

SACRAMENTO
REVITALIZATION



DEL PASO
HEIGHTS

HOME SWEET HOME



HOME SWEET HOME

In 1886, James Ben Ali Haggin trained the winner of the 12th Kentucky Derby in this community that was originally called "Rancho Del Paso." Since then, Del Paso Heights has seen success and challenges but one thing has remained - a "hometown" feel. Del Paso Heights provides residents with easy access to all surrounding areas, especially downtown Sacramento. Redevelopment is evident here and residents envision a future as rich and bold as it's past.



DEL PASO HEIGHTS





ABOUT DEL PASO HEIGHTS

The history of Del Paso Heights can be traced back to the Spanish land grants of the 1840's. At one time, the area was part of Rancho Del Paso—a privately-owned ranch of just more than 1000 acres. The land was purchased during the Civil War by James “Ben Ali” Haggin and Lloyd Tevis and was home to “Ben Ali”, the winner of the 12th Kentucky Derby. Prior to World War II, the ranch was sold to and subdivided by the North Sacramento Land Company initiating the area's urbanization and parcelization. During the Second World War, the community grew substantially, mostly due to its proximity to McClellan Air Force Base and the need for worker housing. However, as the wartime economy wound down and most workers left McClellan Air Force Base, Del Paso Heights began to show signs of economic decline demonstrating the need for revitalization.



The Del Paso Heights Redevelopment Project Area was adopted in 1970. Since then, the Plan has been amended eleven times. Early on, more than \$8 million were invested to construct basic public infrastructure before any substantive “above ground” bricks and mortar projects occurred. Today, Del Paso Heights is home to Del Paso Nuevo, a planned residential community, and new investment in public improvements and private development continues to change the face of the community. With reinvestment in the area's older housing stock and business corridor, and new construction continuing in Del Paso Nuevo, the next five years hold much promise.



Notable Timeframes		Land Use
Redevelopment Plan	Adopted FY 1970-71 Expires FY 2022-23	1,037 Acres
Time Limit to Incur Indebtedness	None	
Time Limit to Commence Eminent Domain	FY 2022-23	
Time Limit to Repay Indebtedness	FY 2032-33	
Implementation Plan	2009-2014	
Housing Compliance Plan (for affordable housing program planning)	2005-2014	



POSITIONING FOR THE FUTURE

Over the past five years, the Redevelopment Agency of the City of Sacramento has championed several successful projects and programs in Del Paso Heights including:

- **North Avenue Apartments:** Simpson Housing Solutions (SHS) started with a pledge to build a quality affordable housing project that residents could feel safe in and enjoy. SHS delivered on that promise with the completion of its North Avenue Apartments in 2007 by taking a large vacant lot on a high visibility corner of North Avenue and converting it into a new community of 80 apartments and townhomes, 68 of which are affordable. The project's \$17 million financing included a \$525,000 loan from the Agency, \$100,000 in City fee waivers, and loans from Wells Fargo Bank and Washington Mutual.

SHS provides resident services including computer training, health and wellness seminars, and after-school programs for children. Management also maintains a directory of local community resources that are available to residents.

- **Joe Mims Jr. Hagginwood Community Center:** Originally constructed in 1955, the community center's architecture and construction became antiquated overtime. In addition, it was too small a facility to meet the community's needs. As a result, the existing building was renovated and an additional building was constructed symbolizing the rebirth of this Del Paso Height's gathering place. This project reflects the vision of the community and is a fitting tribute to the memory of Joe Mims Jr., a respected Parks and Recreation Administrator, and to the Haggin family legacy.

The Agency provided \$1 million to help fund this \$2.9 million renovation and new construction project. The new community center reopened in the fall of 2007. The center has a positive impact on the community by providing space for community events, activities, and programs for seniors, youth, and children.

Del Paso Nuevo

Loosely translated as "New Steps" or "New Pass", Del Paso Nuevo is a perfect example of Del Paso Height's renaissance and revitalization. Del Paso Nuevo will transform 154 acres of unused vacant land into 300 single-family homes with 51 percent at low income levels and 49 percent at market rate. As of September 2008, 85 units had been completed.

