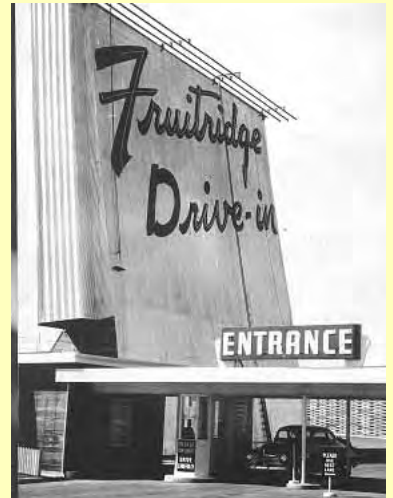




**SACRAMENTO'S INTERNATIONAL MARKETPLACE**

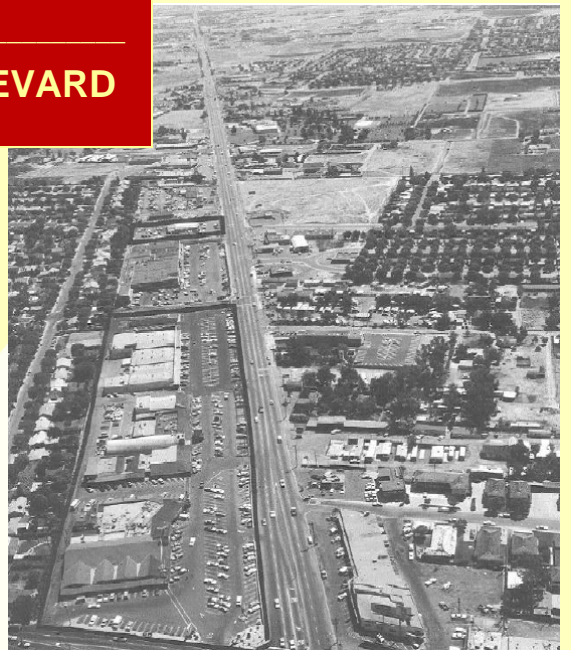


## SACRAMENTO'S INTERNATIONAL MARKETPLACE

Stockton Boulevard is home to many Asian, Middle Eastern, and Latino residents and thriving businesses. With a thriving commercial corridor and a rich cultural mix, this area is ripe with opportunity. Fueled by this energy, redevelopment focuses on the feeling you get once you're there, by making the area more accommodating to pedestrians and shoppers.



## STOCKTON BOULEVARD





## ABOUT STOCKTON BOULEVARD

For over 100 years, Stockton Boulevard was a major transportation artery, linking Sacramento to the City of Stockton. This function of the boulevard ended in the early 1960's when State Highway 99 replaced Stockton Boulevard as the regional transportation artery. As a result, traffic was drawn away from the boulevard, causing many businesses to close, while others continued on a marginal basis.

In order to alleviate blight and obsolescence resulting from freeway construction, the Agency designated Stockton Boulevard eligible for commercial rehabilitation loans and façade rebates in the mid-1980's. In May 1994, the Sacramento City Council and the Sacramento County Board of Supervisors approved the adoption of the Stockton Boulevard Redevelopment Plan; its boundaries were Stockton Boulevard from 14<sup>th</sup> Avenue to Riza Street.

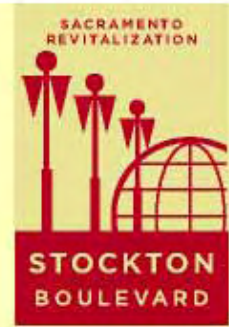


Since that time, Agency efforts, combined with an influx of primarily Asian-owned businesses, have helped spur the revitalization of Stockton Boulevard. Over the past few years, public infrastructure has been greatly improved based on the Broadway/Stockton Streetscape Master Plan, which was completed in 2002. These improvements enhance the appearance and competitiveness of Stockton Boulevard and support commercial revitalization activities along the corridor.

Currently, Stockton Boulevard and the surrounding neighborhoods is faced with a new set of challenges such as the downturn in market and economic conditions, and the foreclosure crisis which has adversely affected this area by removing people from their homes, devaluing property values, and increasing crime and code enforcements issues.

This document outlines the strategies and projects to be implemented over the next five years to continue to respond to the neighborhood challenges and to support redevelopment of the commercial corridor.

