Sacramento Housing & Redevelopment Agency

REPORT TO REDEVELOPMENT AGENCY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Public Hearing
November 25, 2008

Honorable Chair and Members of the Board

Title: 65th Street Redevelopment Plan Area Five-Year Implementation Plan Time Extension

Location/Council District: 65th Street Redevelopment Project Area; Council Districts 3, 6

Recommendation: Conduct a public hearing and upon conclusion adopt a **Redevelopment Agency Resolution** approving an amendment to the 65th Street Redevelopment Project Area Five-Year Implementation Plan.

Contact: Lisa Bates, Deputy Executive Director, 440-1322; Chris Pahule, Assistant Director of Housing and Community Development, 440-1350

Presenters: Celia Yniguez, Program Manager

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: California Community Redevelopment Law requires redevelopment agencies to have Implementation Plans covering a five year period for project areas. The 65th Street Redevelopment Project Area Five-Year Implementation Plan (Implementation Plan), which describes the Sacramento Housing and Redevelopment Agency's (Agency) redevelopment and affordable housing programs within the project area, expires December 31, 2008.

At the time the Implementation Plan expires, the Agency would no longer be able to expend tax increment funds within the 65th Street Redevelopment Project Area. There are several projects that may require tax increment funding after December 31, 2008: the Regional Transit Bus Transfer Facility Design, the Redding Avenue Bike and Pedestrian Project Construction Matching Funds and the Power Inn Road at the Union Pacific Railroad Crossing Landscape Design project. This report is requesting authorization to extend the current Five-Year Implementation plan to November of 2009 in order to keep these projects on track.

There are five Agency-administered Implementation Plans set to expire in late 2009. The Agency intends to update those Plans, including the 65th Street Redevelopment Implementation Plan, in a comprehensive process beginning early next year.

Policy Considerations: The proposed amendment to the 65th Street Redevelopment Implementation Plan only changes the Plan expiration date. All policies, programs and procedures within the Plan shall remain.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is not a project. California Health and Safety Code Section 33490 (B), provides that "the adoption of an implementation plan shall not constitute a project within the meaning of Section 21000 California Environmental Quality Act (CEQA) of the Public Resources Code."

Sustainability Considerations: The 65th Street Redevelopment Implementation Plan is consistent with the goals, policies and targets of the City of Sacramento Sustainability Master Plan. The Implementation Plan promotes "Healthy Urban Environments through Restorative Redevelopment" and "Promotes greening within the City".

Other: The National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: *65th Street Redevelopment Advisory Committee (RAC):* At the meeting on October 22, 2008 the RAC unanimously adopted a motion recommending approval of the attached resolution. The votes were as followed:

AYES: Billingsley, Cantu, Clady, Collins, Klein, Little, Maleske, McElhinney, Sikich

NOES: None

ABSENT: Arnold, Garcia, O'Mara, O'Toole, Stevens

Sacramento Housing and Redevelopment Commission: At its meeting of November 5, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Dean, Mohr, Morgan, Stivers

NOES: None

ABSENT: Coriano, Fowler, Gore, Shah

NOT PRESENT TO VOTE: Otto

Rationale for Recommendation: The proposed time extension would synchronize the 65th Street Implementation Plan with the five other redevelopment areas that expire in November 2009. The benefit in aligning the 65th Street Redevelopment Implementation Plan with the other expiring plans is that it allows Agency staff to present a comprehensive approach to future planning of redevelopment projects.

If approved, the attached resolution will amend and extend the Implementation Plan's expiration date from December 31, 2008 to November 17, 2009. There are no other changes being proposed to the Implementation Plan at this time.

Financial Considerations: The approval of this Implementation Plan will have no financial impact on the Agency. Financial considerations for specific projects will be handled on a project-by-project basis.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by: _____
LA SHELLE DOZIER
Interim Executive Director

Recommendation Approved:

for _____
RAY KERRIDGE
City Manager

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RESOLUTION NO. 2008-

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AMENDING THE IMPLEMENTATION PLAN FOR THE 65TH STREET REDEVELOPMENT PROJECT AREA

BACKGROUND

A. The Implementation Plan for the 65th Street Redevelopment Project Area was prepared by the Agency and was approved and adopted on June 29th 2004, by Ordinance No. 2004-032 of the City Council and was amended on November 17, 2004;

