

SACRAMENTO
REVITALIZATION



FRANKLIN
BOULEVARD

WELCOMING DIVERSITY



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Already recognized as home to the region's best authentic Latino restaurants and shops, Franklin Boulevard's appeal likewise extends to major corporations like Campbell Soup and over 10,000 residents who also enjoy its convenience to Downtown and Highway 99. Exciting projects on the horizon will welcome more stakeholders and visitors to this dynamic neighborhood.



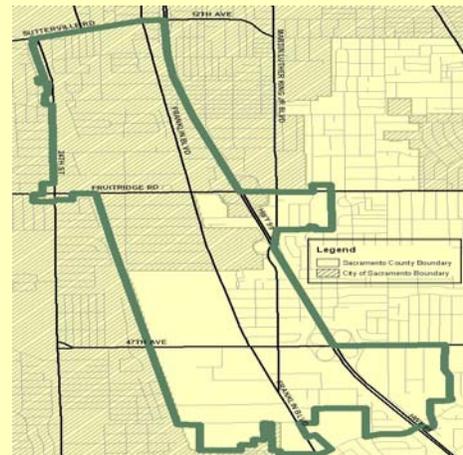
FRANKLIN BOULEVARD



ABOUT FRANKLIN BOULEVARD

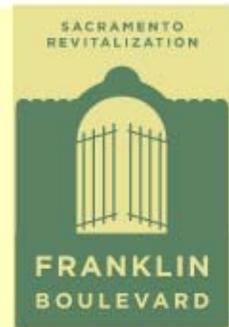
Before the completion of Highway 99 in the early 1960s, Franklin Boulevard was a functioning commercial corridor that connected the City of Sacramento with outlying areas. With the primary transportation flow diverted to the new freeway, Franklin Boulevard was bypassed by new commercial development and gradually deteriorated. In 1984, the City designated Franklin Boulevard as a revitalization target area, making Agency funds available for a commercial district revitalization plan and assistance programs.

In 1992, the City continued the improvement of the boulevard by undergrounding utilities and installing sidewalks, curbs and gutters from Sutterville to Fruitridge roads. A potential setback to the revitalization of Franklin Boulevard arose in 1993, when Campbell Soup announced they were planning to relocate outside of the Sacramento area. The facility was almost 50 years old and was inadequate for the demands of the food processing industry. In order for Campbell's to stay, the facility would require extensive reconstruction, which would only be economically feasible if redevelopment assistance were provided. To retain this large employer, governing bodies negotiated with Campbell Soup and offered a redevelopment assistance package that included a redevelopment plan with a tax increment rebate contingent upon reinvestment in the facility.



In December of 1993, the Franklin Boulevard Redevelopment Project Area was established. Since then, the Agency has been working on implementing a number of revitalization projects, including commercial facade improvement rebates, neighborhood clean-up projects, code enforcement and the development and preservation of single and multi-family housing.

Notable Timeframes	What is There?	Who is There?
Redevelopment Plan Adopted 1993 Expires 2029	1,443 Acres EXISTING LAND USE 	10,108 Residents ETHNICITIES
Implementation Plan 2005-2009		
Housing Compliance Plan 2005-2014 (For affordable housing program planning)		



POSITIONING FOR THE FUTURE

During the last work program, the Agency has made major strides in revitalizing the Franklin Boulevard Project Area:

- **Franklin Boulevard Urban Design Master Plan:** The Franklin Boulevard Urban Design Master Plan (Master Plan) was completed in 2001 and serves as the blueprint for investment in the Project Area. The Master Plan provides an extensive analysis of impediments to development, and recommends an approach to public investment that will encourage private investment and beautify the Project Area.
- **Franklin Boulevard Phase I Streetscape:** In 2002, the Agency was awarded approximately \$3 million dollars in federal funds to design and construct streetscape improvements in the County section along Franklin Boulevard. The planned improvements include sidewalk improvements, landscaped planters, and the addition of street trees and streetlights. This project is expected to be completed by the end of 2005.
- **Commercial Revitalization Program:** The Agency also provided financial assistance to over 51 property and business owners along Franklin Boulevard and Fruitridge Road through the Commercial Revitalization Program. By providing low interest loans and rebates, this program encouraged building facade and accessibility improvements and has had a dramatic impact in both the physical appearance and perceived image of the area.

