

**SHASTEC  
REDEVELOPMENT PROJECT**

**IMPLEMENTATION  
PLAN  
2006-2011**

**Adopted by the Redding Redevelopment Agency  
June 19, 2006, Resolution No. 2006-05**

**Adopted by the Anderson Redevelopment Agency  
June 20, 2006, Resolution No. 2006-04**

**Adopted by the Shasta County Redevelopment Agency  
June 27, 2006, Resolution No. 2006-04**

**IMPLEMENTATION PLAN FOR THE  
SHASTEC REDEVELOPMENT PROJECT  
2006 - 2011**

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## I. INTRODUCTION

### *General*

Pursuant to Health and Safety Code § 33352 (c), as part of the redevelopment plan adoption process, an agency must develop an implementation plan which provides documentation for the link between the elimination of blight and the proposed actions of the agency over the next five years. In addition, a public hearing on the implementation plan is required to be held at least once during the five-year period of the plan. Thereafter, other than amendments, the implementation plan is to be revised and adopted every five years [§ 33490(b)].

The City Councils of the Cities of Anderson and Redding and the Shasta County Board of Supervisors adopted the first Implementation Plan for the SHASTECH Redevelopment Project Area on July 2, 1996. The Implementation Plan was amended on April 6, 1999, and the required interim review was conducted in June 1999. The second five-year Implementation Plan was adopted in June 2001 and amended in May 2005. Its interim review was conducted on December 15, 2003. The respective redevelopment agency of the Cities of Anderson and Redding and the County of Shasta (Agencies) are now being asked to adopt a five-year Implementation Plan that covers the period from July 2, 2006, through July 1, 2011, and addresses the Agencies' planned actions with respect to the original Redevelopment Plan and a proposed amendment to add approximately 870 acres to the Project Area and additional capital activities. The proposed new programs and projects relating to the 2006 Amendment have been incorporated into this Implementation Plan. The Agencies will consider adoption of the SHASTECH 2006 Plan Amendment (2006 Amendment) in October 2006. If the amendment is not adopted, it is possible that some of the projects and resources identified in this implementation plan may need to be re-evaluated.

This Implementation Plan is a policy statement rather than an unchangeable course of action. It sets priorities for redevelopment activities that will be of benefit to the SHASTECH Project Area for the above-noted, five-year period. Its purpose is to provide a clear and reasonable statement of the Agencies' current plans regarding proposed activities and to establish a nexus between the Agencies' goals and objectives, program activities, and the purpose of redevelopment which is to eliminate blight and to develop, preserve, and rehabilitate affordable housing. The intent of the Implementation Plan is not to restrict the Agencies' activities to the goals and objectives, projects, programs, and expenditures outlined herein, since conditions, values, expectations, resources, and the needs of the Project Area may change from time to time. Rather, as new issues and opportunities are encountered, the Implementation Plan may be amended, if necessary to effectuate the purposes of the Redevelopment Plan for the SHASTECH Project Area.

### *Plan Objectives*

The objectives of the Implementation Plan are to (1) outline the specific goals and objectives of the SHASTECH Redevelopment Plan; (2) present the projects, programs, and expenditures that will assist the Agencies in attaining those goals and objectives; and (3) explain how the goals and objectives, projects, programs, and expenditures will assist in the alleviation of blight.

The Implementation Plan also describes how the Agencies will implement both the requirement to increase, improve, and preserve low- and moderate-income housing and the inclusionary

housing requirement. The housing component of the Implementation Plan must contain an annual housing program and specific plans for the expenditure of monies from the Housing Fund. If the Implementation Plan contains a project that will result in the destruction of low- or moderate-income housing, proposed locations suitable for replacement dwelling units must be identified.

### ***Implementation Plan Process***

This Implementation Plan was developed pursuant to requirements contained in Health and Safety Code § 33490. It uses as its basis the goals, objectives, findings of blight, and proposed projects contained within the “Report to the Legislative Bodies” and “The Redevelopment Plan” for the Project Area adopted on July 2, 1996, and for the 2006 Amendment scheduled for adoption in October 2006. Also, any additional goals and objectives which have developed due to changing market forces and community needs within the Project Area have been incorporated into this Plan.

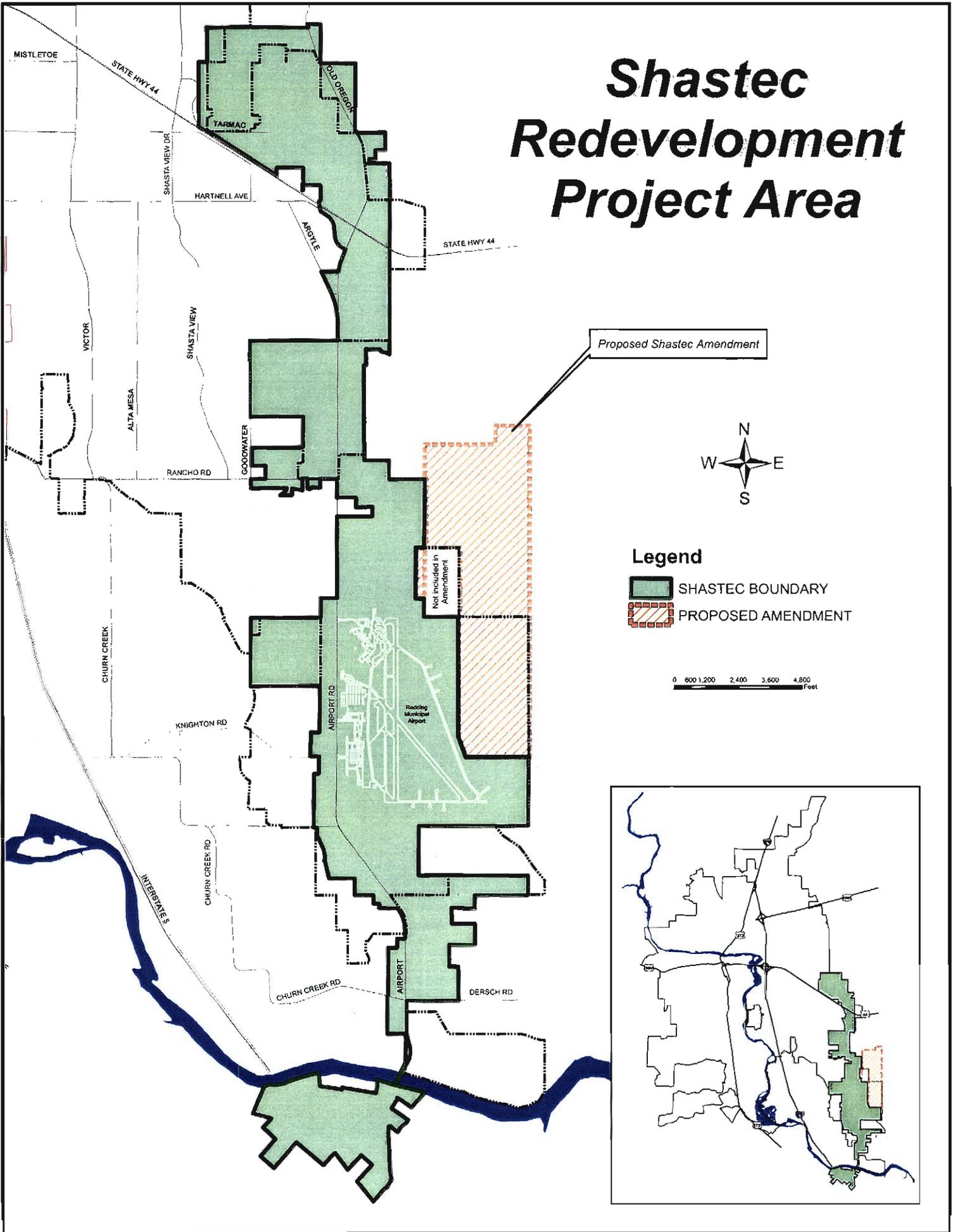
As required by current regulations, the draft 2006-2011 Implementation Plan was made available for a public review and comment period from May 17, 2006 through June 19, 2006, concluding with the Agencies conducting formal public hearings on the Plan on June 19 and June 20, 2006.

## **II. PROJECT AREA HISTORICAL PERSPECTIVE**

The SHASTECH Redevelopment Project Area (Project Area) was originally established on July 2, 1996, and, at that time, encompassed approximately 4,100 acres within the territorial jurisdictions of the Cities of Anderson and Redding and the County of Shasta. The Original Project Area’s northern boundary is just north of Viking Way in the City of Redding and unincorporated parts in the County of Shasta. It then extends southward to the vicinity of Stingy Lane and North Street in the City of Anderson. The proposed Amendment Area contains approximately 870 acres within the territorial jurisdictions of the City of Redding and the County of Shasta. The subject area is east of the Redding Municipal Airport with its northern boundary just north of the proposed Rancho Road extension and its southern boundary near the south end of the Airport’s service area. Figure 1 illustrates the boundaries of the Original Project Area as well as the proposed 2006 Amendment Area.

The areas within the three territorial jurisdictions are interrelated in that the economic success of one area affects the other areas. One of the common links to the three communities is Airport Road, which becomes Old Oregon trail north of State Highway 44 and North Street south of the Sacramento River. This road is the primary north/south arterial connecting the City of Anderson with the City of Redding and portions of unincorporated land in the County of Shasta. This road also serves the Redding Municipal Airport, which is in the principal area anticipated for future development. It has been the goal of the three jurisdictions to remove barriers and facilitate development along this stretch of road that will benefit all three communities by providing jobs and generating revenues that will help eliminate blighting influences throughout the Project Area.

# Shastec Redevelopment Project Area



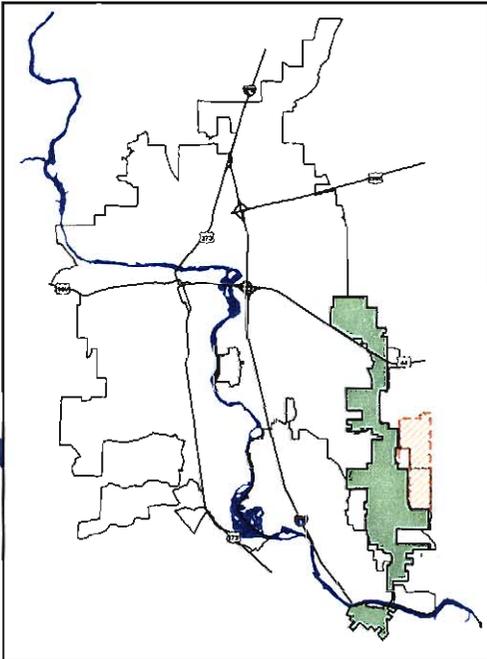
Proposed Shastec Amendment



### Legend

-  SHASTEC BOUNDARY
-  PROPOSED AMENDMENT

0 600 1,200 2,400 3,600 4,800 Feet



As with most new project areas, there was not sufficient tax increment revenue in the first five years of SHASTEK to undertake any major project without financial assistance from outside sources. There was, however, adequate revenue to repay the \$182,000 borrowed to establish the project area. There was also sufficient future revenue for the Agencies to enter into a loan agreement with the City of Redding to borrow up to \$2 million to help develop a storm-drainage detention facility along Clover Creek (Clover Creek Preserve). According to the loan agreement, the borrowed funds are to be repaid over a ten-year period, beginning in fiscal year 2009-2010. The Agencies may issue bonds for capital projects during fiscal year 2006-07. A portion of the expected bond proceeds may be used to repay this debt sooner. The project is discussed in more detail below under the list of accomplishments. Tax increment revenue increased during the second five-year period of the life of the Project Area enough to begin implementing projects and programs to help carry out the goals and objectives of the SHASTEK Redevelopment Plan.

The following is a list of the accomplishments that have occurred in the first ten years of the Project Area. Included in the list is the blight condition, as discussed later in this Plan, that each project was helping to eliminate.

- ▶ ***Clover Creek Preserve*** - The Clover Creek Preserve was developed as a storm-drainage detention facility and natural recreation area. Its primary purpose is to provide needed flood-control protection and floodplain management along portions of Clover Creek. Within the dual purpose area are a 7-acre lake, 4.5 miles of pedestrian trails, 40 acres of restored wetlands, and 23 acres of seasonal grasslands. Development costs were in excess of \$11 million, of which the SHASTEK has contributed \$1,574,693. The Preserve opened to the public in June 2005.

*Blight Condition* - Lack of or inadequate storm-drain facilities.

- ▶ ***North Street/Riverside Traffic Signal and Drainage Improvements*** - Drainage improvements and traffic signals were installed at one of the busiest intersections in the City of Anderson. This area consists entirely of the natural drainage of the Sacramento River drainage basin. Blocked natural drainageways and seepage from ditches caused a very high groundwater table, which made the area along North Street susceptible to ponding and flooding. The North Street/Riverside Avenue Infrastructure Project resolved this problem and, at the same time, provided a long-awaited traffic signal. The Project was completed at a cost of \$1,340,000 to the Project Area.

*Blight Conditions* - Faulty or inadequate public utilities. Lack of or inadequate storm-drain facilities

- ▶ ***Traffic Signals*** - As previously noted, the major north/south road running through the Project Area is known as Old Oregon Trail to the north, Airport Road between State Highway 44 and the Sacramento River, and North Street to the south. Traffic along this road is congested due to residents and businesses utilizing the road as their only north and south access to and through the Project Area. The following traffic signals have been installed at three key intersections along this road to improve existing traffic flows and accommodate future traffic from new development:

- Airport Road and Rancho Road (cost - \$350,000)

- Airport Road and Highway 44 Ramp [under construction] (cost - \$150,000)
- Old Oregon Trail and Old Forty-four Drive (cost - \$150,000)

*Blight Condition - Inadequate public utilities*

### **III. DESCRIPTION OF PROJECT BLIGHTING CONDITIONS**

Blighting conditions identified at the time of adoption of a project area form the basis of the proposed program of activities set forth by an agency during the project's life to alleviate or eliminate the identified blight. There are six primary physical and four economic blighting conditions in the Project Area that are prevalent and substantial. These blighting conditions either result in unhealthy conditions for persons to live or work or are a barrier to full utilization of the Project Area. These conditions cannot be alleviated by the private sector or the participating jurisdictions acting without redevelopment. The following is a summary of the identified blighting conditions present within the SHASTECH Project Area.

