

**FIVE YEAR  
IMPLEMENTATION PLAN**

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**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN JACINTO**

2009-10 thru 2013-14

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**SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**  
Five Year Implementation Plan 2009-10 through 2013-14

**ABOUT THIS IMPLEMENTATION PLAN**

This document is the 2009-10 through 2013-14 Five-Year Implementation Plan (“Plan”) for the San Jacinto and Soboba Springs Redevelopment Project Areas of the Redevelopment Agency of the City of San Jacinto (“Agency”). This Plan presents the Agency’s goals and objectives, anticipated projects and programs, and estimated expenditures for the five-year planning period beginning in fiscal year 2009-10 extending through fiscal year 2013-14.

The Plan fulfills Article 16.5 of California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. (“CRL”). It conforms to the City of San Jacinto General Plan and has been prepared according to guidelines established in the programs and goals outlined in the Housing Element Update of the General Plan which was approved by the City Council in 2006 and certified by the State of California in 2007. While the Plan must present specific programs, including potential projects and estimated expenditures to be made during the next five-year period (ten years for housing activities), adoption of the Plan does not constitute an approval of any specific program, project, or expenditure from the Agency or community.

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**ABOUT THE SAN JACINTO PROJECT AREA**

*Who, What, When, Where, and Why*

The Redevelopment Plan for the San Jacinto Redevelopment Project Area was originally adopted on June 28, 1983. It has been amended six times. Amendment 1 was adopted on December 28, 1993, to add territory to the project area (“Amendment Area”). Amendment 2 was adopted on December 23, 1994, to accommodate changes in the CRL. Amendment 3 was adopted on February 20, 1996, to delete certain areas from the project area. Amendment 4 was adopted on April 7, 2005 to eliminate the time limit to incur indebtedness for the portion of the San Jacinto Redevelopment Project Area adopted in 1983 (“Original Area”). Amendment 5 was adopted on April 21, 2005 to extend the term of the Redevelopment Plan and the time limit to collect tax increment revenue for the Original Area pursuant to Section 33681.9 of the CRL. Amendment 6 was adopted on April 21, 2005 to extend the term of the Redevelopment Plan and the time limit to collect tax increment revenue for the Original Area pursuant to Section 33681.12 of the CRL.

The San Jacinto Project Area is generally located in the center of the city limits of the City of San Jacinto (“City”) along State Street and San Jacinto Avenue. The San Jacinto Project Area also includes several non-contiguous subareas, including a subarea south of Midway Street, a subarea north of Cottonwood Avenue between Sanderson Avenue and Lyon Avenue, a subarea including parcels south of Ramona Expressway in the vicinity of Sanderson Avenue, two subareas along Ramona Boulevard, and a subarea on Soboba Road. The San Jacinto Project Area is approximately 3,440 acres and is comprised of commercial and residential land uses.

	Notable Timeframes and Limitations		What is There
	Original Area	Amendment Area	
Plan Duration	6/28/2025 <sup>1</sup>	12/28/2033	3,393 Acres 
Collect Tax Increment	6/28/2035	12/28/2043	
Incur New Debt	Eliminated <sup>2</sup>	12/28/2013	
Eminent Domain	Expired	Expired	
Tax Increment Limit	\$2,699,000,000		
Total Outstanding Debt	\$408,000,000		

<sup>1</sup> City Council and Redevelopment Agency approved Ordinance Nos. 5-10 and 05-11 on April 21, 2005. Pursuant to SB 1045, (Statutes of 2003) the City Council may extend by one year the term of the Redevelopment and period to collect tax increment in return for making 2003-2004 and 2004-05 ERAF payments.

