

**Table 15
 Combined Project Areas
 Estimated Total Units to be Destroyed or Removed and Estimated Replacement Dwelling Units
 July 2004 – June 2009¹**

Fiscal Year	No. of Units Destroyed or Removed Affecting				Total No. Bedrooms Destroyed or Removed	Destruction/ Removal Subject to (a, b) ⁸	No. of Units Rehabilitated, Developed, or Constructed ^{9,10,11}				Total No. Bedrooms Provided ¹²			
	Very Low Income ³	Lower Income ⁴	Low-Mod Income ⁵	Total ^{6,7}			Very Low Income	Lower Income	Low-Mod Income	Total				
Balance Forward		27		27	31	b				2	3	20	27	31
2004-05 (2 nd Half)														
2005-06														
2006-07		14 ¹²		14 ¹²	20	b						140	140	180
2007-08														
2008-09														
TOTALS		41		41	51	b						160	167	211

¹through¹¹ See Appendix 4 Housing Tables General Footnotes for footnotes.

**Table 16
 Combined Project Areas
 Estimate of Total Units to be Developed and Substantially Rehabilitated Inside Project Areas by Commission
 July 2004 – June 2009**

Fiscal Year	Type of Construction				Units Made Available at Affordable Housing Cost				Cumulative Project Area Status					
	1	2	3	4	Very Low		Low - Moderate		Deficit (if any)		Surplus (if any)		Difference (Deficit-/Surplus(+))	
	New Construction	Substantial Rehab.	Price-Restricted Purchase Existing	Total	Req'd To be 15% of Column 3	Actual Units to Be Restricted	Req'd To be 15% of Column 3	Actual Units to Be Restricted	Very Low	Low-Mod	Very Low	Low-Mod	Very Low	Low-Mod
Balance Forward														
2004-05 (2nd Half)														
2005-06														
2006-07														
2007-08														
2008-09														
TOTALS														

NONE PROPOSED

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations. 'through' See Appendix 4, Housing Tables General Footnotes for footnotes.

**Table 17
 Combined Project Areas
 Estimate of Total Units to be Developed and Substantially Rehabilitated Outside Project Areas by Commission
 July 2004 – June 2009**

Fiscal Year	Type of Construction				Units Made Available at Affordable Housing Cost				Cumulative Project Area Status			
	1	2	3	4	Very Low		Low – Moderate		Deficit (if any)	Surplus (if any)	Difference (Deficit-)/Surplus(+)	
	New Construction	Substantial Rehab.	Price-Restrict Purchase Existing	Total	5 Req'd To be 15% of Column 3	6 Actual Units to Be Restricted	7 Req'd To be 15% of Column 3	8 Actual Units to Be Restricted				
Balance Forward												
2004-05 (2 nd Half)												
2005-06					NONE PROPOSED							
2006-07												
2007-08												
2008-09												
TOTALS												

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations. 'through'. See Appendix 4, Housing Tables General Footnotes for footnotes.

**Table 18
Obligated Project Areas
Estimate of All Non-Commission Developed and Substantially Rehabilitated Dwelling Units Within the Project Areas
July 2004 – June 2009**

Fiscal Year	No. of Units Developed by Others				Units Required to be Available at Affordable Housing Cost				MONITORING Cumulative Project Area Status				
	1 New Construction	2 Substantial Rehab.	3 Price-Restrict. Purchase Existing	4 Total (1+2+3)	Very Low		Low - Moderate		Annual Deficit (if any)	Annual Surplus (if any)	Difference (Deficit (-)/Surplus (+))	Very Low	Low-Mod
					5 Req'd To be 6% of Column 4	6 Actual Units to Be Restricted	7 Req'd To be 9% of Column 4	8 Actual Units to Be Restricted					
Balance Forward	147	314	2	463	27.78	335	41.67	27			+307.22	-14.67	
2004-05 (2 nd Half)													
2005-06		4 ⁹		4	0.24	0	0.35	4	-0.24		+306.98	-11.03	
2006-07	100 ¹⁰	30 ¹¹		130	7.80	0	11.70	80	-7.80		+299.18	+57.27	
2007-08											+299.18	+57.27	
2008-09											+299.18	+57.27	
TOTALS	247	348	2	597	35.82	335	53.73	111			+299.18	+57.27	

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

¹through⁷ See Appendix 4, Housing Tables General Footnotes for footnotes.

