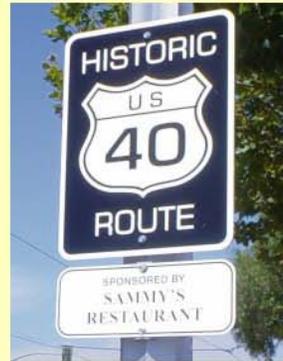


SACRAMENTO
REVITALIZATION



NORTH
SACRAMENTO

WHERE PROUD HISTORY AND
ECLECTIC THINKING COME TOGETHER



WHERE PROUD HISTORY AND ECLECTIC THINKING COME TOGETHER

A century ago, North Sacramento was an image of both beauty and modern transit.

Today, you can ride light rail, shop at unique furniture stores, enjoy the local arts and dine with the after-theater dinner crowd or in a cozy coffee shop.

North Sacramento's future is a celebration of its proud identity and its commitment to creative new development.

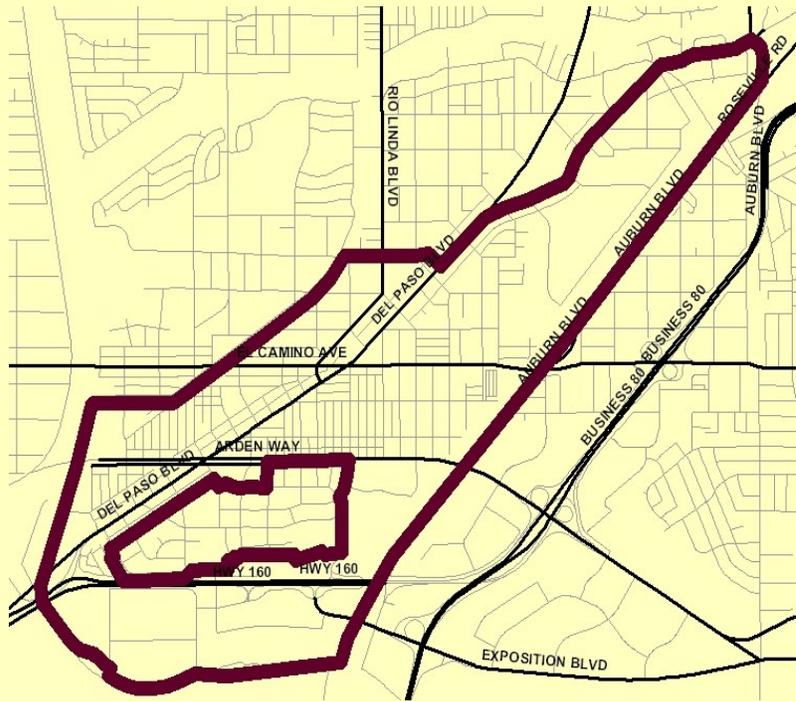


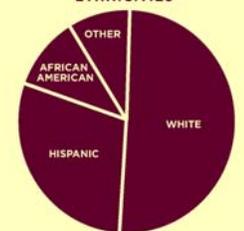
NORTH SACRAMENTO

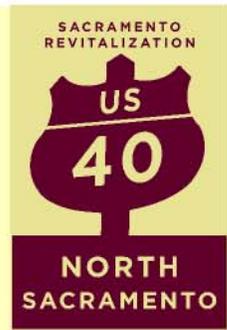


ABOUT NORTH SACRAMENTO

North Sacramento was first developed in the 1940's as a bedroom community with service-oriented businesses that catered to local residents and outlying farms. Hampered by deficient infrastructure and utility systems, the area went into a decline over time. Although North Sacramento was incorporated into the City of Sacramento in 1964, it remained, in many ways, separate from the rest of the city with higher unemployment, lower household income and a badly deteriorated building stock. Negative perceptions of the area, combined with a street system that was not well-integrated with the rest of the city, contributed to its continued isolation. To combat these problems the North Sacramento community committed itself to becoming a redevelopment area, and the City adopted a redevelopment plan in 1992.