Notable Anticipated Completions		What is There?
Redevelopment Plan	Adopted 1994 Expires 2026	<p>925 Acres</p> <p>Right-of-Way 12%</p> <p>Other 8%</p> <p>Public 10%</p> <p>Vacant 9%</p> <p>Commercial 16%</p> <p>Residential 45%</p>
Time Limit to Incur Indebtedness	2014	
Time Limit to Commence Eminent Domain	Expired in 2006	
Time Limit to Repay Indebtedness	2042	
<b>Implementation Plan</b>	<b>2009-2014</b>	
<b>Housing Compliance Plan</b> (For affordable housing program planning)	<b>2005-2014</b>	



## POSITIONING FOR THE FUTURE

In the last five years, the Agency has championed several successful projects and programs in the Project Area:

- **Stockton Boulevard Streetscape Improvements:**

Completed in 2001, the Broadway/Stockton Boulevard Master Plan further developed the streetscape concepts identified by the Broadway/Stockton Urban Design Plan. The Master Plan provided aesthetic and uniform improvements to the streetscape to link individual communities together while providing for basic pedestrian and motorist safety. Nearly ninety five percent of these improvements were completed since 2002 in three phases. Most recently, Phase III was completed in 2008 and funded by a California Infrastructure and Economic Development Bank loan. Nearly \$13 million has been spent on landscaped medians, street lighting, sidewalk, curb and gutter and street side landscaping, of which the redevelopments portion was \$5.7 million.

- **Rebuilding Dreams:** Rebuilding Together, in conjunction with the Redevelopment Agency, implements a biannually planned workday event of skilled and unskilled volunteers who improve the physical and cosmetic appearance of deteriorated homes in neighborhoods throughout Sacramento. The desired outcomes are to create a visual impact that shows improvement in the neighborhood and increases the homeowners' ability to remain in their homes. All of the homes selected are affordable to and occupied by a moderate, low or very-low income household. In the past five years, the Agency provided approximately \$265,000 which leveraged over \$635,500 million in private dollars to improve more than 60 homes in the Lemon Hill, Fruitridge-Pocket and Colonial Heights/West Tahoe Park neighborhoods.

- **Stockton Boulevard Opportunity Area – ULI Five-Day**

**Panel:** The Stockton Boulevard Opportunity Area is a challenging portion of Stockton Boulevard between 21<sup>st</sup> Avenue and Fruitridge Road that requires a fresh, innovative approach to facilitate private investment and development. The Agency used National Urban Land Institute (ULI) experts to develop a focused land use framework and development strategy for a 35 acre site consisting of vacant and underutilized parcels. In May 2009, a development strategy, planning and design concepts, phasing options, analysis of Market potential and implementation recommendations were provided by the ULI Panel. The Agency will utilize the recommendations to transform the area.

**Obsolete Motel Reuse Strategy:**

*A major strategy identified by community leaders was the reuse of obsolete motels along Stockton Boulevard. Many of the motels, which once served travelers, now operate as permanent housing for people unable to obtain traditional housing. Lack of management at some of the motels has resulted in increased criminal activity such as prostitution and drug crimes. As a result, in the past five years, the Agency identified the need to reuse or redevelop many of the motels on the corridor due to their obsolescence and blighting influences on the Project Area. In 2008, the Agency provided assistance to Mercy Housing of California to purchase and rehabilitate the Budget Inn Motel and for permanent supportive housing. In addition, the Agency purchased the San Juan Motel and Mobile Home Park and the River City Motel for future redevelopment into attractive, high-quality mixed-use projects. In the near term, the Agency will ready these sites for development when market conditions improve.*

## REDEVELOPMENT PLAN GOALS

The following redevelopment area goals are from the Project Area's original adopted Plan of 1994 and reflect the overarching community goals that the Agency has and continues to use to guide the area's revitalization efforts.

