

SACRAMENTO
REVITALIZATION



OAK PARK

THE RESURGENCE OF SACRAMENTO'S FIRST SUBURB

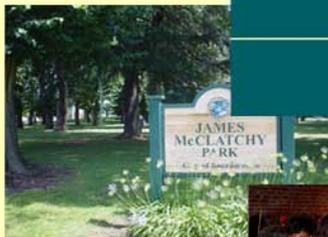


THE RESURGENCE OF SACRAMENTO'S FIRST SUBURB

Over 150 years ago, downtown Sacramento's first suburb emerged in the nearby Oak Park neighborhood- complete with its own commercial district and appealing homes. Over time, the character of this area expanded beyond its physical improvements, and now Oak Park is one of the most socially and culturally diverse areas of the City, resulting in a vibrant area that includes McGeorge Law School, medical facilities, and a growing creative class.



OAK PARK





ABOUT OAK PARK

Oak Park is a densely populated, largely residential area intersected by commercial streets including Broadway and Martin Luther King Jr. Boulevard. One of Sacramento's oldest communities and its first suburb, the neighborhood of Oak Park began as a sparsely developed farming community when first settled 150 years ago.

By the first part of the 20th Century, Oak Park had developed into a stable middle-class area of modest single-family homes. In the 1930's, however, the area began to decline, as homeowners hard hit by the Depression and then by the demands of World War II were unable to maintain or rehabilitate their homes. After the war, those who could afford it left Oak Park for inexpensive new suburbs outside the central city. With the flight of middle-class homeowners, economic and social conditions in the area spiraled downward. By the late 1960's, Oak Park residents were calling for help to address widespread deteriorating housing and commercial property, inadequate public infrastructure, empty lots and abandoned buildings, refuse, and abandoned vehicles.



In response, the City of Sacramento established the Oak Park Redevelopment Project Area in 1973. Since then, in partnership with community members and businesses, the Agency has assembled small lots into larger parcels that support new development; improved streets and sidewalks; built public housing; and offered various incentives and support for commercial and residential investment.

Notable Timeframes	What is There?	Who is There?
Redevelopment Plan Adopted 1973 Expires 2014	1,305 Acres EXISTING LAND USE 	21,125 Residents ETHNICITIES
Implementation Plan 2005-2009		
Housing Compliance Plan Exempt (As an older redevelopment area, Oak Park is exempt from this component)		



POSITIONING FOR THE FUTURE

In the last five years, the Agency has championed several successful projects and programs in Oak Park:

- Broadway & Stockton Urban Design Plan Implementation:** A Streetscape Beautification Master Plan completed in 2001 illustrated right-of-ways improvements to improve traffic circulation and increase pedestrian safety. Streetscape improvements along Stockton Boulevard from Broadway to Fruitridge Road are under construction in 2004. A Special Planning District, established in August 2001, customized planning requirements for the commercial corridors to facilitate infill development, reuse of existing buildings, and discourage undesirable uses. Finally, in 2003, over 120 historic, pedestrian size streetlights were installed in the Oak Park Commercial District at a cost of \$1 million.
- Oak Park Victorian:** In August 2001, St. HOPE Development Company (SHDC) completed the renovation of this prominent 3,000 square-foot Victorian on Broadway and 5th Avenue. This excellent example of a reuse of property listed on the National Register of Historic Structures is home for the Jesuit Volunteer Corps Program. The total project cost was \$500,000.
- Broadway & MLK Jr. Catalyst Site:** In October 2003, the Agency acquired five parcels to add to the six already owned to assemble a 79,000 square foot site for development. A Request for Proposals (RFP) was released in early 2004, and development of the site is expected to take place in 2005.
- Oak Park Renaissance Housing Strategy:** In 2003, the Oak Park Renaissance Master Plan was created to address the pervasive blight that affects an older residential area located along the south side of Broadway. The first phase of implementation was funded with more than \$500,000 in tax increment used to rehabilitate 20 owner-occupied homes, install streetscape and traffic calming on 8th Avenue, and establish a resident leadership academy.
- Public Facilities:** A Master Plan for the Oak Park Community Center, created in 2001, led to a 20,000 square foot expansion to the current facility providing a more spacious workout room and administrative space. The total project cost was over \$1 million. Phase II of the expansion includes a new gymnasium and is expected to be completed during the next work program.

