (Phase 3) The first phase of the Watt Avenue Streetscape improvements began in 2004, starting at Watt Avenue and Peacekeeper Way in the south, and progressing to the north as funding has become available. Phase 3 of the streetscape improvements are currently under design, with construction anticipated to begin in Spring 2011. This phase consists of curbs, gutters, sidewalks, center median, surface improvements, underground infrastructure, and landscaping along Freedom Park Drive, between Watt Avenue and 32nd Street, and; the addition of bus turnouts, bicycle lanes, enhanced separated sidewalks, and landscaping along the west side of Watt Avenue, between Karl Drive and Don Julio Boulevard.</p> <p><i>Anticipated Completion.....2012</i></p>	<p>\$3,000,000</p>	<p>g and h</p>	<p>b and c</p>
<p>Southeast District Parking Improvements The construction of these improvements will increase the amount of available parking and maximize opportunities for leasing existing and newly created floor space within the Southeast District of McClellan Park. The project will include the reconstruction of the surface improvements, the addition of parking lot lighting, and compliance with Americans with Disabilities Act (ADA) requirements.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$2,000,000</p>	<p>a, b and e</p>	<p>a and b</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Flood Control Project Construction of the flood control improvements will increase the amount of developable area within the South and West Districts of McClellan Park. Developable land and several existing buildings will be removed from the flood plain in keeping with the McClellan Final Reuse Plan thereby expanding opportunities for business development, job creation, and increasing the amount of leaseable floor space within the business park. The project is expected to include an enlarged culvert at Patrol Road, a floodwall along Magpie Creek, and improvements to the local storm drainage system.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$1,500,000</p>	<p>c, d and e</p>	<p>a</p>
<p>East District Gateway Monumentation These aesthetic improvements will enhance the identity and create a sense of place which is needed to market McClellan Park. The improvements will build upon the previous Watt Avenue beautification efforts and improve the interface between the Business Park and the community of North Highlands. The improvements include enhanced streetscape, monuments, and landscaping along the west side of Watt Avenue at the intersections of Peacekeeper Way and Palm Street.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$1,000,000</p>	<p>b, f and g</p>	<p>b</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Howard Avenue Improvements This project will complete the unfinished portions of the roadway improvements and will help assist in delineating the defined roadway from the apron areas that are used for loading, unloading, and staging within the East District of McClellan Park.</p> <p><i>Anticipated Completion.....2010</i></p>	\$150,000	a, b, d, and e	a
<p>Building 262 & 263 Demolition This project includes the demolition of non-historic and unusable additions to Buildings 262 and 263 within McClellan Park. These 1970's era additions were installed to house extensive and outdated HVAC equipment and generators. The demolition includes the removal of the mechanical obstructions and unusable additions in order to improve accessibility and circulation around the buildings, and to make significant portions of the floor space available for leasing and reuse.</p> <p><i>Anticipated Completion.....2009</i></p>	\$500,000	a, c and e	b
<p>McClellan Park Security Upgrades In an effort to minimize loses resulting from theft and vandalism, a motion sensitive web based video surveillance system is to be installed in and around McClellan Park. The system will improve security monitoring and visual accessibility, and allow the community to link to a website in order to view areas within the business park. The system will also provide the capability to establish a regional hot spot for wireless web access.</p> <p><i>Anticipated Completion.....2010</i></p>	\$1,000,000	a, b and e	b



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>VHF Omni Directional Radio Range (VOR) This navigational aid provides bearing information to aircraft for en-route navigation and instrument approaches to McClellan Airport. The existing VOR is a military specification system that can no longer be maintained due to obsolescence and the limited availability of parts.</p> <p><i>Anticipated Completion.....2009</i></p>	\$350,000	a, b and d	a
<p>Refine Master Plan for South District of McClellan Park The Master Plan is to be refined in an effort to create more flexible land use guidelines that will attract new business investment and development opportunities to the South District of McClellan Park. The study is to include a market analysis and an assessment of various target industries that might appropriately be located within close proximity to the Interstate 80 corridor. The scope of work will include exploring opportunities for large retail, office and manufacturing uses, as well as identifying future implementation obstacles.</p> <p><i>Anticipated Completion.....2011</i></p>	\$100,000	b, c and e	c
<p>East Side Passenger Rail Service Research the feasibility and create a plan to provide passenger rail service to the East District of McClellan Park and the North Watt Avenue corridor. The intent of the study is to plan and promote passenger rail service as an alternative mode of transportation, as well as increase the accessibility to, and the marketability of businesses along the North Watt Avenue corridor and within McClellan Park.</p> <p><i>Anticipated Completion.....2010</i></p>	\$100,000	a, b, c, f and h	a and c