⁸See Table 6 for projection of Housing Trust Fund expenditures (CRL Sections 33413 (b)(1) and (2) and 33334.2 and/or 33334.6.

⁹Four (4) low-income substantially rehabilitated units proposed in the Fair Oaks Avenue Redevelopment Project Area in FY 2005-2006.

¹⁰Fifty (50) low-income new construction and fifty (50) market-rate new construction units (100 total) to be constructed in the Fair Oaks Avenue Redevelopment Project Area in FY 2006-2007.

¹¹Thirty(30) low-income substantially rehabilitated units proposed in the Lake-Washington Redevelopment Project Area in FY2006-2007.

**Table 18.1
Non-Obligated Project Areas
Estimate of All Non-Commission Developed and Substantially Rehabilitated Dwelling Units Within the Project Areas
July 2004 – June 2009**

Fiscal Year	No. of Units Developed by Others				Units Required to be Available at Affordable Housing Cost				MONITORING							
					Cumulative Project Area Status											
					Annual Deficit (if any)				Annual Surplus (if any)				Difference (Deficit-/Surplus+)			
	1	2	3	4	5	6	7	8	Very Low	Low - Moderate	Very Low	Low - Moderate	Very Low	Low - Moderate	Very Low	Low - Moderate
New Construction	Substantial Rehab.	Price-Restrict. Purchase Existing	Total (1+2+3)	Req'd To be 6% of Column 4	Actual Units to Be Restricted	Req'd To be 9% of Column 4	Actual Units to Be Restricted									
Balance Forward	1,198	77	7	1,282		209	15									
2004-05 (2 nd Half)																
2005-06	4 ^{1e}	12 ⁹		53		37	2									
2006-07		48 ¹⁰		48			44									
2007-08																
2008-09																
TOTALS	1,239	137	7	1,383		246	61									

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

^{1e}through¹ See Appendix 4, Housing Tables General Footnotes for footnotes.

⁹Forty-one (41) new construction units in the Villa-Parke and Downtown Redevelopment Project Areas in Fiscal Year 2005-2006.

¹⁰Twelve (12) substantial rehabilitation units in the Villa-Parke Redevelopment Project Area in Fiscal Year 2005-2006.

¹⁰Forty-eight (48) substantial rehabilitation/new construction units in the Downtown and Villa Parke Redevelopment Project Areas in Fiscal Year 2006-2007.

**Table 19
Estimated Commission-Assisted Units and Inclusionary Units to be Earned Outside Project Areas
July 2004 – June 2009**

Fiscal Year	Units Which Are Subject to Affordability Covenants				Units Required to be Available at Affordable Housing Cost				MONITORING Cumulative Project Area Status							
	1 New Construction	2 Substantial Rehab.	3 Price-Restrict Purchase Existing	4 Total (1+2+3)	Very Low		Low - Moderate		Annual Deficit (if any)	Annual Surplus (if any)	Difference (Deficit-)/Surplus(+)	Very Low	Low-Mod	Very Low	Low-Mod	
					5 Req'd To be 6% of Column 4	6 Actual Units to Be Restricted	7 Req'd To be 9% of Column 4	8 Actual Units to Be Restricted								
					NONE PROPOSED											
Balance Forward	112	11	51	174	N/A	87	N/A	87							+43	
2004-05 (2 nd Half)																
2005-06																
2006-07																
2007-08																
2008-09																
TOTALS	112	11	51	174	N/A	87	N/A	87	N/A	+43	+43	Very Low	Low-Mod	Very Low	Low-Mod	+43

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations. 'through' See Appendix 4, Housing Tables General Footnotes for footnotes.