B. Article 16.5 of the California Community Redevelopment law (Health and Safety Code Section 33490 ("CRL") provides that a redevelopment agency that has redevelopment plans adopted after January 1, 1994, are required to have an initial implementation plan as part of the report to the legislative body. Agencies may adopt implementation plans that include more than one project area and hold a single hearing to adopt that implementation plan;

C. The amended 65th Street Redevelopment Implementation Plan will extend the date of the current 2004 – 2008 plan to November 17, 2004 – November 17, 2009;

D. The proposed amendment to the 65th Street Redevelopment Implementation Plan only changes the Plan expiration date consistent with California Community Redevelopment Law. All policies, programs and procedures within the Plan shall remain unmodified by this Amendment.

E. On October 22, 2008, the 65th Street Redevelopment Advisory Committee (RAC) recommended approval of the revised five – year implementation plan;

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

Section 1. The Amendment to the Plan is hereby approved and adopted as the Agency's Implementation Plan for the 65th Street Redevelopment Project Area (Exhibit A), changing the plan dates from 2004 – 2008 to Nov. 17, 2004 – Nov. 17, 2009 and shall remain in effect until replaced by a new or amended Implementation Plan adopted by the Agency pursuant to Article 16.5 of the CRL, cited as California Health and Safety Code Section 33490.

Section 2. This approval and adoption of this Amendment to the Implementation Plan does not constitute an approval of any specific program, project or expenditure, and does not supersede the need to obtain any required approval of a specific program, project or expenditure from the Agency.

SACRAMENTO
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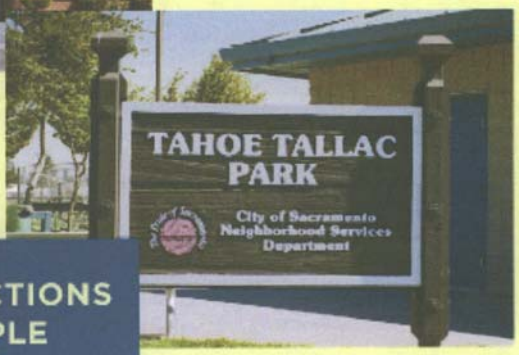
65TH
STREET

BUILDING CONNECTIONS
BETWEEN PEOPLE AND PLACES



BUILDING CONNECTIONS BETWEEN PEOPLE AND PLACES

With light rail, regional serving roadways, and nearby California State University Sacramento, the vision for the 65th Street area is to go beyond this destination's current appeal. Redevelopment boldly emphasizes creation of quality, transit-oriented developments that uniquely blend residential, shopping and industrial uses.

65TH STREET

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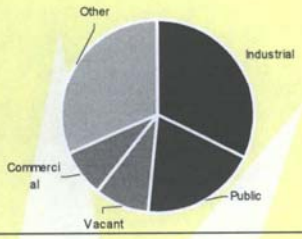
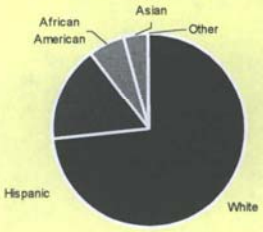
65TH STREET

ABOUT 65TH STREET

In the early 1900's, the 65th Street Redevelopment Project Area was mainly a farming area, sparsely developed with relatively few homes. With the construction of the Southern Pacific Railroad, and the subsequent construction of Highway 50, the area soon became an industrial corridor. Today the area is centrally located to a variety of transportation facilities including the 65th Street Light Rail Station. It features easy access to Highway 50, major employers such as the Sacramento Municipal Utility District (SMUD), California State University, Sacramento (CSUS), a private high school, and the well-established residential neighborhoods of East Sacramento and Tahoe Park. The area is poised for new office, retail, and residential development.

Recognizing the opportunities for transit oriented development in the 65th Street area, the City of Sacramento developed the 65th Street/University Transit Village Plan and the South 65th Street Area Plan. Both plans provide land use, parking/circulation, open space and infrastructure goals, as well as policies and objectives towards creating a transit village district in the area. Formation of the 65th Street Redevelopment Project Area provides opportunities to implement both plans.