Woodruff Hotel and Guild Theater Complex

The 40 Acres Art Gallery and Cultural Center and the Guild Theater stand as St. HOPE Development Company's (SHDC) complete revitalization of the former Woodruff Hotel and Guild Theatre located at 35th

Street/Broadway. 40 Acres includes 9,750 square feet of retail, a completely renovated multi-purpose theatre with 220 seats, an art gallery, and twelve spacious, upscale apartments. The unique blend of tenants including Starbucks, Uncle Jed's Cut Hut, Underground Books and restaurant creates a synergy of activity in the heart of historic Oak Park. The project was completed in May 2003 at a total cost of nearly \$4 million.



REDEVELOPMENT PLAN GOALS

The Oak Park Redevelopment Plan was adopted in 1973, and amended in 1998 to address blighting conditions found in the neighborhood. The Plan's goals are identified as:



CLEAN

Eliminate the Ugliness: To improve the neighborhood environment and image. To eliminate blighted and blighting conditions.



INVEST

Attract New Investment: To increase and develop economic activity in the area by attracting new businesses, assist existing businesses and enhancing property values.



LIVE

Housing for All Families: To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. To affect a workable residential rehabilitation program maximizing the improvement of economically feasible properties. To foster rehabilitation activities consistent with Plan objectives. To coordinate the availability of relocation housing should clearance of existing structures be necessary. To provide for new housing within the means of the majority of area residents. To provide all appropriate amenities to support the basic residential character of the area.



PLAY

Enrich with Community Facilities: To develop a superior level of community facilities for the cultural, health and social needs of the residents.



HELP

Champion Participation in the Process: To develop a program maximizing citizen participation in the redevelopment process.



WORK

Encourage Hiring of Underrepresented Workers: To enforce a strong affirmative action program with all contractors working in the area.



OUR REDEVELOPMENT STRATEGY

The redevelopment strategy for Oak Park Redevelopment Project Area is built upon four cornerstones for the area's long-term viability as a quality neighborhood, as described below:

- **Oak Park Historic District Program:** The first cornerstone of the Oak Park strategy is to ensure that the historic Oak Park District is a vibrant place. The Agency anticipates implementation of several mixed use, commercial, and public improvements within this core area to reenergize this unique location.
- **Great Public Spaces:** The second cornerstone of the redevelopment strategy for Oak Park involves projects to create quality public spaces in the neighborhood. Over the next five years, the Agency looks forward to improving McClatchy Park and the Oak Park Community Center.
- **Corridor Enhancement:** The third cornerstone of the Oak Park redevelopment strategy looks to the community's "curb appeal" by addressing substandard properties and right-of-way conditions along major corridors in the Project Area.
- **Housing Program Strategy:** The Agency's housing program is the fourth cornerstone and will provide housing for all income levels, improve the existing housing stock, promote quality infill development, and encourage quality mixed use developments.
 - **Housing for All Persons of All Income Levels:** Oak Park provides a great opportunity for affordable housing, including a number of public housing developments. One strategy is to focus on providing move-up housing in the neighborhood, as well as a different residential product, loft housing. The Agency will work to provide a range of housing choices for persons looking to move up or move in to Oak Park.
 - **Quality Infill Development:** Over the next five years, the Agency will set its sights on reducing the number of vacant properties in the residential neighborhood through an aggressive vacant lot program and expanded partnerships with housing developers. The Oak Park area suffers from an unusually high number of vacant single-family lots.
 - **Improved Existing Housing Stock:** Through innovative Agency programs and neighborhood initiatives, such as the Renaissance and South Oak Park projects, the Agency expects to rehabilitate and improve a number of existing single-family and multifamily developments.
 - **Mixed-Use Development:** A major focus of the Agency's work program will be to develop great mixed-use projects in Oak Park. The Agency will work with developers to create catalyst mixed-use, mixed-income products along the major corridors in the Project Area, as well as the Historic District.