**Table 20
Summary of Tables 16 Through 19**

Fiscal Year	No. of Units Developed by Others				Units Required to be Available at Affordable Housing Cost				Difference ^{1,8} (Deficit -)/(Surplus+)		
	1 New Construction	2 Substantial Rehab	3 Price-Restricted Purchase Existing	4 Total (1+2+3)	Very Low		Low-Moderate		Very Low	Low-Mod	
					5 Required To be 6% of Column 4	6 Actual Units to Be Restricted	7 Required To be 9% of Column 4	8 Actual Units to Be Restricted			
Balance Forward											
Table 16 Totals					NONE PROPOSED						
Table 17 Totals					NONE PROPOSED						
Inclusionary "Obligated Project Areas" (Table 18)	247	348	2	597	35.82	335	53.73	111	+299.18	+57.27	
Inclusionary "Non-Obligated Project Areas" (Table 18.1)	1239	137	7	1383	N/A	246	N/A	61	+169.08	-54.38	
Inclusionary "Outside Project Areas" (Table 19)	112	11	51	174	N/A	87	N/A	87	+43	+43	
COMBINED TOTALS	1598	496	60	2154	35.82	668	53.73	259	511.26	45.89	

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.
¹through⁷ See Appendix 4, Housing Tables General Footnotes for footnotes.

G. Ten-Year and Life-of-the-Plan Housing Requirements

Section 33490 (a)(2)(B) of the H & S Code requires that:

“(B) For each project area to which subdivision (b) of Section 33413 applies, the section addressing the agency developed and project area housing shall contain:

- (i) Estimates of the number of new, substantially rehabilitated or price restricted residential units to be developed or purchased within one or more project areas, both over the Life-of-the-plan and during the next 10 years.
- (ii) Estimates of the number of units of very low-, low- and moderate-income households required to be developed within one or more project areas in order to meet the requirements of paragraph (2) of subdivision (b) of Section 33413, both over the Life-of-the-Plan and during the next 10 years.”

As indicated in the program summary contained in Table 18, it is anticipated that the substantial surplus which the Commission enjoys for both very low-income and low- and moderate-income units will be sufficient to accommodate any projected growth in the Obligated Project Areas during the 2004-2009 planning period.

For the remaining life of the redevelopment plans for the Obligated Project Areas (after 2009), Commission staff estimates that the same conditions will accrue as discussed above for the next ten-year time period; therefore the Commission will have secured sufficient inclusionary units in both its very low-income and its low- and moderate-income housing categories.

H. Consistency with City's General Plan Housing Element

Section 33413(b)(4) requires that each agency, “...as part of the Implementation Plan required by Section 33490, shall adopt a (Housing Production) Plan...” Section 33413 (b)(4) requires that “(t)he Plan shall be consistent with...the community’s housing element.” Additionally, “(t)he Plan shall be reviewed and, if necessary, (be) amended at least every five years in conjunction with either the housing element cycle or the Plan implementation cycle.”

Chapter V of the State’s General Plan Guidelines (the “Guidelines”) states that the term “consistent with” means “agreement with; harmonious with.” The general rule of consistency outlined in the Guidelines is that “(a)n action or a program is consistent with the

General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment.”

Inasmuch as I) the Commission is working to provide affordable housing for all income levels, and most specifically housing for persons of very low-, low- and moderate incomes; and ii) the Commission is required to spend no less than 20 percent of all tax increment monies on affordable housing programs; iii) the Commission has identified, those housing projects and programs and the number of dwelling units that it projects to develop, rehabilitate or assist development or rehabilitation of, and iv) the Commission enjoys a substantial surplus in its inclusionary obligations in both the very low-income and the low-and moderate-income categories, the Commission hereby determines that its proposed housing five-year goals and objectives, on-going activities, and housing production plan, as outlined in this Plan, will be consistent with the housing element of the City’s General Plan when that document is adopted.

I. Fair Share Housing Allocation

In 1980 Assembly Bill 2853 was adopted requiring all councils of governments to develop regional allocations of housing needs for all income categories (fair share of housing) based on regional housing needs.

Furthermore, H & S Code Section 33334.4 requires that the Commission recognize and address the City’s fair share housing needs by requiring that each agency expend, over the duration of its redevelopment plan(s), the moneys in its housing trust fund to assist housing for persons of very low- and low-income in at least the same proportion as the total number of housing units needed for those income groups which are not being provided by other governmental programs bears to the total number of units needed for persons of very low-, low- and moderate-income within the community.

The most recent housing needs assessment for the City of Pasadena has been determined by the Southern California Association of Governments (SCAG) in the 2004 Regional Transportation Plan “preferred growth forecast” for the San Gabriel Valley subregion. In the case of Pasadena, this forecast shows a growth in Pasadena of approximately 1,493 households between 2005 and 2010.

It is beyond the scope of this Implementation Plan to address either of the issues raised above, however the other Housing Documents will do so.