- a. The elimination and prevention of the spreading of blight and the conservation, rehabilitation of the Project Area in accord with the applicable general plans, specific plans, and local codes and ordinances.
- b. The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activities.
- c. The retention and expansion of existing businesses by implementing redevelopment and rehabilitation activities and by encouraging and assisting property owners, businesses, and public agencies in the revitalization of the Project Area.
- d. The provision for increased sales tax, business licenses, and other fees, taxes and revenues to the County of Sacramento and the City of Sacramento.
- e. The elimination or amelioration of certain environmental deficiencies, such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.
- f. The reduction of the City's and County's annual cost of the provision of local services to and within the Project Area.
- g. The creation and development of local job opportunities and the preservation of the existing employment base.
- h. The preservation and rehabilitation of existing low and moderate income housing opportunities.
- i. The promotion and enhancement of single-family home ownership in the Project Area.

## 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 projects in the Stockton Boulevard Redevelopment Area.

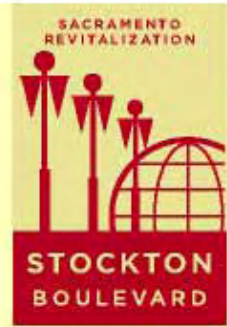
- a. **Attract High-Quality Design and Development on Obsolete Motel and Key Catalyst Sites Along the Boulevard:** The functionally obsolete motels and underutilized sites along the Boulevard have been recognized by the community as having negative impacts to the commercial corridor and adjacent neighborhoods. A major focus of the Agency's program will be to work with property owners, developers and local jurisdictions to ensure implementation of catalyst projects at key sites along the corridor. High-quality, mixed-use development containing commercial and residential uses for these sites have the potential to provide for long-term sustainable economic development.
- b. **Reinforce the Area's Role as Sacramento's International Market Place:** The greatest strength of the Stockton Boulevard Corridor is its evolving function as Sacramento's International Marketplace. The Agency will reinforce the area's role by supporting the branding of the corridor and offering development assistance for property and business owners to help promote new and continuing private sector investment.
- c. **Enhance the Area's Public Infrastructure and Community Facilities:** The upgrading of the Project Area's public infrastructure and community facilities is crucial to the long-term viability of the corridor and adjacent neighborhoods. The Agency intends to enhance public infrastructure to strengthen the long-term competitiveness of Stockton Boulevard by upgrading existing infrastructure to support future development opportunities. In addition, the Agency intends to improve the neighborhoods by constructing traffic calming projects and improving community facilities in the Project Area to enhance the quality of life for existing and future residents.
- d. **Strengthen the Residential Neighborhoods:** Facilitate the development of complete neighborhoods through the creation of new housing opportunities at various affordability levels and types, encourage infill development and improvements to existing housing stock.



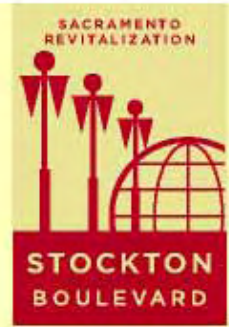
## PROPOSED REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

Over the next five years, the Agency proposes to implement the Stockton Boulevard redevelopment strategy by undertaking the following potential projects and programs:

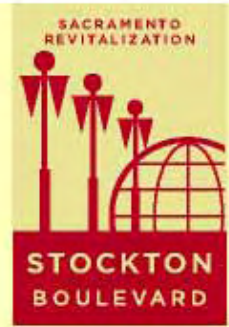
Project/Description	Estimated Redevelopment Investment (Contingent Upon Available Funding)	Goals Achieved	Strategies Achieved
<p><b>Stockton Blvd and Lawrence Dr Opportunity Area</b>            The Agency used national expertise through a National Urban Land Institute (ULI) Advisory Panel to develop a focused land use framework and development strategy for a 35 acre site consisting of vacant and underutilized parcels in May 2009. Funds will be used to attract quality design and development at this strategic location along the corridor. Potential activities include implementation of ULI recommendations including but not limited to: acquisition and assemblage of parcels, planning/design work, marketing, disposition of property, financial assistance to developers, and reuse of sites as possible mixed-use projects.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion: .....2009 thru 2014</i></p>	<p>\$4,000,000 to \$6,000,000</p>	<p>a, b, c, d, e, f, g</p>	<p>a</p>
<p><b>San Juan Motel Opportunity Area</b>            Assemble an opportunity site and reuse the Agency owned San Juan Motel and Mobile Home Park site and adjacent parcels for a high quality, mixed-use development. Funds will be used to assist with site assembly and the development of the site. Potential activities include assemblage of parcels, interim aesthetic improvements to Agency owned property, planning/design work, marketing, disposition of property and financial assistance to developers.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, improving inadequate public infrastructure, and decreasing high crime rates.</p> <p><i>Anticipated Completion: .....2009 Thru 2014</i></p>	<p>\$5,000,000 to \$7,000,000</p>	<p>a, b, d, e, f</p>	<p>a</p>