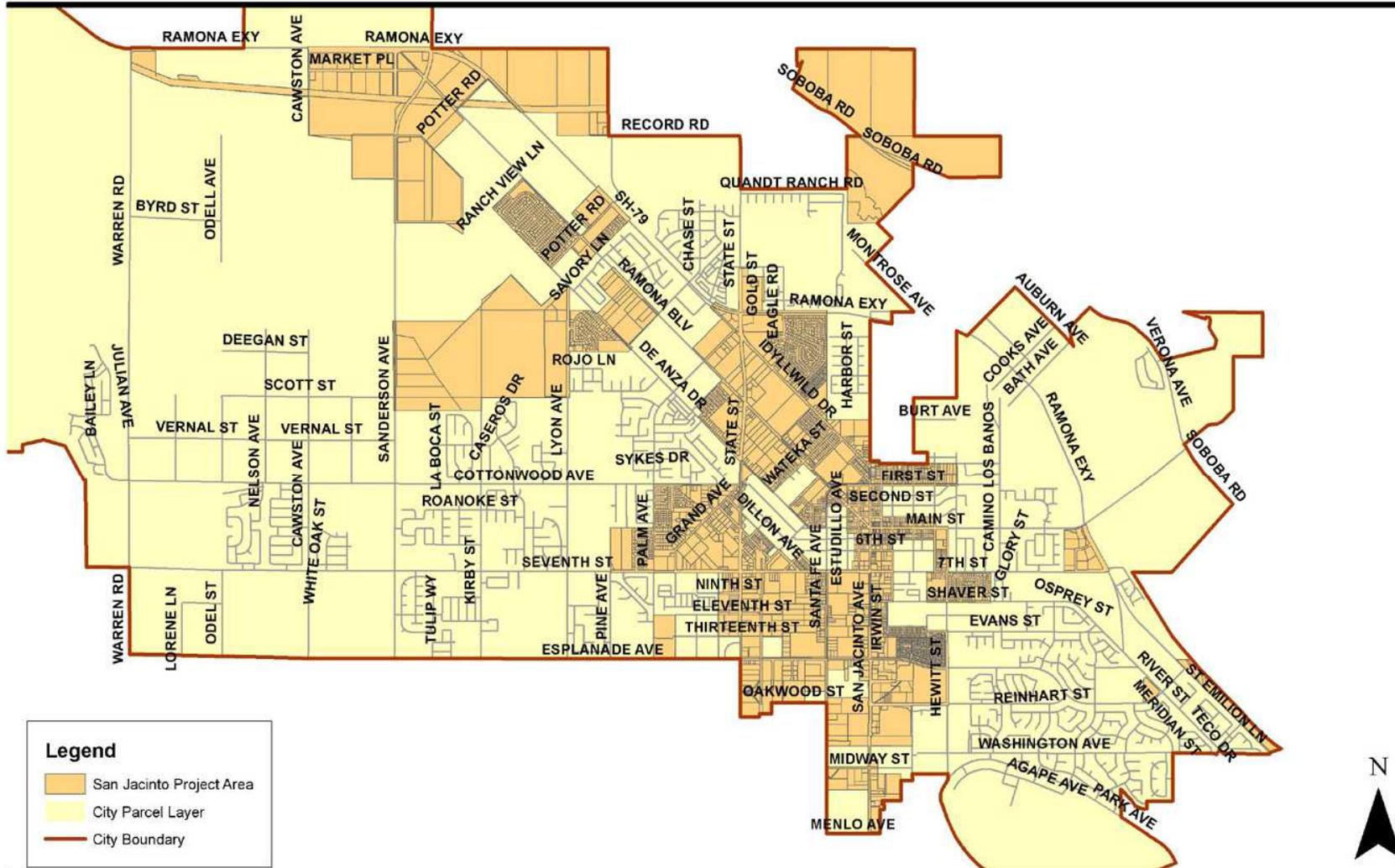
<sup>2</sup> On April 7, 2005, City Council and Agency adopted Amendment No. 4 (Ordinance No. 05-07), which pursuant to SB 211 Statutes of 2002 eliminated the time limit to incur debt. Time limit to incur debt is time limit on plan duration.

Source: San Jacinto Redevelopment Plans and Ordinances; Metroscan Information Services on December, 2009.

# SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

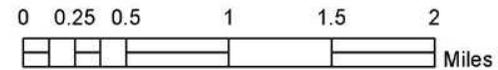
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## SAN JACINTO PROJECT AREA



**Legend**

- San Jacinto Project Area
- City Parcel Layer
- City Boundary



Source: City of San Jacinto

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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### BLIGHTING CONDITIONS

#### The Need for Redevelopment

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Redevelopment projects are established to remedy conditions of blight as defined by the CRL. Ordinance No. 754, adopting the original San Jacinto Project Area in 1983, identified the following conditions of blight:

- Undeveloped, unproductive or underdeveloped vacant land throughout the area, often littered with debris or used for open storage of trash materials.
- Inadequate street system to serve potential parking, circulation and loading demands.
- Poor access to proposed commercial developments which encourages traffic to travel through adjacent residential areas.
- Residential land uses mixed with commercial and industrial uses not suitable for a safe and healthful residential environment and business community.
- Inadequate street lighting, lack of curbs and gutters and poor public improvements and facilities.
- Existence of substandard agricultural, industrial and commercial and residential structures and incompatible uses throughout the area resulting in social and economic liability.
- The need for additional public and private utilities in order to accommodate the development of properties within the Project Area boundaries, including the need for additional water service, storm drains and sewer facilities and for the development of fire protection and prevention facilities.
- The lack or proper utilization of many properties within the Project Area boundaries resulting in development constraints on a number of these properties, thus producing a stagnant and unproductive condition of land which is otherwise potentially useful and valuable.
- The unproductive use of land resulting from fragmented ownership of certain parcels of property which are of peculiar development characteristics and/or miscellaneous sizes.
- The unimproved, defective, and/or inadequate construction of street improvements and public/private utilities within the Project area which has resulted from the uncoordinated development pattern of certain of the properties within the Project Area.
- The lack of adequate public facilities, including open space and other places of recreational activity, which are necessary to serve the property within the Project Area boundaries.
- The deterioration of many structures within the Project Area and the lack of development or redevelopment within the Project Area which has resulted because of the inadequacy of the required public facilities and services necessary to accommodate the redevelopment of the area in cooperation with the private sector.
- Mix and inefficient land utilization of the Central Business District resulting in a decline in the economic solidarity of this business area and the Project Area, including inadequate parking facilities and circulation networks.
- A street pattern which is inadequate to provide for safe and efficient vehicular, pedestrian and bicycle circulation.
- The presence of vacant and viable industrial and commercial property whose development has been impeded due to a community infrastructure system which is not designed and developed to a standard acceptable for development.
- The inadequate and/or inefficient use of the flood control channel and public utility easements which traverse the Project Area boundaries and which increasingly became physical barriers and barren

## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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parcels of property which physically blight the immediately adjacent properties and the remainder of the properties within the Project Area

- The combination of social economic and physical adverse conditions in the Project Area which contribute substantially and increasingly to the problem of, and necessitate excessive and disproportionate expenditures for crime prevention, correction, prosecution and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety and the maintaining of adequate police, fire and accident protection and other public services and facilities.
- Inadequate planning of the freeways or major highways which traverse the Project Area, with the corresponding failure to provide for the physical and social needs of those persons and properties which are adjacent to, and in close proximity with, the freeways or major highways. In this regard it is obvious that the noise, debris and other pollutants which are generated by the freeways or major highways are blighting conditions which negatively impact the property within the Project Area. Provision must be made to minimize or eliminate those conditions and to insure compatibility between the properties adjacent to and in close proximity with, the freeways or major highways.

The Report to City Council for Amendment Area, dated December 1993, identified the following blighting conditions:

- Faulty exterior spacing
- Irregular parcelization
- Parcels laid out without regard to topography
- Inadequate public improvements and facilities
- Old and deteriorating structures
- Mixed character and shifting of uses

## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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### **RECENT REDEVELOPMENT ACCOMPLISHMENTS**

#### **The Public Value and Benefit of Redevelopment**

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Since the adoption of the updated 2005-2009 Implementation Plan, the Agency has championed several successful projects and programs including the following:

- Completed construction of Community Center Rehabilitation project.
- Initiated three-year CDBG project for curb, gutter and sidewalks.
- Completed Estudillo Mansion Restoration Project.
- Completed the first two phases of the San Jacinto Museum parking lot.
- Completed landscape improvements for the Museum parking lot.
- Completed the purchase of five residential lots for affordable housing development.
- Developed a Down-Payment Assistance Program for first-time homebuyers.
- Renovated 55 units of affordable workforce housing on Santa Fe Avenue.
- Initiated a redevelopment plan amendment/merger for the San Jacinto and Soboba Springs Redevelopment Plans.
- Participated in Team Riverside outreach and marketing activities.
- Initiated a comprehensive Business Assistance Seminar Program.
- Continued regular ongoing Business Visitation Program.

# SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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## REDEVELOPMENT PLAN GOALS

### Community Reinvestment and Revitalization

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Section 100 of the Redevelopment Plan provides focus and direction for the Agency's efforts for revitalizing the Project Area. The following goals formulate the overall strategy for this Implementation Plan and will serve as a guide for the Agency's activities over the next five years.



**INVEST**

Promote Investment. Eliminate and prevent the spread of conditions of blight, including underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, and other economic deficiencies, in order to create a more favorable environment for commercial, industrial, office, residential, and recreational development particularly in the Central Business District, and within industrial and commercial areas. Implement the Specific Plans pertinent to the Project Area.



**GROW**

Generate and Enhance Commercial Activity. Expand the commercial base of the Project Area. Recycle and/or develop underutilized parcels to accommodate higher and better economic uses while enhancing the City's financial resources. Promote economic development.



**LIVE**

Housing for All Families. Preserve and improve residential neighborhoods in the Project Area. Promote the rehabilitation of existing housing stock. Increase, improve and preserve the supply of housing affordable to very low, low and moderate-income households.



**ACCESS**

Prudently Invest in Public Infrastructure. Improve public facilities and infrastructure. Provide for a more efficient and effective circulation corridor system, free from hazardous vehicular, pedestrian, and bicycle interfaces, designed to their ultimate circulation flow. Remove impediments to land disposition and development through the assembly of property into reasonably sized and shaped parcels served by improved infrastructure and public facilities.



**WORK**

Create Jobs. Promote local job opportunities and economic development.



**COLLABORATE**

Collaborate With the Community. Encourage the cooperation and participation of residents, businesses, business persons, public agencies, and community organizations in the redevelopment and revitalization of the Project Area.



**CLEAN**

Clean, Eliminate, and Prevent Blight. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, the Redevelopment Plan and local codes and ordinances, all as may be amended from time to time.

**SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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**PROPOSED NON-HOUSING PROJECTS AND PROGRAMS**

Five Year Work Programs for Reinvestment & Revitalization

Over the next five years, the Agency plans to implement the following redevelopment projects and programs in the San Jacinto Project Area using available non-housing funds. The list below describes the proposed non-housing projects, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.

Project / Description	Project Cost Estimates	Goals Achieved
<p><b>Public Infrastructure Improvements</b>                      The Agency has identified a number of public improvement projects which would aid current revitalization efforts and eliminate deficiencies in the existing infrastructure systems in the Project Area. The following infrastructure deficiencies have been identified in the Project Area:</p> <ul style="list-style-type: none"> <li>• Paving, reconstruction, rehabilitation and widening of streets</li> <li>• Widening of intersections</li> <li>• New interchanges</li> <li>• Undergrounding of utilities</li> <li>• Fire and other public facilities</li> <li>• Park improvements</li> <li>• Parking</li> <li>• Sidewalks, curbs and gutters</li> <li>• Sewer, water and storm drain improvements</li> </ul> <p>These improvements are needed in the Project Area to improve traffic flow, provide better access for emergency vehicles, enhance accessibility, increase safety for pedestrians and motorists, and bring overall aesthetic improvements to the San Jacinto community which may help improve surrounding property values and attract further investment from the private sector.</p> <p>This program will address blighting conditions including inadequate public improvements and facilities.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$4,500,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>CLEAN</b></p>  <p><b>ACCESS</b></p>

**SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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Project / Description	Project Cost Estimates	Goals Achieved
<p><b>Façade Grant Program</b></p> <p>The Façade Grant Program provides funding to eliminate negative visual blight and enhance the physical appearance of buildings, building entrances and signage in the Downtown Revitalization Program Area. The Agency will provide funding for architectural design and construction, painting and stucco work, awnings, front entry and window improvements, lighting improvements, sign replacement, landscaping, parking lot and alley improvements and disabled access.</p> <p>In exchange for the façade and alley improvements, the owner would be responsible for maintaining the property for the life of the Redevelopment Plan.</p> <p>This program will address blighting conditions including old and deteriorating structures and inadequate public improvements and facilities.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$3,100,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>CLEAN</b></p>
<p><b>Business Incentive Program</b></p> <p>The Business Incentive Program provides assistance, in the form of grants and/or low interest loans, to businesses in the San Jacinto Project Area to encourage and assist in restoring, modernizing, improving or constructing new commercial and industrial structures.</p> <p>This program will address blighting conditions including old and deteriorating structures and inadequate public improvements and facilities.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$250,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>CLEAN</b></p>

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Project / Description	Project Cost Estimates	Goals Achieved
<p><b>Downtown Specific Plan</b></p> <p>The Agency will provide financial assistance to prepare the Downtown Specific Plan. Potential projects funded by the Agency may include land assembly, street improvements, landscaping and utility undergrounding. The primary goal of this Specific Plan is to create the vision and guide the future development of residential, civic and mixed uses in the downtown area.</p> <p>This program will address blighting conditions including faulty exterior spacing, irregular parcelization, old and deteriorating structures and inadequate public improvements and facilities.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$250,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>CLEAN</b></p>
<p><b>State Street Specific Plan</b></p> <p>The Agency will provide financial assistance to prepare the State Street Specific Plan. Potential projects funded by the Agency may include land assembly, street improvements, landscaping and utility undergrounding. The primary goal of this Specific Plan is to create the vision and framework necessary to revitalize the commercial and industrial corridor, as well as stimulate new development, strengthen the tax base and create new jobs.</p> <p>This program will address blighting conditions including faulty exterior spacing, irregular parcelization, old and deteriorating structures and inadequate public improvements and facilities.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$250,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>CLEAN</b></p>
<p><b>Gateway Specific Plan</b></p> <p>The Agency will provide financial assistance to prepare the Gateway Specific Plan. Potential projects funded by the Agency may include the construction of the San Jacinto River Levee, land assembly, street improvements, sewer and water improvements and landscaping. The primary goal of this Specific Plan is to create the framework necessary to attract development, create jobs and stimulate sales tax generation in this strategic commercial corridor.</p> <p>This program will address blighting conditions including inadequate public improvements and facilities.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$450,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>CLEAN</b></p>

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Project / Description	Project Cost Estimates	Goals Achieved
<p><b>Business Retention and Attraction Program</b></p> <p>This program is focused on improving the economic development activity in the San Jacinto Project Area. City staff will pursue meeting with developers and other interested parties to encourage development within the San Jacinto Project Area.</p> <p><i>Timeframe.....2010-2014</i></p>	<p>\$150,000</p>	 <p><b>INVEST</b></p>  <p><b>GROW</b></p>  <p><b>WORK</b></p>  <p><b>CLEAN</b></p>
<p><b>Total Estimated Redevelopment Investment</b></p>	<p><b>\$8,950,000</b></p>	

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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### ABOUT THE SOBOBA SPRINGS PROJECT AREA

*Who, What, When, Where, and Why*

The Redevelopment Plan for the Soboba Springs Redevelopment Project Area was originally adopted on December 28, 1983. Amendment 1 was adopted on November 1, 1994 to accommodate changes in the CRL.

The Soboba Springs Project Area is located in the eastern portion of the City in the vicinity of Soboba Road and Main Street. The Soboba Springs Project Area is approximately 465 acres and is comprised of residential and recreational uses and vacant land.

Notable Timeframes and Limitations		What is There										
Plan Duration	12/27/2028	<p>465 Acres</p> <p>A 3D pie chart titled '465 Acres' showing the distribution of land use in the Soboba Springs Project Area. The chart is divided into four segments: a large purple segment for 'Vacant, 66%', a blue segment for 'Recreational, 30%', a small green segment for 'Residential, 4%', and a very thin red segment for 'Other, 0%'.</p> <table border="1"> <thead> <tr> <th>Land Use Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Vacant</td> <td>66%</td> </tr> <tr> <td>Recreational</td> <td>30%</td> </tr> <tr> <td>Residential</td> <td>4%</td> </tr> <tr> <td>Other</td> <td>0%</td> </tr> </tbody> </table>	Land Use Category	Percentage	Vacant	66%	Recreational	30%	Residential	4%	Other	0%
Land Use Category	Percentage											
Vacant	66%											
Recreational	30%											
Residential	4%											
Other	0%											
Collect Tax Increment	12/27/2038											
Incur New Debt	12/27/2008											
Eminent Domain	Expired											
Tax Increment Limit	\$5,000,000											
Total Outstanding Debt	\$5,000,000											

