

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

FIVE-YEAR IMPLEMENTATION PLAN

GARDEN GROVE COMMUNITY PROJECT AREA  
AND  
BUENA CLINTON PROJECT AREA

January 1, 2005-December 31, 2009

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**GARDEN GROVE AGENCY  
FOR COMMUNITY DEVELOPMENT  
FIVE-YEAR IMPLEMENTATION PLAN  
2005-2009**

**INTRODUCTION**

Assembly Bill 1290, also known as the Community Redevelopment Law Reform Act of 1993, enacted numerous revisions to the California Community Redevelopment Law (CCRL) including a requirement for the adoption of an implementation plan. The CCRL, Section 33490 requires that each redevelopment agency adopt an Implementation Plan prior to December 31, 1994 and each five years thereafter for each redevelopment project area. Notice of public hearings conducted regarding the adoption of the Implementation Plan must be published pursuant to Code 6063 of the Government Code and posted in at least four permanent places within the project area for a period of three weeks. Publication and postings must be completed not less than 10 days prior to the date set for hearing. This provision also requires agencies to conduct a public hearing for the purpose of reviewing the implementation plan at least once within the five-year term of the plan.

The revisions to the California redevelopment law affected existing project areas and new plan adoptions, including modification to the definition of blight, time limits on all project areas, the repeal of authority to receive sales tax revenue, and a penalty for those agencies which do not spend housing funds in a timely manner. In addition, the CCRL requires a Housing Implementation/Production Plan (HIPP) to identify the actions to be taken by the Redevelopment Agency to satisfy housing production, as required by AB 315, which should include an analysis of replacement housing and housing set-aside obligations. AB 1290 also has implications for the disposition of agency property and the agency's funding of public improvements. When the agency conveys property acquired in whole or in part with tax increment funding, AB 1290 requires that the 33433 report contain an explanation of why the sale or lease of property will assist in the alleviation of blighting conditions with supporting evidence.

**IMPLEMENTATION PLAN REQUIREMENTS**

The Garden Grove Redevelopment Agency goals and objectives for the Garden Grove Community Project Area and the Buena Clinton Project Area are presented in this plan which, in accordance with Code Section 33490, include:

- a. Potential projects, and estimated expenditures proposed to be made during the next five year period of the Implementation Plan;
- b. An explanation of how these goals, objectives, programs and expenditures will assist in the alleviation of blight and;

- c. A description the Redevelopment Agency's plans to implement the housing related requirements of Community Redevelopment Law Code Sections 33334.2, 33334.4, 33334.6 and 33413. The housing section of the plan should contain:
- An annual housing program,
  - Estimated deposits into the Housing Fund for the next five (5) years,
  - Plans for meeting the inclusionary housing requirements for the next five years and for the term of the redevelopment plans,
  - Specific programs for expenditures of monies from the housing fund,
  - If the Implementation Plan contains a project that will result in the destruction of low-or moderate-income housing, the Plan must identify proposed locations which are considered suitable for replacement dwelling units.

### PROJECT AREA OVERVIEW

The Redevelopment Plan for the Garden Grove Community Project Area was established in 1973 by Ordinance No. 1339. Since then the plan was amended as follows:

Year		Ordinance No.
1974	Add property	1388
1975	Trask Avenue project adopted	1746
1976	Add property	1548
1977	Brookhurst/Chapman project adopted	1576
1978	Brookhurst/Katella project adopted	1642
1979	Add property Incorporating previously adopted projects	1699
1981	Established increment limits	1760
1987	Additional tax increment limits	1971
1988	Deleted 16.7 acres from the project area	2035
1992	Increased limits for increment, indebtedness	2232
1994	Modify time limitations	2304
1998	Add property	2455
2002	Add property	2576

## HISTORICAL PERSPECTIVE

Established in 1970, the Garden Grove Agency for Community Development ("Agency") adopted its first project area in 1973 by Ordinance No. 1339. Since that time, the Project Area has been amended on a variety of occasions between 1974 and 2002. In 1974 and 1976, the Agency added properties by amending the Project Area pursuant to Ordinance No. 1388 and Ordinance No. 1548, respectively. In 1979, Ordinance No. 1699 amended the Project Area and added more properties. This amendment also incorporated three (3) previously adopted projects: (1) the Trask Avenue Project (adopted in 1975 by Ordinance No. 1746), and (2) the Brookhurst/Chapman Project (adopted in 1977 by Ordinance No. 1576), and (3) the Brookhurst/Katella Project (adopted in 1978 by Ordinance No. 1642). The 1979 amendment also established a limit on the tax increment revenue the Agency could receive from the properties added in 1976 and 1979. The 1979 amendment did not alter the existing annual tax increment limits on neither the Brookhurst/Katella Project nor the Brookhurst/Chapman Project, which were established at \$250,000 and \$600,000, respectively.

Due to litigation challenging the validity of the 1976 and 1979 amendments, the Agency adopted Ordinance No. 1760 in 1981 to supersede the 1976 and 1979 amendments. Additionally, the 1981 amendment modified the tax increment limitations established by the 1976 and 1979 amendments and established a \$150 million limit on the cumulative amount of tax increment revenue the Agency could receive. The 1988 Plan Amendment was enacted by Ordinance No. 2035, and deleted 16.7 acres (the Newhope condominium property).

In 1987, the Agency set tax increment limits on the projects adopted prior to October 1, 1976 in compliance with legislation adding Section 33333.4 of the California Redevelopment Law. Ordinance No. 1971, adopted in 1987, established a cumulative tax increment limit of \$200 million for the three (3) projects which were affected by the requirements of the Law, namely (1) the original 1973 Community Project, (2) the 1974 Community Project Amendment and (3) the 1975 Trask Avenue Project.

The 1992 Plan Amendment, Ordinance No. 2232, increased the increment limits affording the Agency the opportunity to continue ongoing redevelopment efforts by allocating additional tax increment revenue to the Agency. Without increasing these limits, the Agency would have been unable to continue to receive tax increment revenue, limiting the new redevelopment projects and programs the Agency could implement.

Prior to the 1992 Amendment, the limit on total bond indebtedness outstanding at any time was \$50.0 million. The Agency had issued two tax allocation bonds, in 1979 and 1986, for \$10.0 million and \$30.0 million, respectively. The \$50.0 million dollar limit did not provide the Agency with the financial capacity to fund significant new projects and programs. Additionally, the 1988 Amendment Plan was set to expire on December 31, 2021 and did not provide sufficient time for the Agency to issue additional thirty (30) year bonds. The 1992 Amendment increased the amount of bond indebtedness to \$500.0 million, affording the Agency the opportunity to fund identified public improvement project needs totaling \$311,742,333, and anticipated net acquisition and rehabilitation assistance costs. Subsequently in 1994, the existing redevelopment plan was amended by resolution No. 2304, for the purpose of complying with time and fiscal limitations promulgated by Assembly Bill

1290. No territory was added as part of this mandatory amendment action. In 1998, the Agency amended the redevelopment plan by resolution 2455 to add a nine (9) acre parcel located at 11682 Buaro Street. This amendment did not change any other provisions existing in the redevelopment plan. In 2002, the Agency Amended the Redevelopment Plan for the Garden Grove Community Project by Ordinance 2576, adding 47.4 acres to the existing Project Area and modified certain time limits affecting the existing plan.