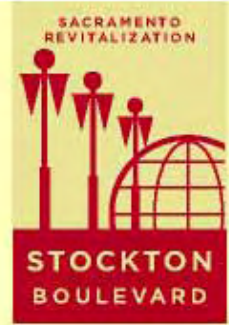
Project/Description	Estimated Redevelopment Investment (Contingent Upon Available Funding)	Goals Achieved	Strategies Achieved
<p><b>River City Motel Opportunity Site</b>            The Agency purchased the functionally obsolete River City Motel in March 2009. Funds will be used to facilitate development of an attractive, high-quality project containing residential and/or commercial uses on this key site and adjacent vacant property. Potential activities include assemblage of parcels, interim aesthetic improvements to Agency owned property, planning/design work, marketing, disposition of property and financial assistance to developers.</p> <p>Completion of this project would result in eliminating blight and factors hindering economically viable use and decreasing high crime rates.</p> <p><i>Anticipated Completion: .....2009 Thru 2014</i></p>	\$1,700,000	a, b, d, e, f	a
<p><b>Development Assistance</b>            Provide gap financing for residential and commercial projects that will bring continued revitalization to the Project Area. Provide assistance to existing and new property owners who plan to develop new and improve the existing housing stock and neighborhood serving businesses. Potential projects may include acquisition of key sites, site assembly, planning/design work, marketing, gap financing, rehabilitation of existing properties and improvements to public facilities and infrastructure.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and correcting inadequate public improvements.</p> <p><i>Anticipated Completion: ..... Ongoing</i></p>	\$250,000 to \$500,000	All	All
<p><b>International Marketplace Signage Project</b>            Installation of a gateway monument signage that showcases the International Market Place.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion: ..... 2009 Thru 2011</i></p>	\$200,000	b, c, d	b



Project/Description	Estimated Redevelopment Investment (Contingent Upon Available Funding)	Goals Achieved	Strategies Achieved
<p><b>Commercial Revitalization/Exterior Rebate Program</b> The program implements the strategy of increasing investment on the corridor by providing funds for exterior rehabilitation of commercial properties.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion: ..... Ongoing</i></p>	\$300,000	a, c, d	b
<p><b>Phase 3b Stockton Boulevard Streetscape</b> Complete basic infrastructure on Stockton Boulevard in the Redevelopment Area to create continuity for improvements already constructed. This project includes the design and construction of streetscape improvements on Stockton Boulevard from the City/County Boundary to 180 feet south of Paterson on the east side in the County of Sacramento. Funds were allocated for design and construction, and consultant work is underway. Construction is anticipated in start in 2010.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion: ..... 2009 Thru 2011</i></p>	\$1,000,000	a, b, c, e	d



Project/Description	Estimated Redevelopment Investment  (Contingent Upon Available Funding)	Goals Achieved	Strategies Achieved
<p><b>Public Facilities and Infrastructure</b>            The Agency will work with the City and County to fund community facility improvements and infrastructure improvements that significantly advance the quality of life for area residents and business owners. Funds will be used to improve the area's infrastructure to support new commercial and residential development and increase pedestrian and bicyclist safety. Potential activities include assisting with acquisition, planning, design and construction of facilities, assisting in the installation of neighborhood signage, lighting and traffic calming improvements, public art, and supporting the enhancement of public infrastructure and existing streetscape improvements along Stockton Boulevard.</p> <p>Completion of this project would result in correcting inadequate public improvements, eliminating factors hindering viable use and will make the area a more attractive place to live.</p> <p><i>Anticipated Completion.....2009 thru 2014</i></p>	<p>\$250,000 to \$1,000,000</p>	<p>a, e, f</p>	<p>d</p>
<p><b>Total Estimated Redevelopment Investment</b></p>	<p><b>\$12,700,000 to \$17,700,000</b></p>		



