DATE: 12/07/99 AGENDA ITEM # 2
( ) APPROVED ( ) DENIED
( ) CONTINUED TO ____________

TO: James App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Redevelopment Implementation Plan Update

DATE: December 7, 1999

Needs: For the Redevelopment Agency to consider a mandatory update of the Redevelopment Implementation Plan.

Facts:

1. State Law requires that the Redevelopment Agency adopt an Implementation Plan and update it every 5 years. The current Implementation Plan was adopted in December 1994; it must be updated by December 31, 1999.

2. Per State Law, the Implementation Plan must include objectives for expenditures of regular redevelopment funds (tax increment revenues) and the Low and Moderate Income Housing (LMIH) Funds (20% of all tax increment revenues) and indicate how such expenditures will eliminate blight.

3. The Draft Implementation Plan was reviewed by the Redevelopment Project Area Committee (PAC) on November 3. The PAC recommended changes to the proposed priorities for expenditure of LMIH Funds. The 5 priorities recommended by PAC are attached as "Option A".

4. The Planning Commission reviewed the Draft Implementation Plan on November 9 and recommended that the Redevelopment Agency retain the 4 original priorities for expenditure of LMIH funds as contained within the Draft Implementation Plan. The 5 priorities recommended by the Planning Commission are attached as "Option B".

5. Per California Health and Safety Code Section 33490(b), adoption of a Redevelopment Implementation Plan is not a "project" that is subject to the California Environmental Quality Act.

Analysis and Conclusion: The Redevelopment Agency has previously indicated that it desires to reduce the amount of debt that it has accrued. Therefore, the Implementation Plan (page 21) indicates that it is unlikely that any new projects be undertaken in the next five years from Agency resources other than the LMIH Fund.

Chapter V of the Draft Implementation Plan, which addresses the LMIH Fund, offers "priorities" for spending LMIH funds (page 29). These priorities reflect recent discussions by the City Council regarding providing assistance to low income housing projects. These priorities are consistent with Land Use Element and Housing Element policies.

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The PAC's recommended 5 priorities for expenditure of LMIH Funds, contained within the attached Option "A", are likewise consistent with Land Use Element and Housing Element policies.

Policy Reference: California Redevelopment Law; General Plan

Fiscal Impact: The purpose of the Implementation Plan is to set forth priorities for expenditures of the Redevelopment and LMIH Funds.

Options: After accepting any public testimony on the status of the Implementation Plan, that the Redevelopment Agency take one of the following options:

a. Adopt the attached resolution to amend the Implementation Plan, incorporating the 5 priorities for expenditure of LMIH Funds as recommended by PAC. (See "Option "A", attached.)

b. Adopt the attached resolution to amend the Implementation Plan, retaining the 4 priorities for expenditure of LMIH Funds contained within the Draft Implementation Plan, as recommended by Planning Commission. (See "Option "B", attached.)

c. Amend, modify, or reject the above options.

Prepared By:

Ed Gallagher
Housing Programs Manager

Attachments:

1. Option A: Project Area Committee Recommendation for LMIH Fund Priorities
2. Option B: Planning Commission Recommendation for LMIH Fund Priorities
3. Resolution Adopting 1999 Redevelopment Implementation Plan
4. Draft Redevelopment Implementation Plan

ED\REDEV\IMPLEMENTATION PLAN\99 UPDATE\12 0799 RDA REPORT

OPTION A: PAC RECOMMENDATION

Text on Page 29 of the Implementation Plan would read:

"The following activities represent the Implementation Plan's priorities for using LMIH funds, **as recommended by the Project Area Committee,** to accomplish the Housing Element's priorities during this plan period (2000-2004). Priority is given to assisting low- and very-low income households. **It should be noted that the following activities are listed in the order of importance for implementation, with Activity #1 having the highest priority.**

1. First-Time Home Buyers Assistance Loans: Provide deferred payment, below market rate interest, second trust deed loans to low- and very-low income buyers. Loan proceeds could be used to close the affordability gap, for a down payment, and/or for closing costs. Priority can be given to persons who have lived or worked within City Limits for the majority of the last 5 years. LMIH Funds could be used as a 25% match for federal HOME funds (e.g., \$100,000 in LMIH funds could leverage up to \$300,000 in HOME funds). 10 year (minimum) resale restrictions would be necessary. Up to \$200,000 in LMIH Funds should be expended for this purpose in Fiscal Year 1999/2000.

2. Infill Small-Scale Multi-Family Housing Assistance: Assist the development of small-scale (e.g. 12 or fewer units) infill rental units on both vacant and underutilized multi-family-designated lots via grants or loans for such expenses as City fees, off-site improvements. 15 year rent restrictions would be necessary. Appendix H contains an inventory of site for multi-family residential development.

3. Distributed Low and Moderate Income Ownership Housing: Through a combination of incentives and mandates, provide for new ownership housing for low and moderate income households within single family subdivisions (except those with lot sizes of 20,000 square feet or larger). Incentives may include use of LMIH funds as second trust deed loans and limited density bonuses. Mandates may include an ordinance that would require builder/developers to provide a minimum percentage of homes in each subdivision (e.g. 10–15%) for purchase by low and moderate income households. 10 year (minimum) resale restrictions would be necessary.

4. Assistance to Infill Sweat-Equity Single Family: Provide grants or loans to non-profit organizations to help pay City fees and/or to purchase property for development of single family homes on infill lots to low- and very-low income buyers who would contribute their own labor, and/or labor donated on their behalf, ("sweat equity") to the building of the homes. 10 year resale restrictions would be necessary. Appendix G contains an inventory of single family lots that appear to be suited to such a program.

5. Housing in Upper Floors of Downtown Commercial Buildings: Provide assistance in the form of loans or grants to enable upper floors of downtown commercial buildings to be used for rental housing. 15 year (minimum) affordability covenants would be necessary."

OPTION B: PLANNING COMMISSION RECOMMENDATION

Text on Page 29 of the Implementation Plan would read:

"The following activities represent the Implementation Plan's priorities for using LMIH funds to accomplish the Housing Element's priorities during this plan period (2000-2004). Priority is given to assisting low- and very-low income households.

1. First-Time Home Buyers Assistance Loans: Provide deferred payment, below market rate interest, second trust deed loans to low- and very-low income buyers. Loan proceeds could be used to close the affordability gap, for a down payment, and/or for closing costs. Priority can be given to persons who have lived or worked within City Limits for the majority of the last 5 years. LMIH Funds could be used as a 25% match for federal HOME funds (e.g., $100,000 in LMIH funds could leverage up to $300,000 in HOME funds). 10 year resale restrictions would be necessary.

2. Assistance to Infill Sweat-Equity Single Family: Provide grants or loans to non-profit organizations such as Habitat for Humanity to help pay City fees and/or to purchase property for development of single family homes on infill lots to low- and very-low income buyers who would contribute their own labor, and/or labor donated on their behalf, ("sweat equity") to the building of the homes. 10 year resale restrictions would be necessary. Appendix G contains an inventory of single family lots that appear to be suited to such a program.

3. Infill Small-Scale Multi-Family Housing Assistance: Assist the development of small-scale (e.g. 12 or fewer units) infill rental units on both vacant and underutilized multi-family-designated lots via grants or loans for such expenses as City fees, off-site improvements. 15 year rent restrictions would be necessary. Appendix H contains an inventory of site for multi-family residential development.

4. Acquisition/Rehabilitation of Single Family Homes: Purchase single family homes in need of rehabilitation, rehabilitate the homes, then sell the homes to low- and very-low income buyers (with 10 year resale restrictions). LMIH Funds could be used as a 25% match for federal HOME funds. (NOTES: [1] such a program would have to be well-outlined and set in motion to successfully apply for HOME funds; [2] this is potentially a staff time-intensive program for which hiring a non-profit consultant may be advisable.)"

RESOLUTION NO. RA 99-
A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY
ADOPTING AN UPDATING IMPLEMENTATION PLAN

WHEREAS, Section 33490 of the State Health and Safety Code, requires each redevelopment agency to adopt an Implementation Plan every five years; and

WHEREAS, On December 6, 1994, via Resolution RA 94-01, the Paso Robles Redevelopment Agency adopted an Implementation Plan; and

WHEREAS, at its meeting of November 3, 1999, the Redevelopment Project Area Committee (PAC) reviewed a draft version of the Implementation Plan and unanimously recommended that it be adopted by the Redevelopment Agency, subject to some minor revisions regarding priorities for housing projects; and

WHEREAS, at its meeting of November 9, 1999, the Planning Commission for the City of El Paso de Robles reviewed the draft version of the Implementation Plan and unanimously recommended that it be adopted by the Redevelopment Agency, as originally proposed, without the minor revisions regarding priorities for housing projects recommended by PAC; and

WHEREAS, a public hearing at which the Redevelopment Agency would consider the draft Implementation Plan was set for December 7, 1999 and notice of the public hearing on the was given as prescribed by Section 33490 of the State Health and Safety Code and as described in Section 5 of Chapter I of the Implementation Plan; and

WHEREAS, at its meeting of December 7, 1999, the Redevelopment Agency took the following actions:

a. Considered the facts and analysis, as presented in the Draft Implementation Plan and the staff report;

b. Considered the recommendations of the Project Area Committee and the Planning Commission;

c. Considered public testimony on the Draft Implementation Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of El Paso De Robles, California, to adopt the Implementation Plan attached as Exhibit "A".

PASSED AND ADOPTED THIS 7th day of December, 1999, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Walt Macklin, Chairman

ATTEST:

____
Sharilyn M. Ryan, Deputy City Clerk

REDEVELOPMENT IMPLEMENTATION PLAN FOR THE CITY OF EL PASO DE ROBLES

DECEMBER 1999

REDEVELOPMENT IMPLEMENTATION PLAN FOR THE CITY OF EL PASO DE ROBLES

DECEMBER 1999

Exhibit A of Resolution RA 99-

REDEVELOPMENT AGENCY/CITY COUNCIL:

Walt Macklin, *Redevelopment Agency Member, Councilman*
Duane Picanco, *Redevelopment Agency Member, Mayor*
Tom Baron, *Redevelopment Agency Member, Councilman*
Lee Swanson, *Redevelopment Agency Chair, Mayor Pro Tem*
Frank Mecham, *Redevelopment Agency Member, Councilman*

REDEVELOPMENT PROJECT AREA COMMITTEE:

Nick Gilman, *Chair*
Norma Duncan, *Committee Member*
Tony Horzen, *Committee Member*
Ralph McCarthy, *Committee Member*
Dawn McGee, *Committee Member*
Matt Masia, *Committee Member*
Marie Payne, *Committee Member*
Thomas Rusch, *Committee Member*
Debra Smith, *Committee Member*
Ruben Tate, *Committee Member*
Larry Werner, *Committee Member*

CITY STAFF:

James L. App, *City Manager*
Robert Lata, AICP, *Community Development Director*
Mike Compton, *Administrative Services Director*
Ed Gallagher, *Housing Programs Manager (Project Planner)*

REDEVELOPMENT IMPLEMENTATION PLAN
FOR THE CITY OF EL PASO DE ROBLES

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I INTRODUCTION

1. Mandate for Implementation Plan

AB 1290 and SB 732, enacted in 1993 and 1994 respectively, as a comprehensive reform of California Redevelopment Law, established regulations which required each redevelopment agency to adopt an Implementation Plan no later than December 31, 1994, and to update the plan every five years. The Paso Robles Redevelopment Agency adopted its first Implementation Plan on December 6, 1994 via Resolution RA 94-01. That plan was later amended on February 3, 1998 via Resolution RA 98-03.

