
Five-Year Implementation Plan

Introduction

This Section presents the Five-Year Implementation Plan (“Implementation Plan”) for the Project Area. If the Redevelopment Plan is adopted by the City Council, then this Implementation Plan will guide the Agency as it implements specific redevelopment projects in the Project Area. If adopted, this Implementation Plan will be in place for the next five years (fiscal years 2005-06 to 2009-010). Between the 2nd and 3rd years after adoption of the Implementation Plan, there will be a mid-term review and update of this Implementation Plan at which time community input will again be solicited.

If adopted, the Grantville Redevelopment Plan will set goals and guide activities for implementing projects, programs and redevelopment activities. The Grantville Project strives to eliminate blight in the Project Area by assisting with rehabilitation and new construction of commercial and industrial areas and upgrading of public infrastructure, facilities, open space and parks. The Grantville Redevelopment Advisory Committee, at its March 28, 2005 meeting, established the following implementation activity priorities:

1. Traffic and circulation congestion relief
2. Community Plans update
3. Improve infrastructure to alleviate flooding problems
4. Renovation and repair of existing structures
5. Coordination and assistance to implement the San Diego River Master Plan
6. New development projects

This Implementation Plan has been prepared pursuant to Section 33490 of the CRL. Every redevelopment agency is required to prepare an implementation plan that outlines the projects and expenditures the agency will undertake to address blight in a redevelopment project area. Implementation plans are initially formulated and subsequently updated through a legally mandated process that incorporates public input. The purpose is to inject more public input into the programs a redevelopment agency implements.

Pursuant to Sections 33352(c) and 33490 of the CRL, this Implementation Plan presents the following:

- The major objectives of the Agency for the Project Area.

- The programs, projects, and estimated expenditures planned for the next five years.
- An explanation of how the programs, projects and expenditures will achieve the goals of the Agency and eliminate blight in the Project Area.
- An explanation of how the programs, projects, and expenditures will implement the affordable housing requirements of the CRL and will increase, improve, and preserve the supply of housing affordable to very low, low, and moderate income households.

The Agency has been working with the community and the Grantville Redevelopment Advisory Committee to identify the constraints and opportunities in the Project Area. The following is a discussion of the objectives of the Redevelopment Plan and proposed projects for the next five-years.

Plan Objectives

The Plan delineates the Agency's redevelopment objectives for the Project Area. These objectives, which are listed below, were employed to formulate the overall strategy for this Implementation Plan and will serve as a guide for the Agency's activities during the next five years.

1. Eliminate and prevent the spread of blight and deterioration, as well as redevelop the proposed Redevelopment Project Area in accordance with the General Plan, applicable community plans, this Plan, and local codes and ordinances as these documents exist or may be amended in the future;
2. Improve the flow of traffic through the development of a circulation network that will provide for less congested access to the Mission Gorge corridor and Grantville industrial area, without adversely affecting surrounding residential communities and facilitate traffic and pedestrian enhancements that adequately support land uses, while improving the safety and viability of the Project Area and the surrounding communities. This should include comprehensive coordination of the multiple municipal agencies that have responsibility for planning and land use, traffic control, and funding;
3. Improve public infrastructure and undertake other public improvements in, and of benefit to, the Project Area including: preparation of a comprehensive Public Facilities Financing Plan to address short and long term infrastructure improvements; storm drain improvements (particularly to properties affected by the Alvarado Creek and San Diego River); widening, reducing or otherwise modifying existing roadways or creating additional streets, walkways, and paths for proper pedestrian, bicycle and/or vehicular circulation; and undergrounding electrical distribution lines and telephone lines along major streets;