### **BLIGHTING CONDITIONS**

The adoption of AB 1290 changed the definition of blight for project areas adopted on or after January 1, 1994. The Garden Grove Agency for Community Development adopted its project areas prior to this date and qualified under the previous definitions, however, the revised AB 1290 definition was used in this plan to identify blighting conditions existing in the Community Project area and the Buena Clinton Project Area. The revised definition has been used to ensure the Agency's compliance with the intent of AB 1290.

In accordance with Sections 33030 and 33031 of the Health and Safety Code, a project area must contain both physical and economic blighting conditions. The Garden Grove Redevelopment Project Areas were established to address the following conditions of physical and economic blight:

Physical Blight is defined in Subdivision (a) of Section 33031 as:

1. *Unsafe/Dilapidated/Deteriorated Buildings.* Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors
2. *Physical Conditions that Limit Economic Viability and Use of Lots/Buildings.* Factors that prevent or hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
3. *Incompatible Uses.* Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
4. *Lots of Irregular Shape, Inadequate Size, and Under Multiple Ownership.* The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

Economic Blight is defined in Subdivision (b) of Section 33031 as:

1. *Depreciated/Stagnant Property Values or Impaired Investments,* including but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5, commencing with Section 33459.

2. *High Business Turnovers and Vacancies/Low Lease Rates/Abandoned Buildings/Vacant Lots.* Abnormally high business vacancies, low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.

3. *Lack of Commercial Facilities.* A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores and banks and other lending institutions.

4. *Residential Overcrowding/Excess Bars, Liquor Stores, Adult Businesses* that cater exclusively to adults that lead to problems or public safety and welfare.

5. *High Crime Rates.* A high crime rate that constitutes a serious threat to the public safety and welfare.

### **PHYSICAL CONDITIONS OF BLIGHT EXISTING IN THE PROJECT AREAS**

#### **Unsafe Buildings**

Numerous commercial and residential buildings within both project areas do not meet current public safety codes due to lack of fire sprinkling and other obsolete and unsafe construction methods. These buildings are "grandfathered" under the current building code, and many of these structures are in need of significant interior and exterior improvements. In addition to the need of structural improvements, portions of the project areas have poorly maintained buildings, including inadequate or poorly maintained landscaping, broken and/or illegal signage and storage of inoperative and commercial vehicles, which require a large amount of code enforcement

#### **Physically Obsolete Buildings**

The majority of the commercial and office structures within the Community Project Area need to be rehabilitated. In addition, this project area is characterized by a high degree of mixed uses that exhibit signs of blight in the form of age, obsolescence and dilapidation. These buildings are old and deteriorating with high vacancy rates, making it difficult to attract quality users into the project area. Several commercial centers are in poor condition with antiquated strip center design.

Many of the businesses do not have sufficient space for off-street parking, storage or buffers from adjacent uses. These conditions impact both neighboring structures and adjoining residential communities, which result in the deterioration of both, the commercial and residential structures within the project area. Moreover, the majority of the commercial and office structures within the Community Project Area need to be rehabilitated to replace the disjointed appearance that the individual facades present.

#### **Lack of Parking**

Off-street parking is insufficient for the level of commercial and residential activity throughout the Project Areas. Many of the parking lots are not well maintained, overgrown with weeds and littered with debris. In addition, many of the code enforcement violations occur in the Project Areas. These violations range from inadequate parking lot maintenance to illegal uses such as illegal on-site storage, vehicle sales and dumping.

**Incompatible Adjacent Uses**

Some residential areas within both Project Areas indicate signs of inadequate buffers between commercial and adjacent residential uses. Inadequate buffers have led to an inadequate separation causing commercial uses to spill over into residential areas. Increased code enforcement activity in these areas indicates a need for permanent buffer separating the commercial and residential uses.

**Irregularly Shaped/Inadequate Sized Lots**

Many of the commercial lots within the Community Project Area do not conform to the current planning requirements. Revitalization is challenging due to inadequate land coverage, individual ownership of separate parcels within shopping centers and irregularly shaped parcels.

**ECONOMIC CONDITIONS OF BLIGHT EXISTING IN THE PROJECT AREAS****Depreciated/Stagnant Property Values**

Many of the commercial retail centers lack anchor tenants and the economic vitality of the surrounding commercial uses has stagnated. Despite nearby high traffic counts, many of the commercial centers within the Community Project Area continue to experience vacancies. Older commercial centers lack landscaping, uniform signage and site improvements which fail to make the centers competitive in relation to new retail centers.

**Residential Overcrowding**

Several sections of the Community Project Area and the Buena Clinton Project Area have experienced a substantial increase in population. This increase has created a negative effect upon the residential neighbors. Overcrowding places a burden on the infrastructure and leads to high crime. Both Project Areas have shown signs of residential overcrowding which is evident in the number of code enforcement violations for people living in uninhabitable structures including vehicles or garages/sheds.

**High Crime Rate**

Graffiti defaces the side and rear walls of many of the buildings and structures, both private and public which is indicative of higher crime rates within the Project Area. Crimes fall within the full spectrum of criminal activity including theft, vandalism, burglary, and stolen vehicles. Adult businesses exist within the Community Project Area which have been the focal point in the increase of serious crimes, including assaults, robberies and thefts, as well as drug and alcohol use, sex offenses, prostitution, etc. These factors constitute a serious public safety hazard.

**Insufficient Public Improvements**

The residential, commercial and industrial uses in the Project Area have insufficient public improvements that require upgrading of utilities and/or reconstruction of sewers and storm drains to correct deficiencies. Harbor Boulevard, a major corridor within the Community Project Area, was elected to be part of the Smart Street Program. This concept will result in numerous improvements to the street, which will include intersection widenings, median modifications and access consolidation to maximize roadway capacity.



## MISSION STATEMENT

The purpose of the Garden Grove Agency for Community Development is to enhance and promote the community and its economy; develop and maintain quality residential, commercial and industrial areas; and provide for a well-planned, safe, and desirable living and working environment. The Agency is empowered to fulfill its purpose by the authority provided in the Redevelopment Plans for the Garden Grove Community Project and the Buena Clinton Project Area.