The Implementation Plan requirements include the Affordable Housing Plan requirements for redevelopment agencies enacted by AB 315 in 1992.

This Implementation Plan has been drafted to meet the requirements of California Redevelopment Law as amended via AB 1290, AB 315, and SB 732.

California Redevelopment Law is embodied in Sections 33000 et seq. of the Health and Safety Code. All code sections cited in this Implementation Plan are taken from that source.

2. Purpose and Contents of The Implementation Plan

The purpose of the Implementation Plan is to provide a documented link between the actions of a Redevelopment Agency and the elimination of blight. According to Section 33490(a), an Implementation Plan must contain the following components:

- Specific goals and objectives of the Project Area;
- Specific programs, including potential projects, and estimated expenditures proposed to be made during the next 5 years;
- An explanation of how the goals, objectives, programs and expenditures will eliminate blight within the Project Area;
- An explanation of how the goals, objectives, programs and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, and 33413. (These requirements are discussed in Chapter V of this Implementation Plan.) This part of the Implementation Plan shall contain the following:

    The amount available in the Low and Moderate Income Housing (LMIH) Fund and the estimated amounts to be deposited in this fund in each of the next five years.

- A housing program with estimates of the number of new, rehabilitated or price-restricted units to be assisted during each of the 5 years and estimates of the expenditures of moneys from the LMIH Fund, during each of the 5 years.

- An accounting of the inclusionary housing requirements of Section 33413(b)(1) and (2) to include the following:

  a. Estimates of the number of new, substantially-rehabilitated or price-restricted units to be developed or purchased within the Project Area, both over the life of the Redevelopment Plan and during the next 10 years.

  b. Estimates of the number of units of very low, low and moderate income households required to be developed within the Project Area to meet the inclusionary requirements of Section 33413(b)(2), both over the life of the Redevelopment Plan and during the next 10 years.

  c. The number of units of very low, low and moderate income households which have been developed within the Project Area which meet the inclusionary requirements of Section 33413(b)(2).

  d. Estimates of the number of agency developed residential units which will be developed during the next 5 years, if any, which will be governed by the inclusionary requirements of Section 33413(b)(1).

  e. Estimates of the number of agency developed units for very low, low and moderate income households which will be developed during the next 5 years to meet the inclusionary requirements of Section 33413(b)(1).

- If the Implementation Plan contains a project that would destroy or remove dwelling units that will have to be replaced pursuant to Section 33413(a), the Implementation Plan shall identify proposed locations suitable for the replacement units.

3. Status of Redevelopment Plan

The City's Redevelopment Plan, which addresses a single Project Area, was adopted by the City Council via Ordinance 540 N.S. on November 30, 1987. A map of the project area can be found in Appendix A.

Section 1000.0 of the City's Redevelopment Plan originally provided that the plan would expire in 45 years, i.e., on November 30, 2032. However, AB 1290 revised Section 33336(b) to provide that all redevelopment plans shall expire 40 years after their original approval. Compliance with Section 33336(b) dictates that the Redevelopment Plan be amended to change Section 1000 to provide for a 40 year plan life. This means that the Redevelopment Plan will now expire on November 30, 2027.

Period of Implementation Plan

As noted above, Section 33490(a) requires that an Implementation Plan address a redevelopment agency's programs and expenditures for the next 5 years. Section 33490 does not specify the beginning and ending dates for the 5 year periods. Several law firms specializing in Redevelopment Law, including the City Attorney's firm, have suggested that the 5 year period either begin on January 1, 1995 or conform with the City's Housing Element cycle.

The City's current Housing Element cycle began on July 1, 1992 and, per SB 1073 (1996) ends on June 30, 2001. As will be seen in Chapter V, the degree of interface between the Implementation Plan and the Housing Element is minimal. Therefore, the City opted to set the beginning date for the first Implementation Plan at January 1, 1995 and the ending date at December 31, 1999. This second Implementation Plan period will begin on January 1, 2000 and end on December 31, 2004.

5. Citizen Participation

The input of concerned citizens in the preparation of this Implementation Plan was strongly encouraged via the following:

- The Redevelopment Project Area Committee, comprised of a cross-section of City residents and business people, reviewed an administrative draft version of this Implementation Plan at its meeting of November 3, 1999 and provided recommendations to the Redevelopment Agency.

- The City's Planning Commission reviewed a draft version of this Implementation Plan at its meeting of November 9, 1999 and provided recommendations to the Redevelopment Agency.

- Prioritized Housing Programs listed in Chapter V are consistent with the Housing Element of the City's General Plan, which was adopted on November 10, 1994, following a process involving extensive public participation.

- A public hearing on the Implementation Plan was conducted by the Redevelopment Agency on December 7, 1999. Public notices were given in accordance with Section 33490(d) as follows:

  On November 9, 16 and 23, 1999, the City had notices of this public hearing published in *The Tribune*, a newspaper of general circulation.

- On November 10, 1999 notices of this public hearing were posted in the following 4 locations within the Project Area:

  (1) City Hall, 1000 Spring Street (2nd floor);
  (2) City Library, 1000 Spring Street (1st floor);
  (3) Chamber of Commerce, 1225 Park Street;
  (4) Housing Authority Office, 3201 Pine Street.

  These notices stated that copies of the draft Implementation Plan were available for review at City Hall and at the City Library.

Additionally, Section 33490(c) requires that a second hearing on the Redevelopment Plan as well the Implementation Plan be conducted by the Redevelopment Agency between 2 and 3 years after adoption of the Implementation Plan.

Should the Redevelopment Agency desire to amend the Implementation Plan, a public hearing noticed in accordance with Section 33490(d) would be required.

6. Information Sources

The following information sources were used in the drafting of the Implementation Plan:

- Redevelopment Plan, as adopted by the Ordinance 540 N.S. on November 30, 1987;
- Housing Element of the City's General Plan, as adopted by the City Council on November 1, 1994;
- City Building Permit Records;
- Assessment Rolls for the County of San Luis Obispo;
- Redevelopment Annual Reports and Budgets;
- Redevelopment Resolutions;
- 1990 U.S. Census Data;
- City staff consultation with the Police Department and Main Street Manager.

Terms Used in This Implementation Plan

The LMIH Fund required by Section 33334.3, into which 20 percent of all tax increment receipts must be deposited, is often also referred to in conversation as the "Housing Set-Aside Fund".

"Agency" refers to the City's Redevelopment Agency.

The State Health and Safety Code provides the following definitions of income groups:

- "Very Low Income" households are persons or families whose annual income does not exceed 50 percent of the County median income (Section 50105).
- "Low Income" households are persons or families whose annual income does not exceed 80 percent of the County median income (Section 50079.5).
- "Moderate Income" households are persons or families whose annual income is between 80 and 120 percent of the County median income (Section 50093).

II HISTORY OF REDEVELOPMENT ACTIVITY: 1987-1999

1. Projects/Programs Assisted with Redevelopment Funds

1.1 List of Projects/Programs

City Park Improvements: $620,000 was spent between 1990 and 1992 to replace deteriorated asphalt walkways with brick pavers, install a fountain, new planters and lighting. This work included installation of pavers and traffic-calming planter "bulb-outs" in 12th and Park Streets.

12th Street Sidewalk: $11,300 was spent in Fiscal Year 1991/92 to construct a section of sidewalk along the south side of 12th Street, between Riverside Avenue and Railroad Street. This section provided a safe walkway between the main body of the downtown core and the new commercial development in the restored Granary Building located on the Southwest corner of 12th Street and Riverside Avenue, across the railroad right-of-way.

Facade Improvement: $96,200 was spent in 1991 and 1992 to provide zero interest, deferred payment loans to restore the facades of 12 buildings located in the downtown core to their original architectural character. A new $25,000 façade improvement loan was made in 1999.

Oak Park Playground Improvements: $56,000 was spent in Fiscal Year 90/91, to improve the playground at Oak Park Public Housing, which is located within the Project Area.

Niblick Bridge Expansion: Construction of the expansion of the Niblick Bridge to add two vehicle lanes, bike lanes and a pedestrian path began in 1999. This project is the most critical transportation system improvement presently needed in the Project Area and in the City. The Niblick Bridge forms the primary link between the downtown core and the Woodland Plaza I and II centers. The cost of this project is about $11.6 million, which is being funded with approximately $7.6 million in federal and state grant funds, $2 million from (General Obligation Bond) Measure D98 funds, and $2 million in Redevelopment Funds via an Owner Participation Agreement (OPA) with the owners and developers of Woodland Plaza II.

Public Improvements Related to Woodland Plaza II: The Woodland Plaza II Center, located within the Project Area, provides for the City's regional shopping needs. As of the date of this Implementation Plan, Phases 1 and 2A have been constructed. The development of this center requires extensive public improvements, primarily to streets and regional storm drains, but also to bikeways and public open space. As mentioned above, the Agency has entered into an Owner Participation Agreement (OPA) with the property owners and developer of this center. The mechanics of this OPA are explained below in section 1.2.

Graffiti Removal Program: $15,000 in Redevelopment Funds were spent in 1992 to assist in the implementation of the City's Re-Organized Graffiti Removal Program.

Purchase of Interim City Hall: $1,582,900 was spent in 1992 to purchase a building at 801 – 4th Street, which was used for nearly 1.5 years as an interim City Hall during construction of the new Library/City Hall. Since completion of the new Library/City Hall, the interim City Hall building has been leased to the County of San Luis Obispo.

Main Street Contract Services: Between 1988 and 1998, a total of $640,000 in Redevelopment Funds were used for Main Street contract services. Main Street contract services focused on the downtown core; they included activities that assist in attracting and retaining necessary commercial facilities, in preventing vacant commercial buildings, and in rehabilitating commercial buildings to remedy substandard design. (In Fiscal Year 1998/99, funding for Main Street was shifted to the City's General Fund.)