V. Conclusion

This Implementation Plan describes the goals, objectives and policies proposed by the Pasadena Community Development Commission as well as the programs and projects which are proposed to be undertaken by the Commission during the next five years in order to assist in the alleviation of blighting conditions existing within the Project Areas. Redevelopment, however, is a very fluid process, subject to a myriad of changing issues and the forces of market dynamics. For these reasons a provision for review and amendment to the Implementation Plan has been included in redevelopment law. The CCRL requires that the Implementation Plan be the subject of periodic public review. This review must be held in a noticed public hearing at least once during the five-year period, no earlier than two years and no later than three years after the adoption of the Plan. In addition to the mandated review, the Agency may review and amend the plan's goals, objectives, policies, programs and projects and corresponding expenditures (following a noticed public hearing) at any time conditions require such an amendment.

Appendices

**Appendix 1
Glossary of Housing Terms**

AB 1290:

Community Redevelopment Law Reform Act of 1993 which included major changes to portions of the California Health and Safety Code pertaining to redevelopment.

California Community Redevelopment Law (CCRL):

The section of the State of California Health and Safety Code that lists the specifications Redevelopment Agencies must comply to.

Implementation Plan:

The adoption of AB 1290 included a requirement that redevelopment agencies prepare and adopt five year implementation plans for each redevelopment project area.

Project Area:

"Project Area" means a predominantly urbanized area of a community which is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in this part, and which is selected by the planning commission pursuant to 33322. (CCRL Section 33320.1 (a)).

Predominantly Urbanized:

(CCRL Section 33320.1)

(b) "Predominantly Urbanized" means that not less than 80% of the land in the project area:

- (1) Has been or is developed for urban uses; or
- (2) Is characterized by the condition described in paragraph (4) of subdivision (a) of Section 33031 (The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership); or
- (3) Is an integral part of one or more areas developed for urban uses which are surrounded or substantially surrounded by parcels which have been or are developed for urban uses. Parcels separated by only an improved right-of-way shall be deemed for the purposes of this subdivision.

Blight:

(CCRL Section 33030)

(b) A blighted area is one that contains both of the following:

(1) An area that is predominantly urbanized, as that term is defined in Section 33320.1 (listed above), and is an area in which a combination of conditions set forth in Section 33031 (listed below in Physical and Economic Conditions at Blight) is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of an area to an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(2) An area that is identified by either of the following:

(A) One or more of the conditions of set forth in any paragraph of subdivision (a) of Section 33031 (listed below in Physical and Economic Conditions at Blight) and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031 (listed below in Physical and Economic Conditions at Blight).

(B) The condition described in paragraph (4) of subdivision (a) of Section 33031 (listed below in Physical and Economic Conditions at Blight).

(c) A blighted area may also be one that contains the conditions described in subdivision (b) and is, in addition, characterized by the existence of inadequate public improvements, parking facilities, or utilities.

Very Low Income:

Household earnings less than or equal to 50% of the county median income. (Health and Safety Code Section 50105).

Low Income:

Household earnings between 50% and 80% of the county median income. (Health and Safety Code Section 50079.5).

Moderate Income:

Household earnings between 80% and 120% of the county median income. (Health and Safety Code Section 50093).

Affordable Housing:

Housing units that are affordable to very low, low, or moderate income households, as defined in Health and Safety Code Section 50105, 50079.5, and 50093.

Substantial Rehabilitation:

“Substantially rehabilitated” means rehabilitation, the value of which constitutes twenty-five percent (25%) of the after rehabilitation value of the dwelling, inclusive of land value. (CCRL Section 33413 (2) (A) (iv)).

Inclusionary Housing:

CCRL Section 33414 (2)(A)(i), requires at least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the project area, shall be made available to persons or families of low or moderate income.

Physical and Economic Conditions at Blight:

(CCRL Section 33031)

(a) This subdivision describes physical conditions of blight:

- (1) 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 or deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- (2) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards or market conditions, lack of parking, or other similar factors.
- (3) 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) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

(b) This subdivision describes the economic conditions that cause blight:

- (1) 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 as specified in Article 12.5 (commencing with section 33459).
- (2) 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.

- (3) A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- (4) 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.
- (5) A high crime rate that constitutes a serious threat to the public safety and welfare.

Trust Fund:

Refers to the Pasadena Housing Low and Moderate Income Trust Fund.