La Plaza Project

The retail center now known as “La Plaza,” was a dilapidated and run down strip mall on the 4700 block of Franklin Boulevard that was a magnet for crime and gang activity. Fortunately, through the Agency’s façade improvement program and with the help of the Franklin Boulevard Business Association the three owners of the building and the 13 separate businesses owners were brought together to improve their building and businesses with the hopes of contributing to the rebirth of Franklin Boulevard and putting an end to the criminal activity that hindered their businesses. The award-winning renovation of the retail center had a price tag of \$700,000, with the Agency and owners each contributing half.

REDEVELOPMENT PLAN GOALS

The Franklin Boulevard Redevelopment Plan was adopted in 1993. The Plan listed a number of redevelopment goals that the Redevelopment Agency continues to implement. These goals are listed below:



Eliminate the Ugliness: To eliminate and prevent the further spread of blight through the rehabilitation of the Project Area in accordance with the applicable general plans, specific plans, and local codes and ordinances.



Making Long Term Investments: The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activities.



Protect Local Businesses: The retention and expansion of existing businesses through redevelopment assistance and activities by encouraging cooperative efforts of owners, businesses and public agencies in the revitalization of the Project Area.



Stimulate Economic Growth: The provision for increased sales, business licenses, and other fees, taxes and revenues to the City and County of Sacramento.



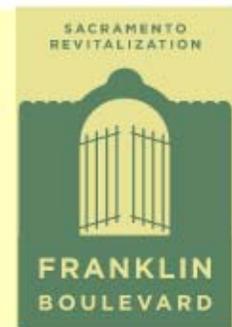
Reduce Environmental Deficiencies: The elimination or improvement of environmental deficiencies, such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.



Jobs for the Neighborhood: The creation and development of local job opportunities and the preservation of the area's existing employment base.



Housing for All Families: The preservation and rehabilitation of existing housing within the Project Area and the development of new housing opportunities in the Project Area.



OUR REDEVELOPMENT STRATEGY

In order to accomplish the goals identified in the redevelopment plan, the Implementation Plan outlines a specific strategy for Franklin Boulevard. The strategy includes four components – creating an environment where businesses can flourish and grow, providing infrastructure improvements, capitalizing on transit-oriented development opportunities, and focusing on affordable housing programs:

- **Create A Dynamic Business Environment:** Many of the businesses on Franklin Boulevard have been serving Sacramento for years and during the work program, the Agency intends to assist owners who are interested in expanding their business or upgrading their equipment through the commercial revitalization program. The Agency will also continue to work with groups to create a positive image of the corridor and recruit new businesses to it through support for the Franklin Boulevard PBID.
- **Green the Neighborhood:** The Franklin Boulevard Urban Design Master Plan recommends a number of street enhancement projects to transform the corridor into a pedestrian friendly corridor where walkers and drivers alike will have a pleasant experience doing their daily errands, eating at unparalleled restaurants and frequenting their favorite businesses. Park goers will have a place within the Project Area to spend time with friends and family. The Agency anticipates the completion of Phase I and II Franklin Streetscape projects during the work program, and other public improvement projects.
- **Build Transit-Oriented Communities:** The Project Area is serviced by four light rail transit stations, and over the next five years, the Agency plans on a program to develop mixed use retail and residential projects near the stations, investing in public improvements to increase access to the stations, and assembling land for future development.
- **Housing Program Strategy:** The redevelopment strategy for the residential portion of the Project Area focuses on improving run-down multi-family housing rental properties, upgrading the area's existing housing stock, promoting affordable infill development and encouraging quality mixed-use developments.
 - **Multi-Family Housing Improvement Program:** As the 41st Avenue District Program is implemented, key multi-family rental properties will be assisted with property clean up and improvements. First used to house the workers years ago at the Campbell Soup plant, these multi-family housing properties from 41st Avenue to 46th Avenue have fallen into disrepair. It is the Agency's goal to improve the condition of these units for residents and community members alike.
 - **Home Improvement and Ownership:** Through strategic marketing of Agency housing programs, both existing homeowners and homebuyers will find the best program suited for them to improve their home or buy a new one.

- **Infill:** The development of the 46th and Lang Infill Housing Development is on the horizon. The Agency is working towards developing a vacant seven acre lot near 46th Street and Lang Avenue. The development will be comprised of single-family homes that will be for sale to owner occupants. This development will allow for new home ownership opportunities within the Project Area as well as develop a long-time under-utilized site.
- **Mixed-Use Development:** The implementation of the Transit for Livable Communities (TLC) Plan at the Fruitridge Light Rail Station will not only afford new opportunities for commercial and retail developments, but will also allow for new housing opportunities that will be conveniently located adjacent to public transit.