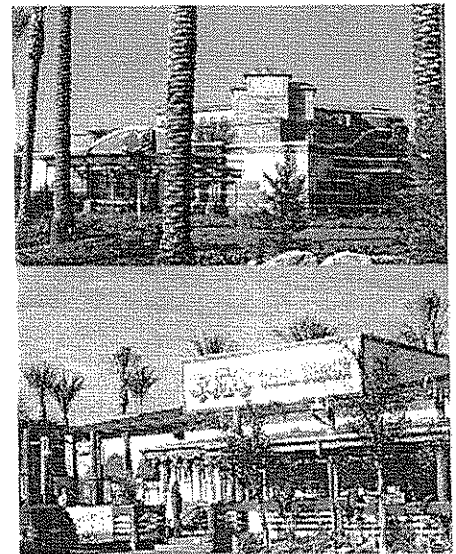
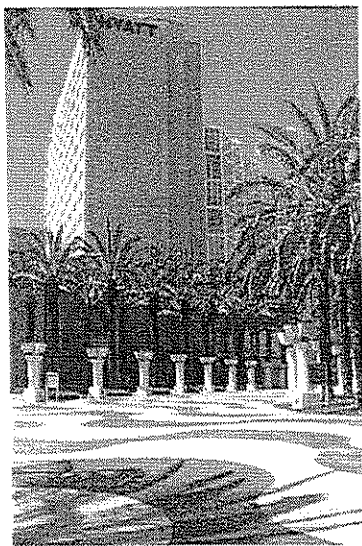
## FIVE-YEAR PROGRAM GOALS AND OBJECTIVES FOR THE PROJECT AREAS

### Economic Development

- *Goal: Reduce blighting economic conditions and increase employment opportunities by encouraging new investment in the community through facilitating the development and rehabilitation of commercial properties and through the implementation of economic development programs.*

#### *Objectives:*

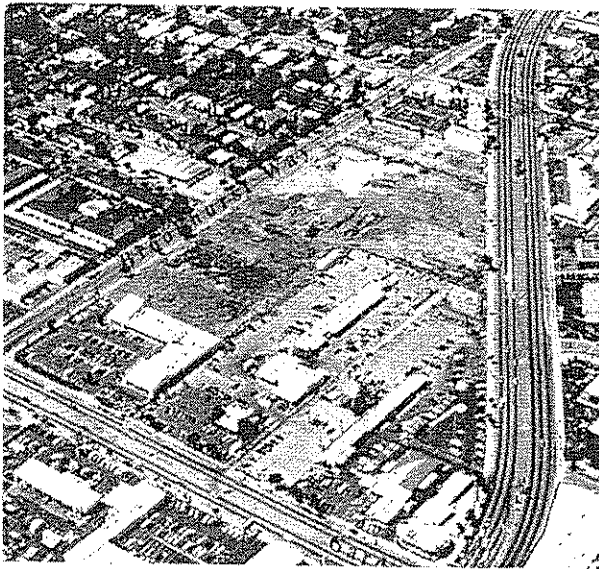
- *International West:* The Harbor Corridor (International West) has been one of the main focus areas for the City's economic development efforts. The area was blighted and suffered from high crime rates, declining tax revenues, diminished retailer interest and high vacancy rates. Today, the Agency has successfully revitalized the northwest and southwest corners of Harbor Boulevard and Chapman Avenue. The area has been improved with seven new hotels: Embassy Suites, Hilton Garden Inn, Hampton Inn & Suites, Marriott Residence Inn, Crowne Plaza, Homewood Suites and Marriott Suites and four new restaurants: Joe's Crabshack, Red Robin, Outback Steak House and Bucca di Beppo. The Hyatt Regency hotel was expanded to convert an existing office tower into 279 all suite rooms. Over 1,230 full time jobs were created as a result of these redevelopment projects.



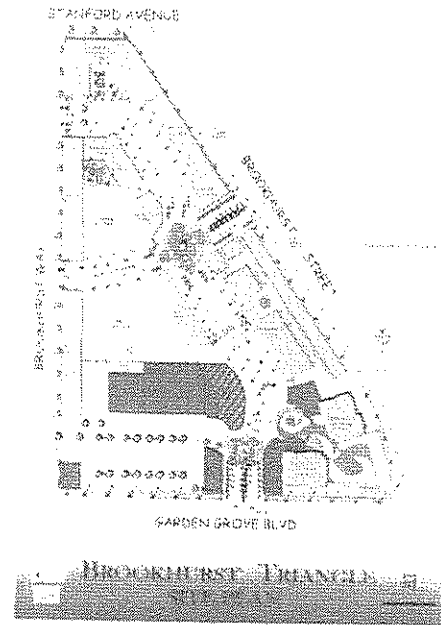
Moreover, the Agency is working with Kam Sang Company, Inc. (Developer) towards the construction of two additional hotels. The first hotel is expected to be complete in 2005 and will generate approximately 130 full time jobs. The Developer anticipates to begin construction of the second in 2006. During the next five years, the Agency will continue promoting and marketing the International West master plan to attract additional development projects. The Agency envisions an

Entertainment District that will draw local residents and tourists to create a unique, exciting, urban entertainment node of hotels, restaurants, retail, and themed attractions. Development of the International West Retail Entertainment corridor will both directly, and indirectly create a total of approximately 34,600 new jobs of which 19,300 will be in the City of Garden Grove. In addition, the Agency will explore the possibility of incorporating a housing project into the master plan.

- *Brookhurst Triangle:* The Agency's goal for the next five years is to redevelop a 16.5-acre site located on northwest corner of Brookhurst Street and Garden Grove Boulevard. The site is currently occupied with office structures, car dealerships, fading strip malls and six (6) acres of vacant land. After evaluating seven different proposals, the Agency selected Urban Pacific/KB Homes as the developer of the Brookhurst Triangle. The developer is proposing to develop a \$220 million mixed-use residential and commercial project. The residential component will include two high-rise towers with 120 condominium units and 390 lofts, flats and town homes constructed over parking. The total commercial area will be approximately 88,000 square feet and will include a grocery store, neighborhood retail and restaurant uses.



*Current Aerial View of Brookhurst Triangle Site*



*Proposed Site Plan*

- *Garden Grove Promenade:* The Agency will continue to assist in marketing the Garden Grove Promenade and Pavilion Plaza, located on the southwest corner of Brookhurst and Chapman Avenue, to renovate and expand the shopping centers either through a commercial revitalization loans or through owner participation opportunities.
- *Auto Center:* The Agency will continue its efforts to strengthen and expand the Garden Grove Auto Center through additional dealership development and expansion efforts of existing dealers.
- *Business Retention/Attraction:* Continue implementation of the business attraction and marketing program to retain and attract revenue-generating businesses to the City.

➤ **Goal: Continue to pursue the redevelopment and revitalization of the City's downtown.**

*Objectives:*

- Continue to market the Taft/Century Triangle site to commercial retailers and developers who represent opportunities to increase and enhance the local revenues and tax base, both property and sales tax.
- Explore the feasibility of expanding the Education Center.

➤ **Goal: Improve and maintain property values, community appearance and image of the City.**

*Objective:*

- Integrate Code Enforcement and Neighborhood Improvement efforts to improve health and safety, property maintenance, and land use concerns in single-family neighborhoods and key commercial areas.
- Continue to explore opportunities for improving the exterior appearance of deteriorated commercial properties along Garden Grove Boulevard.
- Continue to provide quality plan review and inspection services to assure safe structures throughout the City.
- Ensure property maintenance standards through the use of development agreements.
- The City's graffiti abatement team will continue conducting graffiti clean-ups on private properties in both Redevelopment Areas. For the next five years, a total of \$87,370 was budgeted for this program.

➤ **Goal: Design and construct needed public improvements within the Project Areas**

*Objectives:*

- Continue with the development, installation, construction, reconstruction, redesign, planning and reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities and other public improvements, public facilities, utilities or other structures.
- Implement the Harbor Boulevard Smart Street Program that will include intersection widenings, restriping, median modifications and access consolidation to maximize roadway capacity. Properties will be impacted by partial takes for right-of-way acquisition, decreased parking, and decrease access due to closure of ingress/egress points.