PROPOSED REDEVELOPMENT PROGRAM – 2005 THROUGH 2009

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

Project/Program Description	Estimated Redevelopment Investment	Goals Achieved
<p>34th Street Development Site Acquisition and development of the site located in the Historic Oak Park District at the northwest corner of 34th Street and Broadway for a mixed-use project.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005 thru 2007</i></p>	<p>\$1,500,000</p>	<p> CLEAN</p> <p> SHOP</p> <p> HELP</p>
<p>Broadway/35th Street District Development Development within ¼ mile of the intersection, which would further the revitalization of the Historic Oak Park District and the Housing Program. Potential projects may include the Walton Pediatric Office project, 3rd Avenue Bungalow project, acquisition of key sites, developer assistance, and rehabilitation of existing properties.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$2,800,000</p>	<p> CLEAN</p> <p> WORK</p> <p> HELP</p>
<p>Oak Park Historic Core Streetscape Streetscape design and improvements to implement the corridor enhancement strategy to the historic core area of Oak Park.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2007</i></p>	<p>\$2,000,000</p>	<p> CLEAN</p> <p> HELP</p>



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved
<p>4th Avenue Lofts Project Construct ten for-sale lofts at the southeast corner of 35th Street and 4th Avenue. The project implements the Oak Park Historic District strategy, as well as the housing program strategy by providing a quality infill development and housing for all persons of all incomes.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2006 thru 2008</i></p>	<p>\$1,000,000</p>	
<p>McClatchy Park Improvements Funds to be used to plan, design, and construct improvements to McClatchy Park in support of the great public spaces strategy.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2007 thru 2008</i></p>	<p>\$800,000</p>	  
<p>Oak Park Community Center Phase II Expansion Funds to implement the great public spaces strategy by constructing a gymnasium and other features per the Oak Park Community Center Master Plan.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2006 thru 2007</i></p>	<p>\$500,000</p>	  



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved
<p>Playmate Childcare Facility Leverage funds to provide an additional childcare facility in the neighborhood, which supports the great public spaces strategy.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2006 thru 2007</i></p>	<p>\$1,000,000</p>	 CLEAN  PLAY  INVEST  HELP
<p>Workrecreation Program Funds to the City Parks & Recreation Department to provide stipends to youth for cleanup projects in public areas that would implement the great public spaces strategy.</p> <p>Completion of this project would result in improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion:..... 2005 thru 2007</i></p>	<p>\$50,000</p>	 CLEAN  WORK  HELP
<p>North Broadway Action Plan Implement this strategic plan to support the Oak Park Historic District and Housing Program strategies. Potential projects could include the acquisition of vacant lots, acquisition of the key properties, and/or assistance for commercial revitalization.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use, developing vacant lots and improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion:..... 2005 thru 2006</i></p>	<p>\$600,000</p>	 CLEAN  INVEST  HELP



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved
<p>Renaissance Phase Two Capital Improvements Proposed capital improvements to the Renaissance neighborhood that are listed in the Oak Park Renaissance Community Master Plan. The proposed improvements would increase the quality of life in the neighborhood and further the housing program strategy.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2006 thru 2009</i></p>	<p>\$250,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Streetlighting Program Funds to be used to install streetlights in unlighted areas. The area with the greatest need for streetlights is primarily residential, and implementation of this program will further housing program strategy.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2006 thru 2008</i></p>	<p>\$1,000,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Martin Luther King Boulevard (MLK)/Broadway Development and Street Improvements The development of a mixed-use project at the southeast corner of MLK/Broadway on an Agency-owned site to fulfill the corridor enhancement and housing program strategies. The proposed project also includes intersection enhancements to support development.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005 thru 2007</i></p>	<p>\$5,000,000</p>	<p> CLEAN</p> <p> INVEST</p> <p> HELP</p>