PROPOSED REDEVELOPMENT PROGRAM – 2005 THROUGH 2009

Over the next five years, the Agency will implement the Franklin Boulevard redevelopment strategy by undertaking the following projects and programs:

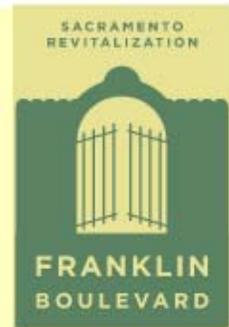
Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Franklin Boulevard Streetscape – Phase I In an effort to make Franklin Boulevard more competitive and to enhance the corridor, this project will construct streetscape improvements in the southern portion of the Project Area.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:..... 2005</i></p>	<p>\$3,000,000</p>	 <p>CLEAN</p>  <p>ACCESS</p>
<p>Franklin Boulevard Streetscape - Phase II To make Franklin Boulevard a safer and greener corridor, this project includes improvements at the Franklin Boulevard/ Fruitridge Road intersection. Potential projects include rehabilitation of Caballo Blanco building, new commercial development at the northeast corner of the intersection, streetscaping improvements from Sutterville to Fruitridge, and land assembly for future development.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:.....2005 Thru 2006</i></p>	<p>\$500,000</p>	 <p>CLEAN</p>  <p>HELP</p>  <p>ACCESS</p>

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Property-Based Improvement District (PBID) Renewal and Expansion The renewal of the Franklin Boulevard PBID and the potential expansion of the PBID boundaries are important in creating a great business climate on the corridor and encouraging businesses to locate and grow on the corridor.</p> <p>Completion of this project would result in low lease and turnover rates.</p> <p><i>Anticipated Completion:.....2007 Thru 2008</i></p>	<p>\$70,000</p>	 <p>HELP</p>  <p>SHOP</p>
<p>Transit-Oriented Development (TOD) Program The program will carry out recommendations in Regional Transit's Transit for Livable Communities Plan for the three transit stations located in or near the Project Area. Potential projects include land assembly, development assistance, development of public spaces, and streetscape improvements.</p> <p>Completion of this project would result in improving inadequate public infrastructure and promote economic development.</p> <p><i>Anticipated Completion:.....2008 Thru 2009</i></p>	<p>\$1,000,000</p>	 <p>HELP</p>  <p>INVEST</p>  <p>ACCESS</p>
<p>Exterior Rebate/Commercial Loan Program This program will assist businesses to locate and grow on the corridor by providing funds for exterior rehabilitation of commercial properties.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, along with eliminating low lease and turnover rates.</p> <p><i>Anticipated Completion:.....2005 Thru 2009</i></p>	<p>\$50,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>HELP</p>  <p>SHOP</p>

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Business Corridor Development Program Support existing business in the Project Area by assisting with expansions and upgrades. The program will also assist new businesses looking to locate in the Project Area.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and with eliminating unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion:.....2005 Thru 2009</i></p>	<p>\$500,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>HELP</p>  <p>SHOP</p>  <p>WORK</p>
<p>Development Assistance Program The program encourages property owners to build new structures and improve existing commercial buildings. By assisting developers invest in the area, the program supports the strategy to assist businesses locate and grow on Franklin Boulevard.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, eradicate unsafe and unhealthy buildings, and improve inadequate public infrastructure.</p> <p><i>Anticipated Completion:.....2005 Thru 2009</i></p>	<p>\$500,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>HELP</p>  <p>SHOP</p>  <p>WORK</p>

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Franklin Corridor Streetscape – Phase III In an effort to make Franklin Boulevard more competitive and to enhance the corridor, this project includes the design and construction of street improvements in the City portion of the Project Area. The project may include traffic, pedestrian/bicyclist safety and beautification improvements.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:.....2008 Thru 2009</i></p>	<p>\$2,000,000</p>	 <p>CLEAN</p>  <p>ACCESS</p>
<p>Community Park Space Franklin Boulevard lacks green space and visual relief along the corridor. This project will provide for property acquisitions, relocation and park development.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:.....2007 Thru 2009</i></p>	<p>\$150,000</p>	 <p>CLEAN</p>  <p>ACCESS</p>
<p>20th – 26th Avenue Village Center Allocation of funds to implement the Village Center concept identified in the Franklin Boulevard Urban Design Master Plan. Potential projects include acquisition, parcel assembly and development an urban plaza, small neighborhood park, and park/detention basin facility.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:..... Thru 2009</i></p>	<p>\$2,000,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>HELP</p>  <p>ACCESS</p>