### Neighborhood Improvement

- ***Goal: Create and improve housing opportunities by supporting City and community based housing programs for all income groups.***

*Objectives:*

- Work toward the rehabilitation, preservation, development and construction of affordable housing in compliance with State Law. The city will use various funding sources including HOME, 20% Housing Set-Aside, and Community Development Block Grant CDBG and Section 8 Certificates to preserve and increase the supply of affordable housing in the City through the acquisition and/or rehabilitation of renter occupied units and the rehabilitation of owner occupied units. Financial assistance will be provided to both non-profit and for profit housing developers.
- Continue to work with Tamerlane Associates, Inc. toward the acquisition and rehabilitation of apartment buildings on Tamerlane Drive in the Twintree neighborhood.
- Continue to work with the development community toward the residential redevelopment of Garden Grove Boulevard, between Sungrove and Palm Street, to provide affordable and market-rate senior housing.
- Implement public facility and infrastructure improvement through revitalization of the Tamerlane Drive area, Safe Routes to School, Brookhurst area sewer improvements, small-scale neighborhood infrastructure improvements, gang suppression and graffiti removal.
- Provide rental assistance to extremely low- and very-low income renters through the use of Section 8 rental subsidies.
- Facilitate the development of housing, both market rate and affordable, to replace units which are removed due to economic development programs. In addition, the Agency will continue providing relocation assistance to displaced residential and nonresidential occupants.
- Continue to deliver programs that will encourage the maintenance and improvement of both owner-occupied and rental housing in neighborhoods throughout the community.
- Promote homeownership opportunities through assistance to first-time homebuyers and provide for increased housing alternatives both within and outside of minority and low-income concentration areas.
- Reduce the number of families in poverty by utilizing programs that help families achieve a living wage, health and well being, and housing stability and self-sufficiency.
- Develop and strengthen institutional structures by concentrating on project design and contracts, strengthening partnerships, continue to build staff capacity, and implement routine monitoring.

- Address the needs of homeless individuals and homeless families with children, preventing low-income individuals and families from becoming homeless and providing housing needs to persons with special needs other than homeless.
- Implement the Amended Disposition Development Agreement with Olson Company to provide for the remediation of the development site and the completion of between 10-30 units on the south side of Garden Grove Boulevard east of Rockinghorse Road.
- Implement the Disposition Development Agreement with Pacific Cities Real Estate Group, Inc. for the construction of 42 single-family homes on the south side of Katella Avenue west of Gilbert Street.

➤ *Goal: Continue to fund programs which serve youth at risk:*

- Continue to support the activities of the non-profit organizations serving the Buena Clinton Community Center
- Continue to allocate a portion of CDBG funds toward youth service programs

**2000-2004 AFFORDABLE HOUSING PROGRAM ACCOMPLISHMENTS**

Since the Implementation Plan was initiated, the Agency has taken an aggressive role in preserving and enhancing neighborhoods through its involvement in acquisition/rehabilitation projects and construction of new projects. During years 2000 through 2004, the City/Agency financed the acquisition and rehabilitation of 196 units, as well as the construction 82 new senior apartment units. The Agency's participation in these projects usually includes covenants and restrictions on the various properties and/or placement of long-term affordability covenants and occupancy standards. In addition, 65 new single-family homes were completed and thirteen of these new homes were purchased by families who benefited from City's first time home buyer program. The following provides a description the projects that have been completed over the past five years:

**Completed New Projects**

- ❖ Brentwood Village (Single Family) – During fiscal year 2000-01 the Lee Group completed the development of 65 single family two-story detached homes on a 4.9 acre site on the south side of Garden Grove Boulevard from Flower to Bowen Street. The homes ranged in size from approximately 1,227 to 1,447 square feet and consisted of two and three bedrooms. The development of Brentwood Village furthered the City's efforts to revitalize and improve Garden Grove Boulevard. A total of thirteen families benefited from the City's first time homebuyer program.
- ❖ Sungrove Senior Apartments (Multi-Family) - The City of Garden Grove in conjunction with Simpson Housing developed 82 new senior apartments on the northwest corner of Sungrove Street and Garden Grove Boulevard. The rents on the four-story apartment building are restricted to low and very-low income seniors for 55 years. The units are located near the Garden Grove Medical Center, thereby offering convenient medical services to the senior residents of the facility.

**Completed Rehabilitation Projects**

- ❖ Arroyo Vista Apartments (Multi-Family) - In October 1999, the City entered into a Housing Rehabilitation Agreement with Vista Equities for the rehabilitation of the 148 units which were completed in 2000. The City loaned Vista Equities a total of \$620,278 in HOME funds which allowed for eight of the units to be restricted to very low and low-income tenants.
- ❖ Jamboree-Housing (Multi-Family) – The Agency entered into a Disposition and Development Agreement with Jamboree Housing for the acquisition and rehabilitation of two apartment complexes located at 12682 and 12692 Sunswept Avenue. Total of \$921,000 in HOME funds were used for the project and 16 units were restricted to low and very-low income residents for 55 years. This project furthered the Agency's efforts to continue revitalizing the Buena Clinton Project Area.
- ❖ Thomas House Temporary Shelter (Multi-Family) – During fiscal year 2002-2003, the City Council approved an agreement with Thomas House Temporary Shelter for the acquisition of the 16 units located at 12591 and 12601 Morningside Avenue as part of the

continuing effort to strengthen the Buena Clinton Redevelopment Project Area. The units were made available to very-low income homeless families. The City provided \$644,000 toward the acquisition and rehabilitation of the apartment complex.

- ❖ Tamerlane Apartments (Multi-Family) - During fiscal year 2003-04, the City entered into a Purchase and Sale Agreement with Tamerlane Associates, Inc. (Vista Communities), to assist with the purchase of sixteen (16) apartment units on 12221 and 12222 Tamerlane Drive. Seven (7) of these units are restricted to very low and low-income families for 15 years. The acquisition and rehabilitation of the units improved the housing conditions of the Twintree neighborhood.

## 2005-2009 HOUSING PROJECTS

The following describes the housing projects and programs planned to be undertaken by the Redevelopment Agency during the five-year Implementation Plan period.

### New Construction Projects

- ❖ Sycamore Walk (south of Garden Grove Boulevard, east of Rockinghorse Road) - The second phase of development at the Sycamore Walk development site has been delayed due to environmental issues. The Disposition Development Agreement with the Olson Company was amended to provide for the completion of between 10-30 units on a 1.0-acre site. Construction of the units will begin once the developer completes soil remediation on the site.
- ❖ Brookhurst Triangle (north of Garden Grove Boulevard, west of Brookhurst Street)- The Agency is in the process of assembling a site of approximately 16.5 acres for a mixed-use residential/commercial development project. The developer, Urban Pacific/KB Homes, is proposing to develop about 88,000 square feet of commercial and retail space and 851,000 square feet of housing. The residential component will include a total of 510 units and will consist of a variety of high-density, for-sale attached product types, including two, 10-story, high rise towers, as well as three- and four-story lofts, flats and town home-style buildings constructed over parking either below or at grade.
- ❖ Pacific Cities Real Estate Group, Inc. (south side of Katella Avenue, west of Gilbert Street) - The Garden Grove Agency for Community Development entered into a Disposition and Development Agreement with Pacific Cities Real Estate Group, Inc. for the construction of 42 single-family homes. This new project will replace previously blighted commercial properties. Construction of the new homes is scheduled to begin in 2005.