Physical blighting conditions in the Project Area include: (1) Structures that exhibit deterioration, dilapidation, defective design, and unsafe construction; (2) Presence of faulty or inadequate public utilities, including lack of or inadequate storm-drain facilities; (3) Presence of sensitive and nonconforming uses within airport safety and noise zones; (4) Presence of factors including, but not limited to, improvements exhibiting substandard design that prevent or substantially hinder the economically viable use or capacity of buildings or lots; (5) Presence of incompatible existing uses that prevents or substantially hinders the economically viable use or capacity of surrounding properties or lots; and (6) Presence of subdivided lots (parcels) of inadequate size for proper usefulness under multiple ownership.

Economic blighting conditions in the Project Area include: (1) Presence of stagnant property values; (2) Presence of hazardous wastes; (3) Presence of residential overcrowding; and (4) Lack of necessary commercial facilities that are normally found in neighborhoods.

### **IV. GOALS AND OBJECTIVES FOR THE PROJECT AREA WHICH WILL ASSIST IN ELIMINATING BLIGHTING CONDITIONS**

As contained in the Redevelopment Plan for the original SHASTECH Project Area and the proposed Amendment Area, the goals and objectives for the Project Area are:

1. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others: small and irregular lots; faulty exterior spacing; deteriorated, obsolete and aged building types; mixed character of buildings; incompatible and uneconomic land uses; and inadequate or deteriorated public improvements, facilities and utilities;
2. The construction, reconstruction, and installation of public improvements to eliminate and prevent the spread of blight and blighting influences caused by groundwater contamination and flooding;
3. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area;

4. The replanning, redesign and further development of underdeveloped areas which are economically stagnant, physically constrained, and/or under utilized;
5. The providing of opportunities for participation by owners and tenants in the revitalization of their properties;
6. The strengthening of retail and other commercial functions in the Project Area;
7. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate revitalization, new commercial/light industrial expansion, employment, and economic growth;
8. The provision of adequate land for parking and open spaces;
9. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project; and
10. The expansion and improvement of the community's supply of low- and moderate-income housing.

**V. PROJECTS OR PROGRAMS AND EXPENDITURES PLANNED DURING THE FIVE-YEAR (2006-2011) TERM WHICH WILL ASSIST IN ELIMINATING BLIGHTING CONDITIONS**

The Agencies, on an ongoing basis, revisit the goals and objectives of the Project Area and the status of certain projects and programs in relationship to the elimination of blighting conditions. These reviews often necessitate revisions or additions to capital programs, which occurred in April 2005 when the Project Area's Capital Improvement Program (CIP) was updated. It is expected that the CIP will be updated again to reflect the changes incorporated within, including those projects and programs that address the blighting conditions of the proposed Amendment Area.

Concurrently with preparing the 2006 Amendment, redevelopment staff is working on an approximate \$12 million bond issue for capital projects. The proposed projects, programs, and expenditures in the Implementation Plan are from the adopted CIP and the expected revisions to the CIP in light of the anticipated bond issue and the proposed 2006 Plan Amendment.

Over the five-year planning period covered by this Plan, it is anticipated that, in addition to the bond proceeds, approximately \$7 million in tax increment revenue will be received from the project area after County collection fee, mandatory pass-through, and housing set-aside deductions. Of this amount, approximately \$500,000 will be allocated for administrative expenses. The balance will be used to service the Project Area's debt and for capital projects. The estimated level of redevelopment funding for capital projects and programs was determined through an analysis of financial resources anticipated to be available over the next five years. The proceeds of the proposed bond issue, in addition to unencumbered tax increment, will provide the redevelopment portion of the financing necessary for the capital projects. Actual accomplishment of the projects will be subject to an assortment of variables. Important factors include the availability of State and/or Federal funds for several of the projects and continued

private sector support for the proposed projects. Another factor that could impact funding is the possibility of additional demands at the State level for increased school augmentation payments, thereby reducing estimates of available SHASTEK revenues. The projects are also subject to individual review and approval by the Agencies, and a determination by the three jurisdictions that the project(s) meet the findings set forth in Health and Safety Code 33445.

Table 1 identifies anticipated project area revenues and expenditures over the next five-year planning period, 2006-2011. It contains the bond proceeds based on a \$12 million bond issue and the projected growth in net tax increment from the existing project area.

Table 2 identifies those projects/programs currently in progress and those projects that may be undertaken during the five-year period covered by this Implementation Plan. The specific program or project is listed along with an estimate of the total cost of the program/project expenditures during the five-year period, a brief description of the proposed activity, and the specific blighting condition the activity is intended to address. The total costs of the projects and programs far exceed the available redevelopment funds. As previously noted, each project's likelihood of coming to fruition is dependent on the continued availability of other funding source(s).

TABLE 1

<b>PROJECTED REVENUES 2006-2011 SHASTEK Redevelopment Project Area</b>					
	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>
<i>Resources:</i>					
- Starting Balance	\$907,560	\$10,396,000	\$8,629,550	\$6,288,420	\$3,670,080
- Tax Increment Deposits <sup>1</sup>	1,225,810	1,301,290	1,380,700	1,463,980	1,551,310
- Interest & Other Income <sup>2</sup>	11,300,000	454,000	336,000	199,340	216,640
- Balance Available	\$13,433,370	\$12,151,290	\$10,346,250	\$7,951,740	\$5,438,030
<i>Funds to be Spent or Committed:</i>					
- For Debt Service	\$0	\$850,000	\$850,000	\$1,053,000	\$1,053,000
- For Projects	2,950,000	2,580,000	3,111,500	3,127,500	3,907,000
- For Administration <sup>(1)</sup>	87,370	91,740	96,330	101,160	106,220
- Ending Balance	\$10,396,000	\$8,629,550	\$6,288,420	\$3,670,080	\$371,810

Notes: <sup>(1)</sup> Represents net tax increment revenues after mandatory pass through deductions, County tax collection fees, and housing set-aside deductions.

<sup>(2)</sup>Anticipate \$11,000,000 net bond proceeds.

TABLE 2

<p align="center"><b>SHASTEC REDEVELOPMENT PROJECT AREA FIVE-YEAR IMPLEMENTATION PLAN (FY 2006-2007 through FY 2010-2011) POTENTIAL PROGRAMS/PROJECTS - BLIGHTING CONDITION MATRIX</b></p>		
<p align="center"><b>PROGRAM/PROJECT (ESTIMATED SHASTEC EXPENDITURES)</b></p>	<p align="center"><b>DESCRIPTION</b></p>	<p align="center"><b>CONTRIBUTION TO BLIGHT REMOVAL</b></p>
<p>SHASTEC Plan Amendment (est. \$50,000)</p>	<p>Modification of the boundaries of SHASTEC to include additional land (approximately 870 acres) for the development of an industrial park, airport protection, and wetlands conservation. The amendment will also include additional capital projects.</p>	<p>Strengthen the regional economic base, increase area employment opportunities, eliminate public infrastructure deficiencies that hinder private development, and act as a catalyst to stimulate additional private investment.</p>
<p>Stillwater Business Park Infrastructure Improvements (est. \$25,415,000)*</p>	<p>Projects include, but are not limited to, road improvements to and through the Business Park from both the northern and southern ends of the Park, construction of bridges, environmental mitigation, and right-of-way acquisition.</p>	<p>Eliminate public infrastructure deficiencies that hinder private development and act as a catalyst to stimulate additional private investment and attract businesses that result in a growth in wages, earnings, and per capita income. Thereby, providing economic stability and enhancing the quality of life within the Project Area.</p>
<p>Traffic Signal - Airport Road at Fig Tree Lane (est. \$350,000)</p>	<p>Signalization of intersection.</p>	<p>Activity will improve public safety and relieve traffic congestion at major intersection in the project area. Provision of public infrastructure will act as a catalyst to encourage further private development in the project area.</p>
<p>Traffic Signal - Airport Road/Highway 44 Eastbound Ramps (est. \$365,000)</p>	<p>Signalization of on- and off-eastbound ramps.</p>	<p>Traffic signals will improve public safety and assist congested traffic on Airport Road. Improvements will also assist proposed private development immediately south of the ramps.</p>
<p>Veterans Home Property (est. \$100,000)</p>	<p>Costs associated with the acquisition and donation of property to the State for the construction of a Veterans' Home which will be owned and operated by the State.</p>	<p>Increase and improve affordable housing for Veterans.</p>

PROGRAM/PROJECT (ESTIMATED SHASTEC EXPENDITURES)	DESCRIPTION	CONTRIBUTION TO BLIGHT REMOVAL
Fire Station (est. \$3,000,000)	Construction of a new fire station at the Redding Municipal Airport.	Construction of the new fire station will replace an undersized and inadequate public facility. It will improve public safety by providing quicker response time to emergency calls and will provide mutual aid and automatic aid when needed. Improved public safety also helps the community retain lower insurance rates and is an incentive to attracting new development.
Airport Gateway Monument (est. \$50,000)	Two gateway elements at the entrance into the Municipal Airport at Knighten Road.	This type of project enhances the area and is an incentive for private development of similar-type improvements.
Airport Road Widening- State Route 44 to Rancho Road (est. \$11,500,000)	Widen Airport Road from State Route 44 in the north to Rancho Road in the south.	The project will relieve traffic congestion and hazardous conditions for both cross traffic and through traffic. It will also act as an incentive to private development to invest in the area.
North Street Widening -Sharon Avenue to Ravenwood (est. \$1,750,000)	Widen North Street between Sharon Avenue and Ravenwood as the second phase of the North Street Widening Project.	The widening will provide needed improvement to currently inadequate public infrastructure. North Street is part of the major north/south arterial serving the Project Area. Widening the arterial will provide an environment to stimulate revitalization and growth in the Project Area.
Riverside Avenue Widening (est. \$2,600,000)	Widen Riverside Avenue to two travel lanes in each direction and a center turn lane from Interstate 5 to North Street.	The street was originally designed to accommodate rural traffic. Widening the street between the Interstate 5 north bound ramps and a highly traversed intersection to the east will help alleviate traffic congestion, provide for additional private development in the area, and enhance public safety.
Old Oregon Trail Widening Project (est. \$1,800,000)	Provide a continuous left-turn lane, widen shoulders for pedestrian and bicycle traffic and drainage improvements along Old Oregon Trail from the Redding City Limits near Harley Leighton Road to Columbia School.	The project will relieve traffic congestion and hazardous traffic conditions. It will help stimulate revitalization of the area and act as a catalyst for private investment in the area.

<b>PROGRAM/PROJECT (ESTIMATED SHASTEC EXPENDITURES)</b>	<b>DESCRIPTION</b>	<b>CONTRIBUTION TO BLIGHT REMOVAL</b>
Riverside Avenue/Interstate 5 Project (est. \$3,000,000)	Widen Riverside Avenue bridge over crossing Interstate 5 and signalize both the northbound and southbound ramps.	The project will provide an environment to stimulate revitalization and growth in the Project Area.
North Street Bridge Widening (est. \$20,000,000)	Replace the old bridge with a new four lane bridge that includes bike lanes and a sidewalk. The bridge will be constructed upstream of the old bridge. Upon completion, the old bridge will be removed.	Improve current traffic problems, make pedestrian and vehicular traffic safer, and help stimulate revitalization of the area.
Affordable Housing Programs/Activities (est. \$2,000,000)	Assist the private sector in the development of affordable housing both in the Project Area and within the jurisdictional boundaries of the Cities of Redding and Anderson and the County of Shasta.	Increase, improve, and preserve affordable housing in targeted neighborhoods.

## **VI. REDEVELOPMENT HOUSING REGULATIONS**

California Community Redevelopment Law, Health and Safety Code § 33000 et seq., states that one of the fundamental purposes of redevelopment is to increase and improve the community's supply of low- and moderate-income housing. This is accomplished in part through three different, but interrelated, requirements imposed on redevelopment agencies. These three requirements provide for the production, improvement, and preservation of housing for low- and moderate-income persons. These requirements are:

- ▶ 20% of tax increment revenue must be set aside in a housing fund to be expended on increasing, improving, and preserving the supply of low- and moderate-income housing in the community; and
- ▶ a fixed percentage of all housing constructed in a redevelopment project area must be affordable to low- and moderate-income persons and families (production obligation); and
- ▶ the Agency must replace low- and moderate-income housing that is removed as a result of a redevelopment project (replacement obligation).

The implementation plan must address an agency's housing responsibilities and describe how the agency will increase, improve, and preserve low- and moderate-income housing. Each agency is also required to adopt a production housing plan that ensures that the respective redevelopment plan's replacement and housing production obligations are met every ten years [§ 33413 (b) (4)]. The requirements of the housing production plan mirror the majority of the requirements for the housing component of the implementation plan; namely, both plans must address (1) the Agency's Low- and Moderate-Income Housing Funds (Housing Fund); (2) Replacement Housing; and (3) Housing Production. Both plans are required to be prepared pursuant to paragraphs (2), (3), and (4) of subdivision (a) of the Health & Safety Code § 33490. The primary difference between the two plans is the time lines. The implementation plan is prepared for a five-year period with a mandatory review between its second and third year, while the housing production plan covers a ten-year period with a mandatory review every five years. The housing production plan has been prepared in conjunction with the housing component of this implementation plan and is included as Attachment A.

## **VII. HOUSING ACCOMPLISHMENTS 2001-2006**

Pursuant to the Project Formation and Administration Agreement executed between the City of Anderson, the City of Redding, and the County of Shasta for the creation of the SHASTECH Redevelopment Plan, the Housing Funds are allocated to the redevelopment agency of each jurisdiction in the same proportion as the land area in SHASTECH is within each jurisdiction. As adopted, approximately 55% of the Project Area is within the City of Redding, 38% within the County of Shasta, and 7% within the City of Anderson. As of March 1, 2006, the Housing Fund balances were as follows: Anderson Redevelopment Agency, \$48,424; Redding Redevelopment Agency, \$425,197; and Shasta County Redevelopment Agency, \$467,886.

In late 2000, the Anderson Redevelopment Agency utilized its cumulative allocation of \$7,700 and an advance of \$25,300 from the Redding Redevelopment Agency's and the County of Shasta Redevelopment Agency's portion of the Housing Fund to financially assist the rehabilitation of a 16-unit rental complex located in the City of Anderson. Affordable rent

restrictions for very low-income households were placed on the units for a period of 30 years. These housing units are available to families with children.

In September 2005, the Redding Redevelopment Agency loaned \$250,000 to Redding Mountain Vistas II, a nonprofit organization, to help facilitate the development of an apartment complex located in the City of Redding. The complex contains 39 units affordable to lower-income senior households and 1 manager's unit, for a total of 40 units. The affordable rent restrictions are for a period of 55 years. The increase in length of affordability years is due to a change in Redevelopment Law which became effective January 1, 2002.