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Process Revisions to the Historic District of McClellan Park</p> <p>In order to attain the vision as set forth in the Reuse Plan for McClellan Park, background materials and planning documents will be prepared to modify the Historic District and a request will be processed through the applicable public agencies. The intent of this effort is to clear planning and entitlement requirements, improve circulation, open up new areas for development, and allow for the demolition, reuse and/or reconstruction of buildings that have been identified as functionally obsolete.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$250,000</p>	<p>a, b, c and e</p>	<p>b and c</p>
<p>Building 262 Renovation Planning</p> <p>Architecture and engineering consultants will be hired to plan the entire Building 262 complex within McClellan Park. The scope of services is to include conceptual planning, bay-by-bay drawings, and the creation of parking and circulation plans. The work is to comply with Historic Preservation standards and reconcile County Building and Planning requirements in order to maximize the amount of leaseable floor space and the income potential of the building.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$250,000</p>	<p>b, c and e</p>	<p>b</p>





Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>EDA Gateway Roadway Projects (Phases IIA, III & IV) This project includes supplemental funding for the design and construction of roadway and infrastructure improvements that are being co-funded by federal Economic Development Administration grants and McClellan Business Park, LLC. Phase IIA is a continuation of the Phase II project and includes the completion of the south Forcum Avenue roadway and the Bell Avenue (north side) frontage improvements. The Phase III project will rebuild (in some locations) and resurface approximately four miles of East McClellan Park roads. The Phase IV project includes the Dean Street improvements from Forcum Avenue to Patrol Road, and the continuation of the Forcum Avenue improvements north of the EDA II project.</p> <p><i>Anticipated Completion.....2011</i></p>	<p>\$500,000</p>	<p>a, b, c, d, e and f</p>	<p>a and b</p>
<p>Alamo Group Shopping Center Rehabilitation Gap financing is to be provided in order to rehabilitate the shopping center located at the southwest corner of Watt Avenue and Elkhorn Boulevard. The renovation includes refurbishing the storefronts of the former Ralph's grocery store, Rite Aid and the in-line shops. The former Ralph's is to be demised to accommodate a national tenant, Ross Dress for Less. Both monument signs are to be remodeled to incorporate the architecture of the refurbished storefront design, and the parking lot is to be upgraded and repaired. New lighting is to be added and the landscaping refreshed.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$2,000,000</p>	<p>c, g and h</p>	<p>b</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Sewer Credit Purchase for Freedom Park Drive/North Highlands Town Center Purchase 400,000 of capacity within the Dry Creek sewer interceptor from the Sacramento Area Sewer District. This acquisition will allow development within the North Highlands Town Center/Freedom Park Drive corridor area to proceed and avoid significant capacity limitations within the sewer pipeline.</p> <p><i>Anticipated Completion.....2009 thru 2011</i></p>	\$400,000	c, d and h	a and b
<p>Land Purchases within the McClellan /Watt Avenue Redevelopment Area Two acquisitions are proposed within the vicinity of the future North Highlands Town Center. These acquisitions will provide an opportunity to assemble and consolidate control of key land assets within the target area, will assist in stimulating future economic development by providing the opportunity to attract new businesses to the area, and will support efforts to eliminate blight.</p> <p><i>Anticipated Completion.....2009</i></p>	\$1,281,600	c and h	b and d





Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>North Watt Avenue Corridor Plan The North Watt Avenue Corridor Plan represents a comprehensive strategy to promote high quality mixed-use development, a variety of transportation alternatives, and infrastructure improvements within the north Watt Avenue corridor area. Preparation of the plan will remove planning and entitlement requirements and allow future development to proceed in a timely manner. In February 2009, the Board of Supervisors endorsed the public review draft of the North Watt Avenue Corridor Plan and directed that the environmental document be initiated by the Department of Environmental Review and Assessment (DERA). Supplemental funding is to be allocated for the preparation of the Air Quality Plan, the Infrastructure and Financing Plans, and the Environmental Impact Report.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$250,000</p>	<p>c, d, f, g and h</p>	<p>c</p>
<p>Specific Design Guidelines for the North Highlands Town Center A design guideline manual is to be prepared for the Community Support, Office/Residential, Main Street, Gateway, and Parks/Open Space land use areas to be located within the North Highlands Town Center. The manual will provide guidance and prescribe specific architectural themes and/or styles, color and material concepts, paving and finishes, selection of street furniture, street signs and lighting, and will insure coordination of landscape between public and private area, all in an effort to avoid piecemeal design and construction.</p> <p><i>Anticipated Completion.....2010</i></p>	<p>\$50,000</p>	<p>c, f, g and h</p>	<p>b and c</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$14,681,600</p>		



PROPOSED AFFORDABLE HOUSING PROGRAM – 2009 THROUGH 2014

During the past five years the Agency has made significant strides toward redevelopment by implementing transformational projects designed to improve infrastructure deficiencies, promote the reuse and renovation of existing buildings and structures, and strengthen the community’s identity through investment in streetscape beautification and public amenities. Over the next five years, the Agency will encourage developers of vacant and underutilized infill parcels to provide a variety of housing types to serve the needs of existing and future residents, and to create opportunities to bring residents closer to areas of employment. Higher density housing sufficient to support residential mixed-use development along the Watt Avenue corridor and within McClellan Park, as well as a variety of transportation options shall also be encouraged.

The Agency proposes to implement the housing component of the McClellan/Watt redevelopment strategy by undertaking the following projects:

Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Norden Terrace Apartments</p> <p>The Norden Terrace Apartment project consists of 204 affordable units on a ten acre infill parcel located to the northeast of the intersection of Watt Avenue and Elkhorn Boulevard. This multi-family project is located adjacent to the Corsair Apartments, a smaller affordable senior apartment project being constructed by the same developer, St. Anton Partners, LLC. Agency assistance included the issuance of \$20 million in tax exempt mortgage revenue bonds, and approval of a \$2.9 million loan using Housing Trust Funds for acquisition, new construction, and permanent financing.</p> <p><i>Anticipated Completion:.....2009</i></p>	<p>\$2,925,000</p>	<p>c, e and g</p>	<p>a, d and e</p>



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Corsair Park Senior Apartments</p> <p>The Corsair Park Senior Apartments consist of 112 affordable units on a four acre infill parcel located to the northeast of the intersection of Watt Avenue and Elkhorn Boulevard, adjacent to the Norden Terrace multi-family apartment project. The Agency assisted the developer, St. Anton Partners, LLC, by issuing \$9 million in tax exempt mortgage revenue bonds and approving a \$2.9 million loan using Housing Trust Funds for acquisition, construction, and permanent financing.</p> <p><i>Anticipated Completion.....2009</i></p>	\$2,100,000	c, e and g	a, d and e
<p>Mutual Housing at the Highlands</p> <p>Proposed by the Sacramento Mutual Housing Association, Mutual Housing at the Highlands consists of 90 affordable apartment units, 66 of which will be permanent supportive housing for homeless individuals and 24 that will be affordable general occupancy units. All of the capital costs for the project will be covered by State supportive housing loan programs and tax credit equity. The Agency's participation is limited to funding a rental assistance guarantee for 45 of the supportive housing units. The rental assistance provides assurances to the lenders and investors that projected operating deficits resulting from the affordability of the project will be covered in the event other operating subsidies are not secured for the project.</p> <p><i>Anticipated Completion.....2010</i></p>	\$548,000	c and e	e
Total Estimated Redevelopment Investment	\$5,573,000		



HOUSING PROGRAM COMPLIANCE OBJECTIVES

For more than 60 years, the Redevelopment Agency has played a key role in providing housing assistance to individuals and families of modest financial means ensuring that they have a safe, clean and affordable place to live and are able to participate in a dynamic economy. As required by the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*, "CRL"), this section of the Implementation Plan identifies the Agency's housing assistance strategy including prior affordable housing activities, future anticipated housing need, and planned housing projects and programs. The CRL's requirements are explained below, as well as the Agency's past accomplishments and housing production requirements, and its future housing requirements.