4. Alleviate the shortage of commercial and industrial parking while avoiding negative impacts on residential neighborhoods by implementing a coordinated and comprehensive plan for the proportional distribution and proper configuration of parking spaces and facilities for existing and future uses;
5. Create an attractive and pleasant environment within the Project Area through streetscape enhancements, revitalization of incompatible uses and obsolete buildings and other viable measures;
6. Enhance economic growth within the Project Area by continuing ongoing efforts to revitalize commercial and industrial areas, particularly the commercial corridor along Mission Gorge Road;
7. Expand employment opportunities in the Project Area for adjacent residents by encouraging the development of professional enterprises and improving accessibility of employment centers within and outside the Project Area;
8. Explore opportunities in the Project Area for development of mixed residential and commercial uses particularly transit-oriented residential development to take advantage of nearby multi-modal transit system;
9. Focus on the retention and expansion of neighborhood supporting businesses in the Project Area. Ensure the continued viability of the commercial and industrial districts in the face of growing competition from contemporary developments;
10. Ensure that the appearance and character of industrial uses are compatible with the character of the surrounding commercial and residential areas;
11. Address urban runoff and industrial pollution issues to minimize negative impacts on sensitive environmental resources and to optimize the environmental assets of the Project Area such as the San Diego River and Mission Trails Regional Park;
12. Expand community serving recreational opportunities in the Project Area through rehabilitation and expansion of existing park and recreation facilities as well as adding park and recreation facilities and integrating environmentally sensitive recreation activities along the San Diego River, particularly for residents in and near the Project Area and in coordination with nearby school facilities;
13. Support habitat conservation and restoration along the San Diego River in coordination with developed plans for the area and in concert with other related municipal and private entity activities;
14. Improve and/or develop public facility assets and amenities such as schools, community centers, libraries, senior centers, and other community-serving facilities; and

15. Protect the heritage of the Project Area through the preservation of historical sites.

Definition of Blighting Conditions in Accordance with the CRL

The Project Area was established to address blighting conditions. CRL Sections 33030 and 33031 define physical and economic blight as:

Physical blight includes the following:

- 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.
- Factors that prevent or substantially 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.
- 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.
- 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 includes the following:

- Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of Agency authority.
- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.

- A high crime rate that constitutes a serious threat to the public safety and welfare.

The CRL also provides that deficient public improvements may be identified as a blighting condition under circumstances including the presence of physical and economic blight.

The Agency's objectives, programs and projects presented in this Implementation Plan are designed to alleviate and/or eliminate blight in the Project Area, as described in Section B of this Report.

Financial Resources

The following table presents a projection of revenues the Agency may have available over the next five years to fund the Implementation Plan activities. The projections are based on the financial analysis included in Section E of this Report. Table C-1 presents the annual projected gross tax increment receipts, low and moderate housing set-aside requirement, statutory payments to affected taxing entities, and the remaining net revenues allocated to non-housing projects. Over the first five years of the Plan, the Agency is anticipated to collect \$1,064,640 in housing fund revenue and \$3,193,919 in non-housing fund revenue. In addition, potential net bond proceeds of \$13.3 million to the non-housing fund may also be realized. It should be noted that these are revenue estimates and actual funds available could either increase or decrease depending on the level of actual growth in the assessed valuation of the Project Area. It should also be noted that the Agency may decide to sell bonds that leverage the housing fund revenues thus increasing the amount of revenue available for affordable housing projects.

TABLE C-1
PROJECTED REVENUES FOR IMPLEMENTATION
GRANTVILLE REDEVELOPMENT PROJECT AREA

Fiscal Year	Gross Tax Increment Revenue	Taxing Agency Payments	Nonhousing Funds				Housing Funds	
			Annual Tax Incmt	Net Bond Proceeds	Bond Debt Service	Cumulative	Annual Tax Increment	Cumulative
2005-06			<i>No Tax Increment Revenue Received Until 2005-06</i>					
2006-07	\$580,076	(\$116,015)	\$348,045			\$348,045	\$116,015	\$116,015
2007-08	\$1,064,388	(\$212,878)	\$638,633	\$6,726,774	(\$555,333)	\$7,158,119	\$212,878	\$328,893
2008-09	\$1,572,709	(\$314,542)	\$943,626		(\$555,333)	\$7,546,412	\$314,542	\$643,435
2009-10	\$2,106,027	(\$421,205)	\$1,263,616	\$6,583,004	(\$1,098,796)	\$14,294,235	\$421,205	\$1,064,640
			\$3,193,919	\$13,309,778	(\$2,209,462)		\$1,064,640	

Source: Section E of the Report to the City Council
Note: Nonhousing funds are net of statutory taxing agency payments.

Five-Year Programs and Expenditures

Estimated funding for each year of the Implementation Plan is listed beneath the program year heading.

1. First Program Year - Fiscal Year 2005-06

Estimated Project Funding: No tax increment will be available during the First Program Year, thus, funding will need to come from another source.