Notable Timeframes	What is There?	Who is There?
Redevelopment Plan Adopted 1992 Expires 2028	<p style="text-align: center;">1,186 Acres</p> <p style="text-align: center;">EXISTING LAND USE</p> 	<p style="text-align: center;">6,393 Residents</p> <p style="text-align: center;">ETHNICITIES</p> 
Implementation Plan 2005-2009		
Housing Compliance Plan 2005-2014 (For affordable housing program planning)		



POSITIONING FOR THE FUTURE

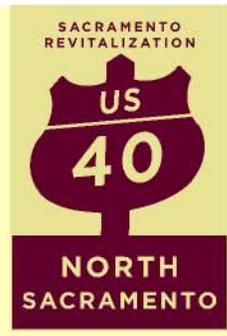
In the last five years, the Agency has championed many successful projects and programs in the North Sacramento Redevelopment Project Area:

- **Sacramento Employment and Training Agency (925 Del Paso Boulevard):** Completed in 2002, the Agency contributed \$475,000 towards the conversion of a vacant warehouse into attractive office space. This project was important to the revitalization of Del Paso Boulevard and critical in keeping a major employer in North Sacramento.
- **Streetscape Master Plan:** In 2002 the Del Paso Boulevard Streetscape Master Plan was adopted by the Sacramento City Council. The Master Plan provides a cohesive framework that will guide future streetscape improvements. Phase I of the improvements will be completed in 2005. \$2.3 million in North Sacramento tax increment is allocated for this project.
- **Victory Townhomes and Evergreen Estates (1075 & 1048 Dixie Avenue):** Completed in 2003, the 21-unit Victory Townhomes sit where there was once a 67-unit, severely deteriorated apartment complex. The Agency worked with the Sacramento Mutual Housing Association (SMHA) to construct the townhomes in conjunction with the rehabilitation of the Evergreen Estates apartment complex. The Agency contributed over \$1 Million in Housing Trust Fund and HOME money to this project.
- **Vacant Lot Infill Program:** In 2002, the Agency established the Vacant Lot Infill program which provides development assistance for the construction of single-family homes on vacant lots in North Sacramento. Homes are then sold to low- and moderate- income buyers. This program was developed to encourage homeownership and the development of vacant lots within existing residential neighborhoods. \$200,000 was initially set-aside for this project and two homes have been completed.

Arden Motel Conversion

The Arden Motel is a 1950's style motel with an auto court that had become an eyesore and neighborhood nuisance once it was no longer a viable use on Del Paso Boulevard. The fate of the property improved when, in 2000, it was purchased by Mr. Daniel Friedlander. The new owner has a positive reputation in the North Sacramento community as the owner of the Building on the Boulevard as well as the LIMN furniture store and warehouse. As he did with the LIMN Warehouse, his plans are to fully renovate the Arden Motel to meet a new need.

In spring 2005, the Arden Motel, will open its doors as a 26 unit office complex with 9,800 square feet of leasable space ideal for design professionals and small offices. The former motel rooms will be completely remodeled inside and out with stylish aluminum doors, windows, gates and handrails. The offices will be located around a beautiful courtyard with covered walkways and stairs, extensive landscaping, lighting, and outdoor seating areas, secure for tenants and customers alike. The community welcomes the return to life of these once thriving buildings and businesses on the commercial corridor.



REDEVELOPMENT PLAN GOALS

The North Sacramento Redevelopment Plan was adopted in 1992. The Plan listed a number of redevelopment goals that the Agency continues to implement. These goals are listed below:



Jobs for the Neighborhood: Reduce local unemployment through the development of local job opportunities and preserve the area's existing employment base by encouraging office development and labor intensive industrial uses where appropriate.



Forge Partnerships: Promote private and public sector cooperation and involvement in sustaining existing businesses and encouraging new private investment in the area's commercial sector.