Del Paso Nuevo was developed through a collaborative master planning effort that included the Agency, the City of Sacramento, private developers and, most importantly, the residents of Del Paso Heights and the adjacent community of Strawberry Manor. The youth of Grant Union High School were also actively involved in the planning of this project and participated in designing the Nuevo and Gateway Park sites with an engineering company. They worked with a local artist to create ceramic tiles for the community's entry way monuments and sound walls. They also developed backyard landscaping plans with landscape architects that were offered to new homeowners in the first phase of the development.





REDEVELOPMENT PLAN GOALS

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

- a. **Housing:** To provide standard housing for all families presently residing in Del Paso Heights and, at the same time to increase the housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.
- b. **Social:** To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process. To recognize and build upon the strengths and assets within the community by: (1) creating economic activity that supports both neighborhood-based employment opportunities and spending opportunities; (2) developing quality housing that encourages young, move-up families to stay in the neighborhood, provides affordable home ownership opportunities to residents vested in neighborhood revitalization, and provides a safe and healthy living environment for senior and disabled residents; (3) constructing, restoring and/or improving public facilities serving youth, families, neighborhood leadership groups, and seniors, thereby ensuring the growth and continuation of valuable community cultural, health and social activities; (4) continuing to value and support neighborhood leadership through on-going citizen participation in redevelopment initiatives aimed at neighborhood revitalization; and (5) engaging in partnerships and collaboratives that strengthen and uplift the human infrastructure that supports a safe and healthy living environment.
- c. **Environmental:** To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.
- d. **Economic:** To increase and develop economic activity in the area by attracting new business, assist existing business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.



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 Del Paso Heights.

- a. **Plan and Build Complete Neighborhoods:** Facilitate development of complete neighborhoods that provide housing for a variety of income levels, neighborhood serving businesses, community facilities, and new public infrastructure. Within this strategy, two of the Agency's major efforts include:
 - i **Housing:** Develop and invest in housing choices including moderately priced single-family homes and new affordable housing units. In addition, renovate the neighborhood's existing housing stock, promote affordable infill development, and encourage quality mixed use developments.
 - ii **Community Facilities:** Develop high-quality community facilities and renovate existing facilities that provide for the cultural, health and social needs of neighborhood residents.
- b. **Concentrate "Place-Making" on Commercial Corridors:** Assist in revitalizing and investing in neighborhood-serving retail and commercial centers along major corridors such as Marysville and Rio Linda Boulevards and Norwood Avenue; and support mixed-use developments that include residential; improve public infrastructures; and revitalize streetscapes.
- c. **Develop Infill Vacant Sites and Residual Lots:** Plan for and develop the area's remaining large infill sites, as well as smaller publicly owned vacant lots with suitable housing and/or commercial development. As necessary, remediate environmentally contaminated sites in preparation for redevelopment.



PROPOSED REDEVELOPMENT PROGRAM – 2009 THROUGH 2014

Over the next five years, the Agency proposes to implement the Del Paso Heights redevelopment strategy by undertaking the following projects and programs.

Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Del Paso Nuevo Development The Agency will use \$5 million of non-housing funds to pay for infrastructure and other supporting components related to the Del Paso Nuevo housing development.</p> <p>Completion of this project would result in reversing depreciating property values and factors hindering economically viable use.</p> <p><i>Anticipated Completion2012</i></p>	<p>\$5,000,000</p>	<p>b, d</p>	<p>a and c</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Marysville Boulevard Town Center The Agency is focusing on redeveloping a commercial node on Marysville Boulevard between Grand and Roanoke Avenues. As part of these efforts, the Agency assisted in the development of the Urban League building to the northwest corner of Marysville Boulevard and Grand Avenue. The Agency is in the process of cleaning a former gas station site located on the southeast corner of Marysville Boulevard and Grand Avenue. A recent parking and circulation plan recommended widening Marysville Boulevard for on-street parking and the Agency may implement a land use program for the new town center. The focus on the town center at Marysville Boulevard and Grand Avenue is meant to encourage the establishment of neighborhood-serving businesses, provide housing opportunities in the area, and create a sense of place in the Project Area.</p> <p>Completion of this project would result in reversing depreciated property values and factors hindering economically viable use.</p> <p><i>Anticipated Completion 2015</i></p>	\$2,000,000	b, c, d	a and b
<p>Del Paso Center (Marysville/Grand Site) The Agency is concentrating efforts and resources to redevelop the vacant Agency-owned property located at 3801 Marysville Boulevard with a mixed-use office or retail building. A Disposition and Development Agreement was approved in October 2006, however the developer cannot find tenants thus cannot find financing. The Agency will continue to work on developing this property.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion 2012</i></p>	\$2,000,000	b, c, d	a and b