- a. Administrative staff will be put in place for implementation and monitoring purposes.
- b. Initiate planning phase of Mission Gorge Road traffic improvements including the Interstate 8 interchange at Alvarado Canyon Road.
- c. Examine opportunities for pedestrian circulation improvements in the vicinity of Alvarado Creek, particularly related to access to the Grantville Trolley Station (north/south access).
- d. Assist in the update of Navajo and Tierrasanta Community Plans through the appropriate community planning groups.
- e. Study parking and infrastructure deficiencies, potential commercial/residential mixed use, transit oriented re-uses and industrial development and begin proposing solutions including the preparation of a Public Facilities Financing Plan as part of the Community Plan updates.
- f. Identify storm drain improvements for the Project Area in coordination with the affected community and appropriate public agencies.
- g. Initiate planning phase of Alvarado Creek enhancements including hydrology studies.
- h. Develop appropriate rehabilitation programs for the Grantville Redevelopment Project.
- i. Examine opportunities and impacts of the San Diego River Master Plan once it is finalized.
- j. Continue to educate and update the community about redevelopment tools and processes.

- k. Prepare to solicit ideas and development proposals from business owners and other interested individuals.
 - l. Develop a housing strategy for the expenditure of low and moderate income housing funds that enhances the economic base of the Project Area and has a positive impact on adjoining neighborhoods.
 - m. Respond to resident and business owner concerns and interests, outreach to real estate brokerage, development and lending companies to attract and retain investment in the Project Area.
 - n. Monitor, coordinate and expand activities with other public agencies including business outreach and marketing, housing programs, streetscape, lighting and landscape improvements and re-use options.
2. Second Program Year – Fiscal Year 2006-07

Estimated Funding: Non-Housing - \$348,000; Housing - \$116,000

- a. Complete design phase of Mission Gorge Road traffic improvements including the Interstate 8 interchange at Alvarado Canyon Road in anticipation of bond proceeds the following fiscal year (2007-08).
- b. Complete the update of the Navajo and Tierrasanta Community Plans and preparation of the Public Facilities Financing Plans.
- c. Complete design phase of Alvarado Creek improvements in anticipation of bond proceeds the following fiscal year (2007-08).
- d. Coordinate design of storm drain improvements in the Project Area.
- e. Implement rehabilitation program to assist existing businesses with deferred maintenance, code deficiencies, health and safety violations and zoning deficits.
- f. Continue to educate and update the community about redevelopment tools and processes.
- g. Continue to solicit ideas and development proposals from business owners and other interested individuals.
- h. Consider parking and infrastructure solutions, develop budgets and funding strategies.
- i. Based upon projected tax increment receipts, prepare for the issuance of a tax allocation bond next year.

- j. Respond to resident and business owner concerns and interests, outreach to real estate brokerage, development and lending companies to attract and retain investment in the Project Area.
- k. Proactively identify and assist in the development of new commercial, industrial, residential and mixed use projects based upon the updated Navajo and Tierrasanta Community Plans.
- l. Begin implementation of the housing strategy for the expenditure of low and moderate income housing funds.
- m. Monitor, coordinate and expand activities with other public agencies including business outreach and marketing, housing programs, streetscape, and lighting and landscape improvements.
- n. Monitor project activities and coordinate community input into project development.

3. Third Program Year – Fiscal Year 2007-08

Estimated Funding: Non-Housing - \$6.8 million; Housing - \$213,000

During this program year about \$6.7 million of bond financing may be available.

- a. Identify funding sources for Mission Gorge Road traffic improvements including the Interstate 8 interchange at Alvarado Canyon Road.
- b. Identify funding sources for Alvarado Creek improvements.
- c. Develop funding sources for identified storm drain improvements in the Project Area.
- d. Continue to implement rehabilitation program to assist existing businesses with deferred maintenance, code deficiencies, health and safety violations and zoning deficits.
- e. Continue to educate and update the community about redevelopment tools and processes.
- f. Continue to solicit ideas and development proposals from business owners and other interested individuals.
- g. Assist in implementing parking and infrastructure upgrades pursuant to master infrastructure plans.
- h. Proactively seek and assist in the development of new commercial, industrial, residential and mixed use projects located at identified key locations in the Project Area.

- i. Monitor the housing strategy for the expenditure of low and moderate income housing funds.
- j. Respond to resident and business owner concerns and interests, outreach to real estate brokerage, development and lending companies to attract and retain investment in the Project Area.
- k. Monitor, coordinate and expand activities with other public agencies including business outreach and marketing, housing programs, streetscape, and lighting and landscape improvements.
- l. Monitor project activities and coordinate community input into project development.
- m. Prepare and present the Mid-term Implementation Plan Report to the community and City Council.