Local Shopping and Services: Expand commercial uses which are convenient to and meet the daily needs of North Sacramento's residents by strengthening and supporting community shopping facilities in the Del Paso-El Camino business district. In addition to serving North Sacramento residents, commercial activities serving the City and surrounding areas should also be encouraged. Retention and the promotion of community services and facilities that support and enhance neighborhood cohesiveness, stability and pride should be a focal point.



Housing for All Families: Increase, improve and preserve the area's housing stock by encouraging a mix of housing types and densities available to a range of households (elderly, low- and moderate- income, special needs) through a variety of mechanisms, such as rehabilitation, market incentives, and subsidies.



Innovative Transit Solutions: Increase access to and circulation within the North Sacramento community through a variety of traffic improvements and transportation modes.



Eliminate Barriers to Redevelopment: Conserve and build upon the positive qualities of the North Sacramento community and at the same time eliminate and prevent the spread of blight and deterioration, which engender negative perceptions of the area. Conserve, rehabilitate and redevelop the area in accordance with the General Plan, the Community Plan, a redevelopment plan and local codes and ordinances, including controlling unplanned

growth by guiding revitalization activities and new development in such a manner as to meet the needs of the area, the City and its citizens.



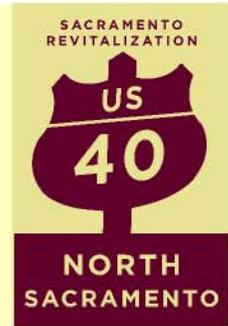
INVEST

Increase Revenues: Encourage the generation of increased sales, business licenses, hotel occupancy and other fees, taxes and revenues to the city.



ACCESS

Enrich with Community Facilities: Provide new and improved public improvements and facilities, the absence or inadequacy of which constitute an economic liability that cannot be remedied by private or governmental action without redevelopment.

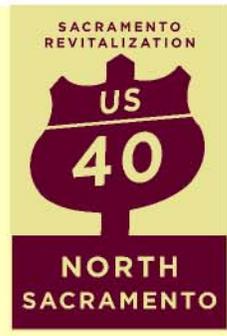


OUR REDEVELOPMENT STRATEGY

The redevelopment strategy for the next five years in North Sacramento seeks to capitalize on the area's broad appeal by implementing additional redevelopment projects that increase homeownership, promote transit oriented development, and rejuvenate properties challenged by prolonged nuisance or environmental problems. The strategy places a strong focus on the revitalization of Del Paso Boulevard; the core of the North Sacramento community.

This strategy principally focuses on:

- **Reinvigorating the Boulevard:** Attention will be focused on reinforcing Del Paso Boulevard as the unique, convenient and attractive shopping, business and commercial destination in North Sacramento for the immediate neighborhood and beyond.
- **Making the Most of North Sacramento's Transit Stations:** With five light rail stations in the Project Area there are many opportunities for transit-friendly development. The Globe, Swanston and Royal Oaks stations are all ideal locations for mixed-use development. In partnership with the City of Sacramento and Regional Transit, redevelopment staff will work to facilitate appropriate development near transit stations.
- **Removing Barriers to Positive Change:** Remediating inadequate or deteriorated public improvements, utilities and toxic sites is critical towards attracting new development to the area. Projects funded under this strategy will focus on removing these barriers to development.
- **Housing Program Strategy:** The redevelopment strategy for the residential portion of North Sacramento focuses on increasing homeownership in the area, improving the existing multi-family housing stock in the neighborhood, and encouraging quality mixed-use transit-oriented development projects. The housing strategy is as follows:
 - **Strengthening the Residential Community:** To accomplish this, programs and projects that encourage homeownership and facilitate additional infill housing opportunities will be expanded upon. To address the older housing stock in the community, the rehabilitation of single-family and multi-family housing will be promoted.
 - **Utilizing North Sacramento's Transit Stations to Their Fullest Extent:** As stated above, the Globe, Swanston and Royal Oaks Station are all ideal locations for mixed-use development. Creating housing at these important transportation nodes and employing the best practices in transit oriented development is key to North Sacramento's housing strategy. In partnership with the City of Sacramento and Regional Transit, Redevelopment staff will work to facilitate appropriate development near these stations.