### Acquisition and Rehabilitation Projects

- ❖ Tamerlane Apartments - The Agency will continue to work with Tamerlane Associates, Inc. toward the acquisition and rehabilitation of apartment buildings on Tamerlane Drive in the Twintree neighborhood. For fiscal year 2004-05, Vista communities will acquire and rehabilitate 19 additional units located at 12201, 12202, and 12181 Tamerlane Drive. Federal HOME funds will be used to fund this project, which will allow for twelve (12)

of the units to be restricted to very low and low-income families. For the next five years, the Agency's low income housing assistance goals for the Twintree neighborhood are shown in Table 1 below:

**Table 1**

	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	Total
Very low	12	4	4	4	--	24
Low	4	4	4	4	--	16
Total	16 units	8 units	8 units	8 units		40 units



## GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT REPLACEMENT AND INCLUSIONARY HOUSING REPORTS

### Introduction

California Community Redevelopment Law, Health and Safety Code Sections 3300 et seq. states that one of the fundamental purposes of redevelopment is to increase and improve the community's supply of low and moderate-income housing, which is accomplished in part through three different but interrelated requirements imposed on the Agency by California Law. These three requirements provide for the production, improvement and preservation of housing for low and moderate-income persons which include:

Health and Safety Code Section 33334.2 - Twenty percent (20%) of tax increment must be expended to increase, improve and preserve the supply of low and moderate-income housing in the community.

Replacement Rule, Health and Safety Code Section 33413 (a) – The Agency must replace low and moderate-income housing which is removed as a result of a redevelopment project.

Inclusionary Rule, Health and Safety Code Section 33413 (b) – A fixed percentage of all housing constructed in a redevelopment project area must be affordable to low and moderate income persons and families.

*Health and Safety Code Sections Addressing Replacement and Inclusionary Housing Requirements (Operative after January 1, 2002).*

### *Section 33413 (a) – The Replacement Rule*

This section requires that whenever dwelling units housing person and families of low or moderate income are removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct or cause to be rehabilitated, developed, or constructed an equal number of replacement dwelling units.

When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace units available at affordable housing costs in the same income level of very low-income households, lower income households, and persons and families of low and moderate income.

The Agency has an active history of assisting in the creation of affordable housing which can be used to offset both its existing and future replacement housing obligations. To date, the Agency has created 1,349 replacement units and expects to generate another 40 units as a result of the Tamerlane Drive acquisition/rehabilitation project. When this pending new project is combined with the current replacement units, the total number of replacement units increases to 1,389 and the total number of bedroom rises to 2,744.

To date, the Agency has removed a total of 753 units, and anticipates removing additional 11 low-income units in conjunction with the acquisitions at Taft Street/Century Boulevard and Harbor Boulevard. In aggregate, the Agency's existing and future replacement housing obligations total 764 units and 1,208 bedrooms. Subtracting this obligation from the Agency's current and projected replacement units, results in a surplus of 625 replacement units and 1,536 bedrooms.

## Existing and Proposed Housing Obligations

Table 2

Replacement Housing Summary	Existing		Proposed		Total Units	Total Bedrooms
	Replacement Units	# of Bedrooms	Replacement Units	# of Bedrooms		
Total Units and Bedrooms Created/Rehab	1,349*	2,700	40	44	1,389	2,744
Very Low	628	1,286	24	26	652	1,312
Low	639	1,276	16	18	655	1,294
Moderate	82	138	0	0	82	138
Total Units and Bedrooms Demolished	753**	1,183	11	25	764	1,208
Very Low	525	724	0	0	525	724
Low	146	281	11	25	157	306
Moderate	82	178	0	0	82	178
Total Units and Bedrooms Surplus (Deficit)	596	1,517	29	19	625	1,536
Very Low	103	562	24	26	127	588
Low	493	995	5	-7	498	988
Moderate	0	-40	0	0	0	-40

\* See Inclusionary/Replacement Totals, Table 5

\*\* See Summary of Units Demolished Tables 3 and 4

## Summary of Units Demolished: Community Project Area

TABLE 3

PROJECT	PERIOD OF DEMOLITION	LOCATION	INCOME LEVEL	NUMBER OF UNITS	NUMBER OF BEDROOMS
SWC Euclid/GG Blvd.	Pre-1976	SWC Euclid/GG Blvd	Very-Low	5	Not Applicable
	Pre-1976	SWC Euclid/GG Blvd	Low	1	Not Applicable
	Pre-1976	SWC Euclid/GG Blvd	Mod	2	Not Applicable
Acacia Villas	Pre-1976	NWC Main/Acacia	Very-Low - Mod	2	Not Applicable
Jordan Manor	Pre-1976	NWC 9th/Acacia	Very-Low - Mod	6	Not Applicable
NWC Euclid/GG Blvd	1976	NWC Euclid/GG Blvd	Very-Low	9	11
	1976	NWC Euclid/GG Blvd	Low	18	27
	1976	NWC Euclid/GG Blvd	Mod	17	45
Pelican Properties	1980-1982	Brookhurst/GG Blvd.	Very-Low	7	8
	1980-1982	Brookhurst/GG Blvd.	Low	1	1
NWC Main/Stanford	1984	NWC Main/Stanford	Very-Low	2	2
	1984	NWC Main/Stanford	Low	5	10
	1984	NWC Main/Stanford	Mod	1	3
Center/Westlake	1986	Center/Westlake	Low	7	20
	1986	Center/Westlake	Mod	3	7
Acacia Cottages	1994-1996	Trask Avenue	Very-Low	16	49
	1994-1996	Trask Avenue	Low	21	68
	1994-1996	Trask Avenue	Mod	8	27
Home Depot	1996-1997	SWC Nelson/Acacia (Swaco)	Very-Low	12	12
Sita "A"	1997-1998	Yucca/Sage	Very-Low	85	167
	1997-1998	Yucca/Sage	Low	8	17
	1997-1998	Yucca/Sage	Mod	3	7
Site "B"	1997-1998	Oasis Mobilehome Park	Very-Low	92	176
	1997-1998	Oasis Mobilehome Park	Low	19	38

## Continuation of Summary of Units Demolished

PROJECT	PERIOD OF DEMOLITION	LOCATION	INCOME LEVEL	NUMBER OF UNITS	NUMBER OF BEDROOMS
Site "B"	1997-1998	Oasis Mobilhome Park	Mod	9	18
Trask Cottages	1997-1998	Trask Ave.	Low	1	3
	1997-1998	Trask Ave.	Mod	2	6
Brentwood Village	1999	GG/Flower/Bowen	Low	2	3
	1997-1999	10302-12 Garden Grove Bl	Low/Mod	7	7
	1998-2001	10081-10181 Emerson Ave.	Low	8	12
	1998-1999	10081-10181 Emerson Ave.	Mod	2	6
Site "B-2"	2000-2003	12411 - 12271 Harbor Bl	Low	2	6
	2002-2003	12411 - 12271 Harbor Bl	Mod	1	3
	2002-2003	12322 Thackery Dr.	Mod	1	3
	2002-2003	12246-12282 Thackery Dr.	Very-Low	1	3
	2002-2003	12246-12282 Thackery Dr.	Low	2	5
Other	2002-2003	10842 Stanford St.	Low	1	2
	2002-2003	10071 Trask Ave.	Low	1	3
	2004-2005	10691 Walnut St.	Low	1	2
	2004-2005	8192 Garden Grove Blvd.	Low	1	3
		<b>Total</b>		<b>392</b>	<b>780</b>
			Very-Low	229	428
			Low	99	220
			Mod	64	132
		<b>Total</b>		<b>392</b>	<b>780</b>