Project Area Tourism Development: Between 1991 and 1995, a total of $244,500 in Redevelopment Funds were used for contract services provided by the Chamber of Commerce and San Luis Obispo County Visitors and Conference Bureau (VCB). Such services provided integral assistance in attracting and retaining necessary commercial facilities to/in the downtown core and the redevelopment project area as a whole. (In Fiscal Year 1996/97, funding for Chamber of Commerce and VCB services was shifted to the City's General Fund.)

Public Improvements Related to Park Cinemas: Phase One of the Park Cinemas movie theater, located at 1100 Park Street opened in December 1997. Phase One consists of 6 movie screens. Phase Two consists of an additional 3 screens plus between 4,000 and 8,000 square feet of commercial space. Phase Two is scheduled to begin construction in early 2000. Development of Phase One required construction of a regional storm drain beneath the theater. The Agency entered into an Owner Participation Agreement (OPA) with the developer of the theater by which the Agency paid $184,752 for the cost of the storm drain improvements and street improvements (curb, gutter, sidewalks, pavers).

1.2 Debt Financing

California Redevelopment Law requires agencies to operate in debt in order to receive tax increment funds.

To assist in financing the programs listed above, the Agency has undertaken the following:

Tax Increment Bonds:

a. In 1991, the Agency sold $3,500,000 in bonds with a 20 year maturity. From this sale, a net of $3,040,000 was available to be used for:

- Repayment to City General Fund for loans of approximately $1.5 million, of which approximately $800,000 was used for public improvements (including City Park Renovation and Facade Improvement Program) and approximately $700,000 was used for redevelopment operations and Chamber of Commerce subsidy.

- Purchase of Interim City Hall.

b. In 1996, the Agency sold $3,630,000 in bonds to refinance the 1991 bond issue.

Loan from City's Water Fund: In 1992, the City Council approved a $4,405,000 loan to the Agency, due in 20 years from the City's Water Fund. As of July 1, 1994, the Agency had only drawn down $960,000 of which approximately $800,000 was used for public improvements related to the development of Woodland Plaza II and approximately $160,000 was used for renovation of the interim City Hall building. The balance has never been drawn down and it is not expected that any further amounts will be drawn down against this note. As new needs arise, individual, project specific notes will be adopted accordingly.

Owner Participation Agreement (OPA) with Woodland Plaza II for Infrastructure Improvements: In 1993, the Agency entered into an OPA with the owners and developer of the Woodland Plaza II center for the funding of capital improvements such as regional storm drains, Niblick Bridge expansion and various street improvements, including signals. Under this OPA, the City provided $1.6 million for public improvements necessary for Phase 1 of the center, and will provide a second set of public improvements, totaling $3.6 million, including $2 million for the Niblick Bridge expansion. Per a 1999 amendment to the OPA, the Niblick Bridge expansion and South River Road improvements will be financed via tax increment revenues attributable to the development. Rather than establish an assessment district as originally contemplated, the Agency will issue tax allocation bonds. In return, the Agency will get to keep all tax increment revenues forevermore in excess of the amount needed to service the debt for the new sale of tax allocation bonds.

Loan from the General Fund: For several years, the City Council approved loans to the Agency to cover shortfalls in the Agency's annual budget. In October 1997, with adoption of the Fiscal Year 1997/98 Redevelopment Budget, the Agency decided to cease deficit funding of Redevelopment Operations and approved a Promissory Note for the principal amount of $1.1 million to repay the City's General fund by 2010.

2. Programs Assisted with Low and Moderate Income Housing (LMIH) Funds

Housing Rehabilitation Loans: Between 1988 and 1991, the Agency provided $49,300 in LMIH Funds to supplement 988 Community Development Block Grant (CDBG) funds for housing rehabilitation. LMIH funds were used to construct street improvements (curbs, gutters and sidewalks) that City Codes required to be installed as a condition of issuance of a building permit for rehabilitation. One low income homeowner and 6 very low income homeowners were assisted with zero percent interest, deferred payment loans, due in 15 years or on transfer of property. 6 of the assisted homes were located in the Redevelopment Project Area; one home was located outside of the Project Area.

Los Robles Terrace: In 1991, the Redevelopment Agency granted $119,730 of LMIH Funds to assist the development of Los Robles Terrace, a 40 unit apartment complex for low- and very low-income elderly and physically-disabled persons, which was primarily funded by a combination of Section 202 funds from the Federal Department of Housing and Urban Development (HUD) and a CDBG Grant. LMIH funds paid for the complex's share of City development impact fees, which was approximately 7 percent of the total cost of developing the complex. Los Robles Terrace is located within the Project Area on the southeast corner of Spring and 30th Streets.

George Stephan Center: In Fiscal Year 1993/94, $73,800 in LMIH funds were used to install modular units to comprise an interior recreation/activity center at Oak Park Public Housing, which consists of 148 low and very low income apartment units. Oak Park is located within the Project Area between 28th and 34th Streets, east of Park Street.

Disaster Assistance Loan: In 1995, a loan of $10,000 in LMIH funds was made to a low income homeowner to supplement federal disaster assistance funds to repair damage to a the owner's home at 915 Olive Street from a mudslide caused by heavy rains.

California Home Loan Insurance Fund (CAHLIF): In 1995, the Agency pledged $100,000 in LMIH Funds to supplement state funds from CAHLIF to guarantee low-interest first trust deed loans for low and moderate income first-time homebuyers. The competitiveness of the loans to be made under this program was largely dependent upon availability of Mortgage Credit Certificates (MCC). However, shortly after the pledge was made, the California Debt Limit Allocation Committee reduced the County of San Luis Obispo's allocation of MCC's to the point where continued participation in the CAHLIF program was no longer viable. The Agency withdrew its pledge in 1998; no loans were made; no LMIH funds were expended or lost.

Habitat for Humanity: In 1998, the Agency approved a grant of $35,000 in LMIH funds to pay for the City's development impact and building permit fees for three single family homes to be constructed by Habitat for Humanity at 2939, 2947 and 2949 Vine Street. Construction of the first home was commenced in 1999.

III IDENTIFICATION OF KEY BLIGHTING CONDITIONS

The adoption of AB 1290 substantially changed the definition of blight which can be used for project areas adopted on or after January 1, 1994. Although the City's Redevelopment Project Area was adopted prior to this date and qualified under previous definitions, the new definition included in AB 1290 was relied upon to identify blighting conditions existing in the Project Area for purposes of the Implementation Plan.

1. AB 1290 Definition of Blight

AB 1290 revised the definition of blight, revising Sections 33030 and 33031, to read as cited below, and repealing Section 33032.

33030. Existence of blighted area; declaration and description

(a) It is found and declared that there exist in many communities blighted areas which constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.

(b) A blighted area is one that contains both of the following:

(1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprises or governmental action, or both without redevelopment.

(2) An area that is characterized by either of the following:

(A) One or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(B) The condition described in paragraph (4) of subdivision (a) of Section 33031.

(c) A blighted area also may be one that contains the conditions described in subdivision (b) and is, in addition, characterized by the existence of inadequate public improvements, parking facilities, or utilities.

33031. Physical and economic conditions that cause blight

(a) This subdivision describes physical conditions that cause blight:

(1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

(2) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.

(3) Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.

(4) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

(b) This subdivision describes economic conditions that cause blight:

(1) Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).

(2) Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.

(3) A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

(4) Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.

(5) A high crime rate that constitutes a serious threat to the public safety and welfare.

2. Physical Conditions of Blight Existing in Project Area

2.1 Unsafe Buildings

The downtown core (also referred to as the Central Business District in the Redevelopment Plan) contains numerous commercial buildings constructed of unreinforced masonry, which are a potential hazard in the event of an earthquake. Additionally, numerous commercial buildings do not have adequate fire protection such as sprinkler systems. Further, many of these buildings are not fully accessible to the physically disabled, a situation that could make such buildings dangerous to such users in the event of a fire or earthquake.

Throughout the Project Area there are numerous residential buildings built more than 50 years ago, many of which are in need of rehabilitation to make such repairs as reroofing, new plumbing, new wiring, repair of termite and dry rot damage, replacement of foundations.

2.2 Factors that Prevent or Substantially Hinder the Economically Viable Use or Capacity of Buildings or Lots

The factors explained in the subsections below pose constraints to the full utilization of properties in the Project Area, primarily commercial properties located in the downtown core. Such constraints act as disincentives to property maintenance and reinvestment and have contributed to building vacancies and underutilization of both lots and buildings. The result has been a stagnant and unproductive condition of land which is otherwise potentially useful and valuable.

a. Substandard Design, Inadequate Lot Size and Shape

The West Side City grid system consists of 300 foot square blocks, each with twelve 50 foot wide lots (except in the downtown core where lots are 25 feet wide). The 300 foot separation between streets is a detriment to smooth traffic flow along Spring Street, allowing too many points of entry into an arterial. The 50 foot wide, 7,000 square foot lots are too narrow and too small for present-day types of commercial development.

The railroad separates approximately one sixth of the downtown from the main body of the downtown core. The superimposition of the railroad right-of-way over the grid system has created several lots with shallow depths and narrow widths that are difficult to develop or fully-utilize. Additionally, the railroad and Highway 101 generate levels of noise, debris, and air pollutants, which adversely affect neighboring properties, especially residential uses.

Several historic buildings in the downtown core had been fitted with new facades between the 1950's and 1970's. For the most part, these new facades did not respect the historic architectural character of the buildings. The result was a substandard appearance that served as a disincentive for businesses to locate in the downtown. In

1990, 1991 and 1999, the Redevelopment Agency funded zero-interest, deferred payment facade improvement loans to restore 12 buildings to their original character.

b. Lack of Parking and Other Similar Factors

The downtown core was designed and developed before the advent of the automobile. Despite the provision of public parking lots via a parking assessment district in the early 1980's, there is insufficient parking to fully utilize downtown buildings, particularly those with vacant upper floors. Additionally, public parking lots are located on prime property that would be better used for commercial development. The parking lots create breaks in what otherwise would be a critical mass of commercial development needed to revitalize the downtown. Marketing studies have found that pedestrian shoppers do not like to walk past vacant space, including parking lots, and will often turn around, rather than continue beyond a vacant space to more stores. The development of parking structures with retail space on the ground floor, as has been done in San Luis Obispo, would do much to eliminate the vacant spaces and restore the critical mass.

2.3 Incompatible Uses

Throughout the Project Area there can be found juxtaposition of commercial, industrial and residential uses, without proper planning for mixed uses. The result is residential uses exposed to commercial and industrial noise and traffic, which not only affects the residential user, but applies pressure on commercial and industrial users to operate at lower capacities, which in turn, discourages businesses from expanding or locating in the downtown or even in the City.

Along Riverside Drive, between 13th and 24th Streets, is an area of mixed use. Commercial uses at either end and the narrowness of this corridor, between the railroad and Highway 101, with their noise, debris and air pollutants, make residential use less than desirable. The General Plan calls for this area to be used for/transition to commercial service use. Given the grid system lots, each under separate ownership, redevelopment will be needed to facilitate this transition.