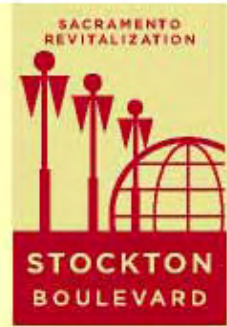
## PROPOSED AFFORDABLE HOUSING PROGRAM – 2009 THROUGH 2014

Nearly one-half of the Project Area is zoned residential and most dwelling units are single-family detached homes with a few aging multi-family developments. The area is witnessing the negative effects of an ageing housing stock, the downturn in the market and economic conditions and the foreclosure crisis. Although housing is very affordable and the older housing stock has a charming style, many homes are in need of rehabilitation and vacant and underutilized lots are present which contributes to increased crime and code enforcement issues and blight.

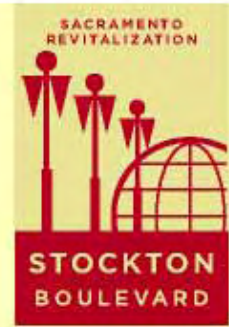
The Agency's housing program aims to strengthen the residential neighborhoods through the creation of new housing opportunities at various affordability levels and types, encourage infill development, improvements to the existing housing stock and support the preservation of affordable multi-family housing developments.

Over the next five years, the Agency proposes to implement the residential component of the Stockton Boulevard redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment <i>(Contingent upon available funding)</i>	Goals Achieved	Strategy Achieved
<p><b>Residential Assistance</b> Contribute gap financing for projects that will revitalize the area and provide and preserve housing opportunities for a mix of income levels. Projects may include but not limited to the development, preservation and rehabilitation of single-family homes and multi-family housing developments and promotion in the Project Area.</p> <p>Completion of this project would result in eliminating blight and factors hindering economically viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion: .....2009 thru 2014</i></p>	<p>\$150,000 to \$300,000</p>	<p>a, h, i</p>	<p>d</p>



Project/Description	Estimated Redevelopment Investment <i>(Contingent upon available funding)</i>	Goals Achieved	Strategy Achieved
<p><b>Budget Inn Motel Reuse</b> The Agency approved an Owner Participation Agreement in 2008 to provide financial assistance to Mercy Housing of California (MHC) to acquire an existing 102 unit obsolete motel for rehabilitation into 75 permanent supportive housing units for the homeless. The property was purchased and in late 2008, Mercy Housing was pursuing housing tax credits. Pending other funding sources, construction could begin in mid 2009.</p> <p>Completion of this project would result in eliminating blight and factors hindering economically viable use, decreasing high crime rates and supporting the Ten-Year Plan to End Chronic Homelessness, adopted by the City and County in 2006.</p> <p><i>Anticipated Completion: .....2009 thru 2014</i></p>	\$1,300,000	a, f,	a
<p><b>Shiloh Arms Apartments Preservation</b> The Agency entered into an Owner Participation Agreement for the acquisition and rehabilitation of 106-unit affordable housing complex built in 1970 which needs substantial improvements to bring it up to modern standards. The affordable housing preservation project will receive needed upgrades which will include new roofs, replacement of siding, stucco repairs, and new painting. In addition the interiors of the units will be improved. Resident service and security patrols will be provided. The project was approved in September 2008 and construction is anticipated to start summer 2009.</p> <p>Completion of this project would result in eliminating blight and factors hindering economically viable use.</p> <p><i>Anticipated Completion:.....2009 thru 2014</i></p>	\$300,000	a, h	d
<p><b>Total Estimated Redevelopment Investment</b></p>	<p><b>\$1,750,000 to \$1,900,000</b></p>		



## 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 citywide perspective to more effectively meet housing program objectives for the Agency and this Project Area in particular. Stockton Boulevard is a joint redevelopment area, spanning both the City of Sacramento and Sacramento County geographies. Because the housing set aside activities and expenditures have occurred or are projected to occur in the City, it has been included in the Housing Compliance Plan for the City.

This section of the Implementation Plan, along with the Housing Compliance Plan for the City, 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 City, which provides a comprehensive report reflecting the City'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.

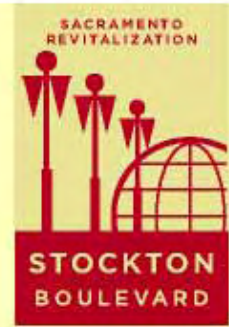
The following chart summarizes the production goals over various time periods as required by the CRL. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a 10-year period.