## Summary of Units Demolished: Buena Clinton Project Area

TABLE 4

PROJECT	PERIOD OF DEMOLITION	LOCATION	INCOME LEVEL	NUMBER OF UNITS	NUMBER OF BEDROOMS
Buena/Clinton	1985-1989	Buena Clinton Neighborhood	Very-Low	123	123
	1985-1989	Buena Clinton Neighborhood	Low	23	23
	1985-1989	Buena Clinton Neighborhood	Mod	1	1
OCCHC Emergency Shelter for the Homeless	1989-1990	Buena/Morningside	Very-Low	8	8
Tudor Grove	1990-1992	Buena/Morningside	Very-Low	138	138
	1990-1992	Buena/Morningside	Low	6	11
	1990-1992	NWC Euclid/GG Blvd	Low	18	27
Grove Park	1992-1994	Buena Clinton Neighborhood	Mod	17	45
Framingham (Ed Kuo)	1998	Morningside/Buena	Very-Low	8	8
Framingham (Ed Kuo)	1998	14071 & 14112 Buena St.	Very-Low	8	8
La Esperanza II/ OCCHC	1989	Westminster/Buena	Very-Low	11	11
		<b>Total</b>		<b>361</b>	<b>403</b>
			Very-Low	296	296
			Low	47	61
			Mod	18	46
		<b>Total</b>		<b>361</b>	<b>403</b>

*Section 33413 (b) – The Inclusionary Rule*

Inclusionary Housing has two social objectives, to increase the local supply of affordable housing and to disperse affordable housing units throughout the community in order to avoid pockets of low-income units. Inclusionary housing ordinances take many forms, but the basic concept is that they set aside a percentage of new residential development of occupancy by families of very low, low and moderate incomes.

Health and Safety Code Section 33413 (b), mandates the inclusion of affordable housing in a specified percentage of the residential units developed within a Redevelopment Agency's project area for which a final redevelopment plan was adopted or added to the project area on or after January 1, 1976. From January 1, 2002 forward this obligation is only triggered by new development within a redevelopment project area, and by substantial rehabilitation projects that have received redevelopment agency assistance. The obligation is defined as follows:

1. At least 30% of "Agency Developed" units must be made affordable to low and moderate-income households, and at least 50% of these units must be set-aside for very-low income households.
2. Any other residential development project within a redevelopment project area is subject to the following requirements:
  - a. At least 15% of the units must be made affordable to low and moderate income households; and
  - b. At least 40% of the units developed to fulfill the production requirement must be made available to very low-income households. Any units not provided to low and moderate-income households.

The following factors must be considered in quantifying the inclusionary housing obligations that must be fulfilled by a redevelopment agency:

1. All residential units developed in a redevelopment project area, including affordable housing units, trigger inclusionary housing obligations.
2. The inclusionary housing requirements are applied in 10-year rolling cycles, not to each individual project.
3. To fulfill the inclusionary housing requirement, rental units must be subject to 55-year affordability covenants, and ownership units must be subject to 45-year covenants (operative for housing projects after January 1, 2002).

Prior to 2001 the substantial rehabilitation of a multi-family residential project triggered an inclusionary housing obligation whether or not the redevelopment agency provided any financial assistance to the project. Recent legislation, specifically Assembly Bill 637 and Senate Bill 701, only impose this obligation on substantial rehabilitation projects that receive redevelopment agency assistance.

AB 627 and SB 701 made permanent the following provisions:

- a. A redevelopment agency may provide production units outside of a redevelopment project area; each two units developed or substantially rehabilitated outside the redevelopment project area count as one production unit; and
- b. A redevelopment agency may “buy” affordability covenants on existing multi-family housing to satisfy production obligations.
- c. A redevelopment agency may aggregate the inclusionary housing production requirements among multiple project areas if an agency finds, based on substantial evidence and after public hearing, that such aggregation will not cause or exacerbate racial ethnic or economic segregation.
- d. Inclusionary housing production obligations must now be fulfilled prior to the time limit on the effectiveness of the redevelopment plan.

Inclusionary housing policies promote the production of affordable housing in a local jurisdiction either by requiring that all new housing developments include a percentage of affordable units or by providing incentives to developers for voluntary inclusion of affordable housing units. In order to secure Agency’s compliance with Health and Safety Section 33413 (b), covenants must be recorded against the property, which maintains affordability restrictions for the longest feasible time, but for not less than the period of the land use controls established in the applicable Redevelopment Plan. These requirements apply in the aggregate and not to each individual case of rehabilitation, development or construction.

***Status of Current Inclusionary Obligations***

To date, the Agency has assisted in the development of 1,349 units that qualify as inclusionary units. Of these units, 297 fulfill the inclusionary housing requirements under the redevelopment law. Therefore, the Agency has a current surplus of 1,052 affordable units, including 500 very low units and 470 low units, which can be applied to future inclusionary housing obligations. Table 5 below shows a combined total for the Agency’s current inclusionary status inside and outside the project areas. Tables 7, 8, and 10 illustrate the Agency’s inclusionary units for each project area: the Community Project Area, Buena Clinton Project Area and Outside the Redevelopment Area.

**Current Inclusionary Obligations: Inside and Outside Project Areas**  
**TABLE 5**

	Units Developed or Qualified Rehab		Requirements		Qualified Replacement or Inclusionary Units		Bank of Units Remaining	
<b>Combined TOTALS</b>	1,956	0	297	128 -VL 169 - L	1,349	628-VL 639-L 82-M	1,052	500-VL 470-L 82-M

***Future Inclusionary Obligations***

The Agency is involved in three new housing projects that will generate inclusionary housing obligations. These projects, as mentioned previously, include: the 10-30 unit Sycamore Walk project, the 510 housing unit for the Brookhurst Triangle project, and the 42 single family project with Pacific Real Estate Group. In aggregate, these new projects will generate an inclusionary need for 87 units, including 35 very low-income units, which will be deducted from the Agency's 1,052 "banked" inclusionary units, resulting in a future surplus of 965 low/mod units, including 465 very low income units (refer to table 5 below).