4. Fourth Program Year – Fiscal Year 2008-09

Estimated Funding: Non-Housing - \$388,000; Housing - \$314,000

- a. Begin construction of Mission Gorge Road traffic improvements including the Interstate 8 interchange at Alvarado Canyon Road.
- b. Begin construction of Alvarado Creek improvements.
- c. Begin construction of storm drain improvements in the Project Area.
- d. Continue to implement rehabilitation program to assist existing businesses with deferred maintenance, code deficiencies, health and safety violations and zoning deficits.
- e. Continue to solicit ideas and development proposals from business owners and other interested individuals.
- f. Assist in implementing parking and infrastructure upgrades
- g. Continue to educate and update the community about redevelopment tools and processes.
- h. Respond to resident and business owner concerns and interests, outreach to real estate brokerage, development and lending companies to attract and retain investment in the Project Area.
- i. Proactively seek and assist in the development of new commercial, industrial, residential and mixed use projects located at identified key locations in the Project Area.

- j. Monitor the effectiveness of the housing strategy for the expenditure of low and moderate income housing funds in anticipation of its mid-term update the following fiscal year (2009-10).
- k. Monitor, coordinate and expand activities with other public agencies including business outreach and marketing, housing programs, streetscape, and lighting and landscape improvements.
- l. Based upon projected tax increment receipts, prepare for the issuance of a tax allocation bond next year.
- m. Monitor project activities and coordinate community input into project development.

5. Fifth Program Year – Fiscal Year 2009-10

Estimated Funding: Non-Housing - \$6.7 million; Housing - \$421,000

During this program year about \$6.6 million of bond financing may be available.

- a. Continue construction activities for the Mission Gorge Road traffic improvements including the Interstate 8 interchange at Alvarado Canyon Road.
- b. Continue construction of Alvarado Creek improvements.
- c. Continue construction activities for storm drain improvements in the Project Area.
- d. Continue to implement rehabilitation program to assist existing businesses with deferred maintenance, code deficiencies, health and safety violations and zoning deficits.
- e. Continue to educate and update the community about redevelopment tools and processes.
- f. Continue to solicit ideas and development proposals from business owners and other interested individuals.
- g. Assist in implementing parking and infrastructure upgrades.
- h. Respond to resident and business owner concerns and interests, outreach to real estate brokerage, development and lending companies to attract and retain investment in the Project Area.
- i. Proactively seek and assist in the development of new commercial, industrial, residential and mixed use projects located at identified key locations in the Project Area.

- j. Prepare and present the new Five Year Implementation Plan including the updated Housing Strategy Report to the community and City Council.
- k. Monitor, coordinate and expand activities with other public agencies including business outreach and marketing, housing programs, streetscape, and lighting and landscape improvements.
- l. Based upon projected tax increment receipts, prepare for the issuance of a tax allocation bond next year.
- m. Monitor project activities and coordinate community input into project development.

How Agency Objectives will Eliminate Blighting Conditions in the Project Area

These programs will enable the Agency to assist in implementing the improvements described in the Navajo and Tierrasanta Communities Plans, which are guided by the General Plan. Agency funding and project activities will be used to implement the existing (and likely updates of) Community Plans in particular economic development and housing programs with needed infrastructure upgrades. The area lacks adequate parking, public transportation opportunities and suffers from overburdened traffic loads. Overall, the Project Area does not have adequate developed park areas, public facilities or open space.

The Community Plans envision upgraded commercial nodes, with mixed use development and a pedestrian orientation near the Grantville trolley station. Fostering the relocation and expansion of light industrial and manufacturing uses to diversify development and provide additional employment opportunities will benefit the Project Area. As needed, the Agency may assist in assembling land for new development.

The proposed housing programs will provide appropriate new housing units in proximity to the Project Area designed to minimize impacts on existing residential neighborhoods. Because there are no known residential units in the Project Area the Agency does not expect to engage in residential relocation or rehabilitation activities, although the Agency will evaluate opportunities to establish a residential rehabilitation program for existing residential units surrounding the Project Area. The low and moderate income housing fund will be used to assist in providing very low, low and moderate income housing where appropriate. The Agency proposes an array of housing assistance programs including, but not limited to, the following: first-time homebuyer programs; urban design linkages to connect neighborhoods with existing parks and transit opportunities; and marketing programs to enhance the desirability of the area.