The following table reflects the goals set forth in the 2001 - 2006 Implementation Plan for the number of housing units per specific program or project and the accomplishments during the five-year period. Following the table is a brief description of each program. The goals for the First-Time Homebuyer Program and the Single-Family Rehabilitation Program were not met. The majority of new homes built in the Project Area were in the jurisdictional boundaries of the City of Anderson. The City of Anderson chose to use other housing monies to assist first-time homebuyers and counted the assisted units toward meeting another Project Area's housing production obligations. Therefore, these housing units could not be counted to meet SHASTEC's housing requirements. No requests were received for the use of SHASTEC Housing Funds to rehabilitate any single-family residences. The goal for rehabilitation of rental units was exceeded by one unit. The 2001 - 2006 Implementation Plan did not anticipate the development of any new rental housing complexes. However, funds were allocated to assist with the development of a new 40-unit senior affordable housing complex (Mountain Vistas II) located outside the Project Area. Overall, there were 29 fewer housing units receiving redevelopment assistance than anticipated in the 2001 - 2006 Plan.

TABLE 3

SHASTEC REDEVELOPMENT PROJECT GOALS & ACCOMPLISHMENTS FY 2000-01 to 2005-06					
	First-Time Homebuyer Programs	Single Family Rehabilitation	Rental Rehabilitation	Affordable Housing Development	Total Units
Goals	50 units	20 units	15 units	0 units	<b>85</b>
Accomplishment	0 units	0 units	16 units	40 units	<b>56</b>
<p>First-Time Homebuyer Programs - <i>Direct loans to qualified households to assist in the purchase of the family's first home.</i></p> <p>Single-Family Rehabilitation - <i>Low-interest loans for rehabilitation available to income-eligible homeowners.</i></p> <p>Rental Rehabilitation - <i>Rehabilitation of existing rental units and the conversion of market-rate rents to affordable rents.</i></p> <p>Affordable Housing Development - <i>New construction or substantial rehabilitation of housing units with long-term affordability restrictions.</i></p>					

## VIII. LOW AND MODERATE INCOME HOUSING FUND

Redevelopment law requires the Implementation Plan to identify the amount of money available in SHASTECS's Housing Fund and the estimated amounts to be deposited in the Housing Fund over the next five-year period. It also requires estimates of the amount of money from the Housing Fund that will be expended on housing programs.

Table 4 (a), on the following page, reflects the redevelopment agencies of the three jurisdictions cumulative amount available in the Housing Fund beginning July 1, 2005, expected future revenues, and the proposed expenditures. Table 4 (b) breaks down the proposed housing activity expenditures shown in Table 4 (a) per income group and household type pursuant to the changes brought on by Assembly Bill 637, effective January 1, 2002, and Senate Bill 527, effective January 1, 2006, which are discussed in the following section, *Proportionality Tests*, and stated in Redevelopment Law, Health and Safety Code § 33334.4 (b) and § 33490 (a) (2) (C) (iii). Because the Agencies must show how they will meet their Housing Fund targeting requirements over a ten-year period, Table 4 has been expanded from a five-year period to a ten-year period.

### *Proportionality Tests (Targeting Requirements)*

As noted above, Redevelopment Law requires each implementation plan to describe how its respective Project Area's targeting requirements will be met over a ten-year period even though the implementation plan is effective for only five years. Therefore, pursuant to Redevelopment Law, the following discussion covers the next ten years.

Assembly Bill 637 amended Health and Safety Code § 33334.4, effective January 1, 2002, which resulted in numerous revisions to redevelopment agencies' affordable housing requirements. Two of the revisions pertain to the proportionate expenditures of housing funds by income and age. The first new requirement is to target housing fund expenditures to specific income levels. Redevelopment law now requires that over each ten-year period of the implementation plan, each redevelopment agency is to spend monies from its housing funds *to assist housing for persons of very-low and low income in at least the same proportion as the total number of dwelling units needed for those two groups bears to the total units needed for very-low-, low-, and moderate-income households within the community, as those needs have been determined pursuant to Government Code § 65584.* To determine the above, an agency must use the regional fair share allocation to its community, as may be adjusted by agreement with the local Council of Governments and the Department of Housing and Community Development, as the benchmark for targeting housing funds to the different income levels.

Table 5 shows the combined regional housing needs per income level as prepared for the period January 1, 2001, to June 30, 2008, for the Cities of Anderson and Redding and the County of Shasta. These numbers will be updated in 2008 when new fair share allocations are determined. The combined number of needed housing for persons of very-low and low income in the three jurisdictions ( $3,386 + 2,354 = 5,740$ ) divided by the total housing need for persons of very-low, low, and moderate income ( $5,740 \div 8,348$ ) concludes that a minimum of 68.8% of SHASTECS's expenditures on housing activities must assist very-low- and low-income households.

TABLE 4 (a)

SHASTEC LOW- AND MODERATE-INCOME HOUSING FUND											
	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	
<i>Resources:</i>											
- Starting Balance	995,450	978,980	989,243	1,028,818	995,296	987,215	1,117,588	1,188,132	1,398,180	1,555,084	
- 20% Tax Increment Deposits	373,530	401,100	430,000	460,320	492,110	525,880	560,840	597,520	635,980	676,330	
- Interest & Other Income	30,000	39,163	39,575	41,158	39,810	39,492	44,704	47,529	55,924	62,199	
- Balance Available for Housing	1,398,980	1,419,243	1,458,818	1,530,296	1,527,215	1,552,588	1,723,132	1,833,180	2,090,084	2,293,613	
<i>Funds to be Spent or Committed:</i>											
- For Housing Debt Service	0	0	0	0	0	0	0	0	0	0	
- For Production Housing Activities	250,000	250,000	250,000	375,000	375,000	250,000	375,000	250,000	375,000	375,000	
- For Non-Production Housing Activities*	150,000	150,000	150,000	125,000	125,000	150,000	125,000	150,000	125,000	125,000	
- For Program Administration	20,000	30,000	30,000	35,000	40,000	35,000	35,000	35,000	35,000	40,000	
- To be Accrued for Specific Future Year Projects	978,980	989,243	1,028,818	995,296	987,215	1,117,588	1,188,132	1,398,180	1,555,084	1,753,613	

\*Housing activities that do not trigger the housing affordability restrictions of 45 years for homeowners and 55 years for rentals.

TABLE 4 (b)

SHASTEC LOW- AND MODERATE-INCOME HOUSING FUND											
Anticipated Expenditures on Production and Non-Production Housing Activities By Income Level & Household Type											
	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	
<i>Income Level:</i>											
- Very Low/Low Income	350,000	350,000	240,000	350,000	400,000	240,000	350,000	350,000	350,000	350,000	
- Moderate Income	50,000	50,000	160,000	150,000	100,000	160,000	150,000	50,000	150,000	150,000	
Total	400,000	400,000	400,000	500,000	500,000	400,000	500,000	400,000	500,000	500,000	
<i>Households:</i>											
- Senior Restricted	112,000	112,000	112,000	140,000	140,000	112,000	140,000	112,000	140,000	140,000	
- No Senior Restrictions	288,000	288,000	288,000	360,000	360,000	288,000	360,000	288,000	360,000	360,000	
Total	400,000	400,000	400,000	500,000	500,000	400,000	500,000	400,000	500,000	500,000	

Source: Redding Redevelopment Agency

TABLE 5

<b>Cities of Anderson and Redding County of Shasta Regional Housing Needs Allocation Per Income Level</b>	
<b>Income Level</b>	<b>Needed Housing Units</b>
Very Low	3,386
Low	2,354
Moderate	2,608
Total	8,348

Source: Regional Housing Needs Allocation Plan, Shasta County

The second requirement targets housing fund expenditures to households with no age restrictions. Assembly Bill 637 amended § 33334.4 (b) to require each redevelopment agency to expend its housing funds, over the same ten-year period of the implementation plan, to assist housing that is available to all persons regardless of age in at least the same proportion as the population under age 65 years bears to the total population as reported in the most recent census of the United States Census Bureau. The redevelopment law firm of Goldfarb and Lipman interpreted the statute to mean housing that is not restricted to seniors. Senate Bill 527, effective January 1, 2006, replaced the age restrictions set forth by Assembly Bill 637. Each redevelopment agency is now required to expend its housing funds to assist housing that is available to all persons regardless of age in at least the same proportion as the *number of low-income households with a member under age 65 years bears to the total number of low-income households of the community as reported in the most recent census of the United States Census Bureau*. Pursuant to this revision, Table 6 concludes that *no less than 67.7% of housing activity expenditures must be applied to assist households with no age restrictions*.

TABLE 6

<b>SHASTEC Low and Moderate Income Housing Fund Expenditures On Households With No Age Restrictions</b>		
<b>Low-Income Households With Member Under 65 Years</b>	<b>Total Low-Income Households</b>	<b>Expenditures On Housing With No Age Restrictions</b>
17,510	25,877	67.7%

Source: 2000 Census

The time frame to achieve the required proportionality of expenditures by income and age is every ten years simultaneous with the time lines of the implementation plan, rather than over the entire life of the redevelopment plan. The ten-year period begins with this Implementation Plan.

Health and Safety Code § 33334.4 (c) grants an extra five years to meet the targeting requirements to those project areas that have deposited less than \$2 million in their housing

funds over the first five years of the ten-year period. Therefore, if less than \$2 million in tax increment revenue is deposited in the Housing Fund during the five-year period of this Implementation Plan, the targeting requirements will be extended to 2021. SHASTEC most likely will not qualify for the time extension, as the estimated tax increment in the first five years is just over \$2 million.

Health and Safety Code § 33490 (a) (C) (ii) requires the Implementation Plan to include the total population of the community and the population of those persons under 65 years of age as reported in the most recent census of the United States Census Bureau. Total population for Shasta County, as reported in the 2000 Census, is 163,256. There are 138,395 persons under age 65, or 84.8% of the population. Although this information must be included in the Implementation Plan, it is not required for determining any targeting requirements, including the expenditures on households with no age restrictions.

***Past Proportionality Expenditures***

Table 7 depicts the amount of housing funds utilized since January 1, 2002, to assist units affordable to, and occupied by, very-low-, low- and moderate-income households. Of the total funds expended, 97.5% were on very-low-income households, which meets the requirement that *at least* 68.8% of housing activity expenditures be on very-low- and low-income households.

Table 8 identifies the amount of Housing Funds utilized to assist households with and without age restrictions since January 1, 2002. Housing fund expenditures on households with no age restrictions were only 2.5% of the overall expenditures. This is substantially less than the target of 67.7%, as amended by Assembly Bill 637. During the next ten-year period the housing expenditures for senior households cannot exceed 32.3% of the total expenditures on housing projects.

The past proportional expenditures for household income and household type are included in this document at this time for information only. As noted above, the ten-year period begins with this Implementation Plan. (See the Ten-Year Housing Production Plan for more information on time lines.)

TABLE 7

SHASTEC HOUSEHOLD INCOME PROPORTIONALITY (Based on Regional Housing Needs) January 1, 2002 - June 30, 2006							
PROGRAM	HOUSING FUND EXPENDITURES						Total
	Very Low		Low		Moderate		
	Amount	Percent	Amount	Percent	Amount	Percent	
Mountain Vistas II	243,750	97.5%	0	0.0%	6,250	2.5%	250,000
Total	243,750	97.5%	0	0.0%	6,250	2.5%	250,000

Source: Redding Redevelopment Agency

TABLE 8

<b>SHASTEC HOUSEHOLD TYPE PROPORTIONALITY (Based on Total Households) January 1, 2002 - June 30, 2006</b>					
PROGRAM	HOUSING FUND EXPENDITURES				Total
	Senior Housing		All Other Housing		
	Amount	Percent	Amount	Percent	
Mountain Vistas II	243,750	97.5%	6,250	2.5%	250,000
Total	243,750	97.5%	6,250	2.5%	250,000

Source: Redding Redevelopment Agency

***Future Proportionality Expenditures***

Table 4 (b) on Page 14 identifies the proposed amount of expenditures from the Housing Fund for each income group and household type during the next ten years. The table will be updated, if necessary, at the interim review of this Implementation Plan.

The Description of Housing Activities, on page 22 of this report, sets forth how the Redevelopment Agencies of the Cities of Anderson and Redding and the County of Shasta (Agencies) plan to target their share of the SHASTEC Housing Fund to meet the proportionality requirements for very-low- and low-income housing and for households with a member under age 65.

**IX. HOUSING PRODUCTION/INCLUSIONARY HOUSING**

The Housing Production requirements, also known as Inclusionary Housing, state that at least 30% of all new or substantially rehabilitated dwelling units developed by a redevelopment agency must be available at an affordable housing cost to, and occupied by, persons and families of low or moderate income. Of that 30%, not less than 50% are required to be occupied by persons and families of very low-income households. The Department of Housing and Community Development (HCD) interprets “agency developed” housing to mean any housing that would not have been built but for the involvement of a redevelopment agency. It is the opinion of legal counsel, who participated in the preparation and passage of AB 1290, which amended Redevelopment Law, that this requirement applies only to those units developed directly by a redevelopment agency and not to units developed by housing developers pursuant to agreements with an agency. The Redding Redevelopment Agency (Agency), lead agency for SHASTEC, concurs with legal counsel, but has been more conservative in that the Agency counts development projects as “agency developed” when the Agency acts as more than a financing tool.

Additionally, at least 15% of all new or substantially rehabilitated dwelling units that are developed within the Project Area by individuals other than a redevelopment agency must be available at affordable housing cost to, and occupied by, persons and families of low and moderate income. Of that 15%, not less than 40% must be occupied by very-low-income households. As noted above, the majority of housing units developed pursuant to agreements with the Agency are considered privately developed and fall under this category.

As used in the above requirements, “substantially rehabilitated” means *rehabilitation, the value of which constitutes 25% of the after-rehabilitation value of the dwelling, inclusive of the land value.* Beginning in 1994, the only rehabilitated units that were required to be counted in calculating the affordable housing production requirements were (1) single-family dwelling units with one or two units that were substantially rehabilitated with agency assistance, and (2) multiple-family rented dwelling units with three or more units that were substantially rehabilitated, including those that were rehabilitated without agency assistance. Effective January 1, 2002, substantially rehabilitated, multiple-family units are counted to determine the affordable housing production obligation only if such units receive agency assistance. Multiple-family rented dwelling units that do not receive agency assistance are no longer included in the calculation.