**Table 5**

Inclusionary Housing Obligations/Units Provided	Privately Developed and Agency Assisted Projects	
	Low/Mod 15% of total	Income Levels
Inclusionary Housing Obligations (Existing Only)	-297	128 - VL 169 - L
Inclusionary Housing Units Provided (Existing Only)	1,349	628 - VL 639 - L 82 - M
Cummulative Inclusionary Totals (Existing Only)	1,052	500 - VL 470 - L 82 - M
Inclusionary Housing Obligations (Proposed Only)	87	35 VL
Inclusionary Obligations Provided (Proposed Only)	0	0
Cummulative Inclusionary Totals (Existing & Proposed)	965	465 - VL 470 - L 82 - M



## Summary of Qualified Replacement and Inclusionary Units: Community Project Area

TABLE 7

Project	Units Dev./Qual. Rehab		Requirements		Qualified Replacement and Inclusionary units		Bank of Units Remaining	
	RDA	Private	# of units (15%)	Income level	# of Units	Income level	# of Units	Income level
11201 Peppertree Ln. Condos (New)	18	0	3	1-VL 2-L	0	0-VL 0-L	-3	-1-VL -2-L
Lake Grove Condominiums (New)	124	0	19	8-VL 11-L	0	0-VL 0-L	-19	-8-VL -11-L
Parkside Condominiums (New)	65	0	10	4-VL 6-L	0	0-VL 0-L	-10	-4-VL -6-L
Acacia Villa Sr. Hsg (New)	161	0	24	10-VL 14-L	161	160-VL 1-L	137	150-VL -13-L
Jordan Manor Sr. Hsg (New)	65	0	10	4-VL 6-L	64	64-VL	54	60-VL -6-L
Sycamore Walk (New)	23	0	3	1-VL 2-L	13	0-VL 0-L 13-M	10	-1-VL -2-L 13-M
Arbor Glen (Rehab)	136	0	20	8-VL 12-L	68	0-VL 68-L	48	-8-VL 56-L
Sungrove Senior Apartments (New)	82	0	12	5-VL 7-L	82	68-VL 14-L	70	63-VL 7-L
Garden Walk (New)	29	0	4	2-VL 2-L	29	0-VL 0-L 29-M	25	-2-VL -2-L 29-M
Heritage Way (New)	10	0	2	1-VL 1-L	10	0-VL 0-L 10-M	8	-1-VL -1-L 10-M
Acacia Cottages	17	0	3	1-VL 2-L	17	0-VL 0-L 17-M	14	-1-VL -2-L 17-M
Brentwood Village	65	0	10	4-VL 6-L	13	0-VL 0-L 13-M	3	-4-VL -6-L 13-M
Rosewood Village	106	0	16	6-VL 10-L	0	0-VL 0-L	-16	-6-VL -10-L
Sub-total	901	0	136	55-VL 81-L	457	292-VL 83-L 82-M	321	237-VL 2-L 82-M

**Summary of Qualified Replacement and Inclusionary Units: Buena Clinton Project Area**  
TABLE 8

Project	Units Dev./Qual. Rehab		Requirements		Qualified Replacement or Inclusionary Units		Bank of Units Remaining	
	RDA	Private	# of units	Income level	# of units	Income level	# of Units	Income level
OCCHC Emergency Shelter for the Homeless (Rehab)	8	0	1	1-VL 0-L	8	8-VL 0-L	7	7-VL 0-L
Tudor Grove (Rehab)	144	0	22	9-VL 13-L	144	138-VL 6-L	122	129-VL -7-L
La Esperanza II/OCCHC (New)	28	0	4	2-VL 2-L	28	11-VL 17-L	24	9-VL 15-L
Jamboree-12682 Sunswept (Rehab)	8	0	1	1-VL 0-L	8	8-VL 0-L	7	7-VL 0-L
Jamboree-12692 Sunswept (Rehab)	8	0	1	1-VL 0-L	8	8-VL 0-L	7	7-VL 0-L
Thomas House Temporary Shelter 12591 Morningside (Rehab)	8	0	1	1-VL 0-L	8	8-VL 0-L	7	7-VL 0-L
Thomas House Temporary Shelter 12601 Morningside (Rehab)	8	0	1	1-VL 0-L	6	6-VL 0-L	5	5-VL 0-L
Framingham 14072 Sunswept	4	0	1	1-VL 0-L	4	0-VL 4-L	3	-1-VL 4-L
Framingham 14112 Sunswept	4	0	1	1-VL 0-L	4	0-VL 4-L	3	-1-VL 4-L
Framingham 14072 Buena	4	0	1	1-VL 0-L	4	0-VL 4-L	3	-1-VL 4-L
Framingham 14112 Buena	4	0	1	1-VL 0-L	4	0-VL 4-L	3	-1-VL 4-L
Framingham 12681 Morningside	8	0	1	1-VL 0-L	8	2-VL 6-L	7	1-VL 6-L
Grove Park	104	0	16	6-VL 10-L	104	104-VL 0-L	88	98-VL -10-L
Sub-total	340	0	52	27-VL 25-L	338	293-VL 45-L	286	266-VL 20-L

**Community Project and Buena Clinton Project Areas**  
TABLE 9

Project	Units Dev./Qual. Rehab		Requirements		Qualified Replacement or Inclusionary Units		Bank of Units Remaining	
Combined Community Project/ Buena Clinton Sub-totals	1,241	0	188	82-VL 106-L	795	585-VL 128-L 82-M	607	503-VL 22-L 82-M

## Qualified Replacement and Inclusionary Units: Outside Redevelopment Areas

TABLE 10

Project	Units Dev./Qual. Rehab		Requirements		Qualified Replacement or Inclusionary Units		Bank of Units Remaining	
	RDA	Private	# of units	Income level	# of units	Income level	# of Units	Income level
Stuart Drive/Rose Garden Partnership	95	0	14	6-VL 8-L	95	0-VL 95-L	81	-6-VL 87-L
Rose Garden Apartments	144	0	22	9-VL 13-L	144	0-VL 144-L	122	-9-VL 131-L
Cal Malabar Apartments	126	0	19	8-VL 11-L	126	0-VL 126-L	107	-8-VL 115-L
Valley View Seniors	36	0	5	2-VL 3-L	36	36-VL 0-L	31	34-VL -3-L
Pat Stein	24	0	4	2-VL 2-L	24	0-VL 24-L	20	-2-VL 22-L
Aslam (11211 Steele Dr.)	10	0	2	1-VL 1-L	10	3-VL 7-L	8	2-VL 6-L
American Lodging	10	0	2	1-VL 1-L	10	0-VL 10-L	8	-1-VL 9-L
Arroyo Vista	148	0	22	9-VL 13-L	8	0-VL 8-L	-14	-9-VL -5-L
Jamboree Briar Crest	32	0	5	2-VL 3-L	11	2-VL 9-L	6	0-VL 6-L
Jamboree Rose Crest	10	0	2	1-VL 1-L	10	2-VL 8-L	8	1-VL 7-L
Bayport Apartments (Crystal View)	80	0	12	5-VL 7-L	80	0-VL 80-L	68	-5-VL 73-L
Sub-total	715	0	109	46-VL 63-L	554	43-VL 511-L	445	-3 VL 448-L