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved
<p>Stockton Boulevard Corridor Development Corridor enhancement strategy would be furthered by development along the Stockton Boulevard corridor. Potential projects include construction of a mixed-use project on the west side of 9th Avenue, market rate lofts on the east side of 9th Avenue, development of the 12th Avenue site, and incentives to revitalize the Colonial Theatre on Stockton Boulevard and surrounding commercial uses.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use and improving unsafe and unhealthy buildings.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$2,800,000</p>	<p> CLEAN</p> <p> INVEST</p> <p> HELP</p>
<p>Broadway Streetscape Phase IV Streetscape improvements from 36th Street to Stockton Boulevard and Broadway. Proposed improvements are consistent with the corridor enhancement strategy and are listed in the <i>Broadway and Stockton Boulevard Streetscape Master Plan</i>.</p> <p>Completion of this project would result in correcting inadequate public improvements.</p> <p><i>Anticipated Completion:..... 2007 thru 2009</i></p>	<p>\$3,000,000</p>	<p> CLEAN</p> <p> HELP</p>
<p>Donner Field Site Construction of a housing development at 8th Avenue and 45th Street, which would support the Agency's housing program strategy through providing quality infill development.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005 thru 2008</i></p>	<p>\$1,000,000</p>	<p> CLEAN</p> <p> INVEST</p> <p> HELP</p>



Project/Program Description	Estimated Redevelopment Investment	Goals Achieved
<p>Exterior Rebate/ Commercial Loan Program Program implements the corridor enhancement strategy by providing funds for exterior rehabilitation of commercial properties.</p> <p>Completion of this project would result in eliminating factors hindering economically viable use.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$500,000</p>	 CLEAN  INVEST  HELP
<p>Development Assistance Program Program encourages property owners to build new structures and improve existing commercial buildings. By assisting developers to invest in the area; the program supports the Oak Park Historic District and corridor enhancement strategies.</p> <p>Completion of this project would result in correcting inadequate public improvements and increasing lease rates.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$500,000</p>	 CLEAN  INVEST  HELP
<p>Total Estimated Redevelopment Investment</p>	<p>\$24,300,000</p>	