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Property Acquisition Provide funds to construct infrastructure improvements at the light rail stations in or near the Project Area. Potential projects include:</p> <ul style="list-style-type: none"> • American Disabilities Act improvements • Parking Lots • Public Spaces (park, plaza) • Deeble Street Connection to the Fruitridge Station <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:.....2008 Thru 2009</i></p>	<p>\$1,000,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>HELP</p>  <p>ACCESS</p>
<p>Public Parking Lot Program Some areas of Franklin Boulevard are severely impacted by a lack of parking. To solve these issues and assist businesses along the corridor, this project may provide funds to acquire, design, and construct a public parking lot in strategic locations.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:..... Thru 2009</i></p>	<p>\$150,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>SHOP</p>  <p>ACCESS</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$10,920,000</p>	

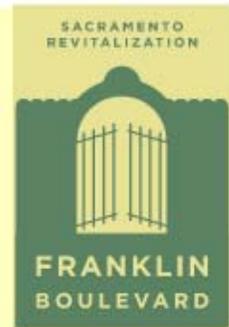


PROPOSED AFFORDABLE HOUSING PROGRAM – 2005 THROUGH 2009

Over the next five years, the Agency will implement the residential component of the Franklin Boulevard redevelopment strategy by undertaking the following projects and programs:

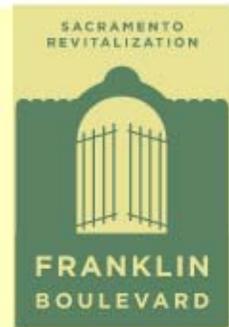
Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>46th Avenue/Lang Housing Development This proposed project will bring a high quality infill development to the Project Area and provide approximately 60 for-sale, single-family residential units for homeownership.</p> <p>Completion of this project would eliminate factors hindering economically viable use, develop vacant lots, and promote homeownership.</p> <p><i>Anticipated Completion:.....2005 Thru 2006</i></p>	<p>\$100,000</p>	
<p>Development of Mixed Use Projects Surrounding Light Rail Station An Agency strategy to construct mixed-use projects near transit stations will be implemented by providing assistance to developers to build projects near the stations as called out in the TLC Plan. Assuming assistance of \$2,000,000 (averaging \$100,000 per unit), approximately 20 affordable units could be created by this project.</p> <p>Completion of this project would eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion:.....2007 Thru 2009</i></p>	<p>\$2,000,000</p>	

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



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>41st Avenue District Program The program will identify multifamily residential properties for increased redevelopment efforts in the 41st to 46th Avenue area. Potential projects include funding through the Small Investor Loan Program and the Multi Family Lending Program, acquisition, and developer assistance. Assuming assistance of \$750,000 (averaging \$50,000 per unit), approximately 15 affordable units could be created by this program.</p> <p>Completion of this project would eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion:.....2005 Thru 2007</i></p>	<p>\$750,000</p>	
<p>Vacant Lot Development Program Make this program available in order to encourage infill development on existing vacant lots in the Project Area. Assuming assistance of \$200,000 (averaging \$100,000 per unit), approximately two affordable units could be created by this program.</p> <p>Completion of this project would result in eliminating excessive vacant lots.</p> <p><i>Anticipated Completion.....Thru 2006</i></p>	<p>\$200,000</p>	
<p>Rehabilitation Loan Program Program provides loans to owner occupants to make improvements to their property. Maximum loan amount is \$50,000, resulting in at least two units that may be rehabilitated through this program.</p> <p>Completion of this project would address unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion.....2005 Thru 2009</i></p>	<p>\$100,000</p>	

Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>Scattered Multifamily Developments Development Assistance funds to be used for multi-family projects in the Project Area. Assuming assistance of \$800,000 (averaging \$50,000 per unit), approximately 16 units could be assisted as a result of this program.</p> <p>Completion of this project would result in the construction of high-quality developments in key-infill sites that are either underutilized or vacant.</p> <p><i>Anticipated Completion:.....2005 Thru 2009</i></p>	<p>\$800,000</p>	
<p>Total Estimated Redevelopment Investment</p>	<p>\$3,950,000</p>	



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	Required Affordable Units /1	
		Total	Very Low
Prior to 2005	487	72	30
10 Year Forecast	189	29	12
<i>2005 to 2009</i>	189	29	12
<i>2010 to 2014</i>	0	0	0
Redevelopment Plan Duration <i>(1993 to 2029)</i>	676	101	42
Notes:			
1/ Based on 15 percent of actual/assumed units developed by entities other than Agency. (No units developed by Agency.) All figures rounded up.			