The proposed projects and programs will alleviate the blighting conditions prevalent in the Project Area. Without redevelopment tools and tax increment revenue made available by the adoption of the Redevelopment Plan the area will continue to deteriorate.

Blighting Conditions Alleviated or Removed by Programs

These programs will begin to address the following conditions of blight identified in the Project Area:

- Factors Hindering Viable Use
- Unsafe/Unhealthy Buildings
- Lots of Irregular Shape and Form that are in Multiple Ownership
- Incompatible Uses
- Depreciated Values/Impaired Investments
- Inadequate Public Improvements and Open Space

Affordable Housing Compliance Plan

The provisions of Section 33413(b)(4) of the CRL require the Agency to adopt and periodically update a plan to ensure compliance with the existing criteria of Section 33413 of the CRL regarding the affordability mix of new or rehabilitated housing units (“Housing Compliance Plan”). As previously mentioned, the Project Area does not contain any known residential units. The CRL further requires that this Housing Compliance Plan be prepared as part of the implementation plan required by Section 33490 of the CRL. This Housing Compliance Plan must be consistent with the jurisdiction’s housing element and must also be reviewed and, if necessary, amended at least every five (5) years with either the housing element cycle or the implementation plan cycle.

The following narrative addresses the requirements pursuant to Section 33490(a)(2)(A) and (B) of the CRL:

1. *The amount available in the Low and Moderate Income Housing Fund and the estimated amounts that will be deposited in the Low and Moderate Income Housing Fund during each of the next five years.*

Table C-1 indicates the annual projected housing fund revenues over the next five years. The projected deposits to the Housing Fund during the next five years will total approximately \$1 million. This funding could increase if the Agency issues bonds that leverage the housing fund revenue.

2. *Estimates of the number of new, rehabilitated, or price-restricted units to be assisted during each of the five years and estimates of the expenditures of moneys from the Low and Moderate Income Housing Fund during each of the five years.*

Table C-1 presents a forecast of the annual deposits to the Housing Fund between 2005-06 and 2009-10. Available funding for housing is estimated to be \$1 million. Because there are no existing residential units in the Project Area, no residential rehabilitation activities are expected in the Project Area, although the Agency may assist with rehabilitation of affordable housing units near the Project Area. Development of new housing in the Project Area may occur if owners and developers determine to convert commercially zoned properties to residential use (which is allowed by zoning in some areas), or if the Community Plans are modified to allow other residential development. For example, if areas designated as “Opportunity Areas” are developed with housing, as many as 3,010 residential units could be developed. The presence of the Grantville Trolley Station in the Project Area also provides the opportunity for transit-oriented development that may include residential development. The precise number of units to be developed in the Project Area will be a function of market conditions, conversion of commercially developed properties to residential development where allowed, revisions to the Community Plans to allow for residential development, and property owner and developer interest in constructing residential units. Although the Agency has no approved plans to assist with housing construction, if private entity proposals for residential construction are made during the first five years, the Agency could assist such development in order to achieve deed-restricted affordable housing.

3. *An estimate of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased within the Project Area, both over the life of the Redevelopment Plan and during the next ten years.*

The EIR for the Project Area adoption assumes that 134 new residential units could be developed by private entities or with Agency assistance within the Project Area and these could be developed within the next ten years. The alternative projects considered in the EIR indicate that as many as 3,010 residential units could be developed within the Project Area under certain scenarios. The number of deed-restricted residential units that would need to be developed would be 15% of the number of total units (a range of 20 to 451 units).

The Agency does not anticipate engaging in residential rehabilitation activities within the Project Area because of the absence of existing residential units in the Project Area, therefore the requirement does not apply.

Newly constructed units that are given Agency assistance will be required to be price-restricted.

4. *An estimate of the number of units of very low, low- and moderate-income households required to be developed within the Project Area in order to meet*

the requirements of Section 33413(b)(2) of the CRL, both over the life of the Redevelopment Plan and during the next ten years.

15% of any new or substantially rehabilitated units would need to be affordable to low and moderate income persons. Of these affordable units, at least 40% would need to be reserved for very low-income households, pursuant to Section 33413(b)(2) of the CRL.

The number of new residential units that could be constructed in the Project Area is within the range of 134 to 3,010 new units. CRL Section 33413(b)(2) requires that 15% or 20 to 451 units be developed for low and moderate income persons and of those 20 units, 40% or 8 to 180 units must be made available to very low income persons.