PROPOSED AFFORDABLE HOUSING PROGRAM – 2005 THROUGH 2009

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

Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>34th Street Development Site Residential component of the mixed use project at 34th Street and Broadway. This project would implement the housing program strategy by providing a quality mixed-use development. Assuming assistance of \$2,000,000 (averaging \$100,000 per unit), approximately 20 units could be assisted by this project.</p> <p><i>Anticipated Completion:.....2005 thru 2007</i></p>	<p>\$2,000,000</p>	 <p>LIVE</p>
<p>Vacant Lot Development Program Program provides for quality infill development by providing developers and builders with financial assistance for construction of single family homes for ownership on vacant lots. Assuming assistance of \$600,000 (averaging \$25,000 per unit), approximately 24 units could be assisted by this project.</p> <p><i>Anticipated Completion:.....2005 thru 2009</i></p>	<p>\$600,000</p>	 <p>LIVE</p>
<p>South Oak Park Project Funds to assist partners in developing/rehabbing housing in the South Oak Park Neighborhood, which would implement the housing program strategy by improving the existing housing stock and provide for quality infill development. Assuming assistance of \$400,000 (averaging \$25,000 per unit), approximately 16 units could be assisted by this project.</p> <p><i>Anticipated Completion:.....2005 thru 2009</i></p>	<p>\$400,000</p>	 <p>LIVE</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>Public Housing Rehabilitation/ Reconfiguration Improve the existing housing stock in the neighborhood. Funds will be made available to assist the Housing Authority (HA) to make physical improvements and explore reutilization of HA properties. Assuming assistance of \$1,000,000 (averaging \$50,000 per unit), approximately 20 units could be assisted by this project.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$1,000,000</p>	
<p>First-Time Homebuyer Program Program provides down payment assistance to first-time homebuyers in order to provide housing for persons of all income levels. Assuming that all assistance is provided at the maximum assistance level of \$5,000 per unit, this program could assist approximately 40 units over the next five years.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$200,000</p>	
<p>Rehabilitation Loan Program Program seeks to improve the area's existing stock through loans to owner occupants to make improvements to their property with a maximum loan amount of \$50,000, resulting in at least 10 units that may be rehabilitated through this program.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$500,000</p>	
<p>Renaissance Neighborhood Implementation Funds to implement housing projects identified in the Renaissance Community Master Plan. These projects will focus on quality infill development and improving the existing housing stock. Assuming assistance of \$600,000 (averaging \$100,000 per unit), approximately six units could be assisted by this project.</p> <p><i>Anticipated Completion:..... 2005 thru 2007</i></p>	<p>\$600,000</p>	



Project/Description ¹	Estimated Redevelopment Investment	Goals Achieved
<p>Boarded & Vacant Program Program improves the existing housing stock of the Oak Park area by providing assistance to developers to purchase and rehabilitate boarded and vacant properties. The maximum developer fee is \$25,000, resulting in at least 10 units that may be assisted through this program.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$250,000</p>	
<p>MLK/Broadway Development Development at the Agency-owned site includes both commercial and residential components. The residential development will implement the Agency's housing program strategy through mixed-use and providing for quality infill development. Assuming assistance of \$5,000,000 (averaging \$100,000 per unit), approximately 50 units could be assisted by this project.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$5,000,000</p>	
<p>Stockton Boulevard Corridor Development Projects proposed on Stockton Boulevard will include a mixed-use component, such as 9th Avenue (West Side). Others include market rate housing, which will provide housing for persons of all income levels. Assuming assistance of \$500,000 (averaging \$100,000 per unit), approximately five units could be assisted by this project.</p> <p><i>Anticipated Completion:..... 2005 thru 2009</i></p>	<p>\$500,000</p>	
<p>Total Estimated Redevelopment Investment</p>	<p>\$11,050,000</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. As an older redevelopment project area, Oak Park is held to the following two program goals:

- 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:

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 fund balance of \$2,500,000. Over the five-year period ending on December 31, 2009, staff conservatively estimates that the Project Area will generate another \$3,331,000 in 20 percent housing set-aside revenue. However, it is the goal of the Agency to expend an additional five percent of the Project Area's gross tax increment revenue annually on housing projects (up to \$833,000 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 its 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 2000 Census statistics and statistics from the Regional Housing Needs Assessment used by the local government to meet state requirements for affordable housing by category 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	Total
Very Low Income	0	\$52,560	\$64,062	\$116,622 (7%)
Low Income	\$60,000	\$38,899	\$41,229	\$140,128 (8%)
Moderate Income	\$1,215,477	\$74,141	\$223,210	\$1,512,828 (85%)
Total	\$1,275,477	\$165,600	\$328,051	\$1,769,578 (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	\$1,769,578 (100%)	0	11	12	39	62
Renaissance Project	\$137,500	0	6	6	5	17
Boarded and Vacant Program	\$279,859	0	0	3	8	11
First Time Homebuyer Program	\$32,414	0	1	1	7	9
Woodruff Hotel	\$1,122,422	0	0	0	12	12
Single Family Rehab Program	\$124,984	0	4	2	1	7
Vacant Lot Program	\$140,000	0	0	0	6	6
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$1,769,578 (100%)	0	11	12	39	62
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).