In addition to the plans, activities, and projects just described in the redevelopment program, the facilitation and financing of affordable housing is an important and mandatory function of redevelopment. As tax increment revenues are generated in redevelopment project areas, 20 percent of the gross revenue stream is immediately set aside and placed in the Low and Moderate Income Housing Fund. Those funds, pooled with other federal and state resources and tax credits, provide an important financing tool to assist in the development of income-restricted, affordable housing projects.

In 2004, the Agency received the authority to expend Project Area housing set-aside funds either inside or outside the Project Area and to aggregate housing production activities and expenditure requirements among all of the Project Areas. The Agency approaches housing compliance from a countywide perspective to more effectively meet housing program objectives for the Agency and this Project Area in particular.

This section of the Implementation Plan, along with the Housing Compliance Plan for the County, addresses specific requirements in state law with respect to prior affordable housing activities and the anticipated housing program over a 10-year period, beginning in 2005. Redevelopment housing requirements generally fall into three categories: *Housing Production*, *Replacement Housing*, and *Expenditures by Household Type*. While *Housing Production* and *Replacement Housing* are reflected within this Implementation Plan, the *Expenditures by Household Type* is reflected in the Housing Compliance Plan for the County, which provides a comprehensive report reflecting the County's affordable housing compliance.

Housing Production

To estimate the number of housing units that need to be affordable to low- and moderate-income households, the Agency estimated the total number units to be constructed or substantial rehabilitated in the Project Area and applied formulas established in the CRL.

The following chart summarizes the production goals over various time periods as required by the CRL. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a 10-year period.



Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
Prior Period	0	0	0
10 Year Compliance Period	535	82	34
<i>Actual (2005 to 2009)</i>	85	14	6
<i>Projected (2010 to 2014)</i>	450	68	28
Future Forecast (2015 to 2031)	500	75	30
Redevelopment Plan Duration (2000 to 2031)	1,035	157	64
Notes:			
1/ Based on 15 percent of actual/assumed units developed by entities other than Agency. (No units developed by Agency.) All figures rounded up.			

As shown in the preceding table, the Agency anticipates a need for 82 affordable units (including 34 very low income units) to fulfill its production goals for the 10-year period, and 157 affordable units (including 64 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the following table.





Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Units Requiring Future Production		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
Prior Period	0	0	0	0	0	0	0	0
10 Year Compliance Period /1	82	34	83	83	68	28	69	77
Actual (2005-2009)	14	6			0	0	69	77
<i>Inside Project Area</i>			83	83				
<i>Outside Project Area /2</i>			0	0				
Projected (2010 to 2014)	68	28			68	28	0	0
<i>Inside Project Area</i>			0	0				
<i>Outside Project Area /2</i>			0	0				
Future Forecast (2015 to 2031)	75	30			75	30	0	0
Redevelopment Plan Duration (2000 to 2031)	157	64	83	83	74	0	0	19
1/ Includes units at Serna Village (83 units). 2/ Units produced outside the Project Area credited on a 2-for-1 basis. In 2005, the Agency obtained the authority to aggregate its production needs among project areas in its jurisdiction and credit units produced in other project areas on a 1-for-1 unit basis.								

As shown in the preceding table, the Project Area has an 82 unit affordable housing production need for the 10-year planning period, including 34 very low-income units. 14 units were required to be produced during the 2005-2009 period, and 83 units were produced inside the project area, thereby exceeding the requirement and generating a net surplus. As described earlier in this Implementation Plan the Agency anticipates development of several affordable housing projects in the Project Area over the 10-year planning period.



Preliminarily, these projects could result in the development of more than 372 affordable units over this time frame, thereby achieving these housing production goals for the Project Area.

Replacement Housing

During the Implementation Plan period, the Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of housing units. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time.

Expenditure by Household Types

As reflected in the Housing Compliance Plan of the County, the Agency aggregates Project Area housing set-aside in order to more effectively meet housing program objectives. As a result, the *Expenditures by Household Types* can be found in the Housing Compliance Plan of the County.