PROPOSED REDEVELOPMENT PROGRAM – 2005 THROUGH 2009

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

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Arden Motel Remodel This project will assist with the “renaissance” of Del Paso Boulevard by converting a 1950’s hotel into modern office space.</p> <p>Completion of this project would result in eliminating unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion:..... 2005</i></p>	<p>\$200,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Del Paso Boulevard Streetscape Improvements This project will visually and functionally improve Del Paso Boulevard by adding aesthetic improvements to the public right-of-way, making safety improvements, and installing unique public art throughout the Boulevard. Phase I will be completed in 2005. Future phases are pending.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$2,300,000 Phase I</p> <p>Future phases undetermined</p>	<p> CLEAN</p> <p> ACCESS</p>
<p>Parking Improvements In order to improve access to existing businesses and to encourage new businesses to locate in the area, this project will provide assistance to encourage additional on street, angled parking and off street parking.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$500,000</p>	<p> ACCESS</p>



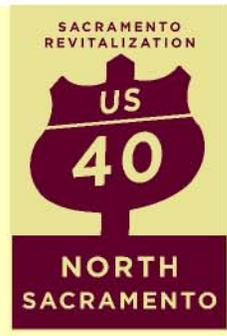
Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>58 Arden Way Development Project This project will seek development proposals for the Agency-owned site at 58 Arden Way and will also assist with removal of contaminated soil at the site which has been a major barrier to development.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$500,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Commercial Loan and Exterior Rebates Program This program provides funds for exterior and interior rehabilitation of commercial properties. Projects that promote neighborhood-serving retail or office are encouraged.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$500,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Property Acquisitions Acquisition and positive reuse of key problem sites within the Project Area is key to achieving the goal of reinvigorating the Boulevard and will be the focus of this activity.</p> <p>Completion of this project would result in decreasing the high crime rates and help eliminate the excess concentration of businesses catering to adults.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$1,500,000</p>	<p> CLEAN</p> <p> PROTECT</p> <p> INVEST</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Cullincini Building Assistance The Cullincini Building is at a prime and highly visible corner location at the Arden/Del Paso intersection. A mixed-use project is proposed at the former Brickhouse restaurant building.</p> <p>Completion of this project would result in eliminating abandoned buildings.</p> <p><i>Anticipated Completion:..... 2005</i></p>	<p>\$300,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Development Assistance This fund provides gap financing for projects that will bring continued revitalization to North Sacramento. Projects that promote neighborhood-serving retail or office are encouraged.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005- 2009</i></p>	<p>\$500,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Community Facilities and Infrastructure Agency funds will be leveraged with other public monies to develop key community facilities and to replace infrastructure when no other sources of funds are available.</p> <p>Completion of this project would result in promoting community services and facilities that support and enhance neighborhood cohesiveness and stability.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$500,000</p>	<p> CLEAN</p> <p> HELP</p>



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Lumberjack Site Development As the home of five light rail stations, North Sacramento's future is linked to Regional Transit's (RT) light rail system. The Agency will work with RT to seek development proposals for former Lumberjack property that will take advantage of its proximity to the Royal Oaks Light Rail Station.</p> <p>Completion of this project would result in improving inadequate public infrastructure.</p> <p><i>Anticipated Completion:..... 2005-2007</i></p>	<p>\$500,000</p>	 <p>CLEAN</p>  <p>HELP</p>  <p>GO</p>
<p>Globe Station Area Mixed Use Development A project designed to improve both the viability of the corridor and promote transit-oriented development, the Agency will pursue partnership opportunities with Regional Transit and adjacent property owners to encourage development proposals for the Globe Station area.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005-2007</i></p>	<p>\$500,000</p>	 <p>CLEAN</p>  <p>HELP</p>  <p>GO</p>
<p>Toxic Remediation Program This program will continue to find ways to remove development barriers by pursuing opportunities to leverage funding for initial assessment and/or clean-up of potentially toxic sites.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and impaired investments.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$100,000</p>	 <p>CLEAN</p>  <p>INVEST</p>  <p>HELP</p>
<p>Total Estimated Redevelopment Investment</p>	<p>\$7,400,000</p>	