As shown in the above table, the Agency anticipates a need for 29 affordable units (including 12 very low- income units) to fulfill its production goals for the 10-year period, and 101 affordable units (including 42 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
Prior to 2005 /1 <i>In Project Area</i> <i>Outside Project Area /2</i>	72	30	72	30	0	0	0	0
10 Year Forecast /3	29	12	0	0	29	12	0	0
Redevelopment Plan Duration (1993 to 2029)	101	42	72	30	29	12	0	0
Notes:								
1/ Includes units in Cardosa Village (56 units), Renwick Square Senior Apartments (one unit), Countrywood (seven units) and Woodbridge (eight units). Credit for Countrywood and Woodbridge projects received in exchange for Project Area's financial assistance provided to Phoenix Park affordable housing project.								
2/ Units produced outside the Project Area credited on a 2-for-1 basis. Beginning in 2005, the Agency will have the authority to aggregate its production needs among project areas in its jurisdiction and credit units produced in other project areas on a 1-for-1 unit basis.								
3/ Units produced for ten year period include any surplus units produced prior to 2005.								

As shown in the above table, the Project Area has a 29 unit affordable housing production need for the next 10 years, including 12 very low- income units. As described earlier in this Implementation Plan the Agency anticipates development of several affordable housing projects in the Project Area over the next ten years. Preliminarily, these projects could result in the development of more than 115 affordable units over this time frame, thereby achieving these housing production goals for Franklin Boulevard.

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.

Expenditures by Household Types

Based on preliminary estimates as of August 2004, the Agency anticipates that the low- and moderate- income housing fund will have a balance of \$758,000 available on January 1, 2005. Over the five year period ending on December 31, 2009, staff conservatively estimates that the Project Area will generate another \$1,460,000 in 20 percent housing set-aside revenue. However, it is the goal of the Agency to expend an additional five percent of gross tax increment revenue from the City's jurisdiction of the Project Area on housing projects.

Upon adoption of this Implementation Plan, the Agency will have the authority to expend Project Area housing set-aside funds either inside or outside the Project Area and aggregate housing production activities among all of its 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	41%
Low Income Households	28%
Households Under Age 65	89%
<p>Notes: As a joint (City/County) Project Area, it is the Agency's policy to use the more restrictive County requirements</p> <p>Percentage of very low- and low-income household expenditures based upon County of Sacramento Regional Housing Needs Assessment in which 5,589 of the 13,638 units (41 percent) in the County's housing needs are applicable for very low- income households and 3,765 units (28 percent) are applicable for low-income households.</p> <p>Percentage of expenditures for housing to households under the age of 65 based on 2000 Census population for the County, wherein 1,087,624 residents (89 percent) of the total population of 1,223,499 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.</p>	

- Housing Set-Aside Expenditures Since January 2002.** These proportionality requirements affect expenditures over a ten-year period, although the law permits the compliance initially for a period beginning in January 2002 and ending in December 2014. The chart below documents the amount of low- and moderate- income housing fund revenue used since January 2002 for these income categories:

Housing Expenditures and Proportionality Since 2002				
Income Category	2002	2003	2004	Period to Date
Very Low Income	\$270,000	\$0	\$0	\$270,000 (46%)
Low Income	\$230,000	\$0	\$0	\$230,000 (39%)
Moderate Income	\$15,817	\$12,335	\$54,288	\$82,440 (14%)
Total Expenditures	\$515,817	\$12,335	\$54,288	\$582,440 (100%)
Notes:				
2004 estimates based on preliminary projections as of August 2004 and subject to change.				

- Family Units Assisted by Housing Set-Aside Fund.** State law also requires a recap of the number of the projects assisted by the housing set-aside fund over the past Implementation Plan period, divided by family projects (open to all age groups) and senior projects (restricted to residents age 65 and older). The chart below summarizes these statistics by project from January 2002 (when proportionality requirements took effect) through December 2004.

Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund (January 2002 – December 2004)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$582,440 (100%)	0	15	13	1	29
Franklin Villa	\$500,000	0	15	13	0	28
Housing Development Assistance	\$77,440	0	0	0	0	0
First-Time Home Buyer	\$5,000	0	0	0	1	1
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$582,440 (100%)	0	15	13	1	29
Notes: 2004 estimates based on preliminary projections as of August 2004 and subject to change.						

- Housing Units Constructed During Prior Implementation Plan Without Housing Set-Aside Funds.** Since January 2000, no other funding source was used by the Agency to construct affordable units featuring long term covenant restricted units (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing).