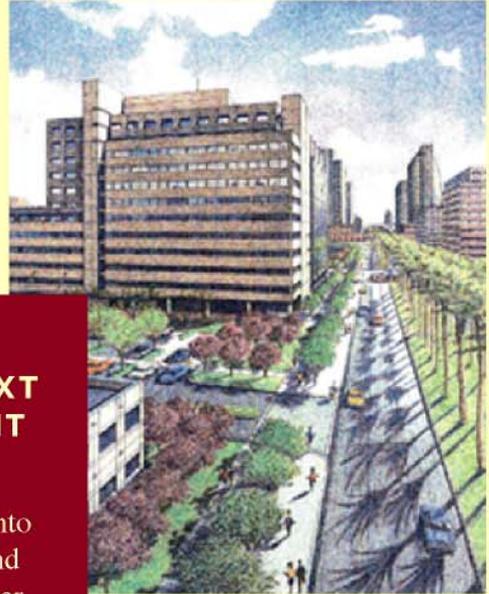


**CREATING SACRAMENTO'S NEXT GREAT
RIVERFRONT COMMUNITY**



CREATING SACRAMENTO'S NEXT GREAT RIVERFRONT COMMUNITY

The American and Sacramento Rivers form the northern and western borders of this center of industry and railways. With hundreds of acres of land primed for revitalization, Richards Boulevard's promise is in riverfront housing, commerce and modern transit. Recent redevelopment successes in the Project Area set the stage for a bright future for the people and economy of the Capital City.



RICHARDS BOULEVARD



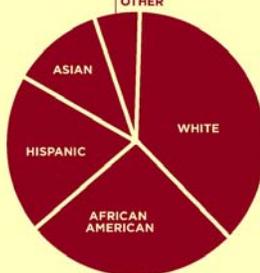
Capitol Station District

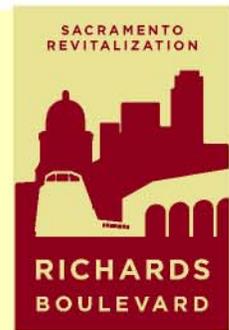
ABOUT RICHARDS BOULEVARD

The Richards Boulevard Redevelopment Project Area mixes office, commercial, residential and retail uses with hotels and restaurants, low density industrial, warehouse commercial, parks, utilities, transportation, and service sector uses. Both new and traditional businesses are attracted by the area's close proximity to Downtown, its natural setting at the confluence of two major rivers, and its mixture of small historic building stock with large floor-plate offices and warehouses. Residents, visitors and employees enjoy convenient access to transportation systems, including Interstate 5, State Route 160, the Capitol City Freeway and the Sacramento Valley Station.



The integration of the area with existing Downtown is a redevelopment priority. The Railyard Specific Plan (RSP) describes a new vision for the 240-acre Railyards site, including 9.6 million square feet of office uses, 2,800 residential units, 500,000 square feet of retail, and 38 acres of parks and open space. The Richards Boulevard Area Plan (RBAP) envisioned a similar mixed-use plan with 6,000,000 square feet of office focused around light rail stations, 4,000 residential units located near the American River, and retention of critical downtown service businesses. Both the RSP and the RBAP would be supported by a \$500 million package of infrastructure improvements, funded by Federal/State sources, development impact fees, and redevelopment tax increment.

Notable Timeframes	What is There?	Who is There?
Redevelopment Plan Adopted 1990 Expires 2026	1,368 Acres	13,500 daytime employees 400-500 Residents
Implementation Plan 2005-2009	EXISTING LAND USE 	ETHNICITIES 
Housing Compliance Plan 2005-2014 (for affordable housing program planning)		



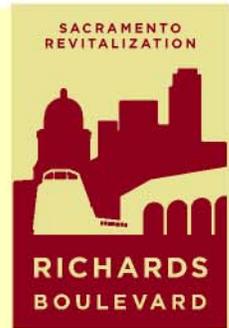
POSITIONING FOR THE FUTURE

In the last five years, the Redevelopment Agency has championed many successful projects and programs in Richards Boulevard:

- **Capitol Station District:** Supported the creation of a business improvement district, working with private and public property owners to create new programs which strengthen the economic and cultural well-being of the area.
- **Discovery Centre Office Project:** Provided a loan to the developer, enabling construction of a 150,000 square-foot office building as phase one of a four-phase complex.
- **Sacramento Intermodal Transportation Facility:** Prepared a concept plan for development of a regional transportation hub in the Railyards serving all transit modes, including passenger rail, light rail, and regional and local bus services.
- **Millennia Associates Project:** Negotiated a Memorandum of Understanding (MOU) with proposed developer Millennia Associates to guide a joint public/private planning & development process to revitalize the Railyards site.
- **Business Retention:** Continued to work with General Produce on a land exchange to serve the proposed expansion of the firm's food distribution facility. Completed outstanding provisions of the 1996 Blue Diamond Growers Owner Participation Agreement.
- **Infrastructure Projects:** Completed the Richards Boulevard widening (Phase II) in 2001. Created critical access to Downtown with the opening of 7th Street Extension Project in 2004. Other completed projects include the Sacramento River Water Treatment Plant expansion (2004), City Water Intake Structure construction (2004), American River Levee reinforcement project (2002), and multiple street reconstruction projects (2000-2004).
- **Phoenix Park Housing (Franklin Villa):** The Richards Boulevard contributed \$1.3 million of the area's 20 percent housing set-aside to the Phoenix Park project, which is located outside of the redevelopment area.

Preservation of Historic Structures in Richards Boulevard Area

Though ripe with opportunity for new development, historic building preservation has been a key component of the redevelopment program in the Richards Boulevard area over the past five years. The Agency funded a \$1 million roof replacement/seismic retrofit of the Historic Southern Pacific Rail Depot. The Agency also completed a structural and seismic study of the Historic Southern Pacific Depot and REA Building with a recommended preservation strategy. The City conducted the Richards Boulevard Historic Structures Survey, while the Agency negotiated deal points to provide assistance to the developers of the Historic REA Express Building. These activities and the City-sponsored painting of the historic Jibboom Street Viaduct are just a few examples of preparing for the future of Richards Boulevard by preserving its historic past.



- **Two Rivers Trail Concept Plan:** Created a Concept Plan for constructing a recreation trail along the south bank of the American River, from the confluence to Sutter Landing Park.
- **Sacramento Riverfront Master Plan:** Participated in the master planning process for the Sacramento Riverfront.

REDEVELOPMENT PLAN GOALS

The Richards Boulevard Redevelopment Plan was adopted in 1990 to reverse blight and improve economic and environmental conditions in the area. The Plan's goals are identified as:



Remediate and Beautify: Eliminate and prevent the spread of blight and deterioration, conserve and rehabilitate the Project Area in accord with applicable general and specific plans, local codes and ordinances. Redesign and redevelop stagnant and under-utilized sites. Beautify with upgraded streetscapes, facades, landscaping and other improvements. Encourage high-quality architectural, landscape, urban design, and land use principles to achieve Redevelopment Plan objectives.



Stimulate Economic Growth: Attract new and continued private sector investment within the Project Area to prevent the loss of and facilitate the capture of commercial sales activities. Promote State of California and other Class A office uses, new mixed-use residential and neighborhood retail investment, while maintaining historic business-to-business services. Encourage investment that provides increased sales tax, business licenses, and other fees, taxes and revenues to the County and City of Sacramento. Reduce the City's and County's annual cost for local services to and within the Project Area.



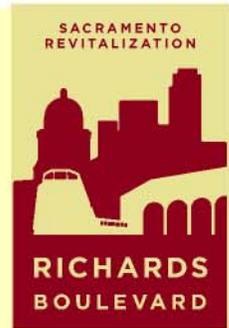
Enhance Community Facilities: Support schools, community centers, parks, and recreational facilities consistent with the General Plan and appropriately integrated into the residential and commercial neighborhoods of the District. Continue to improve and beautify historic community facilities. Consolidate current social service facilities within the Project Area, and discourage over-concentration and proliferation of additional social service programs and facilities to promote compatibility with commercial development and to more effectively serve the population.



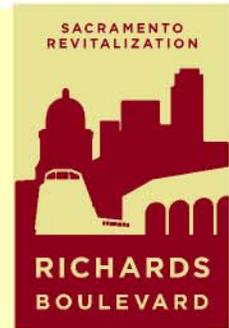
Create Jobs for the Neighborhood: Develop new local job opportunities and preserve the area's existing employment base. Recruit new employers and assist current employers through redevelopment and rehabilitation activities.



Eliminate Infrastructural Deficiencies: Eliminate or ameliorate infrastructural deficiencies, such as substandard vehicular circulation systems, inadequate water, sewer and storm drainage systems, and insufficient off-street parking.



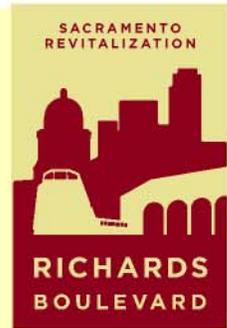
Provide Housing for All Families: Support new market-rate residential infill projects in the District, both for sale and for rental. Increase the community's supply of inclusionary housing (both inside and outside of the Project Area) for low- and moderate-income households. Enhance historic residential neighborhoods through infill and beautification projects.



REDEVELOPMENT STRATEGY

The redevelopment strategy for Richards Boulevard Redevelopment Project Area is built upon five cornerstones for the area's long-term viability as a quality neighborhood:

- **Economic Development:** First, work cooperatively with private and public property owners, businesses and residents to support and manage programs which improve the safety, cleanliness and image of the district; advocate and plan for redevelopment area improvements; and encourage increased investment in the area.
- **Transportation and Infrastructure Enhancements:** Second, facilitate the construction of several crucial infrastructure projects, including creation of a Combined Sewer Mitigation Project, expansion of the I-5/Richards Boulevard interchange, predevelopment activities for construction of the Sacramento Intermodal Transportation Facility regional hub by 2014, construction of the Richards Boulevard/North 16th Street intersection, and construction of Gateway Boulevard (the City's top-ranked roadway project).
- **Beautification and Remediation:** Third, take active steps to improve the image of the area by cleaning blighted properties, providing additional streetscape, landscape and façade improvements, and installing appropriate monuments and signage throughout the district.
- **Preservation of Historic Elements:** Fourth, preserve the unique historical properties that give the area its character, such as the Historic Southern Pacific Shop buildings, the Sacramento River Water Treatment Plant, the PG&E Steam Plant, and the Sacramento Pipeworks, among others.
- **Housing Program Strategy:** Fifth, take advantage of the area's proximity to Downtown by providing housing for all income levels; improve the existing housing stock; enhance existing neighborhoods; and encourage quality developments such as housing along the American River (e.g., Northtown), the Millennia Project housing program, and the Gateway Infill Housing Project.

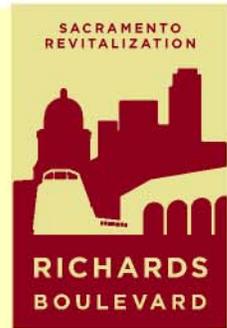


PROPOSED REDEVELOPMENT PROGRAM – 2005 THROUGH 2009¹

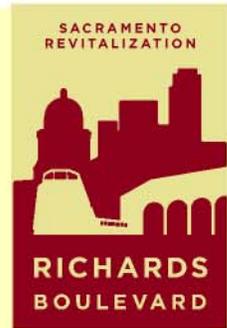
Over the next five years, the Agency will implement the Richards Boulevard redevelopment strategy by undertaking the following projects and programs:

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Gateway District Streetscape Improvements Construct sidewalks, curbs and gutters; install lighting, streetscape elements, landscaping and underground utilities; and improve access and parking options.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion Phase I Improvements.....2007</i></p>	<p>\$500,000</p>	<p> CLEAN</p> <p> INVEST</p> <p> GROW</p>
<p>General Produce Land Sale Disposition of five-acre Agency-owned site to General Produce to facilitate business expansion.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion2005</i></p>	<p>Land exchange with no net cost</p>	<p> CLEAN</p> <p> INVEST</p> <p> SHOP</p> <p> WORK</p>

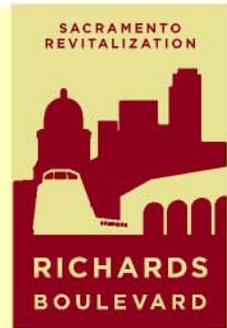
¹ Public funding for projects will consist of an assortment redevelopment funds (in addition to tax increment funds), Federal/State grants, and area-wide impact fees.



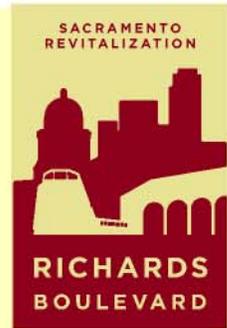
Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>1400 North "A" St. Redevelopment Complete acquisition and solicitation of redevelopment of former Egg Warehouse Building site at 1400 North A Street.</p> <p>Completion of this project would improve unsafe and unhealthy buildings and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2008 Thru 2009</i></p>	Land exchange with no net cost	 CLEAN  INVEST
<p>Gateway District Housing Acquire key and remnant sites in Gateway District for development as an urban rental housing project(s) with possible mixed-use retail or live/work spaces. Target 100 units.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2008 Thru 2009</i></p>	Public investment has not been determined, but will include use of 20 percent set-aside funds	 CLEAN  INVEST
<p>Brownfields Program Develop program for characterizing existing and former industrial properties to determine extent of toxic contamination, and provide assistance to property owners in completing necessary cleanup activities.</p> <p>Completion of this project would promote development of an otherwise impaired investment and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated commencement of program 2005 Thru 2006</i></p>	Total cost of program has not yet been estimated	 CLEAN



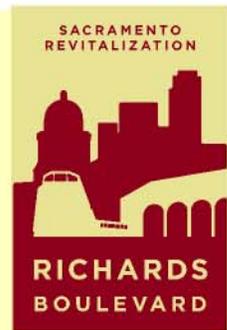
Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Commercial Corridor Revitalization Program Implement commercial loan and façade grant program for key sites on Richards Boulevard, and North 12th and North 16th streets.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2008 Thru 2009</i></p>	<p>\$3,000,000</p>	<p> CLEAN</p> <p> GROW</p>
<p>Riverfront Residential Assist development of catalyst mixed income housing along the American River. Development targets are for construction of approximately 500 units within the 2005 – 2009 period.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2008 Thru 2009</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	<p> CLEAN</p> <p> INVEST</p> <p> GROW</p>
<p>Incinerator Site Development (721 N. B Street) Assist property owner with redevelopment of City Incinerator site, including environmental site assessment, remediation, demolition or stabilization of structure, entitlements, and off-site improvements.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2005 Thru 2006</i></p>	<p>Sale of City property will result in net income to City</p>	<p> CLEAN</p> <p> INVEST</p> <p> GROW</p>



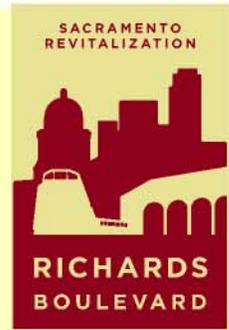
Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Two Rivers Trail Construct improved land-side access to Two Rivers Trail, including American Disabilities Act (ADA) accessible switchback ramps and landscaping.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion2009</i></p>	<p>The Parks Department has not identified a cost or schedule for this project</p>	 CLEAN  INVEST  GROW
<p>Managed Parking District Pursuant to the Central City Parking Study, identify solutions to provide improved parking in District, including amendment of the zoning ordinance and utilization of Agency-owned surface lots.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion of Study..... 2005 Thru 2006</i></p>	<p>No estimate of public investment has been prepared at this time</p>	 CLEAN  INVEST
<p>“Four Points” (North 7th/Richards) Transit Village Prepare a market-based development the strategy for the “Four Points” area located at the North 7th Street and Richards Boulevard intersection and for the proposed Downtown-Natomas-Airport line light rail station.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion of Strategy..... 2005 Thru 2006</i></p>	<p>\$75,000</p>	 CLEAN  INVEST



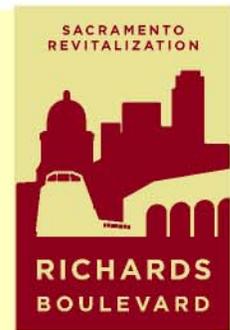
Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>PG&E Building Adaptive Reuse Parks Department is leading the strategy to rehabilitate and create new adaptive reuse of the PG&E building, including creation of a new riverfront park.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion Concept Planning.....2009</i></p>	<p>Parks Department has not estimated a project cost or schedule at this time</p>	 CLEAN  INVEST
<p>Tiscornia Park Visitor Boat Dock As described in the Sacramento Riverfront Master Plan, construct boat dock at Tiscornia Park at the confluence of the Sacramento and American rivers (“the Confluence”).</p> <p>Completion of this project would improve inadequate public improvements.</p> <p><i>Anticipated Completion of Construction.....2009</i></p>	<p>Parks Department has not estimated a project cost or schedule at this time</p>	 CLEAN  GROW
<p>Sacramento Intermodal Transportation Facility Assist in pre-development activities leading to the construction of a regional transit hub by 2014. Redevelopment role to be determined.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion of Predevelopment Activities2009</i></p>	<p>Predevelopment activities to be funded from various federal, state, and local sources</p>	 CLEAN



Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Combined Sewer Mitigation Project Complete engineering studies and prepare Nexus Study in order to implement the proposed combined sewer improvements necessary to serve new development in the Richards Boulevard Area.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion of Studies 2005 Thru 2006</i></p>	\$50,000	 INVEST
<p>Millennia Development Housing Assist with construction of the initial phase residential project on the Railyards site as part of the Millennia development. Project may include 300 units within the first phase.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion of Phase I Housing.....2009</i></p>	Public investment has not been determined, but will include use of 20 percent set-aside funds	 CLEAN  INVEST
<p>Wayfinding Signage Extend Downtown Wayfinding Signage program to the Richards Boulevard area.</p> <p>Completion of this project would improve inadequate public improvements and eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2005 Thru 2006</i></p>	\$100,000	 CLEAN  INVEST  SHOP
<p>Railway Express Agency Project Renovation of historic building into a mix of retail and office uses.</p> <p>Completion of this project would eliminate factors hindering economically viable use of project area properties.</p> <p><i>Anticipated Completion 2005 Thru 2006</i></p>	\$3,500	 CLEAN



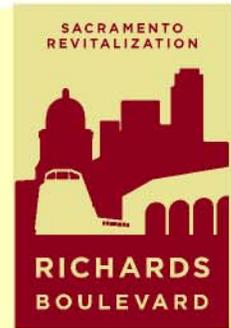
Project/Description	Estimated Redevelopment Investment	Goals Achieved
Total Estimated Redevelopment Investment	\$7,225,000	



PROPOSED AFFORDABLE HOUSING PROGRAM – 2005 THROUGH 2009

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

Project/Description	Estimated Redevelopment Investment	Goals Achieved
<p>Gateway Housing Project</p> <p>Acquire site(s) for inclusionary infill housing project and solicit residential development proposals. It is estimated that 100 units will be developed by 2009, a portion of which will meet the Agency's inclusionary housing requirements.</p> <p><i>Anticipated Completion..... 2009</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	
<p>Riverfront Housing</p> <p>Assist in securing affordable element as part of private development proposals within the American River District. It is estimated that 500 units will be developed by 2009, a portion of which will meet the Agency's inclusionary housing requirements.</p> <p><i>Anticipated Completion..... 2009</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	
<p>Millennia Development</p> <p>Assist in securing affordable housing component of proposed mixed-use project at Railyards. It is estimated that 300 units will be developed by 2009, a portion of which will meet the Agency's inclusionary housing requirements.</p> <p><i>Anticipated Completion..... 2009</i></p>	<p>Public investment has not been determined, but will include use of 20 percent set-aside funds</p>	
<p>Total Estimated Redevelopment Investment</p>	<p>To be determined</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. It should be noted that the City's community plan objectives for the Richards Boulevard and Railyards planning areas includes an inclusionary policy that exceeds the requirement under California Redevelopment Law.

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:

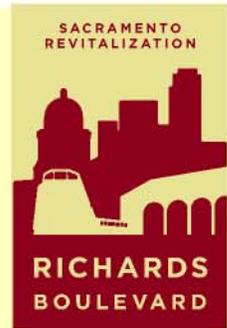
- Housing Production – Based on the number of housing units either constructed or substantially rehabilitated over a 10-year period, a redevelopment agency is required to ensure that a percentage of these units are affordable to low- and moderate-income households.
- Replacement Housing – Redevelopment agencies are legally obliged to cause the replacement of any housing units destroyed or removed as a result of an Agency redevelopment project within four years. No housing units are proposed to be destroyed or removed as a result of an Agency redevelopment project within the next four years.
- Targeting Household Types – Agencies are held to specific requirements on the amount of housing set-aside funds an individual agency must spend over a 10-year period on affordable housing for 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

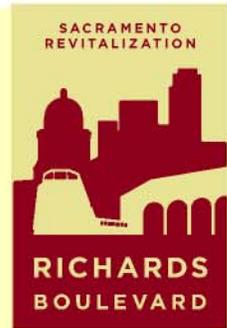
To estimate the number of housing units that need to be affordable to low- and moderate-income households, the Agency estimated the total number units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in State law.

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	178	28	12
10 Year Forecast	900	135	54
<i>2005 to 2009</i>	900	135	54
<i>2010 to 2014</i>	0	0	0
Redevelopment Plan Duration <i>(1990 to 2026)</i>	6,600	990	396
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 135 affordable units (including 54 very low income units) to fulfill its production goals for the 10-year period, and 990 affordable units (including 396 very low income units) over the duration of the Redevelopment Plan. Fulfillment of these production goals is shown on the following table.



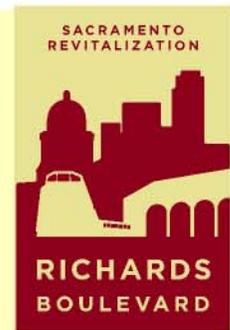
Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Additional Units Required		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
Prior to 2005 /1 <i>In Project Area</i> <i>Outside Project Area</i>	28	12	96	80	0	0	68	68
			60	60				
			36	20				
10 Year Forecast /2	135	54	68	68	67	0	0	14
Redevelopment Plan Duration (1990 to 2026)	990	396	96	80	894	316	0	0

Notes:

1/ In exchange for funding a portion of the Phoenix Park affordable housing project, the Project Area received fulfillment credit for an equivalent number of production units in other housing projects, including Countrywood (17 units), Casa Natomas (14 units) and Woodbridge (six units). Units produced outside 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.

2/ 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 103 unit affordable housing production need for the next 10 years, including 16 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. Though the precise number of units is not known at this time, the Project Area is subject to more stringent inclusionary obligations in underlying specific plans that require approximately 55 percent of all units to be affordable, exceeding the Redevelopment Law requirement of 15 percent. Consequently, as the Project Area develops, the Agency anticipates that over the long term these Redevelopment Law production needs will be achieved.



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 \$536,000 available on January 1, 2005. Over the five-year period ending on December 31, 2009, staff estimates that the Project Area will generate \$1,143,000 or more in 20 percent housing set-aside revenue.

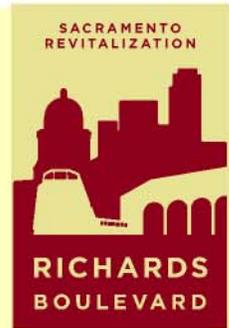
Upon adoption of this implementation plan, the Agency will have the authority to expend Project Area housing set-aside funds either inside or outside the Project Area and aggregate its housing production activities among all of its project areas, in order to more effectively meet housing program objectives 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 in proportion to the population under the age of 65.

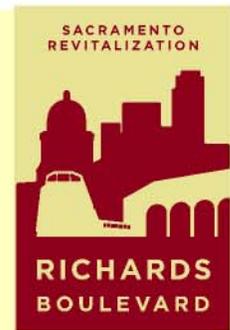
Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirement for affordable housing by category, and 2000 Census statistics, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan:

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 (nine percent) of the 8,277 affordable units 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.

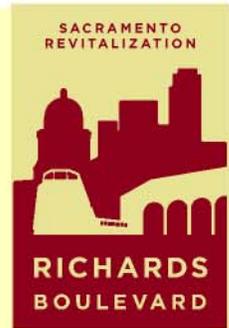


- Housing Set-Aside Expenditures Since January 2002.** These proportionality requirements affect expenditures over a 10-year period, although the law permits the compliance initially for a period beginning in January 2002 and ending in December 2014. The chart below documents the amount of low- and moderate-income 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	\$0	\$704,167	\$0	\$704,167 (54%)
Low Income	\$0	\$595,833	\$0	\$595,833 (46%)
Moderate Income	\$0	\$0	\$0	\$0 (0%)
Total Expenditures	\$0	\$1,300,000	\$0	\$1,300,000 (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	\$1,300,000 (100%)	0	39	33	0	72
Phoenix Park	\$1,300,000	0	39	33	0	72
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$1,300,000 (100%)	0	39	33	0	72
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).