The housing production obligations for SHASTE C are met by new construction, substantial rehabilitation, and/or acquisition of affordability covenants. With respect to the latter, a redevelopment agency may purchase or acquire long-term affordability covenants on existing multiple-family units that are not presently affordable to low- and moderate-income households or on currently affordable multiple-family units that are not expected to remain affordable. No more than 50% of the units meeting each project area’s housing production obligations may be available in this manner, and at least 50% of the units with purchased affordability covenants must be affordable to and occupied by very-low-income households. To date, there has been no purchase of affordability covenants on existing multiple-family units.

Effective January 1, 2002, the length of affordability covenants that must be placed on new, substantially rehabilitated, and price-restricted housing units has increased to 55 years for rental units and 45 years for owner-occupied units.

***Housing Production Requirements and Compliance***

Table 9 represents a summary of the actual housing production activity that has occurred in the Project Area from July 2, 1996, to June 2006, and Table 10 shows the number of affordable housing units required based on the units produced in SHASTE C. Exhibit 1 in the Ten-Year Housing Production Plan, at the end of this report, lists by address and jurisdiction all housing development that has occurred in the Project Area, which determines the required number of affordable housing units that must be made available and occupied by very-low-, low-, and moderate-income households.

TABLE 9

<b>SHASTE C PRIVATE HOUSING PRODUCTION ACTIVITY Within Project Area July 2, 1996 - June 2006</b>	
Total Market Rate Units Constructed	174
Total Affordable Units Constructed	0
Total Units Substantially Rehabilitated (through 12-31-01 only)	0
<b>Total</b>	<b>174</b>

Source: Cities of Anderson and Redding and County of Shasta Building Departments

TABLE 10

<b>SHASTEC HOUSING PRODUCTION REQUIREMENTS</b>		
<b>Units Produced</b>	<b>Affordable Units Required</b>	<b>Minimum Number of Affordable Units Required for Very Low Income</b>
174	26	10

Table 11 identifies newly constructed and substantially rehabilitated housing projects with long-term affordability restrictions. These housing projects were used to meet SHASTEC's housing production obligations. Both projects listed were outside the Project Area boundaries; therefore, only half of the number of housing units reflected in the table can be counted towards meeting the housing production requirements.

TABLE 11

<b>SHASTEC NEW CONSTRUCTION OR SUBSTANTIALLY REHABILITATED HOUSING With Affordability Covenants June 2, 1996 - June 30, 2006</b>					
<b>Name</b>	<b>Building Address</b>	<b>Permit Type</b>	<b>Income Level</b>	<b>Number of Units</b>	<b>Building Valuation</b>
RRCD Rental Rehab	1900 Mill Street, Anderson	MF	Very Low	16	\$ 177,480
Mountain Vistas II	385 Hilltop Drive, Redding	MF	Very Low	39	2,375,900
TOTAL				55	\$ 2,553,380

Table 12 shows that SHASTEC has been successful in meeting its housing production obligation since inception of the Project Area. The units in Table 12 equate to only one half of the units identified in Table 11 above. As previously noted, this is due to both housing projects being outside the Project Area, thereby reducing the housing production count to one for every two units substantially rehabilitated or newly constructed.

TABLE 12

<b>SHASTEC HOUSING PRODUCTION REQUIREMENTS &amp; ACCOMPLISHMENTS THROUGH JUNE 2006</b>	
Affordable Housing Units Required	26
<b>Affordable Housing Units Produced*</b>	<b>27.5</b>
Very-Low-Income Housing Units Required	10
<b>Very-Low-Income Housing Units Produced</b>	<b>27.5</b>

\*Includes new and substantial rehabilitated housing units pursuant to Redevelopment Law.

***Future Housing Production Needs***

Table 13 represents the potential number of housing units that could be constructed in the SHASTECH Project Area under build-out conditions and the number of those units that will need to be affordable for very-low-, low-, and moderate-income households. The number of required affordable housing units was determined by calculating 15% of the potential number of new housing units at build out. Of that 15%, not less than 40% must be affordable to very-low-income households.

The data in the table was derived from a field review of each residential parcel within the Project Area. The Project Area contained 343 vacant acres with a residential classification in 1996 when the SHASTECH Redevelopment Plan was adopted. Construction of new residences, adoption of new General Plans by the City of Redding and the County of Shasta, the construction of a sports complex, and the placement of residential property into wetlands as mitigation for development has reduced the available vacant residential land to 91.24 acres. Additionally, the City of Anderson has recently reclassified 6.49 commercial acres to residential, thereby bringing the total number of vacant residential land to 97.73. The subject property has been approved for a 70-unit condominium project. The total vacant acreage within each residential classification was multiplied by the appropriate density factor to reach the potential number of housing units able to be developed during the remaining life of the Project Area, with the exception of the 6.49 acres in the City of Anderson which reflect the approved development for 70 housing units.

Total build out is anticipated to be obtained within the lifetime of the redevelopment plan. Recently, there have been high levels of residential development in the Project Area. This trend is expected to continue. In addition, dependent on the availability of sewers, it is possible that large residential properties currently developed with a single-family home may be combined and then re-subdivided into smaller lots which could result in future residential development exceeding the build out projections that exist today. The likeliness of this occurring will be better known in the later years of the life of the redevelopment plan.

TABLE 13

<b>SHASTECH UNDEVELOPED RESIDENTIAL CLASSIFIED LAND AS OF JUNE 2006</b>		
Land Use Classification	Vacant Acreage	Potential New Units
Residential - 2.0 units per acre	69.42	139
Residential - 3.5 units per acre	18.30	64
Residential - 5.0 units per acre	3.52	18
Residential - 12.0 units per acre <sup>(1)</sup>	6.49	70
Total:	97.73	291
<sup>(1)</sup> Potential New Units based on approved condominium project. Potential housing production obligation (inclusionary requirement) for SHASTECH Project based upon 100% build-out scenario over a 20-year period. Total Affordable Units: 44 Total Very-Low Affordable Units: 18		

Table 14 represents the estimated housing production obligations for the remaining life of the SHASTEC Redevelopment Plan. It also includes estimates of the number of units affordable to very-low-, low-, and moderate-income households that will need to be developed during that time period to meet these obligations.

TABLE 14

<b>SHASTEC HOUSING PRODUCTION REQUIREMENTS 2007-2026</b>			
<b>Time Period</b>	<b>Very-Low</b>	<b>Low-Moderate</b>	<b>Total</b>
Inclusionary housing units estimated July 1, 2006 - June 30, 2016	10.00	15.00	25.00
Inclusionary housing units estimated July 1, 2016 - June 30, 2026	8.00	11.00	19.00
<b>Net inclusionary housing units required over life of Redevelopment Plan.</b>	<b>18.00</b>	<b>26.00</b>	<b>44.00</b>

*Future Housing Production Estimates*

Each redevelopment agency is required to estimate the number of new, substantially rehabilitated, or price-restricted residential units to be developed both over the life of its redevelopment plan and during the next five years. Also required is the number of units of very-low-, low-, and moderate-income households to be developed within the same time period. The projections have been extended to ten years to coincide with the requirement to describe how the Housing Fund targeting requirements will be met over a ten-year period. Table 13, on page 21, estimates that a total of 44 affordable housing units are needed over the remaining life of the SHASTEC Redevelopment Plan. Of that amount, it is anticipated that a minimum of 25 affordable housing units will be developed during the next ten years. Table 15 depicts the estimated number of affordable housing units to be produced in each activity category during the next ten years. As depicted, 19, or 76%, of the proposed long-term affordable housing units will be made available to very-low- and low-income households. The balance will be available to all three income levels—very low, low, and moderate income.

With respect to types of households, the Agencies must apply at least 67.7% of SHASTEC’s housing activity expenditures to assist housing with no age restrictions. The Agencies estimate that 18, or 70%, of the affordable housing units depicted in Table 15 will have at least one household member under the age of 65 years. Financial assistance for future senior-restricted housing projects will only be considered if the targeting requirements for housing with no age restrictions is being met as required by redevelopment law, and if the senior project will not negatively impact the required proportionate distribution of the Agencies’ housing funds.

Table 4 (b) at the beginning of this report confirms that future agency expenditures will be in proportion to the required allocations for household types and income levels.

The affordable housing units are expected to be developed by the private sector, including non-profits and for-profits, with financial assistance from the Agencies pursuant to development agreements between the Agencies and the developers. The Agencies, themselves, do not plan to directly develop any housing projects over this period within the SHASTECH Project Area..

## **X. DESCRIPTION OF HOUSING ACTIVITIES TO BE UNDERTAKEN**

The Agencies will implement aggressive, fiscally sound programs of varied housing activities. This section describes the programs that will be used over the next ten years with the understanding that additional programs may be considered and developed which may take the place of or be added to those presented here. The first set of programs will be used to meet the housing production needs discussed in Section IX. The second set of programs covers housing activities that help improve and preserve affordable housing, but do not meet the criteria for production housing; i.e., 45 years of affordability restrictions on homeowners and 55 years of affordability restrictions on rentals.

### ***Housing Production Activities***

Following are descriptions of the programs and activities which the Agencies expect to undertake within the next ten years to meet SHASTECH's housing production obligations and the ten-year targeting requirements relative to the specific program or activity.

#### **Affordable Housing New Construction**

The Agencies will participate with both private sector non-profit and for-profit housing developers to construct affordable rental housing in the project area, as well as jurisdiction-wide, as redevelopment law allows. The Agencies will give priority to rental units that are not age restricted and encourage large housing complexes to maintain affordability restrictions on 70% or more of their housing units to very-low- and low-income households with the balance restricted to moderate-income households. The Agencies will also focus on encouraging single-family ownership to very-low- and low-income families through the Downpayment Assistance Program. Affordable units developed pursuant to agreements with developers will have affordability restrictions of 45 years for single-family residences and 55 years for rental units. It is anticipated that approximately 11 affordable units will be constructed within the next ten years.

#### **Substantial Rehabilitation**

Funding will be provided from the Low- and Moderate-Income Housing Fund to supplement homeowner and rental-rehabilitation efforts within each participating jurisdiction. Properties assisted in this manner must meet statutory guidelines for substantial rehabilitation and must be subject to the appropriate affordability covenants following rehabilitation. Focus will be on rehabilitation of housing units for very-low- and low-income families with children. It is anticipated that approximately 14 existing single- and multiple-family units will be assisted through this activity during the planning period.

TABLE 15

SHASTEC HOUSING UNIT PRODUCTION 2006 - 2016												
Type of Activity	Affordability	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Total
Estimated New Housing Units (Rental and Owner Occupied)	Very Low	0	1	0	1	1	0	2	0	0	1	6
	Low	0	1	0	1	0	1	0	0	1	1	5
	Moderate	0	0	0	0	0	0	0	0	0	0	0
Estimated Substantially Rehabilitated Units	Very Low	1	0	0	0	1	0	0	1	1	0	4
	Low	1	0	1	0	1	0	0	1	0	0	4
	Moderate	0	0	1	1	0	1	1	0	1	1	6
Estimated Units Price-Restricted By Covenant	Very Low	0	0	0	0	0	0	0	0	0	0	0
	Low	0	0	0	0	0	0	0	0	0	0	0
	Moderate	0	0	0	0	0	0	0	0	0	0	0
Estimated Other Housing Assistance (e.g., rent subsidies)	Very Low	0	0	0	0	0	0	0	0	0	0	0
	Low	0	0	0	0	0	0	0	0	0	0	0
	Moderate	0	0	0	0	0	0	0	0	0	0	0
Total:	Very Low	1	1	0	1	2	0	2	1	1	1	10
	Low	1	1	1	1	1	1	0	1	1	1	9
	Moderate	0	0	1	1	0	1	1	0	1	1	6
Combined Total:		2	2	2	3	3	2	3	2	3	3	25

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### Multiple Family Residential Acquisition

SHASTECC can meet a portion of its affordable housing obligation by acquiring (either directly or indirectly through a private entity) existing rental units, and, through the use of financing incentives such as below-market interest rates or interest subsidies for private financing, establish long-term affordability covenants for the properties. In general, SHASTECC would not be the owner of the affordable units, but would use redevelopment financing as an incentive for the private sector to acquire and operate the facilities as affordable housing. There are no plans at this time to use this method, but the Agencies will consider this type of residential acquisition if the opportunity presents itself.

### Assistance for Preservation of Affordable Units

The State Government Code requires that each community housing element contain an analysis of housing developments in the community which are eligible to convert to non-low income use within a ten-year period. There are numerous complexes, mostly within the City of Anderson's jurisdictional boundaries, that will be eligible to convert to market rates within the next ten years. The Agencies are unaware of plans at this time to convert any of the units to market rates; and, therefore, do not intend to purchase affordability covenants. In the event the status of these housing projects change, the Agencies will re-evaluate the feasibility of acquiring existing affordable housing covenants. None of the housing developments are within the boundaries of the SHASTECC Project Area.

### Other Housing Activities

Housing funds that are not earmarked for meeting SHASTECC's housing production obligations are planned to be expended on the following housing programs and activities over the next ten years. The combined expenditures for all other housing projects will be reviewed annually to assure compliance with the targeting requirements that a minimum of 67.7% of the expenditures are spent on households with at least one member under the age of 65 and a minimum of 68.8% of the expenditures assist very-low- and low-income households.

### Downpayment Assistance Program

Housing funds will be used to assist home buyers with the purchase of their first home. Gap financing will be provided in conjunction with a primary loan to enable very-low-, low-, and moderate-income households to qualify for the purchase of an existing market-rate home that they otherwise would not be able to afford. Dependent on the type of program, the gap financing will be a deferred low-interest loan or an equity share of the increase valuation of the home at the time of sale. The program has no age restrictions. It is anticipated that 70% of the loans will be to very-low- and low-income households.

### Paint Voucher Program

The Paint Voucher Program provides painting supply vouchers to qualified homeowners and to owners of rental properties occupied by very-low-, low-, or moderate-income households. The program supplies the materials to lessen the cost of exterior painting, thereby enhancing the appearance of neighborhoods that are showing signs of deterioration. Recipients of this program are mostly very-low- and low-income households, and there are no age restrictions.

### Minor Home Rehabilitation

This program provides rehabilitation assistance to existing low- to moderate-income homeowners in the form of low-interest loans. The improvements are not considered substantial in that the total funds expended on the improvements are less than 25% of the after-rehabilitation value of the dwelling inclusive of land value. The rehabilitation improves the condition of the home, thereby extending its structural life. The homeowners that benefit from this program will be both seniors and nonseniors, the majority of which qualify as very-low- or low-income households.

### Minor Rental Rehabilitation

Provides financial assistance to rental owners to assist them in completing both interior and exterior rehabilitation of affordable rental units. The goal of this rental rehabilitation program is to provide safe and sanitary housing to very-low- or low-income households, especially families with children.

## **XI. REPLACEMENT HOUSING**

Health and Safety Code § 33413 (a) states that whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the housing market as part of a redevelopment project, the redevelopment agency shall replace those units within four years of their destruction or removal. Health and Safety Code § 33413.5 requires a redevelopment agency to adopt a replacement housing plan before the dwellings are removed. The purpose of the plan is to ensure that the appropriate replacement housing is produced within the four-year time limit.

Beginning January 1, 2002, Redevelopment Law requires 100% of the destroyed or removed housing units to be replaced and made available at an affordable housing cost in the same or lower income level as the persons displaced from the destroyed or removed units. Health and Safety Code § 33413 (f) allows an agency to replace destroyed or removed dwelling units with a fewer number of replacement units as long as the total bedroom count of the replacement units equal or exceed the number of lost bedrooms and the replacement units are for the same income level as the lost units.

The Agencies know of no plans at this time to remove or destroy any housing units within the Project Area as the result of redevelopment activities.

## **XII. SUMMARY**

The Implementation Plan for the SHASTECH Redevelopment Project sets forth specific projects and programs planned for the Project Area during the next five years in accordance with the SHASTECH Redevelopment Plan and California Community Redevelopment Law. These projects and programs, collectively and individually, will further the elimination of the blighting conditions that exist within the Project Area. The Agencies' efforts will also provide a catalyst for further private investment within the area and will act to stabilize the negative economic forces which prevail. Additionally, these projects and programs will help secure the long-term success of the public and private investments already in-place within the SHASTECH Redevelopment Project Area.

**SHASTEC**

**REDEVELOPMENT PROJECT**

**ATTACHMENT A**  
**TEN-YEAR**  
**HOUSING**  
**PRODUCTION**  
**PLAN**  
**FISCAL YEARS**  
**2006-07 THRU 2015-16**

**Adopted by the Redding Redevelopment Agency**  
**June 19, 2006, Resolution No. 2006-06**

**Adopted by the Anderson Redevelopment Agency**  
**June 20, 2006, Resolution No. 2006-05**

**Adopted by the Shasta County Redevelopment Agency**  
**June 27, 2006, Resolution No. 2006-05**

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# HOUSING PRODUCTION PLAN FOR THE SHASTEC PROJECT AREA

## I. INTRODUCTION

California Community Redevelopment Law, Health and Safety Code § 33000 et seq., states that one of the fundamental purposes of redevelopment is to increase and improve the community's supply of low- and moderate-income housing. This is accomplished in part through three different, but interrelated, requirements imposed on redevelopment agencies. These three requirements provide for the production, improvement, and preservation of housing for low- and moderate-income persons. These requirements are:

- ▶ 20% of tax increment revenue must be set aside in a housing fund to be expended on increasing, improving, and preserving the supply of low- and moderate-income housing in the community; and
- ▶ a fixed percentage of all housing constructed in a redevelopment project area must be affordable to low- and moderate-income persons and families; and
- ▶ the Agency must replace low- and moderate-income housing that is removed as a result of a redevelopment project.

Redevelopment Law, Health and Safety Code § 33490, requires every redevelopment agency to adopt a five-year implementation plan for each of its redevelopment plans. The purpose of the implementation plan is to provide documentation linking the elimination of blight with the proposed activities of the related redevelopment plan and to describe how an agency will increase, improve, and preserve low- and moderate-income housing. Each agency is also required to adopt a housing production plan that ensures that the respective redevelopment plan's replacement and housing production obligations are met every ten years [§ 33413 (b) (4)]. The housing production plan must be consistent with the community's housing element and updated in conjunction with either the housing element cycle or the implementation plan cycle.

The requirements of the housing production plan mirror the majority of the requirements for the housing component of the implementation plan; namely, both plans must address (1) the Agency's Low- and Moderate-Income Housing Fund (Housing Fund); (2) Replacement Housing; and (3) Housing Production. Both plans are required to be prepared pursuant to paragraphs (2), (3), and (4) of subdivision (a) of the Health & Safety Code § 33490. The primary difference between the two plans is the time lines in that the implementation plan is prepared for a five-year period with a mandatory review between its second and third year, while the housing production plan covers a ten-year period with a mandatory review every five years. The housing production plan contains an action plan that is specific to housing production obligations while the implementation plan addresses all housing programs and activities.

This document is the Housing Production Plan (HP Plan) for the SHASTEC Redevelopment Project Area (SHASTEC). It has been prepared pursuant to Health and Safety Code § 33413 (b) (4) and § 33490 with its primary purpose being to implement a plan utilizing fiscally sound housing programs that allows SHASTEC to meet all of its housing obligations in a timely and efficient manner.

## **II. PERIODIC REVIEW**

This HP Plan will be reviewed in five years in conjunction with the preparation and adoption of the next five-year Implementation Plan for SHASTECH. Any necessary modifications will be made at that time to accurately reflect changing market conditions. Redevelopment law requires a redevelopment plan's housing obligations to be met in ten-year increments consecutively with its housing production plan's time line. If this does not occur, then its housing obligations must be met on an annual basis until the required housing for the total ten-year period has been met. If SHASTECH has exceeded its requirements within the ten-year period, the excess housing units may be counted toward the next ten-year period. (See Section V., Low and Moderate Income Housing Fund.)

Health and Safety Code § 33334.4 sets forth specific targeting requirements for the expenditures of housing funds. The time lines for these requirements are the same as noted above with one exception. An agency that has deposited a total of less than \$2 million in its low and moderate income housing fund over the first five years of its current housing production plan has an extra five years to meet its targeting requirements.

## **III. PROJECT AREA**

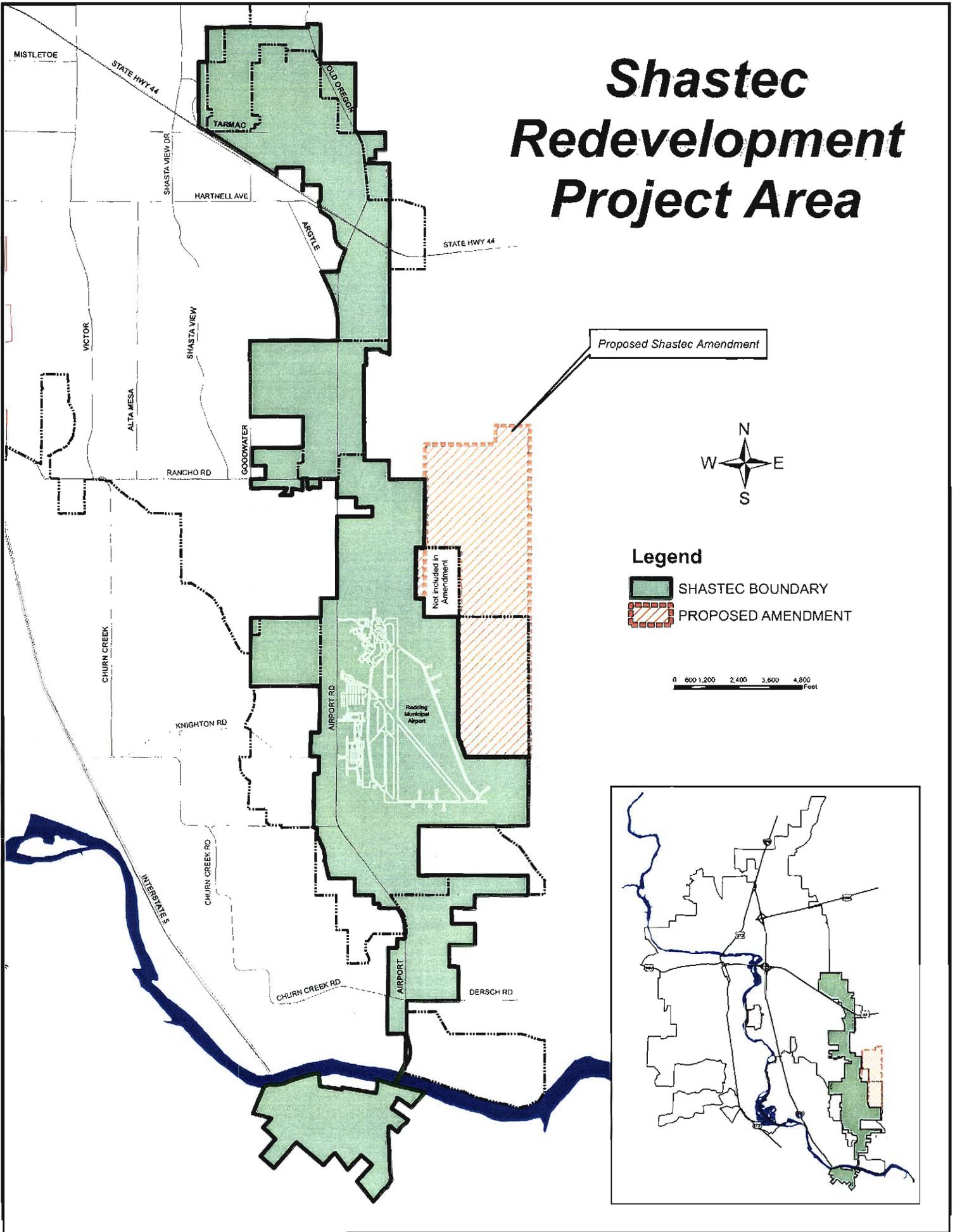
SHASTECH is a cooperative redevelopment project adopted by the Cities of Anderson and Redding and the County of Shasta. SHASTECH was originally established on July 2, 1996, and, at that time, encompassed approximately 4,100 acres within the territorial jurisdictions of the two Cities and the County. Its northern boundary is just north of Viking Way in the City of Redding and unincorporated parts in the County of Shasta. It then extends southward to the vicinity of Riverside Avenue and North Street in the City of Anderson.

SHASTECH is in the process of amending its boundaries to add approximately 870 acres that will be used primarily for industrial development. Figure 1 illustrates both the boundaries of the Project Area as it currently exists and the proposed amended boundaries. There are only two residences within the additional area. Parcels have been set aside to accommodate those residential owners. The remainder of the proposed addition will be used for airport protection, open space, and development of the Stillwater Business Park. It is not anticipated that the amendment will trigger housing obligations beyond the projections stated in this HP Plan. However, housing impacts with respect to development of the Stillwater Business Park will be re-evaluated at the five-year review.

## **IV. HOUSING HISTORIC REVIEW 1995-96 - 2005-06**

Pursuant to the Cooperative Agreement executed between the City of Anderson, the City of Redding, and the County of Shasta for the creation of the SHASTECH Redevelopment Plan, the housing funds are allocated to the redevelopment agency of each jurisdiction in the same proportion as the land area in SHASTECH is within each jurisdiction. As adopted, approximately 55% of the Project Area is within the City of Redding, 38% within the County of Shasta, and 7% within the City of Anderson. As of March 1, 2006, the Housing Fund balances were as follows: Anderson Redevelopment Agency, \$48,424; Redding Redevelopment Agency, \$425,197; and Shasta County Redevelopment Agency, \$467,886.

# Shastec Redevelopment Project Area



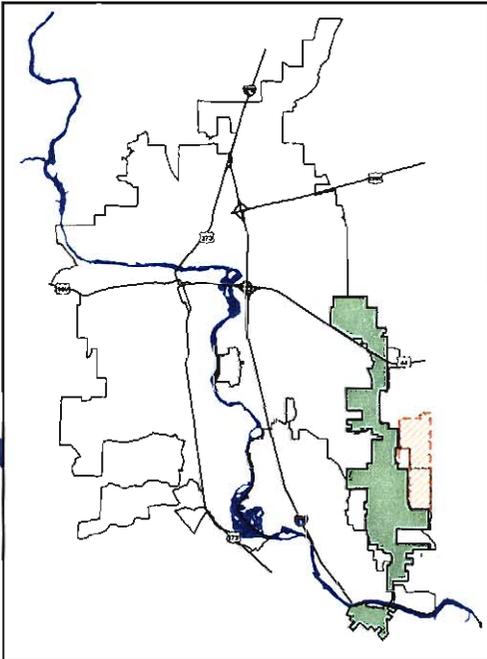
Proposed Shastec Amendment



### Legend

-  SHASTEC BOUNDARY
-  PROPOSED AMENDMENT

0 600 1,200 2,400 3,600 4,800 Feet



In late 2000, the Anderson Redevelopment Agency utilized its cumulative allocation of \$7,700 and an advance of \$25,300 from the Redding Redevelopment Agency's and the Shasta County Redevelopment Agency's portion of the Housing Fund to financially assist the rehabilitation of a 16-unit rental complex located in Anderson. Affordable rent restrictions for very low-income households were placed on the units for a period of 30 years. These units are available to families with children.

In September 2005, the Redding Redevelopment Agency loaned \$250,000 to Redding Mountain Vistas II, a nonprofit organization, to help facilitate the development of an apartment complex located in the City of Redding. The complex contains 39 units affordable to lower-income senior households and 1 manager's unit, for a total of 40 units. The affordable rent restrictions are for a period of 55 years. The increase in years is due to a change in Redevelopment Law which became effective January 1, 2002.

Table 1 reflects the goals set forth in the 1996 - 2006 Housing Production Plan for the number of housing units per specific program or project and the accomplishments during the ten-year period. Following the table is a brief description of each program. The goals for the First-Time Homebuyer Program and the Single-Family Rehabilitation Program were not met. The majority of new homes built in the Project Area were in the jurisdictional boundaries of the City of Anderson. (See Exhibit 1.) Anderson chose to use other housing monies to assist first-time homebuyers and counted the assisted units toward meeting another Project Area's housing production obligations. Therefore, these housing units could not be counted to meet SHASTECS's housing requirements. No requests were received for the use of SHASTECS's housing funds to rehabilitate any single-family residences. The goal for rehabilitation of rental units was exceeded by one unit. The prior HP Plan did not anticipate the development of any new rental housing complexes. However, funds were allocated to assist with the development of a new 40-unit senior affordable housing complex (Mountain Vistas II) located outside the Project Area.

TABLE 1

<b>SHASTECS REDEVELOPMENT PROJECT GOALS &amp; ACCOMPLISHMENTS FY 1995-96 to 2005-06</b>					
	First-Time Homebuyer Program	Single Family Rehabilitation	Rental Rehabilitation	Housing Development	Total Units
Goals	50 units	120 units	15 units	0 units	<b>185</b>
Accomplishment	0 units	0 units	16 units	40 units	<b>56</b>

First-Time Homebuyer Programs - *Direct loans to qualified households to assist in the purchase of the family's first home.*

Single-Family Rehabilitation - *Low-interest loans for rehabilitation available to income eligible homeowners.*

Rental Rehabilitation - *Rehabilitation of existing rental units and the conversion of market-rate rents to affordable rents.*

Affordable Housing Development - *New construction or substantial rehab of housing units with long-term affordability restrictions.*

Additional review of the previous reporting period is discussed throughout this report under each specific housing topic.

## V. LOW AND MODERATE INCOME HOUSING FUND

Redevelopment law requires the HP Plan to identify the amount of money available in SHASTECS Housing Fund and the estimated amounts to be deposited in the Fund over the next ten-year period. It also requires estimates of the amount of money from the Housing Fund that will be expended on housing programs.

Table 2 (a), on the following page, reflects the redevelopment agencies of the three jurisdictions cumulative amount available in the Housing Fund beginning July 1, 2005, expected future revenues, and the proposed expenditures during each of the next ten years. Table 2 (b) breaks down the proposed housing activity expenditures shown in Table 2 (a) per income group and household type pursuant to the changes brought on by Assembly Bill 637, effective January 1, 2002, and Senate Bill 527, effective January 1, 2006, which are discussed in the following section, *Proportionality Tests*, and stated in Redevelopment Law, Health and Safety Code § 33334.4 (b) and § 33490 (a) (2) (C) (iii).

### *Proportionality Tests (Targeting Requirements)*

Assembly Bill 637 amended Health and Safety Code § 33334.4, effective January 1, 2002, which resulted in numerous revisions to redevelopment agencies' affordable housing requirements. Two of the revisions pertain to the proportionate expenditures of housing funds by income and age. The first new requirement is to target housing fund expenditures to specific income levels. Redevelopment law now requires that over each ten-year period of the implementation plan, each redevelopment agency is to spend monies from its housing funds *to assist housing for persons of very-low and low income in at least the same proportion as the total number of dwelling units needed for those two groups bears to the total units needed for very-low-, low-, and moderate-income households within the community, as those needs have been determined pursuant to Government Code § 65584.* To determine the above, an agency must use the regional fair share allocation to its community, as may be adjusted by agreement with the local Council of Governments and the Department of Housing and Community Development, as the benchmark for targeting housing funds to the different income levels.

Table 3 shows the combined regional housing needs per income level as prepared for the period January 1, 2001, to June 30, 2008, for the Cities of Anderson and Redding and the County of Shasta. These numbers will be updated in 2008 when new fair share allocations are determined. The combined number of needed housing for persons of very-low and low income in the three jurisdictions ( $3,386 + 2,354 = 5,740$ ) divided by the total housing need for persons of very-low, low, and moderate income ( $5,740 \div 8,348$ ) concludes that a minimum of *68.8% of SHASTECS expenditures on housing activities must assist very-low- and low-income households.*

TABLE 2 (a)

SHASTEC LOW- AND MODERATE-INCOME HOUSING FUND											
	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	
<i>Resources:</i>											
- Starting Balance	995,450	978,980	989,243	1,028,818	995,296	987,215	1,117,588	1,188,132	1,398,180	1,555,084	
- 20% Tax Increment Deposits	373,530	401,100	430,000	460,320	492,110	525,880	560,840	597,520	635,980	676,330	
- Interest & Other Income	30,000	39,163	39,575	41,158	39,810	39,492	44,704	47,529	55,924	62,199	
- Balance Available for Housing	1,398,980	1,419,243	1,458,818	1,530,296	1,527,215	1,552,588	1,723,132	1,833,180	2,090,084	2,293,613	
<i>Funds to be Spent or Committed:</i>											
- For Housing Debt Service	0	0	0	0	0	0	0	0	0	0	
- For Production Housing Activities	250,000	250,000	250,000	375,000	375,000	250,000	375,000	250,000	375,000	375,000	
- For Non-Production Housing Activities*	150,000	150,000	150,000	125,000	125,000	150,000	125,000	150,000	125,000	125,000	
- For Program Administration	20,000	30,000	30,000	35,000	40,000	35,000	35,000	35,000	35,000	40,000	
- To be Accrued for Specific Future Year Projects	978,980	989,243	1,028,818	995,296	987,215	1,117,588	1,188,132	1,398,180	1,555,084	1,753,613	

\*Housing activities that do not trigger the housing affordability restrictions of 45 years for homeowners and 55 years for rentals.

TABLE 2 (b)

SHASTEC LOW- AND MODERATE-INCOME HOUSING FUND											
Anticipated Expenditures on Production and Non-Production Housing Activities By Income Level & Household Type											
	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	
<i>Income Level:</i>											
- Very Low/Low Income	350,000	350,000	240,000	350,000	400,000	240,000	350,000	350,000	350,000	350,000	
- Moderate Income	50,000	50,000	160,000	150,000	100,000	160,000	150,000	50,000	150,000	150,000	
Total	400,000	400,000	400,000	500,000	500,000	400,000	500,000	400,000	500,000	500,000	
<i>Households:</i>											
- Senior Restricted	112,000	112,000	112,000	140,000	140,000	112,000	140,000	112,000	140,000	140,000	
- No Senior Restrictions	288,000	288,000	288,000	360,000	360,000	288,000	360,000	288,000	360,000	360,000	
Total	400,000	400,000	400,000	500,000	500,000	400,000	500,000	400,000	500,000	500,000	

TABLE 3

<b>Cities of Anderson and Redding                      County of Shasta                      Regional Housing Needs Allocation Per Income Level</b>	
<b>Income Level</b>	<b>Needed Housing Units</b>
Very Low	3,386
Low	2,354
Moderate	2,608
Total	8,348

Source: Regional Housing Needs Allocation Plan, Shasta County

The second requirement targets housing fund expenditures to households with no age restrictions. Assembly Bill 637 amended § 33334.4 (b) to require each redevelopment agency to expend its housing funds, over the same ten-year period of the implementation plan, to assist housing that is available to all persons regardless of age in at least the same proportion as the population under age 65 years bears to the total population as reported in the most recent census of the United States Census Bureau. The redevelopment law firm of Goldfarb and Lipman interpreted the statute to mean housing that is not restricted to seniors. Senate Bill 527, effective January 1, 2006, replaced the age restrictions set forth by Assembly Bill 637. Each redevelopment agency is now required to expend its housing funds to assist housing that is available to all persons regardless of age in at least the same proportion as the *number of low-income households with a member under age 65 years bears to the total number of low-income households of the community as reported in the most recent census of the United States Census Bureau.* Pursuant to this revision, Table 4 concludes that *no less than 67.7% of housing activity expenditures must be applied to assist households with no age restrictions.*

TABLE 4

<b>SHASTE C                      Low and Moderate Income Housing Fund                      Expenditures On Households With No Age Restrictions</b>		
<b>Low-Income Households                      With Member Under                      65 Years</b>	<b>Total Low-Income                      Households</b>	<b>Expenditures                      On Housing With No                      Age Restrictions</b>
17,510	25,877	67.7%

Source: 2000 Census

The time frame to achieve the required proportionality of expenditures by income and age is every ten years simultaneous with the time lines of the implementation plan rather than over the entire life of the redevelopment plan. It is the opinion of legal counsel for the Redding Redevelopment Agency that the proportional targeting requirements begin with this HP Plan, but that a conservative approach would be to refer back to 2002 after the ten-year target date ends in June 2016, and review the entire period for compliance.

As previously noted, Health and Safety Code § 33334.4 (c) grants an extra five years to meet the targeting requirements for those project areas that have deposited less than \$2 million in their housing fund over the first five years of the housing production plan. SHASTECH most likely will not qualify for the time extension, as the estimated tax increment in the first five years is just over \$2 million.

Health and Safety Code § 33490 (a) (C) (ii) requires the HP Plan to include the total population of the community and the population of those persons under 65 years of age as reported in the most recent census of the United States Census Bureau. Total population for Shasta County, as reported in the 2000 Census, is 163,256. There are 138,395 persons under age 65, or 84.8% of the population. Although this information must be included in the HP Plan, it is not required for determining any targeting requirements, including the expenditures on households with no age restrictions.

***Past Proportionality Expenditures***

Table 5 depicts the amount of housing funds utilized since January 1, 2002, to assist units affordable to, and occupied by, very-low-, low- and moderate-income households. Of the total funds expended, 97.5% were on very-low-income households, which meets the requirement that *at least* 68.8% of housing activity expenditures be on very-low- and low-income households.

Table 6 identifies the amount of Housing Funds utilized to assist households with and without age restrictions since January 1, 2002. Housing fund expenditures on households with no age restrictions were only 2.5% of the overall expenditures. This is substantially less than the target of 67.7%, as amended by Assembly Bill 637. During the next ten-year period the housing expenditures for senior households cannot exceed 32% of the total expenditures on housing projects.

As previously noted, the proportional targeting requirements for household income and household type do not have to be met until the end of the ten-year time period of this HP Plan. The Agencies will combine the expenditures reflected in Tables 5 and 6 with the housing expenditures that occur in the next ten years to achieve compliance with the targeting requirements set forth in this document.

TABLE 5

SHASTECH HOUSEHOLD INCOME PROPORTIONALITY (Based on Regional Housing Needs) January 1, 2002 - June 30, 2006							
PROGRAM	HOUSING FUND EXPENDITURES						Total
	Very Low		Low		Moderate		
	Amount	Percent	Amount	Percent	Amount	Percent	
Mountain Vistas II	243,750	97.5%	0	0.0%	6,250	2.5%	250,000
Total	243,750	97.5%	0	0.0%	6,250	2.5%	250,000

Source: Redding Redevelopment Agency

TABLE 6

<b>SHASTEC HOUSEHOLD TYPE PROPORTIONALITY (Based on Total Households) January 1, 2002 - June 30, 2006</b>					
PROGRAM	HOUSING FUND EXPENDITURES				Total
	Senior Housing		All Other Housing		
	Amount	Percent	Amount	Percent	
Mountain Vistas II	243,750	97.5%	6,250	2.5%	250,000
Total	243,750	97.5%	6,250	2.5%	250,000

Source: Redding Redevelopment Agency

***Future Proportionality Expenditures***

Table 2 (b) on Page 6 identifies the proposed amount of expenditures from the Housing Fund for each income group and the household type during the next ten years. The table will be updated, if necessary, at the interim review of this HP Plan.

The Housing Production Action Plan on page 14 of this report sets forth how the Redevelopment Agencies of the Cities of Anderson and Redding and the County of Shasta (Agencies) plan to target their share of the SHASTEC Housing Fund expenditures to meet the proportionality requirements for very-low- and low-income housing and for households with at least one member under the age of 65 years with respect to the Project Area’s housing production obligations. Programs relating to the proportionate share of expenditures on non-production housing activities are discussed in the Implementation Plan and not in this HP Plan, as those expenditures are on all other affordable housing programs and activities that are not used to meet SHASTEC’s housing production obligations.

**VI. PRODUCTION HOUSING/INCLUSIONARY HOUSING**

The Housing Production requirements, also known as Inclusionary Housing, state that at least 30% of all new or substantially rehabilitated dwelling units developed by a redevelopment agency must be available at an affordable housing cost to, and occupied by, persons and families of low or moderate income. Of that 30%, not less than 50% are required to be occupied by persons and families of very low-income households. The Department of Housing and Community Development (HCD) interprets “agency developed” housing to mean any housing that would not have been built but for the involvement of a redevelopment agency. It is the opinion of legal counsel, who participated in the preparation and passage of AB 1290, which amended Redevelopment Law, that this requirement applies only to those units developed directly by a redevelopment agency and not to units developed by housing developers pursuant to agreements with an agency. The Redding Redevelopment Agency (Agency), lead agency for SHASTEC, concurs with legal counsel, but has been more conservative in that the Agency counts its large development projects as “agency developed” when the Agency acts as more than a financing tool.

Additionally, at least 15% of all new or substantially rehabilitated dwelling units that are developed within the Project Area by individuals other than a redevelopment agency must be available at affordable housing cost to, and occupied by, persons and families of low and moderate income. Of that 15%, not less than 40% must be occupied by very-low-income households. As noted above, the majority of housing units developed pursuant to agreements with the Agency are considered privately developed and fall under this category.

As used in the above requirements, “substantially rehabilitated” means *rehabilitation, the value of which constitutes 25% of the after-rehabilitation value of the dwelling, inclusive of the land value*. Beginning in 1994, the only rehabilitated units that were required to be counted in calculating the affordable housing production requirements were (1) single-family dwelling units with one or two units that were substantially rehabilitated with agency assistance, and (2) multiple-family rented dwelling units with three or more units that were substantially rehabilitated, including those that were rehabilitated without agency assistance. Effective January 1, 2002, substantially rehabilitated, multiple-family units are counted to determine the affordable housing production obligation *only if such units receive agency assistance*. Multiple-family rented dwelling units that do not receive agency assistance are no longer included in the calculation.

The housing production obligations for SHASTECC are met by new construction, substantial rehabilitation, and/or acquisition of affordability covenants. With respect to the latter, a redevelopment agency may purchase or acquire long-term affordability covenants on existing multiple-family units that are not presently affordable to low- and moderate-income households or on currently affordable multiple-family units that are not expected to remain affordable. No more than 50% of the units meeting each project area’s housing production obligations may be available in this manner, and at least 50% of the units with purchased affordability covenants must be affordable to and occupied by very-low-income households. To date, there has been no purchase of affordability covenants on existing multiple-family units.

Effective January 1, 2002, the length of affordability covenants that must be placed on new, substantially rehabilitated, and price-restricted housing units has increased to 55 years for rental units and 45 years for owner-occupied units.

### ***Housing Production Requirements and Accomplishments***

Table 7 represents a summary of the actual housing production activity that has occurred in the Project Area from July 2, 1996, to June 2006, and Table 8 shows the number of affordable housing units required based on the housing units produced in SHASTECC. Exhibit 1, at the end of this report, lists by address and jurisdiction all housing development that has occurred in the Project Area, which determines the required number of affordable housing units that must be made available and occupied by very-low-, low-, and moderate-income households.

TABLE 7

<b>SHASTEC PRIVATE HOUSING PRODUCTION ACTIVITY Within Project Area July 2, 1996 - June 2006</b>	
Total Market Rate Units Constructed	174
Total Affordable Units Constructed	0
Total Units Substantially Rehabilitated (through 12-31-01 only)	0
Total	174

Source: Cities of Anderson and Redding and County of Shasta Building Departments

TABLE 8

<b>SHASTEC HOUSING PRODUCTION REQUIREMENTS</b>		
Units Produced	Affordable Units Required	Minimum Number of Affordable Units Required for Very Low Income
174	26	10

Table 9 identifies new constructed and substantially rehabilitated housing projects with long-term affordability restrictions. These housing projects were used to meet SHASTEC's housing production obligations. Both projects listed were outside the Project Area boundaries; therefore, only half of the number of housing units reflected in the table can be counted towards meeting the production requirements.

TABLE 9

<b>SHASTEC NEW CONSTRUCTION OR SUBSTANTIALLY REHABILITATED HOUSING With Affordability Covenants June 2, 1996 - June 30, 2006</b>					
Name	Building Address	Permit Type	Income Level	Number of Units	Building Valuation
RRCD Rental Rehab	1900 Mill Street, Anderson	MF	Very Low	16	\$ 177,480
Mountain Vistas II	385 Hilltop Drive, Redding	MF	Very Low	39	2,375,900
TOTAL				55	\$ 2,553,380

Table 10 shows that SHASTEC has been successful in meeting its housing production obligation over the past ten years. The units in Table 10 equate to only one half of the units identified in Table 9 above. As previously noted, this is due to both housing projects being outside the Project Area, thereby reducing the housing production count to one for every two units substantially rehabilitated or newly constructed.

TABLE 10

<b>SHASTEC HOUSING PRODUCTION REQUIREMENTS &amp; ACCOMPLISHMENTS THROUGH JUNE 2006</b>	
Affordable Housing Units Required	26
<b>Affordable Housing Units Produced*</b>	<b>27.5</b>
Very-Low-Income Housing Units Required	10
<b>Very-Low-Income Housing Units Produced</b>	<b>27.5</b>

\*Includes new and substantial rehabilitated housing units pursuant to Redevelopment Law.

***Future Housing Production Needs***

Table 11 represents the potential number of housing units that could be constructed in the SHASTEC Project Area under build-out conditions and the number of those units that will need to be affordable for very-low-, low-, and moderate-income households. The number of required affordable units for low- and moderate-income households was determined by calculating 15% of the potential number of new housing units at build out. Of that 15%, not less than 40% must be affordable to very-low-income households.

The data in the table was derived from a field review of each residential parcel within the Project Area. The Project Area contained 343 vacant acres with a residential classification in 1996 when the SHASTEC Redevelopment Plan was adopted. Construction of new residences, adoption of new General Plans by the City of Redding and the County of Shasta, the construction of a sports complex, and the placement of residential property into wetlands as mitigation for development has reduced the available vacant residential land to 91.24 acres. Additionally, the City of Anderson has recently reclassified 6.49 commercial acres to residential, thereby bringing the total number of vacant residential land to 97.73. The subject property has been approved for a 70-unit condominium project. The total vacant acreage within each residential classification was multiplied by the appropriate density factor to reach the potential number of housing units able to be developed during the remaining life of the Project Area, with the exception of the 6.49 acres in the City of Anderson which reflect the approved development for 70 housing units.

Total build out is anticipated to be obtained within the lifetime of the redevelopment plan. Recently, there have been high levels of residential development in the Project Area. This trend is expected to continue. In addition, dependent on the availability of sewers, it is possible that large residential properties currently developed with a single-family home may be combined and then re-subdivided into smaller lots which could result in future residential development exceeding build out projections that exist today. The likeliness of this occurring will be better known toward the end of this ten-year period and will be studied in greater detail when preparing the HP Plan for the 3<sup>rd</sup> ten-year period. The SHASTEC Redevelopment Project will be in effect until the year 2026, but could be extended another ten years.

TABLE 11

SHASTEC UNDEVELOPED RESIDENTIAL CLASSIFIED LAND AS OF JUNE 2006		
Land Use Classification	Vacant Acreage	Potential New Units
Residential - 2.0 units per acre	69.42	139
Residential - 3.5 units per acre	18.30	64
Residential - 5.0 units per acre	3.52	18
Residential - 12.0 units per acre <sup>(1)</sup>	6.49	70
Total:	97.73	291
<sup>(1)</sup> Potential New Units based on approved condominium project.  Potential housing production obligation (inclusionary requirement) for SHASTEC Project based upon 100% build-out scenario over a 20-year period. Total Affordable Units: 44 Total Very-Low Affordable Units: 18		

The following table represents the estimated housing production obligations for the remaining life of the SHASTEC Redevelopment Plan. It also includes estimates of the number of units affordable to very-low-, low-, and moderate-income households that will need to be developed during that time period to meet these obligations.

TABLE 12

SHASTEC HOUSING PRODUCTION REQUIREMENTS 2007-2026			
Time Period	Very-Low	Low-Moderate	Total
Inclusionary housing units estimated July 1, 2006 - June 30, 2016	10.00	15.00	25.00
Inclusionary housing units estimated July 1, 2016 - June 30, 2026	8.00	11.00	19.00
<b>Net inclusionary housing units required over life of Redevelopment Plan.</b>	<b>18.00</b>	<b>26.00</b>	<b>44.00</b>

*Future Housing Production Estimates*

Each redevelopment agency is required to estimate the number of new, substantially rehabilitated, or price-restricted residential units to be developed both over the life of its redevelopment plan and during the next ten years. Also required is the number of units of very-low-, low-, and moderate-income households to be developed within the same time period. Table 11, on page 13, estimates that a total of 44 affordable housing units are needed over the remaining life of the SHASTEC Redevelopment Plan. Of that amount, it is anticipated that a minimum of 25 affordable housing units will be developed during the next ten years.

Table 13 depicts the estimated number of affordable housing units to be produced in each activity category per household-income level. As depicted in the table, 19, or 76%, of the proposed long-term affordable housing units will be made available to very-low- and low-income households. The balance will be available to all three income levels—very-low, low-, and moderate-income.

With respect to types of households, the Agencies must apply at least 67.7% of SHASTECS housing activity expenditures to provide housing with no age restrictions. The Agency estimates that 18, or 70%, of the affordable housing units depicted in Table 13 will have at least one household member under the age of 65 years. Financial assistance for senior-restricted housing projects will only be considered if the targeting requirements for housing with no age restrictions is being met as required by redevelopment law, and if the senior project will not negatively impact the required proportionate distribution of the Agencies' housing funds.

Table 2 (b) at the beginning of this report confirms that future agency expenditures will be in proportion to the required allocations for household types and income levels.

The affordable housing units are expected to be developed by the private sector, including non-profits and for-profits, with financial assistance from the Agencies pursuant to development agreements between the Agencies and the developers. The Agencies, themselves, do not plan to directly develop any housing projects over this period within the SHASTECS Project Area.

### ***Housing Production Action Plan***

In order to meet SHASTECS housing production obligations, the Agencies will implement aggressive, fiscally sound programs of varied housing activities. It is their intent to pursue SHASTECS production goals utilizing all avenues allowed by current redevelopment regulations, including new construction, acquisition of existing units with the implementation of affordability covenants, and substantial rehabilitation of existing units. Beginning January 1, 2002, the HP Plan, must also describe how an agency will meet its targeted expenditures for very-low- and low-income households and households with no age restrictions. TABLE 2(b) on page 6 projects future housing fund expenditures in relation to income level and household type. This section of the HP Plan describes how the various programs will be used to meet target expenditures on housing production activities. The Five-Year Implementation Plan contains an action plan for all other housing activities.

Following are descriptions of the programs and activities which the Agencies expect to undertake within the next ten years to meet SHASTECS housing production obligations. It is anticipated that additional programs may be considered and developed over the time period which may take the place of or be added to those presented here.

### ***Affordable Housing New Construction***

The Agencies will participate with both private sector non-profit and for-profit housing developers to construct affordable rental housing in the project area, as well as jurisdiction-wide, as redevelopment law allows. The Agencies will give priority to rental units that are not age restricted and encourage large housing complexes to maintain affordability restrictions on 70% or more of their housing units to very-low- and low-income households with the balance restricted to moderate income households. The Agencies will also focus on encouraging single-

family ownership to very-low- and low-income families through the Downpayment Assistance Program. Affordable units developed pursuant to agreements between developers and the respective Agency will have affordability restrictions of 45 years for single-family residences and 55 years for rental units. It is anticipated that approximately 11 affordable units will be constructed within the next ten years.

#### Substantial Rehabilitation

Funding will be provided from the Low- and Moderate-Income Housing Fund to supplement home-owner and rental-rehabilitation efforts within each participating jurisdiction. Properties assisted in this manner must meet statutory guidelines for substantial rehabilitation and must be subject to the appropriate affordability covenants following rehabilitation. Focus will be on rehabilitation of housing units for very-low- and low-income families with children. It is anticipated that approximately 14 existing single- and multiple-family units will be assisted through this activity during the planning period.

#### Multiple Family Residential Acquisition

SHASTECH can meet a portion of its affordable housing obligation by acquiring (either directly or indirectly through a private entity) existing rental units, and, through the use of financing incentives such as below-market interest rates or interest subsidies for private financing, establish long-term affordability covenants for the properties. In general, SHASTECH would not be the owner of the affordable units, but would use redevelopment financing as an incentive for the private sector to acquire and operate the facilities as affordable housing. There are no plans at this time to use this method, but the Agencies will consider this type of residential acquisition if the opportunity presents itself.

#### Assistance for Preservation of Affordable Units

The State Government Code requires that each community housing element contain an analysis of housing developments in the community which are eligible to convert to non-low income use within a ten-year period. There are numerous complexes, mostly within the City of Anderson's jurisdictional boundaries, that will be eligible to convert to market rental rates within the next ten years. The Agencies are unaware of plans at this time to convert any of the units to market rates; and, therefore, do not intend to purchase affordability covenants within this HP Plan's time frame. In the event the status of these housing projects change, the Agencies will re-evaluate the feasibility of acquiring existing affordable housing covenants. None of the housing developments are within the boundaries of the SHASTECH Project Area.

TABLE 13

SHASTE HOUSING UNIT PRODUCTION 2006 - 2016												
Type of Activity	Affordability	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Total
Estimated New Housing Units (Rental and Owner Occupied)	Very Low	0	1	0	1	1	0	2	0	0	1	6
	Low	0	1	0	1	0	1	0	0	1	1	5
	Moderate	0	0	0	0	0	0	0	0	0	0	0
Estimated Substantially Rehabilitated Units	Very Low	1	0	0	0	1	0	0	1	1	0	4
	Low	1	0	1	0	1	0	0	1	0	0	4
	Moderate	0	0	1	1	0	1	1	0	1	1	6
Estimated Units Price-Restricted By Covenant	Very Low	0	0	0	0	0	0	0	0	0	0	0
	Low	0	0	0	0	0	0	0	0	0	0	0
	Moderate	0	0	0	0	0	0	0	0	0	0	0
Estimated Other Housing Assistance (e.g., rent subsidies)	Very Low	0	0	0	0	0	0	0	0	0	0	0
	Low	0	0	0	0	0	0	0	0	0	0	0
	Moderate	0	0	0	0	0	0	0	0	0	0	0
Total:	Very Low	1	1	0	1	2	0	2	1	1	1	10
	Low	1	1	1	1	1	1	0	1	1	1	9
	Moderate	0	0	1	1	0	1	1	0	1	1	6
Combined Total:		2	2	2	3	3	2	3	2	3	3	25

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## **VII. REPLACEMENT HOUSING**

Health and Safety Code § 33413 (a) states that whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the housing market as part of a redevelopment project, the redevelopment agency shall replace those units within four years of their destruction or removal. Health and Safety Code § 33413.5 requires a redevelopment agency to adopt a replacement housing plan before the dwellings are removed. The purpose of the plan is to ensure that the appropriate replacement housing is produced within the four-year time limit.

Beginning January 1, 2002, Redevelopment Law requires 100% of the destroyed or removed housing units to be replaced and made available at an affordable housing cost in the same or lower income level as the persons displaced from the destroyed or removed units. Health and Safety Code § 33413 (f) allows an agency to replace destroyed or removed dwelling units with a fewer number of replacement units as long as the total bedroom count of the replacement units equal or exceed the number of lost bedrooms and the replacement units are for the same income level as the lost units.

The Agencies know of no plans at this time to remove or destroy any housing units within the Project Area as the result of redevelopment activities.

## **VIII. CONSISTENCY WITH HOUSING ELEMENT OF THE GENERAL PLAN**

Health and Safety Code § 33413 (b) (4) requires the HP Plan to be consistent with each respective jurisdiction's Housing Element. All three participating jurisdictions, the Cities of Anderson and Redding, and the County of Shasta have adopted Housing Elements of their respective General Plans that have been found to be in substantive compliance with current State housing law. The housing production goals and proposed programs outlined in this HP Plan are in conformance with the goals, policies, objectives, and programs contained within these Housing Elements.

## **IX. SUMMARY**

The documentation outlined herein provides the framework necessary to operate a realistic, achievable program of housing activities over the next ten years. It is the goal of the Redevelopment Agencies of the three jurisdictions to carry forth an aggressive, fiscally sound program of varied housing activities that will meet SHASTECC's affordable housing production obligations and comply with proportionality rules.

As can be readily seen from the tables and narrative, the proposed programs and production goals set forth in this report have the potential to meet the housing production obligations generated by SHASTECC over the lifetime of its redevelopment plan. The activities and programs outlined in this HP Plan have the potential to create 25 affordable housing units within the community over the next ten years. It is important to note that actual accomplishment of the goals will be subject to an assortment of variables, as are all projects undertaken by redevelopment agencies. Important among these are continued availability of matching and private funding on most activities, continued support by the local public and political bodies for affordable housing activities, and actual receipt of revenues at the level projected based upon appreciation of area

property values and continued private investment in the Project Area. With some consistency in these factors, the goals and objectives stated herein will be achieved, and will immeasurably enhance the affordable housing opportunities for the residents of the community now and into the future.