*Summary of Projects with Affordability Covenants*

COMMUNITY PROJECT AREA					
PROJECT	Units Developed Units or Rehabilitated	Units with affordability covenants	Term of affordability	Date of Agreement	Termination of covenants
Acacia Villa Sr. Housing (New)	161	161	50 yrs	1979	2029
Jordan Manor Sr. Hsg (New)	65	64	36 yrs	1984	2020
Arbor Glen (previously Village Arms) (Rehab) Buaro Imprvmt. Assoc., LLC 12682 Buaro	136	68	15 yrs	1995	2010
Sycamore Walk SEC GG/Rockinghorse (New)	23	13	10 yrs	2000	2010
Tamerlane Associates (Rehab) 11212 Tamerlane Dr.	8	3	15 yrs	2004	2019
Tamerlane Associates (Rehab) 11222 Tamerlane Dr.	9	4	15 yrs	2004	2019
Sungrove Senior Apartments (New)	82	82	55 yrs	2003	2058
Acacia Cottages	17	17	15 yrs	1999	2013
Brentwood Village Single Fam. Homes	65	36	10 yrs	2000	2010
Rosewood Village Single Family Homes	106	0	30 yrs	1998	2028
<b>Total</b>	<b>672</b>	<b>448</b>			

BUENA CLINTON PROJECT AREA					
Project	Units developed or rehabilitated	Units with affordability covenants	Term of affordability	Date of Agreement	Termination of covenants
La Esperanza II & III/ OCCHC (New) 14024, 14021/41/61 Buena St.	28	28	50 yrs	1990	2040
OCCHC/Emergency Shelter for the Homeless 12602 Keel St. (Rehab)	8	8	50 yrs	1990	2040
Tudor Grove 12631 Sunswep Ave.	144	144	30 yrs	1992	2022
Jamboree-12682 Sunswep Ave. (Rehab)	8	8	55 yrs	2002	2057
Jamboree-12692 Sunswep Ave. (Rehab)	8	8	55 yrs	2002	2057
Thomas House Temporary Shelter 12591 Morningside (Rehab)	8	8	55 yrs	2002	2057
Thomas House Temporary Shelter 12601 Morningside (Rehab)	8	6	55 yrs	2002	2057
Grove Park (Ed Kuo) (Rehab)	104	104	15 yrs	1989	2004
Framingham Invest. Ed Kuo 14072 Sunswep (Rehab)	4	4	24 yrs	1996	2020
Framingham Invest. Ed Kuo 14112 Sunswep (Rehab)	4	4	24 yrs	1996	2020
Framingham Invest. Ed Kuo 14072 Buena St. (Rehab)	4	4	15 yrs	2000	2015
Framingham Invest. Ed Kuo 14112 Buena St. (Rehab)	4	4	15 yrs	2000	2015
Framingham Invest. Ed Kuo 12681 Morningside (Rehab)	8	8	24 yrs	1996	2020
<b>Total</b>	<b>340</b>	<b>338</b>			

OUTSIDE PROJECT AREA					
Project	Units developed or rehabilitated	Units with affordability covenants	Term of affordability	Date of Agreement	Termination of covenants
Valley View Sr. Apts. (New) 12220 V.	36	36	30 yrs	1990	2020
Rose Garden Apts. Stuart Dr. 11602/12/22/32/61/74 Stuart Dr. (Rehab)	95	95	36 yrs	1996	2032
Rose Garden Apts. 8551 Westminster (Rehab)	144	144	37 yrs	1996	2032
American Lodging (Rehab)	10	10	15 yrs	1996	2011
Jamboree: Briar Crest 11681/82, 11701/02 Stuart Dr. (Rehab)	32	11	15 yrs	1996	2011
Pat Stein (Rehab) 10772,10781, 10862 Palma Vista	24	24	15 yrs	1997	2012
Cal-Malabar Apts. (Rehab) 9777 Bixby Ave.	126	126	35 yrs	1997	2032
Jamboree: Rose Crest 11762 Stuart Dr. (Rehab)	10	10	15 yrs	1998	2013
Bayport Apts. (Rehab) (402 apts.) 12091 Bayport (aka Crystal View)	80	80	15 yrs.	1998	2013
Arroyo Vista Development Partners LLC (Rehab)	148	8	15 yrs	2000	2015
Aslam- 11211 Steele Dr. (Rehab)	10	10	30 yrs	2002	2032
<b>Total</b>	<b>715</b>	<b>554</b>			

## PROPOSED PROGRAM EXPENDITURES

Project(Fund)	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09
<i>Harbor Boulevard Improvements (Redevelopment)</i>	\$ 5,150,000	\$ --	\$ --	\$ --	\$ --
<i>Business Retention (Redevelopment)</i>	\$ 33,660	\$ 33,660	\$ 33,660	\$ 33,660	\$ 33,660
<i>Taft/Century Triangle (Redevelopment)</i>	\$ 21,300	\$ 0	\$ 0	\$ --	\$ --
<i>Graffiti Removal (Redevelopment+CDBG)</i>	\$ 37,500	\$ 37,500	\$ 37,500	\$ 37,500	\$ 37,500
<i>Buena-Clinton Focus Neighborhood Unit (Redevelopment-Buena Clinton)</i>	\$ 142,000	\$ 144,840	\$ 147,737	\$ 150,692	\$ 153,705
<i>Single Family Rehabilitation Loans (Set Aside)</i>	\$ 50,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Bahia/Emerald Mobile Home Assistance (Set Aside)</i>	\$60,000	\$80,000	\$80,000	\$80,000	\$80,000
<i>Brookhurst Triangle (Set Aside)</i>	\$ 1,815,000	\$300,000	\$ --	\$ --	\$ --
<i>Senior Home Improvement Grants (CDBG)</i>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Federal HOME Funds</i>	\$ 1,180,000	\$ 1,180,000	\$1,180,000	\$ 1,180,000	\$ 1,180,000

## SET-ASIDE FIVE YEAR PROPOSED REVENUES/EXPENDITURES

	04/05	05/06	06/07	07/08	08/09
<b>Revenues</b>					
Land Sales	\$0	\$0	\$1,400,000	\$0	\$0
Leases/Notes/Interest/PI Misc	\$900,000	\$918,000	\$936,360	\$955,087	\$974,189
Transfer to Mobile Homes	(\$120,315)	(\$107,080)	(\$95,302)	(\$84,818)	(\$75,488)
Tax Increment (20%)	\$3,313,108	\$3,379,370	\$3,446,958	\$3,515,897	\$3,586,215
<b>Total</b>	<b>\$4,092,793</b>	<b>\$4,190,290</b>	<b>\$5,688,016</b>	<b>\$4,386,166</b>	<b>\$4,484,915</b>
<b>Expenditures</b>					
General Operations	\$713,593	\$727,865	\$742,422	\$757,271	\$772,416
Indirect Services	\$203,000	\$207,060	\$211,201	\$215,425	\$219,734
Debt Service	\$0	\$0	\$0	\$0	\$0
Pass Through	\$0	\$0	\$0	\$0	\$0
ERAF Loan to Agency	\$865,000	\$432,500	\$441,150	\$449,973	\$458,972
Loan Payment*	\$0	\$0	\$1,400,000	\$0	\$0
Obligations to Projects	\$2,311,200	\$2,822,865	\$2,893,243	\$2,963,497	\$3,033,793
<b>Total</b>	<b>\$4,092,793</b>	<b>\$4,190,290</b>	<b>\$5,688,016</b>	<b>\$4,386,166</b>	<b>\$4,484,915</b>
<b>Grand Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\* Olson Project - Transfer of property to cover cost of remediation on Rockinghorse site.