Economic Conditions of Blight Existing in Project Area

3.1 Depreciated or Stagnant Property Values or Impaired Investments

a. Commercial: A major hurdle to investment in the downtown has been its physical obsolescence as a center for general retail commercial use, as evidenced in the high vacancy rates experienced for many years. The City decided that revitalization of the downtown hinged upon a transition of land uses from general retail to entertainment (theaters, restaurants) and specialty retail. As will be described in greater detail in Section 3.2, below, redevelopment funds have been used to assist in the development of a cinema and a restaurant, which in turn have attracted more restaurants and specialty retail. The work of downtown revitalization is not complete, however. There remain in the downtown vacant lots and vacant upper floors of buildings.

As of October 1999, in the downtown area bounded by 8th Street, 16th Street, UPRR and Vine Street, there are 10 vacant commercially-zoned lots and numerous other under-utilized lots (e.g. commercially-zoned lots with aging residential buildings).

b. Residential: According to the 1990 Census, 43 percent of the City's population was in the low income group (no more than 80 percent of the County median income). However, the census block groups comprising most of the Project Area had low income percentages as follows:

- 81 percent in the area north of 24th Street;
- 77 percent in the area between 17th and 24th Streets;
- 52 percent in the area between 12th and 17th Streets and south of 12th Street east of Spring Street;
- 46 percent in the area south of 12th Street and west of Spring Street.

Such a high level of low income persons has resulted in an inability to adequately maintain property. Many of the homes rehabilitated with the 1988 and 1991 Community Development Block Grant (CDBG) funds were located in the Project Area; rehabilitation that would not have otherwise occurred without such assistance. With the completion of the 1991 CDBG Grant, the City has suspended its rehabilitation program. However, the Housing Element indicates that, despite all of the rehabilitation accomplished by the 1988 and 1991 CDBG Grants, there remains a substantial number of units in need of rehabilitation. Since the housing in the Project Area is the oldest in the City, it is primarily here that rehabilitation is most needed.

The state of maintenance of commercial and residential subareas within the Project Area are interdependent. Well-maintained residences encourages well-maintained and viable commercial areas and vice versa. Property values are directly related to the state of property maintenance as well.

3.2 Vacant Commercial Buildings

For many years prior to the adoption of the Redevelopment Plan, high vacancy rates in the downtown has been a problem. In October 1994, 31 of 149 retail and office spaces (21%) within the Main Street Project Area, which occupies most of the downtown core, were reported by the Main Street Manager as being vacant. Of these 31, 11 were ground floor spaces and 20 were located on 2nd and 3rd floors.

In 1997 and 1998, the downtown began a renaissance led by completion of the Park Cinemas Project and the opening and refurbishing of several restaurants. The Park Cinemas Project was assisted with redevelopment funds (to install a necessary regional storm drain beneath the building). McLintock's Restaurant was assisted with a redevelopment-funded façade improvement loan. A loan of federal Community Development Block Grant (CDBG) funds enabled rehabilitation of the former Bank of Italy/Bank of America Building (1245 Park Street) so that a regional accounting office of the State Department of Corrections could occupy the its second and third floors, bringing employment and a source of economic activity to the downtown. Grants of CDBG funds have been approved to rehabilitate the second and third floors of the Odd Fellows Building (1226-1234 Park Street) and a live performance theater (Classic American Theatre) at 810 – 11th Street.

As of October 1999, in the Main Street Project Area, there are no ground floor vacancies, and there are 9 vacant upper floors in 8 buildings. While good progress has been made to revitalize the downtown, the task of eliminating vacancies is not complete.

3.3 Lack of Necessary Commercial Facilities

The City as a whole lacks sufficient number and variety of retail outlets for comparison goods, such as clothing, furniture, electronics, books, home improvement items. This condition has led to sales leakage to other communities, most notably San Luis Obispo and Santa Maria, which are 30 and 60 minutes driving time, respectively, from Paso Robles.

Since adoption of the Redevelopment Plan, the Redevelopment Agency has provided tax increment funds for infrastructure improvements to enable a regional shopping center (Woodland Plaza II) to be located within the Project Area. Development of this center has helped reverse some of the sales leakage. However, this center alone will not meet the comparison shopping needs of the City and additional efforts by the Redevelopment Agency will be needed.

In the downtown, there is potential to develop commercial buildings on vacant and underutilized lots. However, redevelopment will be needed to overcome such handicaps as the lot development pattern characterized be small lots (7,000 square feet) under separate ownership.

3.4 Residential Overcrowding

Overcrowding is defined by the U.S. Census Bureau as more 1.01 persons per room in a dwelling unit. According to the 1990 Census, 7 percent of all units in the City were overcrowded. However, the census block group consisting mostly of that portion of the Project Area located north of 24th Street had an overcrowding rate of 18 percent and the block group consisting mostly of that portion of the Project Area located south of 24th Street and north of 17th Street had an overcrowding rate of 11 percent.

The residential portion of the Project Area located north of 24th Street consists of R-3 and R-4 Zoned properties, which are nearly built-out at densities of 15-30 units per acre. This area has the highest concentration of multiple family residential dwelling units in the City. Residential portions of the Project Area located between 1st and 24th Street consist primarily of R-2 and R-3 Zoned properties, which are developed at densities of 6-20 units per acre.

As a whole, the Project Area has the highest concentration of multiple family residential development, and hence, highest population density, in the City.

The apartment projects located in the area north of 24th Street were built under zoning regulations that did not require a sufficient amount of on-site open space for recreation, primarily for children. Although there is an elementary school (Georgia Brown) and a playground at Oak Park Public Housing, there are no City parks or playgrounds in this area.

3.5 High Crime Rate

The Redevelopment Project Area occupies most of the West Side of the City. (See Map in Appendix A; the Salinas River is the boundary between East and West sides of the City.) Although it is home to only one-third of the city's population, the West Side has long been an area that has experience more crime than the East Side. A review of Police Department records for the period January 1 to September 30, 1999, showed that the West Side Crime Reporting Districts registered 64% of all of the City's calls for service for "Part I" crimes (the 7 major crimes).

4. Inadequate Public Improvements and Utilities

The Project Area contains the original subdivision of the City. That infrastructure which exists (sewer, water, electrical) was designed and installed decades ago for lower intensities of land use and is in need of upgrades such as main upsizing and relocation of overhead wires underground. Storm drain systems are completely inadequate; many parts of the Project Area experience flooding during regular winter rains.

Throughout the Project Area are streets with inadequate street improvements including: lighting; curbs, gutters, and sidewalks; traffic calming features such as bulb-outs and speed humps; improvements to encourage pedestrians such as benches, planters, street trees; and improvements to encourage bicycles such as bikeways, bicycle parking and storage facilities and rest facilities.

As the heart of the City, the downtown is the most appropriate place to locate those public facilities that serve the governmental, cultural and social needs of the City. At the time that the Project Area was adopted, the existing City Hall, Library and City Park were inadequate to meet the City's needs for either the present day or the 21st Century. City Hall, having been built in the 1950's was too small to house its Administrative, Community Development, and Public Works offices; its Council Chambers were too small for many public hearings. The Library was too small to meet the needs of the present population. Additionally, it was not accessible to the physically disabled. The City Park had aging and dangerous asphalt walkways and inadequate lighting. Additionally, its landscaping, bandstand and playground equipment were in need of renovation.

A new Library/City Hall was completed on the site of the former City Hall in 1995. This building was designed to ultimately serve as a library capable of meeting the City's needs for a population of 35,000. City Hall is to be temporarily housed in the second floor of the Library until a permanent site can be located and the construction financed.

City Park has undergone extensive renovation that was financed via redevelopment funds: the asphalt walkways were replaced with a combination of concrete and brick pavers; new lighting has been installed; and a new planter and fountain have been constructed. With private and other governmental funds, the bandstand has been renovated and playground equipment has been replaced.

IV GOALS, OBJECTIVES, PROGRAMS AND EXPENDITURES FOR THE NEXT FIVE YEARS

1. Redevelopment Plan Goal and Objectives

Section 400.00 of the Redevelopment Plan includes a statement that the goal of redevelopment is "to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social and environmental blight within the Project Area." Section 400.10 lists 15 objectives which support this goal. These sections are contained within Appendix B of this Implementation Plan.

2. General Plan Goals

The Land Use Element of the General Plan, adopted in 1991, contains the following Purpose Statement:

> "In order to enhance Paso Robles' unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work and shop."

The Purpose Statement is supported by the following three goals:

1. Support the operation of an effective business retention and recruitment program designed to improve the community's economic base including provisions for "head-of-household" jobs, a stable investment market, and increased retail sales and property tax revenues.

2. Establish Paso Robles as the North County commercial retail center, based on providing neighborhood and service commercial development in proportion to population growth, downtown commercial revitalization, and, at the same time, planning adequate sites for regional commercial development to serve the North County market area.

3. Maintain or improve the quality of life, including community services and environmental protection, for all citizens through an effective resource management system.

3. Implementation Plan Objectives (5 Years)

The following objectives are formulated to implement the 15 Redevelopment Plan Objectives and General Plan Goals for the next 5 years:

1. Improve those transportation systems necessary to enhance the City's position as the North County commercial center, to facilitate the City's efforts to become a tourist destination and to further the City's efforts to attract and retain businesses, realizing that the hub of these systems is located within the Redevelopment Project Area.

2. Revitalize the downtown through a comprehensive effort to include, but not be limited to: improving and developing public facilities; attraction of businesses such as theaters, restaurants, hotel and conference center; and commercial rehabilitation.

3. Provide affordable and safe housing for low and moderate income households.

4. Provide for Project Area-wide beautification and maintenance programs.

5. Improve public infrastructure and utilities throughout the Project Area.

4. Programs

Transportation Systems Improvement: Programs for which use of Redevelopment Funds has been targeted include the expansion of the Niblick Bridge and improvements to Niblick and South River Roads and connecting bikeways (related to the development of Woodland Plaza II).

Possible future programs to be supported with Redevelopment Funds may include: support for 13th Street/Creston Road Corridor improvements, support for the Spring Street Reconstruction program, support for transit facilities (e.g. bus shelters); and other programs.

Downtown Revitalization: Possible future programs to be supported with Redevelopment Funds may include: rehabilitation of the historic Carnegie Library Building (e.g., seismic retrofit, disabled access and other activities to renovate and convert the building to other uses); efforts to attract uses such as theaters, restaurants, hotel and conference facilities (including parcel assemblage, if necessary); efforts to provide more parking; further improvements to City Park; support for commercial rehabilitation (which has been approved for funding via federal Community Development Block Grant monies); and other programs.

Affordable and Safe Housing: Future housing programs are discussed in detail in Chapter V. Briefly, such programs may include: first-time home buyer assistance for very low, low and moderate income households; assistance to development of rental housing, primarily Project Area in-fill; residential rehabilitation; and other programs.