Notable Timeframes		What is There?	Who is There?
Redevelopment Plan	Adopted 2004 Expires 2034	654 Acres **EXISTING LAND USE**	904 Residents **ETHNICITIES**
Implementation Plan	**~~2004-2008~~** **Nov. 17, 2004 – Nov. 17, 2009**		
Housing Compliance Plan (For affordable housing program planning)	**2004-2013**		

REDEVELOPMENT PLAN GOALS

The 65th Street Redevelopment Plan was adopted in 2004 to address blighting conditions in the Project Area. The Plan's goals are identified as:

CLEAN

Build a Place: 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. The provision of adequate land for parking and open spaces.

ACCESS

Put the Base in Place: The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial, and light industrial expansion, employment, and social and economic growth. The correction of environmental deficiencies in the Project Area, including, among others, inadequate or deteriorated public improvements, facilities, and utilities.

INVEST

Show Them How it's Done: The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized. The assemblage of land into parcels suitable for modern, integrated development. The elimination of blighting influences in the Project Area, including, among others, incompatible and uneconomic land uses, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots held in multiple ownership, depreciated or stagnant property values, abnormally high business vacancies and low lease rates.

GO

Leave the Car at Home: The improvement of pedestrian, bicycle and vehicular circulation in the Project Area, in particular, public transit access and support.

LIVE

Mix It Up: The increase, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.

HELP

Make It Happen With Partnerships: The provision of opportunities for participation by property owners in the revitalization of their properties.

OUR REDEVELOPMENT STRATEGY

Based on the 65th Street/University Transit Village Plan and the South 65th Street area plan, the redevelopment strategy for the Project Area entails building a sense of place where every project completed contributes toward this ideal. This sense of place can be achieved by shaping a realistic vision for the area that recognizes the uniqueness of 65th Street and by removing development barriers. It is necessary to guide better, smarter, quality development that promotes a neighborhood mixed use district to serve the surrounding community and the growing number of California State University, Sacramento (CSUS) students and faculty, along with transit riders.

In this process of encouraging smart growth, issues such as safety, adequate traffic circulation, and convenience for residents will be considered. Furthermore, public/private or public/public partnerships will be encouraged which will lead the way of new development and redevelopment in this area. The following is the redevelopment strategy for implementing the Redevelopment Plan goals.

- **Build a Place:** Establish a 65th Street village that is framed by a mix of active ground floor retail, office, and housing uses evoking a sense of place. This includes the promotion of innovative design concepts, encouragement of high quality projects, and engaging public and open spaces, all building upon proximity to the transit station, CSUS, and existing and future development opportunities.

- **Put the Base In Place:** Remove barriers that would enable development to reach its full potential as envisioned in the Transit Village Plan and South 65th Street area plan by remediating inadequate public improvements, facilities, and utilities necessary to support higher-density development. This is critical towards attracting smart growth development to the area.

- **Show Them How It's Done:** Promote development in the area that is better and smarter and meets the principles of the Transit Village Plan and South 65th Street Area Plan. With redevelopment there is the opportunity for better integrated development in the area, while respecting the existing surrounding neighborhood scale.

- **Leave the Car at Home:** Strengthen alternative modes of transportation in the area by improving pedestrian/bicycle/transit linkages that facilitate movement to, from and through the area in a safe and direct fashion, while balancing traffic circulation in the area. In addition, beautify the streets and public rights-of-way to create an attractive atmosphere.

- **Make It Happen With Partnerships:** Create public/public and public/private partnerships with major stakeholders in the 65th Street area, including Regional Transit, transit users, CSUS, SMUD, and the neighborhoods of East Sacramento and Tahoe Park.

- **Mix It Up:** Establish a neighborhood mixed-use district that serves the existing neighborhoods, the growing number of students and faculty at CSUS, and transit riders. Promote mixed income housing opportunities for every part of the economic spectrum. A successful commercial district depends on dense residential development, not only from the surrounding residential neighborhoods, but from people living within the area as well.

The following **Housing Program Strategy** elaborates on the Agency's housing program for the area.

- **Housing for All Persons of All Income Levels.** Provide a variety of affordable housing types, including lofts and townhouses in proximity to light rail, to fit the diverse needs, interests and income levels in the 65th Street area. Many people seek to live close to transit and CSUS, including people who are tired of fighting traffic and willing to give up their second car; people from a variety of age groups looking for opportunities to move up or down in housing size; and seniors wanting an independent lifestyle and reduced dependence on a car.