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Rio Linda Superblock (Bound by Roanoke and South Avenues)</p> <p>The Agency owns all but three parcels on Rio Linda Boulevard between Roanoke Avenue and South and Altos Avenues. The site has fractured ownership and suffers contamination from many years as a debris field and a former gas station on the southeast corner. The private sector will not clean the site and the Agency completed a cost analysis for clean up, which is estimated to cost \$600,000 to \$800,000. Acquisition of the three remaining parcels will cost \$800,000, totaling \$1.6 million to purchase and clean up the properties. Once the sites are deemed clean for development, additional costs will be incurred related to the disposition and development of the proposed housing project.</p> <p>Completion of this project would result in reversing depreciated property values and eliminating factors hindering viable use.</p> <p><i>Anticipated Completion2012</i></p>	<p>\$1,600,000</p>	<p>c</p>	<p>a and c</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Grand Avenue Superblock (Bound by Roanoke, Cypress and Grand Avenues)</p> <p>In an effort to promote an east-west synergy between Marysville Boulevard and Norwood Avenue, the area bound by Rio Linda Boulevard, Grand Avenue, Cypress Street and Roanoke Avenue will be redeveloped for mixed-use or residential use to create an additional commercial node between the these two parallel commercial corridors on the eastern and western boundaries of the Redevelopment Area. In October 2008, the Agency purchased three vacant parcels on the southwest corner of Rio Linda Boulevard and Roanoke Avenue. These properties were targets for illegal dumping and drug dealing. They are adjacent to a 40-unit senior multifamily housing project owned by the Housing Authority and are near a library on Grand Avenue and Cypress Street. Staff will work with the Housing Authority and Library, who currently occupy the block, on a comprehensive redevelopment strategy, including possible reconfiguration of properties. The site also consists of a mixed use commercial building, a vacant church and vacant lot. An architectural consultant is developing conceptual development scenarios.</p> <p>Completion of this project would result in reversing depreciated property values and eliminating factors hindering viable use.</p> <p><i>Anticipated Completion2012</i></p>	<p>\$1,600,000</p>	<p>b, c, d</p>	<p>a and b</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Public Facilities and Infrastructure</p> <p>In an effort to promote Del Paso Heights as a destination with high quality facilities and services, the Agency will work with the City and County to fund public facility improvements that significantly advance the quality of life for area residents such as:</p> <ul style="list-style-type: none"> • Developing a teen center, • Developing a multi-cultural/community events center, • Enlarging the library branch, and • Improving park facilities • More street lights on Marysville Boulevard to improve public safety and for increased beautification. <p>Completion of this project would result in eliminating factors hindering viable use and decreasing crime.</p> <p><i>Anticipated Completion2012</i></p>	<p>\$1,500,000</p>	<p>b, c</p>	<p>a (ii)</p>
<p>Hagginwood, Robertson and Mama Marks Park Improvements</p> <p>The Agency, in partnership with the City’s Department of Parks and Recreation, will undertake improvements at Hagginwood Park to increase safety and address high crime in the area. Hagginwood and Robertson Parks have high drug activity and the addition of expanded community facilities will encourage residents and youth to use the new facilities with the intention of discouraging negative behavior.</p> <p>The completion of this project would help decrease high rates of serious crime.</p> <p><i>Anticipated Completion.....2012</i></p>	<p>\$1,500,000</p>	<p>b and c</p>	<p>a</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Marysville Boulevard Urban Design Plan Phase III A Streetscape and Circulation Enhancement Plan is being prepared to determine ways to improve pedestrian circulation and examine traffic patterns on the corridor between Interstate 80 and Arcade Creek to continue to improve the appearance and safety of the commercial corridor. It focuses on the feasibility of diagonal and/or parallel parking on Marysville Boulevard from Harris to Roanoke Avenues, examines the potential closure or limited access to Balsam Street to accommodate parking needs, and examines circulation patterns for the future Marysville Town Center. Project highlights include increased street lighting, tree wells in sidewalks, on-street parking and bus shelters. The Agency will identify and allocate appropriate funds for the implementation of specific improvement projects once the plan is complete.</p> <p>Completion of this project would result in reversing depreciated property values, decreasing crime, and eliminating factors hindering viable use.</p> <p><i>Anticipated Completion2012</i></p>	<p>\$1,500,000</p>	<p>c, d</p>	<p>a and b</p>
<p>Del Paso Nuevo Town Center The Agency will facilitate neighborhood-serving, civic and/or retail development adjacent to the Del Paso Nuevo housing development. The Agency initially began planning for this project in 2005; in 2008, the Agency purchased an additional commercially zoned parcel located on Norwood Ave to create a larger and more complete development site.</p> <p>Completion of this project would result in eliminating factors hindering viable use.</p> <p><i>Anticipated Completion2012</i></p>	<p>\$500,000</p>	<p>b, c, d</p>	<p>a and b</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Marysville and Los Robles Development Site The Agency is pursuing development of three vacant parcels (two Agency-owned and one privately owned) into a mixed-use or residential development project. One of the goals of the project is to build an environmentally sustainable, “green” project.</p> <p>Completion of this project would result in eliminating factors hindering viable use.</p> <p><i>Anticipated Completion2012</i></p>	\$500,000	b, c, d	a and c
<p>Development of Agency Owned Vacant Parcels The Agency owns one acre of land on the southwest corner of Norwood and Fairbanks Avenues and five vacant residential parcels located on Altos, Grand and Carroll Avenues. The Agency will issue Request for Proposals for single family residential development of the sites pending the ability of the market to reasonably support such development.</p> <p>Completion of this project would result in eliminating factors hindering viable use.</p> <p><i>Anticipated Completion2012</i></p>	\$500,000	b, c, d	a and c



Project/Description	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Commercial Revitalization/Exterior Rebate Program This program helps to promote businesses and property owners invest in improvements to outdated and/or dilapidated storefronts and other commercial properties. Future developments and exterior revitalization efforts should offer a compatible coexistence with new and existing light industrial, office, commercial, and residential developments.</p> <p>Completion of this project would result in reversing depreciated property values, eliminating factors hindering viable use, and mitigating incompatible land uses.</p> <p><i>Anticipated Completion Ongoing</i></p>	\$500,000	c, d	a and b
<p>Developer Assistance This program provides gap financing to projects that will bring continued commercial and mixed-use revitalization to the Redevelopment Area with particular focus on Marysville Boulevard, Norwood Avenue and Rio Linda Boulevard at Grand Avenue. It provides assistance to existing and new property owners who plan to develop and improve neighborhood-serving businesses such as a:</p> <ul style="list-style-type: none"> • Restaurant/Café, • Supermarket/grocery store, • Neighborhood bank, • Food Co-op (organic/fresh produce, open air market), • Movie theater • Mini-mall with a variety of shopping choices, and hotel. <p>Completion of this project would result in reversing depreciated property values and eliminating factors hindering viable use.</p> <p><i>Anticipated Completion Ongoing</i></p>	\$500,000	b, c, d	a, b and c
Total Estimated Redevelopment Investment	\$19,200,000	b, c, d	a, b, c



PROPOSED AFFORDABLE HOUSING PROGRAM – 2009 THROUGH 2014

Develop and invest in housing choices including moderately priced single-family homes and new affordable housing units. In addition, renovate the neighborhood's existing housing stock, promote affordable infill development, and encourage quality mixed use developments

Over the next five years, the Agency proposes to implement the residential component of the Del Paso Heights redevelopment strategy by undertaking the following projects and programs:

Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Del Paso Nuevo Phases IV-VII Housing Development</p> <p>Del Paso Nuevo is a 154-acre residential neighborhood located in the southwest portion of the Project Area, bound by Norwood, Altos, South and Carroll Avenues. The Agency has a contractual obligation with HUD to construct 300 single family owner occupied housing units; however current market conditions have limited the production of the remaining units. Del Paso Nuevo is planned as a mixed-income community, enabling the Agency to utilize housing and non-housing funds. This project will ultimately have 153 units affordable to low income persons and 147 market rate units.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....2012</i></p>	<p>\$10,000,000</p>	<p>a, b, c, d</p>	<p>a and c</p>

¹ Assumed per unit assistance referenced in this Implementation Plan are conservative estimates for illustrative purposes only. The actual assistance will be determined as the project is implemented, and could be lower depending upon the type of housing program funds used.



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Rio Linda Boulevard Super Block Housing Development A nearly vacant city block on the west side of Rio Linda Boulevard between Roanoke and South Avenues will be improved with affordable single-family owner occupied homes or senior residential opportunities. Preliminary estimates of the amount of financial assistance and average subsidies suggest that at least eight affordable units could be created by this project.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....2011</i></p>	<p>\$500,000 (Additional funding contingent upon procurement of bond proceeds or revenue from other sources)</p>	<p>a, b, c, d</p>	<p>a and c</p>
<p>Grand Avenue Superblock Housing Development One city block on the east side of Rio Linda Boulevard bound by Grand, Cypress and Roanoke Avenues. The property currently consists of a large Housing Authority complex, a branch of the library, a small cluster of commercial buildings at the corner of Grand Avenue and Rio Linda Boulevard, a vacant and boarded up building that was formerly used as a church, and a vacant lot. The land will be cleared and replaced with a new residential and limited mixed use development project. Assuming assistance of \$90,000 per unit, up to 11 affordable units could be produced by this project.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....2012</i></p>	<p>\$500,000 (Additional funding contingent upon procurement of bond proceeds or revenue from other sources)</p>	<p>a, b, c, d</p>	<p>a</p>



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Single Family Rehabilitation Loan Program Program provides loans to owner occupants to make improvements to their property. Maximum loan amount is \$50,000, resulting in at least 10 units that may be rehabilitated through this program.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....Ongoing</i></p>	\$500,000	a, b, c, d	a
<p>Multifamily Rehabilitation Help stabilize neighborhoods by improving the quality of multi-family housing. Assuming assistance of \$500,000 (averaging \$50,000 per unit), approximately 10 affordable units could be assisted through this program.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:..... Ongoing</i></p>	\$500,000	a, b, c, d	a
<p>First Time Homebuyer Program Program provides down payment assistance to homebuyers. Assuming that all assistance is provided at the maximum assistance level of \$5,000 per unit, this program could yield approximately 40 units assisted over the next two years.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....Ongoing</i></p>	\$200,000	a, b, c, d	a



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Public Housing Rehabilitation/ Reconfiguration Funds to assist the Housing Authority make improvements to and better utilize their properties. Assuming an average assistance of \$50,000 per unit, the Agency could rehabilitate approximately four units in this program.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....2010</i></p>	<p>Funding contingent upon procurement of bond proceeds or revenue from other sources</p>	<p>a, b, c, d</p>	<p>a</p>
<p>Marysville and Los Robles Boulevard Housing Development This project has three vacant parcels, one privately owned and two owned by the Agency, located on Marysville Boulevard at the corner of Los Robles Boulevard. The land will be sold and developed with a housing development project. One of the goals of the project is to build an environmentally sustainable “green” project. Preliminary estimates of the amount of financial assistance and average subsidies suggest that at least six units could be created by this project.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....2011</i></p>	<p>Funding contingent upon procurement of bond proceeds or revenue from other sources</p>	<p>a, b, c, d</p>	<p>a and c</p>



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Development of Agency Owned Vacant Parcels The Agency owns one acre of land on the southwest corner of Norwood and Fairbanks Avenues and will issue a Request for Proposals (“RFP”) for single and multifamily residential units. The number of units will be determined after the RFP is granted. The Agency also owns five vacant residential parcels located on Altos, Grand and Carroll Avenues and will issue an RFP for single family residential development, resulting in five new units. Both RFPs will be released pending the ability of the market to reasonably support such development.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion.....2011</i></p>	<p>Funding contingent upon procurement of bond proceeds or revenue from other sources</p>	<p>a, b, c, d</p>	<p>a and c</p>
<p>Boarded & Vacant Program Program provides assistance to developers to purchase and rehabilitate boarded and vacant properties. Maximum developer fee is \$25,000 resulting in at least 20 units that may be rehabilitated through this program.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....Ongoing</i></p>	<p>Funding contingent upon procurement of bond proceeds or revenue from other sources</p>	<p>a, b, c, d</p>	<p>a and c</p>
<p>Infill Vacant Lot Program Program to provide developer assistance to builders constructing single family homes for ownership on vacant lots. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....Ongoing</i></p>	<p>Funding contingent upon procurement of bond proceeds or revenue from other sources</p>	<p>a, b, c, d</p>	<p>a and c</p>



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved	Strategies Achieved
<p>Housing Development Assistance Gap financing for projects that will bring continued revitalization to Del Paso Heights and provide housing opportunities for lower income residents. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.</p> <p>The completion of this project would eliminate factors hindering viable use and ease residential overcrowding.</p> <p><i>Anticipated Completion:.....Ongoing</i></p>	<p>Funding contingent upon procurement of bond proceeds or revenue from other sources</p>	<p>a, b, c, d</p>	<p>a and c</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$12,200,000</p>	<p>a, b, c, d</p>	<p>a and c</p>



HOUSING 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 the Del Paso Heights Redevelopment Area, 30 percent of the gross revenue stream is immediately set aside and placed in an aggregated 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.

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 substantially 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	114	18	8
10 Year Compliance Period	465	71	31
<i>Actual (2005 to 2009)</i>	229	35	16
<i>Projected (2010 to 2014)</i>	236	36	15
Future Forecast (2015 to 2023)	450	68	27
Redevelopment Plan Duration (2003 to 2023)	1,029	157	66
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 71 affordable units (including 31 very low income units) to fulfill its production goals for the 10-year period, and 157 affordable units (including 66 very low income units) over the duration of the Redevelopment Plan. Fulfillment of these production 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		Additional Units Required		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
Prior Period ¹	18	8	18	8	0	0	0	0
<i>In Project Area</i>			2	0				
<i>Outside Project Area²</i>			16	8				
10 Year Compliance Period³	71	31	66	42	36	15	31	26
Actual (2005 to 2009)	35	16			0	0	31	26
<i>Inside Project Area</i>			66	42				
<i>Outside Project Area²</i>			0	0				
Projected (2010 to 2014)	36	15			36	15	0	0
<i>Inside Project Area</i>			0	0				
<i>Outside Project Area²</i>			0	0				
Future Forecast (2015 to 2023)	68	27	0	0	68	27	0	0
Redevelopment Plan Duration (2003 to 2023)	157	66	84	50	73	16	0	0
Notes:								
¹ Includes units in Del Paso Nuevo 3 (two units).								
² Units produced outside the Project Area credited on a 2-for-1 basis. Beginning in 2005, the Agency will have 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 Rio Linda Nogales (nine units) and North Avenue Apartments (57 units).								



As shown in the preceding table, the Project Area has a 71-units affordable housing production need for the 10-year planning period, including 31 very low-income units. 35 units were required to be produced during the 2005-2009 period, and 66 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 236 affordable units over this time frame, there by achieving these housing production goals for Del Paso Heights.

Replacement Housing

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 10 very low and low income housing units, consisting of 23 bedrooms, from Del Paso Nuevo 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 Del Paso Nuevo units. The Agency anticipates creating 12 replacement units with a total of 13 replacement bedrooms through the two 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.



Replacement Housing Obligations					
Project	Total Bedrooms	Total Units	Very Low Income Units	Low Income Units	Moderate Income Units
Units Removed					
Del Paso Nuevo	23	10	9	1	0
Total Units Removed	23	10	9	1	0
Replacement Units					
North Avenue Apartments	27	11	8	3	0
Northpointe Park	4	1	1	0	0
Total Replacement Units	31	12	9	3	0

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.