**Appendix 2
Redevelopment Plan Features**

Fair Oaks Avenue Redevelopment Project Area
Adoption Date: September 11, 1964 (Ordinance #4677)
1st Amendment: May 14, 1968 (Ordinance #4870)
2nd Amendment: November 28, 1972 (Ordinance #5094)
3rd Amendment: May 19, 1986 (Ordinance #6154)
Term of Plan: 35 Years; Extended to 40 Years (Ordinance #6805 and #6806)
Total Project Area: 157 acres
Base Year: 1964-65

Downtown Redevelopment Project Area
Adoption Date: December 1970 (Ordinance #5005)
Term of Plan: 35 Years; Extended to 40 Years (Ordinance #6807)
Total Project Area: 340 acres
Base Year: 1970-71

Villa-Parke Redevelopment Project Area
Adoption Date: 1972 (Ordinance #5097)
Term of Plan: 30 Years; Extended to 40 Years (Ordinance #6813)
Total Project Area: 180 acres
Base Year: 1972-73

Orange Grove Redevelopment Project Area
Adoption Date: January 1973 (Ordinance #5103)
Term of Plan: 30 Years; Extended to 40 Years (Ordinance #6812)
Total Project Area: 41 acres
Base Year: 1972-73

San Gabriel Redevelopment Project Area
Adoption Date: February 27, 1973 (Ordinance #5106)
Term of Plan: 20 Years
Total Project Area: 5 acres
Base Year: 1973-74

Lake/Washington Redevelopment Project Area

Adoption Date: (Ordinance #5571)
Term of Plan: 35 Years; Extended to 40 Years (Ordinance #6804)
Total Project Area: 31 acres
Base Year: 1982-83

Old Pasadena Redevelopment Project Area

Adoption Date: July 19, 1983 (Ordinance #6025)
Term of Plan: 35 Years; Extended to 40 Years (Ordinance # 6810 & #6811)
Total Project Area: 73 acres
Base Year: 1982-83

Lincoln Avenue Redevelopment Project Area

Adoption Date: July 9, 1986 (Ordinance #6175)
Term of Plan: 35 Years; Extended to 40 Years (Ordinance #6808 & #6809)
Total Project Area: 17 acres
Base Year: 1985-86

Halstead/Sycamore Redevelopment Project Area

Adoption Date: November 16, 1993 (Ordinance #6563)
Term of Plan: 45 Years
Total Project Area: 4.5 acres
Base Year: 1993-94

Appendix 3 Replacement and Inclusionary Rules

The "Replacement Rule"

Section 33413(a) of the CCRL requires that whenever dwelling units housing persons and families of low- or moderate income are destroyed or removed from the very low-, low-, and moderate-income housing market as part of a redevelopment project subject to a written agreement with the agency or having been provided financial assistance by an agency, the agency shall, within four (4) years of the removal of the dwelling units, cause to be developed an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency.

For affordable units removed prior to September 1, 1989, replacement units must be available at an affordable housing cost (as defined in Health and Safety Code Sections 50052.5 and 50053) to persons and families of low- and moderate-income (very low-income levels excluded therein) without regard to the specific income of the person or family originally occupying the removed dwelling unit. However, for units removed after September 1, 1989, California law requires that 75 percent of the replacement units must be affordable to the same income groups, inclusive of very low-income levels, that occupied the units removed or destroyed.

The "Inclusionary Rule"

CCRL Section 33413 (b)(1) requires that at least 30 percent of all dwelling units directly developed by a redevelopment agency shall be available at affordable housing cost to persons and families of low- or moderate-income, and not less than 50 percent of the units shall be available at affordable housing cost to very low-income households. No residential units have been directly developed by the Redevelopment Agency either inside or outside the Project Areas since the adoption of the Redevelopment Plans.

Section 33413 (b)(2) of the CCRL requires that at least 15 percent of all dwelling units developed within a project area by public or private entities or persons other than the redevelopment agency shall be available at affordable housing cost to persons and families of low- or moderate-income, and not less than 40 percent of the affordable units shall be available at affordable housing cost to very low-income households. To illustrate the inclusionary rule in terms of numbers, of every 100 dwelling units developed or rehabilitated by entities other than the agency, 15 shall be affordable, with 9 affordable to persons of low- or moderate-income, and 6 available to persons of very low-income.