- **Improve Existing Housing Stock.** Rehabilitate and improve the existing housing stock, and assist with the relocation of incompatible housing uses where desired by property owners and residents, through innovative programs and neighborhood initiatives.

- **Mixed-Use Development.** Create catalyst mixed-use and mixed-income products along the major corridors in the Project Area by working with developers.

REDEVELOPMENT PROGRAM – 2004 THROUGH 2008

Over the next five years, the Agency proposes to implement the 65th Street redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
Infrastructure Improvements Projects include needed improvements to support higher-density development envisioned in the Transit Village Plan and as identified by the Infrastructure Needs Assessment including the following types of improvements: combined sewer system, drainage system, detention basin, park development, and water distribution system. Potential project may include the completion of an infrastructure needs assessment for the South 65th Street Area Plan. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	ACCESS INVEST
Transportation and Streetscape Improvements Projects include transportation and streetscape improvements needed to improve the connectivity in the area, increase pedestrian and bicycle safety and access, relieve congestion and decrease traffic impacts to neighborhoods. Potential projects include street improvements to 65th Street, Folsom Boulevard, Redding Avenue, Elvas Avenue, Ramona Avenue, and area-wide as needed. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	ACCESS INVEST

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Project/Description	Estimated Redevelopment Investment	Goals Achieved
Development Assistance Encourage high-density and mixed-use developments in new construction. Redevelop existing commercial buildings that are transit-oriented and support the goals of the 65th Street Transit Village Plan and South 65th Street Area Plan. Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	INVEST HELP ACCESS
Economic Development Assistance Bring in neighborhood- and University/student-serving retail services. Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	INVEST HELP
Transit Oriented Projects Develop parking projects to accommodate new growth and increase transit ridership, as well as providing light rail station improvements. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	INVEST GO ACCESS

Project/Description	Estimated Redevelopment Investment	Goals Achieved
Design Guidelines Establish design goals and implement guidelines that result in high quality design and quality consistency among projects, bring unity and integrity to the project area, and comport with the principles identified in the Transit Village Plan and South 65th Street Area Plan. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	ACCESS CLEAN
Commercial Revitalization Program Provide commercial loans to building owners to improve commercial building facades and related site improvements such as parking lot resurfacing, landscaping, lighting, fencing or monument signs. Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	INVEST CLEAN HELP
Property Acquisition Funds to acquire and/or assemble properties for strategic development projects in support of the Transit Village Plan and South 65th Street Area Plan. Completion of this project will facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	INVEST CLEAN

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Project/Description	Estimated Redevelopment Investment	Goals Achieved
Toxic Remediation Identify contaminated sites and collaborate with other agencies to eliminate the toxic contamination that prevents development. Completion of this project will improve unsafe and unhealthy buildings, facilitate development of inadequate lots and vacant properties, and eliminate factors hindering economically viable use. *Timeline* .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009	Contingent on available funding	INVEST HELP

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AFFORDABLE HOUSING PROGRAM – 2004 THROUGH 2008

Over the next five years, the Agency proposes to implement the residential component of the 65th Street redevelopment strategy by undertaking the following potential projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
Transit Oriented Development / Mixed-Use Projects Encourage commercial and residential mixed-use projects near transit stations with a mix of income levels in support of transit ridership. Mixed-use projects may include housing with retail and/or office uses. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	LIVE CLEAN
Urban Housing Development Provide assistance for a variety of stand alone housing types such as lofts, townhouses, row houses, and high-density housing development for a mix of income levels. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	LIVE CLEAN
Housing Development Assistance Contribute gap financing for projects that will revitalize to the area and provide housing opportunities for seniors and lower income residents. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	LIVE CLEAN

Project/Description	Estimated Redevelopment Investment	Goals Achieved
Existing Housing Assistance Provide assistance to improve and rehabilitate existing housing conditions. Assist with the relocation of incompatible housing uses where desired by property owner and residents. Completion of this project will eliminate factors hindering economically viable use. *Timeline .....~~2004 thru 2008~~ Nov. 17, 2004 – Nov. 17, 2009*	Contingent on available funding	LIVE CLEAN

HOUSING PROGRAM COMPLIANCE OBJECTIVES

This section of the Implementation Plan addresses specific requirements in state law with respect to prior affordable housing activities and the anticipated housing program in the future.

Redevelopment agencies use implementation plans to establish 10-year objectives to achieve compliance with state law in its affordable housing programs. These housing goals generally fall into three categories:

- Housing Production – based on the number of housing units constructed or substantially rehabilitated over a 10-year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low- and moderate- income households.

- Replacement Housing – another legal obligation for redevelopment agencies to ensure that any housing units destroyed or removed as a result of an Agency redevelopment project are replaced within four years.

- Targeting Household Types – specific requirements on the amount of housing set-aside funds an agency must spend over a 10-year period on housing affordable to very low- income households, low-income households, and housing for residents under the age of 65.

The housing program goals applicable to this Project Area are described below.

Housing Production

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

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

Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area /1	Required Affordable Units /2	
		Total	Very Low
10 Year Forecast	**1,108**	**167**	**67**
2004 to 2008	***657***	***99***	***40***
2009 to 2013	***451***	***68***	***27***
Redevelopment Plan Duration *(2004 to 2034)*	2,047	307	123

Notes:

1/ Estimated by staff and based on the 65th Street/University Transit Village Plan & South 65th Street Area Plan.

2/ Based on 15 percent of actual/assumed units developed by entities other than Agency. (No units developed by Agency.) All figures rounded up.

As shown in the above table, the Agency anticipates a need for 167 affordable units (including 67 very low- income units) to fulfill its production goals for the 10-year period, and 307 affordable units (including 123 very low- income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the table below.

Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		**Additional Units Required**		**Net Surplus Units Produced**	
	Total	VL	Total	VL	**Total**	**VL**	**Total**	**VL**
10 Year Forecast (2004-2013)	**167**	**67**	**0**	**0**	**167**	**67**	**0**	**0**
Inside Project Area			*0*	*0*				
Outside Project Area /1			*0*	*0*				
Redevelopment Plan Duration *(2004 to 2034)*	307	123	0	0	**307**	**123**	**0**	**0**

Notes:

1/ Units produced outside the Project Area credited on a 2-for-1 basis. Beginning in 2005, the Agency will have the authority to aggregate its production needs among project areas in its jurisdiction and credit units produced in other project areas on a 1-for-1 unit basis.

As shown in the above table, the Project Area has a 167 unit affordable housing production need for the 10-year planning period, including 67 very low- income units. As described earlier in this Implementation Plan, the Agency anticipates development of affordable housing projects in the Project Area over the 10-year planning period that may result in sufficient units to meet the housing production goal. However, if additional affordable units are needed, the Agency may meet these requirements in projects completed outside the Project Area, including other Project Areas within its jurisdiction.

Replacement Housing

During the Implementation Plan period, the Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of housing units. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time. However, if this does occur the Agency will provide replacement dwelling units in compliance with the requirements under California Redevelopment Law.

Expenditures by Household Types

Over the five-year period ending on December 31, 2008, staff conservatively estimates that the Project Area will generate approximately $114,000 in 20 percent housing set-aside revenue. However, it is the goal of the Agency to expend up to an additional five percent of the Project Area's gross tax increment revenue annually on housing projects (up to $29,000 over five years)

When the Redevelopment Plan for the 65th Street area was adopted, the Agency received the authority to expend Project Area housing set-aside funds either inside or outside the Project Area. Adoption of this amended Implementation Plan will also allow the Agency to aggregate housing production activities among all of the Project Areas, in order to more effectively meet housing program objectives for the Agency and this Project Area in particular.

At a minimum, the Agency's low- and moderate- income housing set-aside revenue is to be expended in proportion to the community's need for very low- and low-income housing, as well as the proportion of the population under the age of 65.

Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirement for affordable housing by category, and 2000 Census statistics, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan.

Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	9%
Low Income Households	34%
Households Under Age 65	89%

Notes:

Percentage of very low- and low-income household expenditures based upon City of Sacramento Regional Housing Needs Assessment in which 772 of the 8,277 units (nine percent) in the City's housing needs are applicable for very low- income households and 2,791 units (34 percent) are applicable for low-income households.

Percentage of expenditures for housing to households under the age of 65 based on 2000 Census population for the City, wherein 360,575 residents (89 percent) of the total population of 407,018 are under the age of 65. No more than 11 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.

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