PROPOSED AFFORDABLE HOUSING PROGRAM – 2005 THROUGH 2009

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

Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>Surrealestates The Surrealestates artist live/work project is viewed as a critical project on two levels – it provides affordable owner occupied housing opportunities to 11 new homebuyers and is designed to attract patrons to shows and events that the Surrealestates Artists group plans to sponsor.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:.....2005</i></p>	<p>\$700,000</p>	
<p>First-Time Homebuyer Assistance Program To encourage homeownership in North Sacramento, this program provides down payment assistance to first-time homebuyers. Assuming that all assistance is provided at the maximum assistance level of \$5,000 per unit, this program could yield approximately 100 units assisted over the next five years.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005-2009</i></p>	<p>\$500,000</p>	

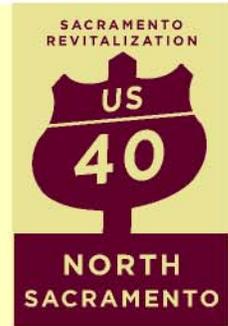
¹ Assumed per unit assistance referenced in this Implementation Plan are conservative estimates for illustrative purposes only. The actual assistance will be determined as the project is implemented, and could be lower depending upon the type of housing program funds used.



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>Single Family Rehabilitation Home Loan Program This program provides rehabilitation loans for single family homes in North Sacramento. Maximum loan amount is \$50,000, resulting in at least 10 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:.....2005-2009</i></p>	<p>\$500,000</p>	
<p>Transit Oriented Development/Mixed Use Projects Through creative project planning, utilize North Sacramento's ideal location along the Regional Transit Light Rail corridor to encourage housing near transit stations with a mix of income levels. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and impaired investments.</p> <p><i>Anticipated Completion:.....2005-2009</i></p>	<p>\$500,000</p>	 
<p>Infill Vacant Lot Program This program provides developer assistance to builders constructing single family homes for ownership on vacant lots. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five affordable units could be created through this program.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:.....2005-2009</i></p>	<p>\$500,000</p>	



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>Multi-family Rehabilitation This program helps stabilize neighborhoods by improving the quality of multi-family housing. Assuming assistance of \$500,000 (averaging \$50,000 per unit), approximately 10 affordable units could be assisted through this program.</p> <p>Completion of this project would result in eliminating unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion.....2005-2009</i></p>	\$500,000	 LIVE
<p>Housing Development Assistance Gap financing is provided for projects that will bring continued revitalization to North Sacramento and provide housing opportunities for lower income residents. Assuming assistance of \$500,000 (averaging \$100,000 per unit, approximately five affordable units could be created through this program.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion.....2005-2009</i></p>	\$500,000	 LIVE
<p>Boarded & Vacant Program This program provides assistance to developers to purchase and rehabilitate boarded and vacant properties. Maximum developer fee is \$25,000 resulting in at least 20 units that may be rehabilitated through this program.</p> <p>Completion of this project would eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion.....2005-2009</i></p>	\$500,000	 LIVE  CLEAN
Total Estimated Redevelopment Investment	\$3,700,000	



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:

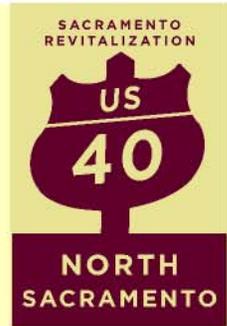
- Housing Production – based on the number of housing units constructed or substantially rehabilitated over a 10-year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low- and moderate- income households.
- Replacement Housing – another legal obligation for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

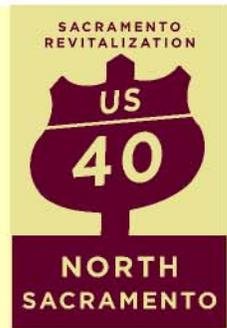
To estimate the number of housing units that need to be affordable to low- and moderate-income households, the Agency estimated the total number of units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in State law.