<b>Actual and Projected Housing Production Needs by Time Period</b>			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
Prior Period	204	32	13
<b>10 Year Compliance Period</b>	<b>632</b>	<b>98</b>	<b>40</b>
<i>Actual (2005 to 2009)</i>	<b>257</b>	<b>41</b>	<b>17</b>
<i>Projected (2010 to 2014)</i>	<b>375</b>	<b>57</b>	<b>23</b>
Future Forecast (2015 to 2025)	700	105	42
Redevelopment Plan Duration (1994 to 2025)	1,536	235	95
<b>Notes:</b>			
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 98 affordable units (including 40 very low-income units) to fulfill its production goals for the ten year period, and 235 affordable units (including 95 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown in 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 /1 <i>In Project Area</i> <i>Outside Project Area /2</i>	32	13	32	13	0	0	0	0
<b>10 Year Compliance Period /3</b>	<b>98</b>	<b>40</b>	<b>75</b>	<b>68</b>	<b>57</b>	<b>23</b>	<b>34</b>	<b>51</b>
<b>Actual (2005 to 2009)</b> <i>Inside Project Area</i> <i>Outside Project Area /2</i>	<b>41</b>	<b>17</b>	75	68	0	0	34	51
<b>Projected (2010 to 2014)</b> <i>Inside Project Area</i> <i>Outside Project Area /2</i>	<b>57</b>	<b>23</b>	0	0	57	23	0	0
Future Forecast (2015 to 2025)	105	42			105	42	0	0
Redevelopment Plan Duration (1994 to 2025)	235	95	107	81	128	14	0	0
<b>Notes:</b>								
1/ Includes units in Cardosa Village (seven units), Renwick Square Senior Apartments (13 units), and Florin Meadows (12 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.								
3/ Units produced for 10-year period include any surplus units produced prior to 2005. Includes units in Lemon Hill Townhomes (75).								

As shown in the preceding table, the Project Area has a 98 unit affordable housing production need for the 10-year planning period, including 40 very low-income units. 41 units were required to be produced during the 2005-2009 period, and 75 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 180 affordable units over this time frame, thereby achieving these housing production goals for Stockton Boulevard.

### Replacement Housing

The CRL requires that whenever housing occupied by low and moderate income persons or households are destroyed as part of an Agency project, the Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated. These units must provide at least the same number of bedrooms destroyed, and 100% of the replacement units must be affordable to the same income categories (i.e. very low, low, and moderate) as those removed. The Agency receives a full credit for replacement units created inside or outside the Project Areas.

The Agency anticipates removing 44 very low and low income housing units, consisting of 56 bedrooms, from Wat Phou/George’s Market, the River City Motel, and the San Juan Motel during the 10-year period. The Agency is required to replace these units within four years of removal and the following table illustrates how the Agency anticipates satisfying replacement housing needs generated by the removal of these units. The Agency anticipates creating 41 replacement units with a total of 56 replacement bedrooms through the three projects detailed in the following table. The Agency’s actions as detailed in the table confirm that it has met and will meet the anticipated replacement housing obligation for the 10-year period.

The Agency does not anticipate demolishing or removing any other affordable dwelling units during the remaining 10-year period.

<b>Replacement Housing Obligations</b>					
<b>Project</b>	<b>Total Bedrooms</b>	<b>Total Units</b>	<b>Very Low Income Units</b>	<b>Low Income Units</b>	<b>Moderate Income Units</b>
<b>Units Removed</b>					
Wat Phou/George's Market	1	1	1	0	0
River City Motel	11	10	10	0	0
San Juan Motel	44	33	23	10	0
<b>Total Units Removed</b>	<b>56</b>	<b>44</b>	<b>34</b>	<b>10</b>	<b>0</b>
<b>Replacement Units</b>					
Breckenridge Village	1	1	1	0	0
Colonia San Martin	11	10	10	0	0
Norden Terrace Apartments	44	30	19	11	0
<b>Total Replacement Units</b>	<b>56</b>	<b>41</b>	<b>30</b>	<b>11</b>	<b>0</b>

## Expenditures by Household Types

As reflected in the Housing Compliance Plan of the City, 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 City.