# EXHIBIT 1

## NEW UNITS CONSTRUCTED SHASTEC

**HOUSING DEVELOPMENT  
SHASTEC REDEVELOPMENT PROJECT AREA  
JULY 2, 1996 - JUNE 30, 2006**

LOCALE	ADDRESS	TYPE	# OF UNITS	BUILDING PERMIT VALUE	PERMIT DATE	PROJECT
County	6967 Arnolds Way (MII)	Single-Family	1	\$39,544	F - 03/01	New
Anderson	3503 Barkwood	Single-Family	1	\$80,985	F - 03/03	New
Anderson	3504 Barkwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3507 Barkwood	Single-Family	1	\$76,122	F - 11/02	New
Anderson	3508 Barkwood	Single-Family	1	\$79,892	F - 10/02	New
Anderson	3511 Barkwood	Single-Family	1	\$80,985	F - 11/02	New
Anderson	3512 Barkwood	Single-Family	1	\$79,892	F - 09/02	New
Anderson	3515 Barkwood	Single-Family	1	\$80,985	F - 11/02	New
Anderson	3516 Barkwood	Single-Family	1	\$79,892	F - 09/02	New
Anderson	3519 Barkwood	Single-Family	1	\$76,122	F - 10/02	New
Anderson	3520 Barkwood	Single-Family	1	\$89,555	F - 09/02	New
Anderson	3523 Barkwood	Single-Family	1	\$80,985	F - 03/03	New
Anderson	3524 Barkwood	Single-Family	1	\$89,555	F - 09/02	New
Anderson	3527 Barkwood	Single-Family	1	\$80,985	F - 10/02	New
Anderson	3528 Barkwood	Single-Family	1	\$80,985	F - 09/02	New
Anderson	3531 Barkwood	Single-Family	1	\$73,403	F - 10/02	New
Anderson	3532 Barkwood	Single-Family	1	\$80,985	F - 09/02	New
Anderson	3535 Barkwood	Single-Family	1	\$79,892	F - 08/02	New
Anderson	3536 Barkwood	Single-Family	1	\$79,892	F - 08/02	New
Anderson	3539 Barkwood	Single-Family	1	\$79,892	F - 08/02	New
Anderson	3540 Barkwood	Single-Family	1	\$79,892	F - 09/02	New
Anderson	3543 Barkwood	Single-Family	1	\$76,122	F - 08/02	New
Anderson	3544 Barkwood	Single-Family	1	\$89,555	F - 08/02	New
Anderson	3547 Barkwood	Single-Family	1	\$80,895	F - 08/02	New
Anderson	3548 Barkwood	Single-Family	1	\$89,555	F - 08/02	New
Anderson	3552 Barkwood	Single-Family	1	\$80,985	F - 08/03	New
Anderson	3555 Barkwood	Single-Family	1	\$76,122	F - 08/02	New
Anderson	3556 Barkwood	Single-Family	1	\$80,985	F - 07/03	New
Anderson	3559 Barkwood	Single-Family	1	\$80,895	F - 08/02	New
Anderson	3563 Barkwood	Single-Family	1	\$80,895	F - 08/02	New
Anderson	3565 Bearwood	Single-Family	1	\$80,895	F - 03/03	New
Anderson	3566 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3567 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3568 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3569 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3570 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3571 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3572 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3573 Bearwood	Single-Family	1	\$89,555	F - 03/03	New
Anderson	3574 Bearwood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3575 Bearwood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3576 Bearwood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3577 Bearwood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3578 Bearwood	Single-Family	1	\$80,985	F - 04/03	New
Anderson	3579 Bearwood	Single-Family	1	\$80,985	F - 04/03	New
Anderson	3580 Bearwood	Single-Family	1	\$80,985	F - 04/03	New
Anderson	3581 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3582 Bearwood	Single-Family	1	\$80,985	F - 04/03	New
Anderson	3583 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3584 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3585 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3586 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3587 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3588 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3589 Bearwood	Single-Family	1	\$80,985	F - 05/03	New

LOCALE	ADDRESS	TYPE	# OF UNITS	BUILDING PERMIT VALUE	PERMIT DATE	PROJECT
Anderson	3590 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3591 Bearwood	Single-Family	1	\$89,555	F - 08/03	New
Anderson	3592 Bearwood	Single-Family	1	\$80,985	F - 05/03	New
Anderson	3593 Bearwood	Single-Family	1	\$105,000	F - 08/03	New
Anderson	3594 Bearwood	Single-Family	1	\$80,895	F - 10/03	New
Anderson	3596 Bearwood	Single-Family	1	\$105,000	F - 10/03	New
Anderson	3598 Bearwood	Single-Family	1	\$79,892	F - 10/03	New
Anderson	3600 Bearwood	Single-Family	1	\$89,555	F - 09/03	New
County	20207 Blue Jay Drive	Single-Family	1	\$157,672	02/00	New
County	20233 Blue Jay Drive	Single-Family	1	\$189,131	09/99	New
Anderson	3400 Buckwood	Single-Family	1	\$89,555	CoO6/02	New
County	20112 Cindy Lane	MH	1	\$8,574	03/20/2006	New
County	20132 Cindy Lane	MH	1	\$7,584	F - 06/24/03	New
Anderson	3616 Culwood	Single-Family	1	\$79,892	CoO 2/02	New
Anderson	3617 Culwood	Single-Family	1	\$105,000	F - 07/03	New
Anderson	3618 Culwood	Single-Family	1	\$89,555	CoO 3/03	New
Anderson	3619 Culwood	Single-Family	1	\$105,000	F - 11/03	New
Anderson	3620 Culwood	Single-Family	1	\$89,555	CoO 3/03	New
Anderson	3621 Culwood	Single-Family	1	\$99,472	F - 11/03	New
Anderson	3622 Culwood	Single-Family	1	\$79,892	CoO 1/02	New
Anderson	3623 Culwood	Single-Family	1	\$99,472	F - 11/03	New
Anderson	3624 Culwood	Single-Family	1	\$76,122	CoO 12/01	New
Anderson	3625 Culwood	Single-Family	1	\$99,472	F - 12/03	New
Anderson	3626 Culwood	Single-Family	1	\$99,472	F - 07/04	New
Anderson	3627 Culwood	Single-Family	1	\$99,472	F - 12/03	New
Anderson	3628 Culwood	Single-Family	1	\$99,472	F - 01/04	New
Anderson	3629 Culwood	Single-Family	1	\$99,472	F - 01-04	New
County	20211 Demae Drive	Single-Family	1	\$125,275	FY 2003-04	New
County	6760 Ely Street	MH	1	\$12,282	09/07/2005	New
County	10095 Frazier Road	Single-Family	1	\$118,473	FY2003-04	New
County	20411 Gibson Court	Single-Family	1	\$109,467	F - 5/20/03	New
County	8923 Impasse Lane (MH)	Single-Family	1	\$28,224	05/00	New
Anderson	3496 Inkwood	Single-Family	1	\$89,555	F - 07/02	New
Anderson	3498 Inkwood	Single-Family	1	\$73,408	F - 07/02	New
Anderson	3500 Inkwood	Single-Family	1	\$73,408	F - 07/02	New
Anderson	3501 Inkwood	Single-Family	1	\$79,892	CoO 6/02	New
Anderson	3502 Inkwood	Single-Family	1	\$76,122	CoO 6/02	New
Anderson	3503 Inkwood	Single-Family	1	\$89,555	CoO 3/03	New
Anderson	3504 Inkwood	Single-Family	1	\$76,122	F - 07/02	New
Anderson	3505 Inkwood	Single-Family	1	\$80,985	CoO 6/02	New
Anderson	3506 Inkwood	Single-Family	1	\$79,892	F - 07/02	New
Anderson	3507 Inkwood	Single-Family	1	\$80,985	CoO 6/02	New
Anderson	3508 Inkwood	Single-Family	1	\$79,892	CoO 6/02	New
Anderson	3509 Inkwood	Single-Family	1	\$79,892	CoO 3/02	New
Anderson	3510 Inkwood	Single-Family	1	\$76,122	CoO 3/02	New
Anderson	3511 Inkwood	Single-Family	1	\$79,892	CoO 1/02	New
Anderson	3512 Inkwood	Single-Family	1	\$76,122	CoO 1/02	New
Anderson	3513 Inkwood	Single-Family	1	\$80,895	CoO 2/02	New
Anderson	3514 Inkwood	Single-Family	1	\$76,122	CoO 2/02	New
Anderson	3515 Inkwood	Single-Family	1	\$73,408	CoO 11/01	New
Anderson	3516 Inkwood	Single-Family	1	\$79,892	CoO 11/01	New
Anderson	3517 Inkwood	Single-Family	1	\$79,892	CoO 11/01	New
Anderson	3518 Inkwood	Single-Family	1	\$73,408	CoO 10/01	New
Anderson	3519 Inkwood	Single-Family	1	\$80,984	CoO 10/01	New
Anderson	3520 Inkwood	Single-Family	1	\$76,122	CoO 10/01	New
Anderson	3521 Inkwood	Single-Family	1	\$80,985	CoO 10/01	New
Anderson	3522 Inkwood	Single-Family	1	\$76,122	CoO 10/01	New
Anderson	3523 Inkwood	Single-Family	1	\$73,408	CoO 10/01	New
Anderson	3524 Inkwood	Single-Family	1	\$79,892	CoO 10/01	New
Anderson	3525 Inkwood	Single-Family	1	\$79,892	CoO 10/01	New
Anderson	3526 Inkwood	Single-Family	1	\$79,892	CoO 10/01	New
Anderson	3527 Inkwood	Single-Family	1	\$80,985	CoO 1/02	New

LOCALE	ADDRESS	TYPE	# OF UNITS	BUILDING PERMIT VALUE	PERMIT DATE	PROJECT
County	20099 Lyal Lane	Single-Family	1	\$119,669	F - 2/21/02	New
County	20102 Lyal Lane	Single-Family	1	\$18,795	F - 10/28/02	New
County	20215 Lupine Drive	Single-Family	1	\$144,971	FY 2003-04	New
County	20120 Lupine Drive	Single-Family	1	\$123,763	F - 7/1/2004	New
County	20660 Matamoros Street	Single-Family	1	\$137,270	F - 6/22/2005	New
Anderson	2651 North Street	Single-Family	1	\$93,126	04/01	New
Anderson	2691 North Street	Single-Family	1	\$130,710	F - 10/05	New
Anderson	2689 North Street	Single-Family	1	\$127,821	F - 10/05	New
Anderson	2781 North Street	Single-Family	1	\$90,232	F - 08/01	New
County	10125 Old Oregon Trl	Single-Family	1	\$30,238	F - 03/01	New
County	20100 Penrod Lane	Single-Family	1	\$126,004	03/00	New
Anderson	3610 Ravenwood	Single-Family	1	\$89,555	CoO 4/02	New
Anderson	3612 Ravenwood	Single-Family	1	\$80,985	CoO 4/02	New
Anderson	3614 Ravenwood	Single-Family	1	\$89,555	CoO 2/02	New
Anderson	3626 Ravenwood	Single-Family	1	\$89,555	CoO 12/01	New
Anderson	3628 Ravenwood	Single-Family	1	\$89,555	CoO 2/02	New
Anderson	3630 Ravenwood	Single-Family	1	\$89,555	CoO 12/01	New
Anderson	3888 Riverside Drive	Single-Family	1	\$132,323	F - 7/2005	New
Anderson	3600 Stingy Lane	Single-Family	1	\$80,985	CoO 12/01	New
Anderson	3602 Stingy Lane	Single-Family	1	\$80,985	CoO 12/01	New
Anderson	3604 Stingy Lane	Single-Family	1	\$89,555	CoO 4/02	New
Anderson	3606 Stingy Lane	Single-Family	1	\$89,555	CoO 5/02	New
Anderson	3608 Stingy Lane	Single-Family	1	\$79,892	F - 5/02	New
Anderson	3611 Stingy Lane	Single-Family	1	\$80,985	F - 10/01	New
Anderson	3612 Stingy Lane	Single-Family	1	\$89,555	F - 08/03	New
Anderson	3613 Stingy Lane	Single-Family	1	\$89,555	F - 08/02	New
Anderson	3614 Stingy Lane	Single-Family	1	\$79,892	F - 08/03	New
Anderson	3615 Stingy Lane	Single-Family	1	\$89,555	F - 07/03	New
Anderson	3616 Stingy Lane	Single-Family	1	\$80,985	F - 08/03	New
Anderson	3617 Stingy Lane	Single-Family	1	\$105,000	F - 08/03	New
Anderson	3618 Stingy Lane	Single-Family	1	\$80,985	F - 09/03	New
Anderson	3619 Stingy Lane	Single-Family	1	\$105,000	F - 08/03	New
Anderson	3620 Stingy Lane	Single-Family	1	\$89,555	F - 09/03	New
Anderson	3622 Stingy Lane	Single-Family	1	\$89,555	F - 09/03	New
County	20043 Sylvia Lane	Single-Family	1	\$55,057	F - 8/16/2004	New
County	20067 Sylvia Lane	Single-Family	1	\$96,128	FY 2001-02	New
County	20150 Sylvia Lane	Single-Family	1	\$160,000	F - 9/13/2004	New
Anderson	3700 Vinewood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3701 Vinewood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3702 Vinewood	Single-Family	1	\$76,122	F - 04/03	New
Anderson	3703 Vinewood	Single-Family	1	\$89,555	F - 04/03	New
Anderson	3704 Vinewood	Single-Family	1	\$76,122	F - 04/03	New
Anderson	3705 Vinewood	Single-Family	1	\$80,985	F - 04/03	New
Anderson	3706 Vinewood	Single-Family	1	\$80,985	F - 01/03	New
Anderson	3707 Vinewood	Single-Family	1	\$89,555	F - 12/02	New
Anderson	3708 Vinewood	Single-Family	1	\$79,892	F - 01/03	New
Anderson	3709 Vinewood	Single-Family	1	\$89,555	F - 12/02	New
Anderson	3710 Vinewood	Single-Family	1	\$79,892	F - 01/03	New
Anderson	3711 Vinewood	Single-Family	1	\$80,985	F - 12/02	New
Anderson	3712 Vinewood	Single-Family	1	\$79,892	F - 04/03	New
Anderson	3713 Vinewood	Single-Family	1	\$89,555	F - 02/03	New
Anderson	3714 Vinewood	Single-Family	1	\$79,892	F - 01/03	New
Anderson	3716 Vinewood	Single-Family	1	\$79,892	F - 02/03	New
Anderson	3718 Vinewood	Single-Family	1	\$79,892	F - 04/03	New
Anderson	3720 Vinewood	Single-Family	1	\$80,985	F - 02/03	New
Anderson	3722 Vinewood	Single-Family	1	\$80,985	F - 02/03	New
Anderson	3724 Vinewood	Single-Family	1	\$89,555	F - 04/03	New
TOTAL			174	\$14,946,413		

Number of Units Produced	174
Number of Affordable Units Required	26
Number of Affordable Units to be Very Low Income	10