To satisfy this requirement an agency may cause, by agreement or regulation, to be available at affordable housing costs to persons and families of low- or moderate-income, or to very low-income households, two units outside a project area for each unit that otherwise would have had to be available inside a project area.

**Appendix 4
Housing Tables General Footnotes**

Tables 9 and 16:

- #** Footnote
- 1 Complies with CCRL Section 33413(a), (c), (d)(1), and 33334.5. The Agency shall require that the aggregate number of replacement units remain available at affordable housing costs to persons and families of low-, moderate-, and very-low income households for the longest feasible time, as determined by the Agency, except as provided for in CCRL Section 33413(c)(1)(2).
- 2 Project Area adoption or January 1, 1976, whichever is later.
- 3 As defined by Health & Safety Code Section 50105.
- 4 As defined by Health & Safety Code Section 50079.5
- 5 As defined by Health & Safety Code Section 50093
- 6 From low- or moderate-income housing market, as part of a redevelopment project. If units planned for destruction or removal, locations for suitable replacement units must be identified.
- 7 Replacement units must be provided within four years of removal or destruction.
- 8 a. Written agreement with Agency; b. Financial assistance provided by Agency.
- 9 Within territorial jurisdiction of Agency; must be an equal number of replacement units as those destroyed or removed provided within 4 years of removal.
- 10 When units are destroyed or removed after 9/1/89, 75% of the replacement units shall replace dwelling units available at affordable housing cost in the same level of very-low income households, lower-income households, and persons and families of low- and moderate-income, as the persons displaced from those displaced units.
- 11 Reference CCRL Section 33413 (c) for applicable covenants.

12 Must be an equal or greater number of bedrooms as those removed or destroyed.

Tables 10, 11, 12, 12.1 and 13

Footnote

- 1 Compliance with Sections 33413(b)(1) & (c), 33490 (a)(2)(A)(ii) & 33413(d)(1). The Agency shall require that the aggregate number of inclusionary units remain available at affordable housing costs to persons and families of low-, moderate, and very low income households for the longest feasible time, as determined by the Agency, except as provided for in CCRL Section 33413 (c)(1)(2). New and/or substantially rehabilitated units may be aggregated in one or more Project Areas, subsequent to findings pursuant to CCRL Section 33413 (b)(2)(A)(v). The Agency may cause, by agreement or regulation, to be available, at affordable housing costs, to persons and families of low-, moderate-, or very-low income households, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area. If this provision is applicable inclusionary credit must be calculated accordingly in the % of units made available at affordable income levels.
- 2 From Project Area adoption.
- 3 Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land. Inclusionary obligation only arises when multi-family rental units with 3 or more units are substantially rehabilitated, or when single family units with 1 or 2 units are substantially rehabilitated using Agency assistance.
- 4 Pursuant to CCRL Section 33413 an agency may use LMI monies to purchase price restricted covenants on existing units and may receive credit for ½ of an inclusionary unit for each price restricted covenant purchased.
- 5 As defined by Health & Safety Code Section 50105.
- 6 As defined by Health & Safety Code Section 50079.5. Low-Moderate as defined by Health & Safety Code Section 50093.
- 7 Calculated on a cumulative year-to-year basis.
- 8 See Table 5 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6.

Tables 17, 18, 19, 19.1, 20, and 21

Footnote

- 1 Complies with CCRL Section 33413(b)(2) & (c) & (d)(1). The Agency shall require that the aggregate number of replacement units remain available at affordable housing costs to persons and families of low-, moderate-, and very low-income households for the longest feasible time, as determined by the Agency, except as provided for in CCRL Section 33413 (c)(1)(2).
- 2 "Substantial Rehabilitation" means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the unit, inclusive of the land value. Inclusionary obligation only arises when multi-family rental units with 3 or more units are substantially rehabilitated, or when single family units with 1 or 2 units are substantially rehabilitated using Agency assistance.
- 3 As defined by Health & Safety Code Section 50105.
- 4 As defined by Health & Safety Code Section 50079.5.
- 5 As defined by Health & Safety Code Section 50093.
- 6 The Agency may cause, by agreement or regulation, to be available, at affordable housing costs, to persons of low-, moderate-, or very low-income households, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area.
- 7 Calculated on a cumulative, year-to-year basis.