The following chart 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	112	18	8
10 Year Forecast	330	50	20
2005 to 2009	165	25	10
2010 to 2014	165	25	10
Redevelopment Plan Duration (1992 to 2028)	445	68	28
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 50 affordable units (including 20 very low-income units) to fulfill its production goals for the 10-year period, and 68 affordable units (including 28 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the table that follows:



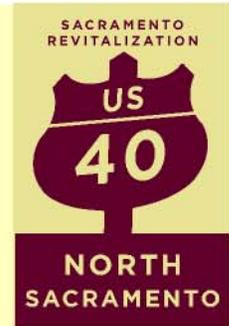
Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required		Units Produced		Additional Units Required		Net Surplus Units Produced	
	(see previous table)							
	Total	VL	Total	VL	Total	VL	Total	VL
Prior to 2005 /1	18	8	18	8	0	0	0	0
<i>In Project Area</i>			0	0				
<i>Outside Project Area /2</i>			18	8				
10 Year Forecast /3	50	20	0	0	50	20	0	0
Redevelopment Plan Duration (1992 to 2028)	68	28	18	8	50	20	0	0

Notes:
 1/ Includes units at Florin Meadows project (18 units).
 2/ Units produced outside the Project Area credited on a 2-for-1 basis. Beginning in 2005, the Agency will have the authority to aggregate its production needs among project areas in its jurisdiction and credit units produced in other project areas on a 1-for-1 unit basis.
 3/ Units produced for 10-year period include any surplus units produced prior to 2005.

As shown in the above table, the Project Area has a 50 unit affordable housing production need for the next 10 years, including 20 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 10 years. Preliminarily, these projects could result in the production of potentially 66 affordable units over this time frame, thereby achieving these housing production goals for North Sacramento.

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 \$1,900,000 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 \$1,720,000 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 \$430,000 over five years).

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.

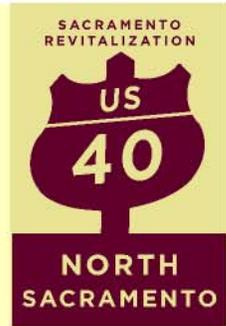
Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirement for affordable housing by category, and 2000 Census statistics, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan.

Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	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.

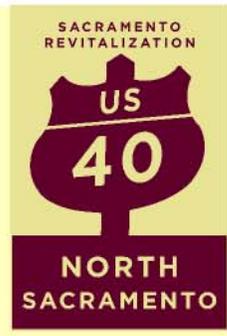
Percentage of expenditures for housing to households under the age of 65 based on 2000 Census population for the City, wherein 360,575 residents (89 percent) of the total population of 407,018 are under the age of 65. No more than 11 percent of Project Area housing set-aside funds may be expended on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



- Housing Set-Aside Expenditures since January 2002.** These proportionality requirements affect expenditures over a 10-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	\$63,075	\$2,470	\$7,432	\$72,977 (22%)
Low Income	\$131,150	\$5,433	\$73,633	\$210,216 (63%)
Moderate Income	\$42,050	\$1,646	\$4,953	\$48,649 (15%)
Total Expenditures	\$236,275	\$9,549	\$86,018	\$331,842 (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 following chart 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	\$331,842 (100%)	0	3	8	2	13
Surreal Estates	\$326,348	0	3	6	2	0
Single Family Rehab. Loan	\$494	0	0	1	0	1
First-Time Home Buyer	\$5,000	0	0	1	0	1
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$331,842 (100%)	0	3	8	2	13
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).