Beautification and Maintenance: Possible future programs to be supported with Redevelopment Funds may include support for Phases 2 and 3 of the Spring Street Reconstruction (landscaping, street furniture and lighting); street tree planting; freeway frontage landscaping; and other programs.

Public Infrastructure and Utilities: Possible future programs to be supported with Redevelopment Funds may include: study of downtown parking needs, support for storm drain improvements; water and sewer system upgrades; undergrounding of overhead electrical and/or telephone wires; and other programs

5. Expenditures of Redevelopment Funds in the Next 5 Years

The programs listed in Chapter 2 are either in the process of being implemented or have been implemented and will continue to be financed via the 1991 bond issue, Woodland Plaza II and Park Cinemas OPA's and loans from the City's Water and General Funds for more than 10 years. California Redevelopment Law requires that agencies incur debt in order to receive tax increment funds.

The chart below contains an estimate of the Redevelopment Budget for the next 5 years, excluding revenues and expenditures for the Low and Moderate Income Housing (LMIH) Fund (which will be discussed in Chapter V).

Fiscal Year	Net Tax Increment Revenue	Maintenance & Operations	Debt Service	Annual Balance
1999/2000	994,900	538,800	429,500	26,600
2000/2001	1,073,600	583,700	489,900	0
2001/2002	1,171,800	795,000	376,800	0
2002/2003	1,273,800	856,900	416,900	0
2003/2004	1,442,300	1,037,500	404,800	0

NOTE: Maintenance and Operations includes fiscal agreement payments to Paso Robles Public Schools, SLO County Schools, Cuesta College.

It does not appear that the Agency will have sufficient tax increment funds with which to undertake any new or expanded projects or programs in the next 5 years unless such programs or projects are relatively inexpensive, such as support for minor components of public facility improvements.

There a possibility that the City could approve another tax increment bond issue in the next 5 years. If so, in addition to supporting programs listed in the previous section, it would be expected that the issue would repay the City's General Fund for the balance of outstanding loans.

6. Elimination of Blight

A matrix showing how the objectives and programs will eliminate blight, using the AB 1290 definition of blight, is provided on the next page.

MATRIX SHOWING RELATIONSHIP BETWEEN OBJECTIVES AND PROGRAMS AND ELIMINATION OF BLIGHT

	Physical Conditions				Economic Conditions					Infrastructure
Objective/Program	Unsafe Buildings	Hinder Economic Viability	Incompatible Uses	Irregular Lots	Impaired Improvements	Business Vacancies	Lack of Commercial Facilities	Residential Overcrowding	High Crime Rate	Inadequate Public Improvements
Transportation Systems Improvements		X			X	X	X			X
Downtown Revitalization	X	X	X	X	X	X	X			X
Affordable and Safe Housing	X	X	X	X	X			X	X	X
Beautification and Maintenance		X			X	X	X		X	X
Public Infrastructure and Utilities		X			X	X	X		X	X

V LOW AND MODERATE INCOME HOUSING PLAN

1. Summary of Low and Moderate Income Housing Responsibilities

This chapter will address the requirements of California Redevelopment Law pertaining to the use of the Low and Moderate Income Housing (LMIH) Fund.

As mentioned in Chapter I, Section 33490 requires that the Housing Plan section of the Implementation Plan contain the following components:

- The amount available in the LMIH Fund and the estimated amounts to be deposited in this fund in each of the next five years.
- An accounting of the inclusionary housing requirements of Section 33413(b)(1) and (2).
- A plan to replace any units that would be removed by any Agency-sponsored project proposed in the Implementation Plan.
- A housing program with estimates of the number of new, rehabilitated or price-restricted units to be assisted during each of the next 5 years, and estimates of the expenditures of moneys from the LMIH Fund during each of the next 5 years.

2. Low and Moderate Income Housing (LMIH) Fund

Section 33334.2 requires that 20 percent of all tax increment funds received by the Agency shall be used for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing cost, as defined by Section 50052.5, to very low, low, and moderate income households. The definitions of these three income groups are found on Page 5 of this Plan. Appendix C contains the 1999 income limits for income groups, based on household size for San Luis Obispo County.

As of July 1, 1999, the LMIH Fund had a balance of about $466,017. Appendix D is a table showing the estimated balance of the LMIH fund for the remaining life of the Redevelopment Plan (i.e., until Fiscal Year 2027/2028). From that table, it can be seen that, absent any programs or projects to increase, improve and/or preserve the City's supply of low and moderate income housing, the balance will grow to $1,232,722 by June 30, 2004 (which will also be the balance on December 31, 2004 as Fiscal Year 2004/2005 tax increment revenues will not be received until 2005).

Section 33334.12 (g) defines “excess surplus” as any unexpended and unencumbered amount in an agency’s LMIH Fund that exceeds the greater of $1,000,000 or the aggregate amount deposited in the fund during the agencies preceding 4 fiscal years. Redevelopment

Law provides penalties for failing to use excess surplus funds, which include transferring such funds to a local housing authority.

Given the projected LMIH Fund balance of $1,232,722 by mid-2004, it will be necessary to spend at least $233,000 in LMIH funds to avoid accumulation of an excess surplus. Potential LMIH-funded projects and programs will be discussed in Section 5, below.

3. Inclusionary Requirements

Section 33413(b) establishes requirements that certain percentages of new and substantially-rehabilitated units within a redevelopment project area be made affordable to very low, low, and/or moderate income households. The percentages differ between housing that is "agency-developed" and that which is "non-agency-developed".

Section 33413(b) defines "substantially rehabilitated dwelling units" as "rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value", and specifies that "substantially rehabilitated dwelling units" applies to:

- Multi-family rented dwelling units with three or more units, or
- Single-family dwelling units with one or two units that are substantially rehabilitated, with agency assistance.

Section 33413(c) requires that the aggregate number of units developed to meet the inclusionary requirements must remain available at affordable housing cost to the target income groups "for the longest feasible time, as determined by the agency, but *not for less than the period of the land use controls established in the redevelopment plan.*" Essentially, this section requires that qualifying units be price-restricted throughout the life of the Redevelopment Plan via an instrument such as a deed restriction or other binding contract or agreement.

3.1 Inclusionary Requirements for Agency-Developed Housing

Section 33413(b)(1) requires that 30 percent of all new and substantially-rehabilitated units *developed by an agency* shall be affordable to low or moderate income households and that not less than 50 percent of these units shall be affordable to very low income households.

As noted in Chapter II, the Agency provided assistance, in the form of grants of LMIH funds, to the development of Los Robles Terrace (40 unit apartment project for the elderly and the physically-disabled) and to pay the building permit and development impact fees for 3 single family homes to be built by Habitat for Humanity. For these projects, the amount of LMIH assistance was not significant enough to qualify the projects as having been *developed* by the Agency.

Also noted in Chapter II, the Agency provided loans and grants of LMIH funds to assist the rehabilitation of 7 single family units. City staff reviewed the building permit records and assessment rolls and found that none of the 7 units rehabilitated with agency funds had after-rehabilitation values as high as 25 percent of the combined land and improvement values.

This implementation plan does call for the Agency to spend LMIH funds to assist in the development of housing affordable to very low, low, and moderate income households *but not to act as developer* any new such affordable housing in the next 5 years.

3.2 Inclusionary Requirements for Non-Agency-Developed Housing

Section 33413(b)(2) requires that 15 percent of all new and substantially-rehabilitated units *developed by private or public entities other than a redevelopment agency* shall be affordable to low or moderate income households, and that not less than 40 percent of these units shall be affordable to very low income households.

The inclusionary requirements apply only to that development and rehabilitation activity that occurs during the life of the Redevelopment Plan.

The following table shows the history of development of new dwelling units and of substantial rehabilitation within the Redevelopment Project Area since adoption of the Redevelopment Plan in 1987. The source of information is the City's building permit records.

Period	**# of years**	**# of new units**	**# of substantially-rehabilitated units**
12-01-87 to 12-31-94	7.08	61	0
01-01-95 to 9-30-99	4.75	4	3
Total # of units	**11.83**	**65**	**3**

Appendix E is an inventory of vacant multi-family-designated land in the Redevelopment Project Area. It shows that there is a potential to build 202 units on vacant lots in the Redevelopment Project Area. In addition to vacant lots, there are 226 multi-family properties in the Redevelopment Project Area that are not developed to their full potential (e.g. an R-3-zoned lot that is developed with a single family home, rather than with 3 dwelling units). On these 226 properties, there exist 278 dwelling units. On the same properties, the General Plan would allow an additional 346 units to be built. Therefore, build-out of the Redevelopment Project Area could accommodate an additional 548 dwelling units (202 + 346 = 548).

The 12 year period between December 1, 1987 and September 30, 1999 included periods of both rapid growth (1987-1989 and 1997-1999) and slow growth (1990-1994). Given the historically cyclical nature of the economy, it would seem to be reasonable and conservative to assume that a similar rate of development and substantial rehabilitation will occur in the Redevelopment Project Area over the next 10 years.

The rate of 65 new units built in 12 years translates to a rate of 5.4 units per year or 27 units every 5 years. A rate of substantial rehabilitation at 3 units per 5 years, which was experienced since January 1995 is assumed for the remainder of the life of the Redevelopment Plan. The table below shows that these rate would result in a total of 258 dwelling units during the life of the Redevelopment Plan.

Period	# of years	# of new units	# of substantially-rehabilitated units
12-01-87 to 12-31-94	7.08	61	0
01-01-95 to 9-30-99	4.75	4	3
10-01-99 to 12-31-99	0.25	0	0
01-01-00 to 12-31-04	5.00	27	3
01-01-05 to 12-31-09	5.00	27	3
01-01-10 to 12-31-14	5.00	27	3
01-01-15 to 12-31-19	5.00	27	3
01-01-20 to 12-31-24	5.00	27	3
01-01-25 to 11-30-27	2.92	16	2
Total # of units		**216**	**20**

Compliance with the inclusionary requirements would dictate that, over the life of the Redevelopment Plan, 35 (or 15 percent) of the 236 units (216 new units + 20 substantially-rehabilitated units) must be price-restricted for occupancy by very low, low and moderate income households, of which 14 (or 40 percent) must be price-restricted for occupancy by very low income households.

The Agency has already met its inclusionary requirement via its grant of LMIH funds to assist the development of Los Robles Terrace, a 40 unit HUD Section 202 senior/disabled apartment project. At Los Robles Terrace, occupancy is restricted to very low income persons or households (i.e. those earning 50 percent or less of the County's median income) via a contract with HUD, which includes income group occupancy restrictions that will remain in effect for 40 years, or until the year 2031, which is beyond the expiration of the Redevelopment Plan in 2027.

4. Replacement Housing

Section 33413(a) requires that dwelling units housing persons of families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project shall be replaced within 4 years.

Section 33490(a)(3) requires that implementation plans identify proposed locations for replacement housing, if they contain a project that would destroy or remove such housing from the market.

Since the adoption of the Redevelopment Plan, no housing occupied by low and very low income households has been destroyed or removed from the market affordable to low and very low income households as a result of a redevelopment project.

The programs proposed by this implementation plan do not involve the removal or conversion of any such affordable units. Therefore, at this time, there is no need to provide, or identify proposed locations, for replacement housing.

5. 5 Year Housing Program

5.1 Provisions for Use of LMIH Funds

a. Section 33334.2(g) provides that LMIH funds may be used outside of the project area if both the Agency and the City Council have adopted resolutions that such use will be of benefit to the redevelopment project. In November 1987, the Agency adopted Resolution RA 87-07 and the City Council adopted Resolution 87-85 finding that the expenditure of LMIH funds throughout the City would be of benefit to the redevelopment project.

b. Section 33334.4 requires that LMIH funds be spent to assist housing for low and very low income persons in at least the same proportion as the total number of housing units needed for those income groups which are not being provided by other governmental programs bears to the total number of units needed for persons of moderate, low, and very low income within the community.

   The City's share of the Regional Housing need for moderate, low, and very low income households, expressed in numbers of dwelling units, is reported in Table 26 of the 1994 Housing Element and is shown in the following table.

Income Group	**Need (# of dwelling units)**
Very Low (50% or less of median income)	650
Low (51-80% of median income)	335
Moderate (81-120% of median income)	572
Total	**1,557**

235

Since adoption of the Housing Element, the combined need for units affordable for low and very low income households has been reduced from 985 units (650+335) to 852 units (985-133) via the following projects in which occupancy was restricted to low and very-low income persons:

Project	Form of Assistance	# of units
Los Robles Terrace	CDBG & LMIH	40
Spring Meadows Self-Help Housing	CDBG	71
City's First-time Homebuyers Assistance Loans	CDBG	14
County's First-time Homebuyers Assistance Loans	HOME	5
Habitat for Humanity	LMIH	3
Total		**133**

Compliance with Section 33334.4 would indicate that 55 percent of LMIH funds should be used to meet the needs of low and very low income households by dividing the sum of the unmet needs for low and very low income households by the sum of the total need for moderate, low, and very low income households as follows:

$$\frac{852}{1{,}557} = 55 \text{ percent.}$$

To date, all of the $287,830 in LMIH funds that the Agency has spent or committed for the projects listed on Pages 10 and 11 of this plan have benefited low and very low income households. There is some room, therefore, to spend more than 45 percent of LMIH funds accumulated in the next 5 years for programs that benefit moderate income households, if the Agency so desires.

c. Section 33334.3(f) requires that any dwelling units assisted with Housing Set-Aside funds must have price controls in place "for the longest feasible time, but not less than...15 years for rental units...(and) 10 years for owner-occupied units."

5.2 Priorities for Use of LMIH Funds

The need for affordable housing is well-documented in the Housing Element (1994) and in the Economic Strategy (1999). The Housing Element identifies the following activities as having a high priority for meeting these needs.

- First-time homebuyers assistance;
- Dispersal of moderate-, low- and very low-income housing;
- Production of new affordable housing.

Attached as Appendix F are charts showing income ranges as they relate to single family home purchase prices and rents. Based on current single family home prices and rents in the City, low- and very low-income households have the greatest need for assistance; moderate-income households are capable of finding housing without assistance.

The following activities represent the Implementation Plan's priorities for using LMIH funds to accomplish the Housing Element's priorities during this plan period (2000-2004). Priority is given to assisting low- and very-low income households.

1. First-Time Home Buyers Assistance Loans: Provide deferred payment, below market rate interest, second trust deed loans to low- and very-low income buyers. Loan proceeds could be used to close the affordability gap, for a down payment, and/or for closing costs. Priority can be given to persons who have lived or worked within City Limits for the majority of the last 5 years. LMIH Funds could be used as a 25% match for federal HOME funds (e.g., $100,000 in LMIH funds could leverage up to $300,000 in HOME funds). 10 year resale restrictions would be necessary.

2. Assistance to Infill Sweat-Equity Single Family: Provide grants or loans to non-profit organizations such as Habitat for Humanity to help pay City fees and/or to purchase property for development of single family homes on infill lots to low- and very-low income buyers who would contribute their own labor, and/or labor donated on their behalf, ("sweat equity") to the building of the homes. 10 year resale restrictions would be necessary. Appendix G contains an inventory of single family lots that appear to be suited to such a program.

3. Infill Small-Scale Multi-Family Housing Assistance: Assist the development of small-scale (e.g. 12 or fewer units) infill rental units on both vacant and underutilized multi-family-designated lots via grants or loans for such expenses as City fees, off-site improvements. 15 year rent restrictions would be necessary. Appendix H contains an inventory of site for multi-family residential development.

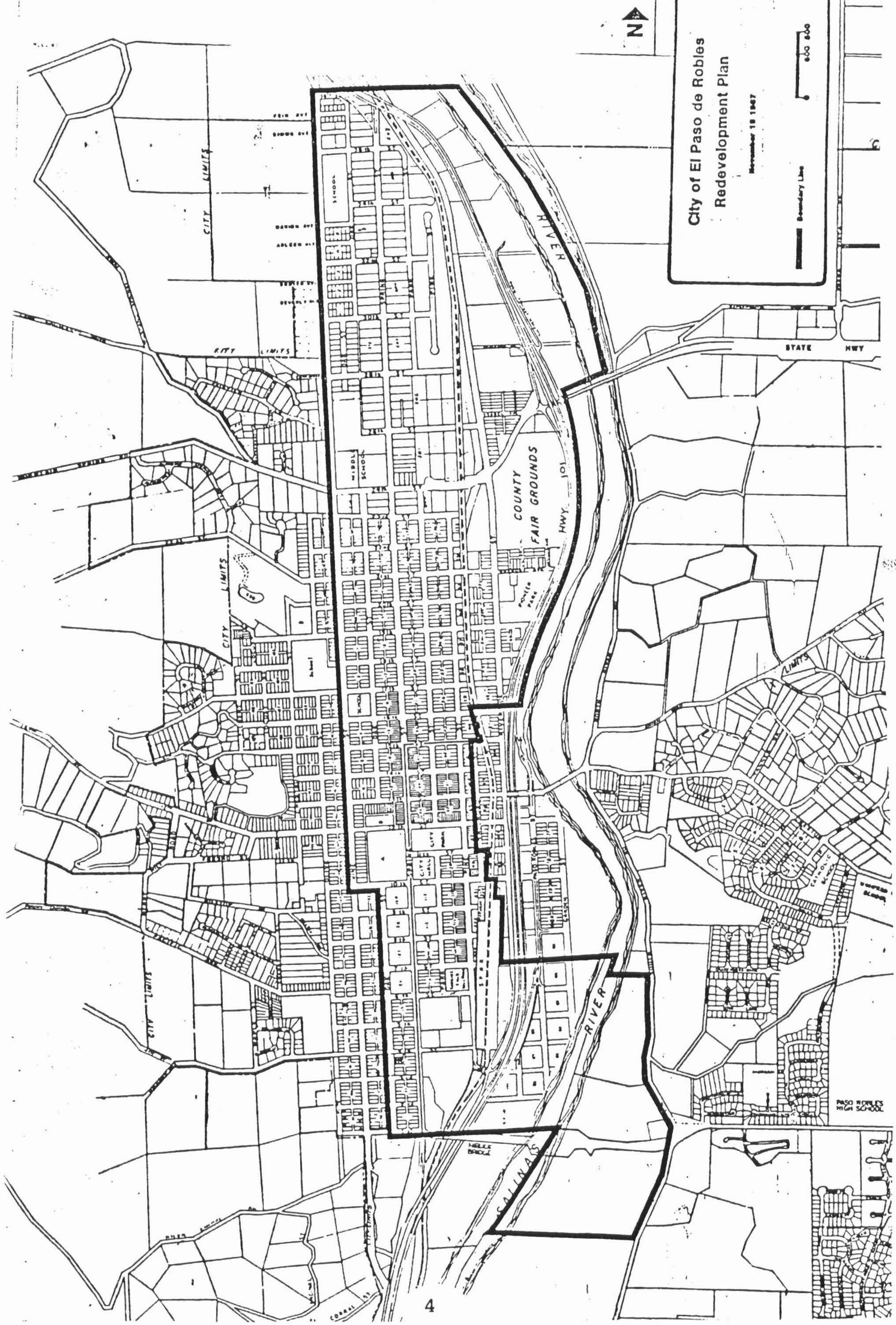
4. Acquisition/Rehabilitation of Single Family Homes: Purchase single family homes in need of rehabilitation, rehabilitate the homes, then sell the homes to low- and very-low income buyers (with 10 year resale restrictions). LMIH Funds could be used as a 25% match for federal HOME funds. (NOTES: [1] such a program would have to be well-outlined and set in motion to successfully apply for HOME funds; [2] this is potentially a staff time-intensive program for which hiring a non-profit consultant may be advisable.)

It should be noted that there are numerous other eligible uses of LMIH funds for assisting affordable housing projects. It is possible that an opportunity to assist a project that conforms to Housing Element priorities, yet is not described in the above Implementation Plan priorities, may be presented to the City and Agency within the period of this Plan. In such a case, the Agency may, after obtaining a review and recommendation from the Project Area Committee, chose to allocate LMIH funds to such a proposal without amending this Implementation Plan.

6. <u>Elimination of Blight</u>

A matrix showing how the housing programs will eliminate blight, using the AB 1290 definition of blight, is provided on page 22.

APPENDIX A
REDEVELOPMENT PROJECT AREA MAP



2-39

SECTION 400.00 REDEVELOPMENT OBJECTIVES

Section 400.10 General Project Objectives

The Agency proposes to use the process of redevelopment to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social, and environmental blight within the Project Area.

Within the broad goals, and as an indicator in the evaluation and determination of project priorities, the following specific redevelopment objectives are established by the Agency:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project Area.

2. The development and redevelopment of property within a coordinated land use pattern of commercial, industrial, residential, and public facilities in the Project Area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan.

3. The development of public services and facilities including, but not limited to, police and fire, city administration, cultural recreational, maintenance, and operational services and facilities as are necessary and required for the redevelopment of the Project Area.

4. The elimination of environmental deficiencies including inadequate street and freeway improvements, inadequate utility systems, and inadequate public services; and mitigation of the potential social, physical, and environmental characteristics of blight.

5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow.

6. The implementation of techniques to mitigate blight characteristics resulting from exposure to freeway, railroad and public right-of-way corridor activity and affecting adjacent properties within the Project Area.

7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity.