The Agency does not anticipate engaging in residential rehabilitation activities due to the absence of existing residential units in the Project Area, therefore the requirement pertaining to substantially rehabilitated units does not apply.

5. *The number of units of very low, low-, and moderate-income households which have been developed within the Project Area which meet the requirements of Section 33413(b)(2) of the CRL.*

Because the proposed Plan is in the process of being adopted and the Project Area has not yet officially been created, this requirement does not apply.

6. *An estimate of the number of Agency-developed residential units which will be developed during the next five years, if any, which will be governed by Section 33413(b)(1).*

Although the Agency may assist private owners in constructing new units, the Agency does not anticipate developing or substantially rehabilitating any residential units itself during the next five years.

7. *An estimate of the number of Agency-developed units for very low, low-, and moderate-income households which will be developed by the Agency during the next five years to meet the requirements of Section 33413(b)(1) of the CRL.*

The Agency does not anticipate developing any residential units during the next five years. Therefore, the requirements of this section do not apply at this time.

To ensure compliance with CRL Section 33334.4:

1. *The number of housing units needed for very low, low and moderate income persons as each of those needs have been identified in the most recent determination pursuant to Government Code Section 65584 (of the regional share of the statewide housing need), and the proposed amount of*

expenditures from the Housing Fund for each income group during each year of the Implementation Plan period.

Pursuant to Section 33334.4(a) of the Law, Housing Fund expenditures must be expended in proportion to the City's fair share of the Regional Housing Need Assessment (RHNA). The current RHNA figures for the City of San Diego cover the time period of 2005 through 2010, and indicate a need for 27,926 moderate or above moderate-income units, 8,141 low-income units, and 9,546 very low-income units. Based on these figures, the Agency's must commit a minimum percentage of Housing Fund expenditures in the following categories: Low-Income 18%, and Very Low- Income 21%.

Income Level	Number of Housing Units	Percentage of Housing Units
Very-low Income	9,546	21%
Low-Income	8,141	18%
Moderate-Income	8,331	18%
Above Moderate - Income	19,595	43%
TOTAL	45,613	100%

- 2. The total population of the City of San Diego and the population under age 65 as reported in the most recent census of the United States Census Bureau.*

City of San Diego total population according to Census 2000 – 1,223,400

City of San Diego population under 65 years of age according to Census 2000 –1,095,392

Seniors represent 10%

- 3. A detailed schedule of actions the Agency is undertaking or intends to undertake to ensure expenditure of the Housing Fund in the proportions required by CRL Section 33334.4*

The Agency will expend Housing Funds in the proportions cited above to ensure compliance with Section 33334.4.

- 4. For the previous Implementation Plan period, the amounts of Housing Fund moneys utilized to assist units affordable to and occupied by very low income households and low-income households; the number, location and level of affordability of units newly constructed with other locally controlled government assistance and without Agency assistance and that are required to be affordable to, and occupied by, persons of low or very low income for a least 55 years for rental housing or 45 years for ownership housing; and the amount of Housing Fund moneys utilized to assist housing units available to families with children, and the number, location, and level of affordability of those units.*

Because the proposed Plan is in the process of being adopted and the Project Area has not yet officially been created, this requirement does not apply.

The following discussion contains the required components pursuant to Section 33490(a)(3) of the CRL:

Pursuant to Section 33490(a)(3) of the CRL, if the Implementation Plan contains a project that will result in the destruction or removal of dwelling units that will have to be replaced pursuant to Section 33413(a) of the CRL, the Implementation Plan shall identify proposed locations suitable for those replacement dwelling units. Due to the absence of existing residential units in the Project Area the Agency does not anticipate engaging in any activities that could result in the destruction of residential units, therefore, the requirement does not apply. If legal residential units are identified and relocation and destruction of units are required, the Agency will provide suitable locations for replacement housing in compliance with the requirements of Section 33413(a) of the CRL.

Means to Accomplish Requirements

The Agency intends to use revenue in the Low and Moderate Income Housing Fund and any other appropriate funds available to the Agency under the Plan, including, but not limited to the City's citywide bond funding for affordable housing, the Department of Housing and Urban Development funds and Community Development Block Grants, and rental subsidies through the Section 8 program. Available, low-income housing tax credits and tax exempt financing mechanisms may also be used by the Agency. Policies and programs such as providing affordable housing incentives for developers, permitting manufactured housing, and inclusionary housing programs will be explored by the Agency.