8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial and industrial facilities, increasing local employment prosperity, and improving the economic climate within the Project Area, and the various other isolated vacant and/or underdeveloped properties within the Project Area.

9 The acquisition, assemblage, and/or disposition of sites of usable and marketable sizes and shapes for commercial, and public facility development within the Project Area.

10. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and adjacent to the Project Area.

11. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community.

12. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.

13. The achievement of a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community and property owners.

14. To encourage community and property owner involvement and citizen participation in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan.

15. To provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

Section 400.20 Project Alternatives

It is anticipated that the Agency may undertake a variety of physical, social, economic and environmental projects to ensure that the goals of this Redevelopment Plan are fulfilled. It is, therefore, the intent of this Section to set forth possible and/or anticipated projects which shall be considered in the development of the Project Area. They are neither all encompassing nor limiting. The Project Matrix (Appendix III, Exhibit A) is not all inclusive, but rather sets forth the general projects and programs and the parameters by which the redevelopment will occur within the Project Area.

APPENDIX C

1999 INCOME LIMITS
(San Luis Obispo County)

	HOUSEHOLD SIZE (# of persons) and INCOME ($)							
Income Group (% of Median Income)	1	2	3	4	5	6	7	8
Very Low (50%)	16,800	19,200	21,600	24,000	25,900	27,850	29,750	31,700
Low (80%)	26,900	30,700	34,550	38,400	41,450	44,550	47,600	50,700
Median (100%)	33,600	38,400	43,200	48,000	51,850	55,700	59,500	63,350
Moderate (120%)	40,300	46,100	51,850	57,600	62,200	66,800	71,400	76,050

Source: California Department of Housing and Community Development & Federal Department of Housing and Urban Development

APPENDIX D
LOW AND MODERATE INCOME HOUSING FUND BALANCE PROJECTION

Fiscal Year	Estimated Deposits into LMIH Fund	Estimated Interest Earnings	Estimated Administrative Expense	Estimated LMIH Fund Balance
1999				466,017
2000	173,743	9,320	68,500	580,580
2001	192,080	11,612	69,200	715,072
2002	208,396	14,301	69,900	867,869
2003	225,418	17,357	70,600	1,040,045
2004	243,176	20,801	71,300	1,232,722
2005	261,700	24,654	72,000	1,447,076
2006	281,022	28,942	72,700	1,684,340
2007	301,174	33,687	73,400	1,945,800
2008	322,191	38,916	74,100	2,232,807
2009	344,108	44,656	74,800	2,546,772
2010	366,962	50,935	75,500	2,889,169
2011	390,792	57,783	76,200	3,261,544
2012	415,638	65,231	76,900	3,665,513
2013	441,542	73,310	77,600	4,102,766
2014	468,548	82,055	78,300	4,575,069
2015	496,699	91,501	79,000	5,084,269
2016	526,044	101,685	79,700	5,632,299
2017	556,631	112,646	80,400	6,221,176
2018	588,511	124,424	81,100	6,853,010
2019	621,737	137,060	81,800	7,530,007
2020	656,364	150,600	82,500	8,254,471
2021	692,449	165,089	83,200	9,028,810
2022	730,052	180,576	83,900	9,855,538
2023	769,235	197,111	84,600	10,737,284
2024	810,062	214,746	85,300	11,676,792
2025	852,600	233,536	86,000	12,676,927
2026	896,920	253,539	86,700	13,740,686
2027	943,093	274,814	87,400	14,871,193
2028	991,196	297,424	88,100	16,071,712

NOTES

1. Estimated balance for 1999 assumes $526,017 reported by Administrative Services minus an estimated $60,000 for Housing Programs Administration for FY 1999.
2. The date for all fiscal years is June 30 for the year listed.
3. Interest is estimated at $10,000 per year per each $500,000 in balance at end of prior year.
4. Administration amounts assume that CDBG revenues remain constant and that expenses increase by $700 per year.

APPENDIX E
INVENTORY OF VACANT RESIDENTIAL LAND IN THE PROJECT AREA
(October 1999)

APN			Sub	Base	Overlay				#DU	
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
MULTI-FAMILY SITES 2 ACRES OR GREATER IN AREA										
9	611	42p	6	RMF-L	RD	R-2,PD	18.00	vacant land (former Meat Plant site)	0	144
MULTI-FAMILY SITES 1-2 ACRES IN AREA										
8	041	26	1	RMF-M	RD	R-4,PD	1.10	vacant land (ne/o 34th & Park)	0	13
MULTI-FAMILY VACANT INFILL LOTS										
8	222	04	2	RMF-L	RD	R-2	0.16	vacant lot	0	2
8	231	03	2	RMF-L	RD	R-2	0.08	vacant lot	0	1
8	232	14	2	RMF-L	RD	R-2	0.06	vacant lot	0	1
8	234	15	2	RMF-L	RD	R-2	0.16	vacant lot	0	2
8	011	27	1	RMF-M	RD	R-3	0.12	vacant land	0	1
8	011	35	1	RMF-M	RD	R-3	0.24	vacant land	0	3
8	011	68	1	RMF-M	RD	R-3	0.08	vacant land	0	1
8	031	03p	1	RMF-M	RD	R-4,PD	0.39	vacant land	0	4
8	031	16	1	RMF-M	RD	R-4,PD	0.28	vacant land	0	3
8	032	11	1	RMF-M	RD	R-4,PD	0.14	vacant land	0	2
8	165	09	2	RMF-M	RD	R-3	0.29	vacant land	0	6
8	172	13	2	RMF-M	RD	R-3	0.36	vacant land	0	6
8	226	08	2	RMF-M	RD	R-3	0.16	vacant lot	0	3
8	227	9p	2	RMF-M	RD	R-3	0.16	vacant land	0	3
8	286	10	2	RMF-M	RD, OP	R-3/OP	0.08	vacant lot	0	1
8	292	15	2	RMF-M	RD, OP	R-3/OP	0.16	vacant lot	0	3
Subtotal										42
SINGLE FAMILY VACANT LOT										
8	032	10	1	RSF	RD	R-1,PD	0.52	vacant land	0	3
TOTAL										**202**

APPENDIX F
INCOME PAYMENTS
(10/22/99)

Conventional Financing

Annual Income	Maximum Monthly Payment	Purchase Price	80% LTV Loan Amount	80% LTV Payment (PI)	Property Taxes	Hazard Insurance	Monthly Payment (PITI)
20,000	500	74,000	59,200	414	76	11	501
25,000	625	92,000	73,600	515	97	13	625
30,000	750	110,000	88,000	615	117	16	749
35,000	875	128,000	102,400	716	138	19	872
40,000	1,000	146,000	116,800	817	158	21	996
45,000	1,125	165,000	132,000	923	180	24	1,127
50,000	1,250	183,000	146,400	1,024	200	27	1,251
55,000	1,375	201,000	160,800	1,124	221	29	1,375
60,000	1,500	219,000	175,200	1,225	241	32	1,498
65,000	1,625	237,000	189,600	1,326	262	35	1,622
70,000	1,750	255,000	204,000	1,426	282	37	1,746
75,000	1,875	274,000	219,200	1,533	304	40	1,877

LOW- AND VERY LOW INCOME FAMILY OF 1-4

Government Financing (FHA)

Annual Income	Maximum Monthly Payment	Purchase Price	95% LTV Loan Amount	95% LTV Payment (PI)	Property Taxes	Hazard Insurance	Mortgage Insurance	Monthly Payment (PITI)
20,000	500	59,000	56,050	411	59	9	23	502
25,000	625	73,000	69,350	509	75	11	29	624
30,000	750	88,000	83,600	613	92	13	35	753
35,000	875	102,000	96,900	711	108	15	40	874
40,000	1,000	117,000	111,150	816	125	17	46	1,004
45,000	1,125	131,000	124,450	913	141	19	52	1,125
50,000	1,250	145,000	137,750	1,011	157	21	57	1,246
55,000	1,375	160,000	152,000	1,115	174	23	63	1,376
60,000	1,500	174,000	165,300	1,213	190	25	69	1,497
65,000	1,625	189,000	179,550	1,317	207	28	75	1,627
70,000	1,750	203,000	192,850	1,415	223	30	80	1,748
75,000	1,875	218,000	207,100	1,520	240	32	86	1,878

Assumptions

1. Maximum Monthly Payment percentages will include PITI and Mortgage Insurance (for FHA) and will equals 30% of income.
2. Annual interest rate is 7.5% for Conventional and 8.00% for FHA; 1 point for each loan.
3. Property Tax Rate is 0.013666; $7,000 of purchase price is deducted for Homeowner's Exemption.
4. Hazard Insurance Rate is 0.0025 of 70% of purchase price.
5. Mortgage Insurance rate is 0.5% (Government Financing only)

NOTE: LTV = Loan to Value ratio.

APPENDIX F
INCOME AND RENT
August 1999

RENT

Income Group	% of Median	Household (HH) Size and Annual Income											
		1 person/HH		2 persons/HH		3 persons/HH		4 persons/HH		5 persons/HH		6 persons/HH	
		Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent
	30	10,050	250	11,500	290	12,950	320	14,400	360	15,550	390	16,700	420
	40	13,450	340	15,350	380	17,300	430	19,200	480	20,750	520	22,300	560
Very Low	**50**	16,800	420	19,200	480	21,600	540	24,000	600	25,900	650	27,850	700
	60	20,150	500	23,050	580	25,900	650	28,800	720	31,100	780	33,400	840
	70	23,500	590	26,900	670	30,250	760	33,600	840	36,300	910	39,000	980
Low	**80**	26,900	670	30,700	770	34,550	860	38,400	960	41,450	1,040	44,550	1,110
Median	**100**	33,600	840	38,400	960	43,200	1,080	48,000	1,200	51,850	1,300	55,700	1,390

Max Rent is monthly rent equal to 30% of household income.

Rental Type	Rent Range		Persons per HH		Very Low Income Affordability	Low Income Affordability
Studio apartment rent range	375 - 475		1 - 2		Yes	Yes
1 bedroom apartment rent range	435 - 680		1 - 2		not for 1 person; limited for 2	Yes
2 bedroom apartment rent range	575 - 750		2 - 4		No	Yes
2 bedroom house rent range	700 - 975		2 - 5		No	limited
3 bedroom house rent range	900 - 1500		3 - 6		No	not for 3 person household; limited for 4-6

APPENDIX G
INVENTORY OF POSSIBLE SINGLE FAMILY INFILL SITES

APN			Sub	Base	Overlay				#DU	
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot
8	151	40	2	RSF		R-1	0.18	vacant lot	0	1
8	153	14	2	RSF		R-1	0.16	vacant lot	0	1
8	213	11	2	RSF		R-1	0.76	vacant lot	0	2
8	213	14	2	RSF		R-1	0.17	vacant lot	0	1
8	271	04	2	RSF		R-1	0.12	vacant lot	0	1
8	271	12	2	RSF		R-1	0.13	vacant lot	0	1
8	271	16	2	RSF		R-1	0.12	vacant lot	0	1
8	271	17	2	RSF		R-1	0.12	vacant lot	0	1
8	271	18	2	RSF		R-1	0.12	vacant lot	0	1
8	304	17	2	RSF		R-1	0.16	vacant lot	0	1
9	022	17	2	RSF		R-1	0.16	vacant land	0	1
9	082	27	2	RSF		R-1	0.52	vacant land	0	1
9	181	06	2	RSF		R-1	0.18	vacant lot	0	1
9	182	18	2	RSF		R-1	0.24	vacant lot	0	1
9	182	23	2	RSF		R-1	0.88	vacant lot	0	1
9	182	38	2	RSF		R-1	0.33	vacant lot	0	1
9	182	39	2	RSF		R-1	0.39	vacant lot	0	1
9	182	40	2	RSF		R-1	0.29	vacant lot	0	1
9	183	09	2	RSF		R-1	0.11	vacant lot	0	1
9	183	10	2	RSF		R-1	0.11	vacant lot	0	1
9	183	36	2	RSF		R-1	0.23	vacant lot	0	1
9	183	39	2	RSF		R-1	0.11	vacant lot	0	1
9	221	34	2	RSF		R-1	0.26	vacant lot	0	1
9	401	38	5	RSF		R-1	0.17	vacant lot	0	1
9	411	26	5	RSF		R-1	0.41	vacant lot	0	1
9	411	54	5	RSF		R-1	0.72	vacant lot	0	1
9	423	01	5	RSF		R-1	0.21	vacant lot	0	1
9	423	02	5	RSF		R-1	0.36	vacant lot	0	1
9	423	03	5	RSF		R-1	0.36	vacant lot	0	1
9	423	11	5	RSF		R-1	0.17	vacant lot	0	1
9	424	13	5	RSF		R-1	0.48	vacant lot	0	1
9	424	22p	5	RSF		R-1	0.36	vacant lot	0	1
9	641	17	5	RSF		R-1	0.69	vacant land	0	1
9	565	14	6	RSF		R-1	0.18	vacant lot	0	1
9	565	50	6	RSF		R-1	0.15	vacant lot	0	1
9	566	44	6	RSF		R-1	0.18	vacant lot	0	1
9	460	25	7	RSF		R-1	0.18	vacant lot	0	1
9	461	47	7	RSF		R-1	0.22	vacant lot	0	1
9	465	76	7	RSF		R-1	0.15	vacant lot	0	1
9	466	53	7	RSF		R-1	0.15	vacant lot	0	1
9	468	04	7	RSF		R-1,PD	0.16	vacant lot	0	1
9	468	20	7	RSF		R-1,PD	0.18	vacant lot	0	1
9	468	34	7	RSF		R-1,PD	0.14	vacant lot	0	1
9	469	35	7	RSF		R-1,PD	0.19	vacant lot	0	1
9	469	37	7	RSF		R-1,PD	0.22	vacant lot	0	1
9	469	38	7	RSF		R-1,PD	0.18	vacant lot	0	1
9	469	43	7	RSF		R-1,PD	0.20	vacant lot	0	1
TOTAL									0	48
NOTE: Hillside properties and lots in active subdivisions are excluded from this list.										

APPENDIX H
INVENTORY OF VACANT MULTI-FAMILY RESIDENTIAL LAND

APN			Sub	Base	Overlay				#DU		
Book	Page	Lot	Area	LUCAT	LUCAT	Zoning	Acres	Land Use	Exist	Pot[1]	Exp[2]
LOTS 2 ACRES OR GREATER IN AREA											
9	571	10	8	RMF-H		R-4,PD	10.00	SFR, vac land ne/o Creston & Sherwood	1	159	159
8	381	01p	1	RMF-L		R-3,PD	5.90	vacant land (w/s Vine @36th)	0	47	24
8	381	03p	1	RMF-L		R-3	2.90	vacant land (w/s Vine @36th)	0	23	12
8	381	04p	1	RMF-L		R-3	9.70	vacant land (w/s Vine @36th)	0	77	39
8	431	34	2	RMF-L		R-2	2.03	vacant land ("Mortuary" site)	0	16	8
9	541	07	6	RMF-L		R-2	2.70	SF residence (w/o Ferro Lane)	1	20	15
9	541	08	6	RMF-L		R-2	3.50	vacant land ("Devine" site, w/o Ferro Lane)	0	28	21
9	611	42p	6	RMF-L	RD	R-2,PD	18.00	Former Meat Plant	0	144	108
9	751	63	7	RMF-L		R-3,PD	2.34	vacant land next to Creston Village	0	18	14
9	761	63p	7	RMF-L		R-2,PD	2.81	vacant land (Pcl 1 of PR 99-013, e/s S. River Rd)	0	23	17
9	761	64p	7	RMF-L		R-2,PD	7.36	vacant land (PD 97012, n/o NOVA site)	0	44	33
9	761	64p	7	RMF-L		R-2,PD	14.44	vacant land (TT 2047-63 lots, e/o NOVA site)	0	63	47
25	391	57p	3	RMF-M	BASP	R-2,PD	8.50	vacant land (Willhoit, w/s/ Buena Vista Rd)	0	90	68
									2	**752**	**563**
LOTS 1-2 ACRES IN AREA											
8	092	25	2	RMF-L		R-2	1.77	SF residence (s/s 24th @ Royal Ct)	1	13	7
8	391	21	1	RMF-L		R-2,B-1	1.58	vacant lot (nw/o Vine & 28th)	0	12	6
9	256	07	2	RMF-L		R-2	0.52	3 vacant lots (drainage way included)	0	6	5
9	256	08	2	RMF-L		R-2	0.92	5 vacant lots (drainage way included)	0	10	8
9	441	14	5	RMF-L		R-2,B-3	0.99	vacant land (PR89-375: 2 lots app'd)	0	6	5
9	451	10	5	RMF-L		R-1,B-3	1.00	SF residence (n/s Creston)	1	7	5
9	451	12	5	RMF-L		R-1,B-3	1.00	SF residence (n/s Creston)	1	7	5
9	451	17	5	RMF-L		R-1,B-3	0.84	vacant land (n/s Creston)	0	6	5
9	451	19	5	RMF-L		R-1,B-3	1.00	SF residence (n/s Creston)	1	7	5
9	451	22	5	RMF-L		R-1,B-3	1.00	vacant land (n/s Creston)	0	8	6
9	451	28	5	RMF-L		R-1,B-3	1.00	SF residence (n/s Creston)	1	7	5
9	451	30	5	RMF-L		R-1,B-3	1.00	vacant land (n/s Creston)	0	8	6
9	531	24	6	RMF-L		R-2	0.90	2 lots (Capitol Hill)	0	7	5
9	641	02	5	RMF-L		R-1	1.00	SF residence (n/s Creston)	1	7	5
9	641	03	5	RMF-L		R-1	1.35	2 SF residences (n/s/ Creston)	2	8	6
8	041	26	1	RMF-M	RD	R-4,PD	1.10	vacant land (ne/o 34th & Park)	0	13	7
									8	**132**	**90**
VACANT INFILL LOTS											
8	092	36	2	RMF-L		R-2,PD	0.30	vacant lot	0	1	1
8	092	39	2	RMF-L		R-2,PD	0.47	vacant lot	0	1	1
8	152	18	2	RMF-L		R-2	0.16	vacant lot	0	2	1
8	222	04	2	RMF-L	RD	R-2	0.16	vacant lot	0	2	1
8	231	03	2	RMF-L	RD	R-2	0.08	vacant lot	0	1	1
8	232	14	2	RMF-L	RD	R-2	0.06	vacant lot	0	1	1
8	234	15	2	RMF-L	RD	R-2	0.16	vacant lot	0	2	1
8	317	10	2	RMF-L		R-2	0.16	vacant lot	0	2	1
8	391	08	1	RMF-L		R-2,B-1	0.36	vacant lot	0	3	2
8	391	13	1	RMF-L		R-2,B-1	0.06	vacant lot	0	1	1
8	391	24	1	RMF-L		R-2,B-1	0.43	vacant lot	0	3	2
8	391	25	1	RMF-L		R-2,B-1	0.42	vacant lot	0	3	2
9	252	10	2	RMF-L		R-2	0.27	vacant lot	0	2	1
9	252	12	2	RMF-L		R-2	0.16	vacant lot	0	2	1
9	252	13	2	RMF-L		R-2	0.16	vacant lot	0	2	1
9	252	14	2	RMF-L		R-2	0.16	vacant lot	0	2	1
9	252	15	2	RMF-L		R-2	0.16	vacant lot	0	2	1
9	252	16	2	RMF-L		R-2	0.16	vacant lot	0	2	1
9	282	20	2	RMF-L		R-2	0.21	vacant lot	0	2	1
9	441	16	5	RMF-L		R-2,B-3	0.33	vacant land	0	3	2
9	441	47	5	RMF-L		R-2,B-3	0.52	vacant land	0	3	2
9	531	23	6	RMF-L		R-2	0.50	vacant lot	0	4	3
9	531	28	6	RMF-L		R-2	0.30	2 vacant lots	0	2	2
8	011	27	1	RMF-M	RD	R-3	0.12	vacant land	0	1	1
8	011	35	1	RMF-M	RD	R-3	0.24	vacant land	0	3	2
8	011	68	1	RMF-M	RD	R-3	0.08	vacant land	0	1	1
8	031	03p	1	RMF-M	RD	R-4,PD	0.39	vacant land	0	4	3
8	031	16	1	RMF-M	RD	R-4,PD	0.28	vacant land	0	3	2
8	032	11	1	RMF-M	RD	R-4,PD	0.14	vacant land	0	2	2
8	165	09	2	RMF-M	RD	R-3	0.29	vacant land	0	6	5
8	172	13	2	RMF-M	RD	R-3	0.36	vacant land	0	6	5
8	226	08	2	RMF-M	RD	R-3	0.16	vacant lot	0	3	2
8	227	9p	2	RMF-M	RD	R-3	0.16	vacant land	0	3	2
8	286	10	2	RMF-M	RD, OP	R-3/OP	0.08	vacant lot	0	1	1
8	292	15	2	RMF-M	RD, OP	R-3/OP	0.16	vacant lot	0	3	2
									0	**84**	**54**
Total									**10**	**968**	**707**

NOTES: 1. Pot = potential # of units, which is absed upon application of maximum allowable density to the *estimated* of the developable acreage of the parcel. Such estimates do not account for tdensity-limiting factors such as topography, oak woodlands or floodways.
2. EXP = expected # of units per the General Plan (50% of Pot for West Side lots; 75% of Pot for East Side lots).