\* Section 700.80 Financing Limitations in the Soboba Springs Redevelopment Plan establishes a limitation of \$5 million of taxes, which may be divided and allocated to the Agency.

\*\* Section 700.80 Financing limitations in the Soboba Springs Redevelopment Plan establishes a limitation of \$5 million on the amount of bonded indebtedness, which can be outstanding at one time without an amendment to the Plan.

Source: Soboba Springs Redevelopment Plans and Ordinances; Metroscan Information Services on December, 2009.

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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### BLIGHTING CONDITIONS

#### The Need for Redevelopment

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According to San Jacinto City Council Ordinance No. 767, adopted on December 27, 1983, conditions of blight in the Soboba Springs Redevelopment Project Area at the time of adoption included:

- “Undeveloped, unproductive and underdeveloped vacant land throughout the area, some of which are littered with debris or used for open storage of junk-type materials.
- Inadequate street and bridge systems to serve potential circulation demands.
- Poor access to proposed developments which encourages traffic to travel through adjacent residential areas and places severe constraints on emergency services.
- Inadequate street lighting, lack of curbs and gutters and poor public improvements and facilities.
- Existence of substandard agricultural and residential structures.
- The need for additional public and private utilities in order to accommodate the development of properties within the Project Area boundaries, including the need for additional water service, storm drains and sewer facilities, and for the development of police and fire protection and prevention facilities.
- The lack of proper utilization of many properties within the Project Area boundaries resulting in development constraints on a number of these properties, thus producing a stagnant and unproductive condition of land which is otherwise potentially useful and valuable.
- The unimproved, defective, and/or inadequate construction of street improvements and public/private utilities within the Project Area which has resulted from the uncoordinated development pattern of certain properties within the Project Area.
- The lack of adequate public facilities, including open space.
- The deterioration of structures within the Project Area and the lack of development or redevelopment within the Project Area which has resulted because of the inadequacy of the required public facilities and services necessary to accommodate the redevelopment of the area in cooperation with the private sector.
- The presence of vacant and viable residential property whose development has been impeded due to an infrastructure community system which is not designed and developed to a standard acceptable for development.
- A street pattern which is inadequate to provide for safe and effective vehicular, pedestrian, and bicycle circulation.
- The combination of social, economic and physical adverse conditions in the Project Area which contribute substantially and increasingly to the problem of, and necessitate excessive and disproportionate expenditures for crime prevention, correction, prosecution and punishment, the treatment of juvenile delinquency, the preservation of public health and safety and maintaining of adequate police, fire, and accident protection, and other public services and facilities.
- Inadequate planning of the provision of highways and bridges which traverse the Project Area with the corresponding failure to provide for the physical and social needs of those persons and properties which are adjacent to, and in close proximity with, these highways. Provision must be made to minimize or eliminate these conditions.
- The inability of the City and/or County to finance and construct a bridge over the San Jacinto River which provides access/egress to residential developments, recreational facilities and the Soboba

## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

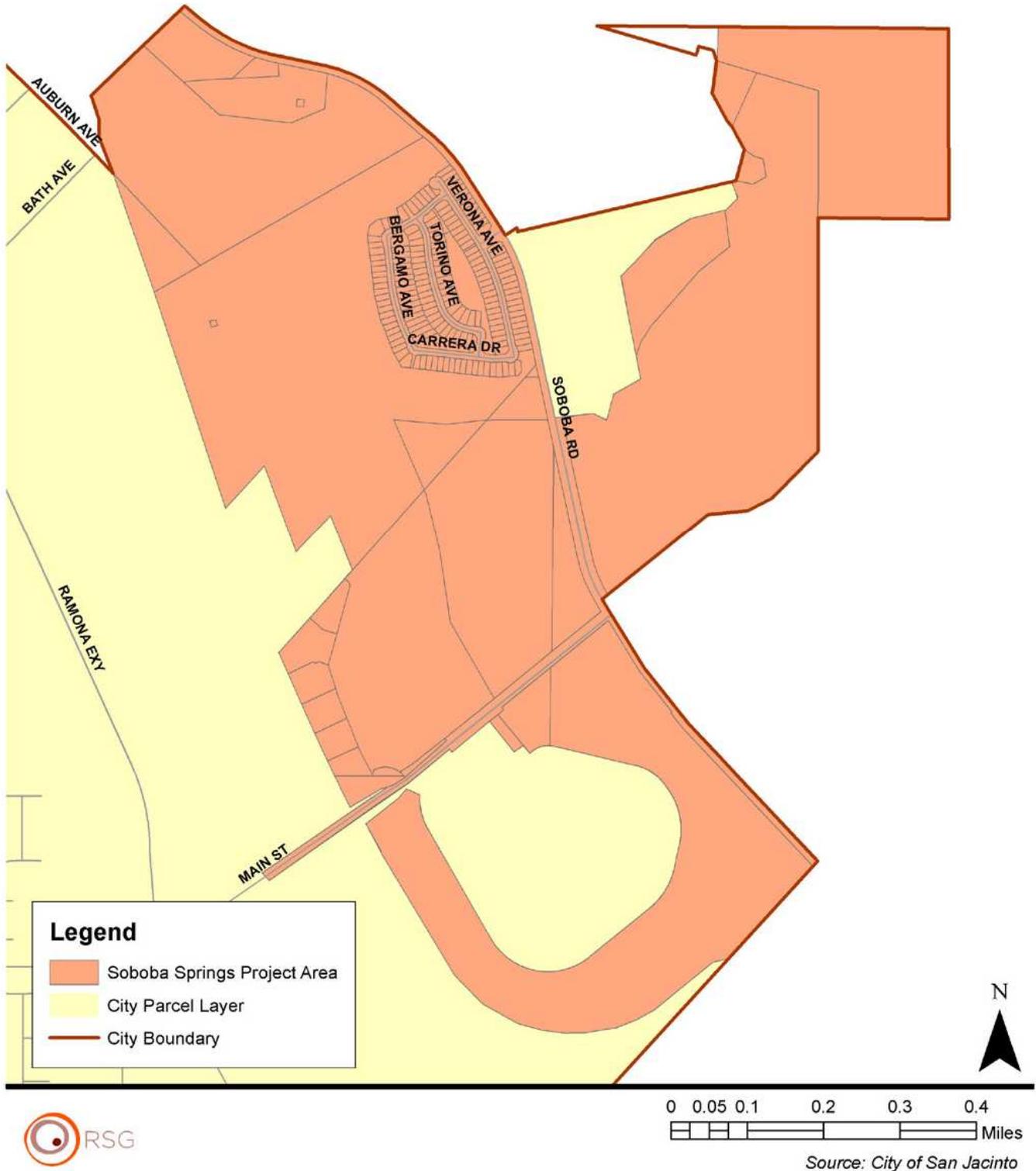
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Indian Reservation. Without the bridge, properties in the Project Area will be precluded from developing thereby creating an economic drain on the community and property owners.”

# SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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## SOBOBA SPRINGS PROJECT AREA



## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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### **REDEVELOPMENT ACCOMPLISHMENTS**

#### **The Public Value and Benefit of Redevelopment**

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The Agency has initiated a number of projects in the Soboba Springs Project Area in previous years, including the construction of a bridge across the San Jacinto River at Main Street and Lake Park Drive.

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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### REDEVELOPMENT PLAN GOALS

#### Community Reinvestment and Revitalization

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The following represent the Agency's goals for the Soboba Springs Project Area:



**INVEST**

Promote Investment. Eliminate and prevent the spread of conditions of blight, including deficient infrastructure and facilities and other physical and economic deficiencies, in order to create a more favorable environment for commercial, residential, and recreational development.



**LIVE**

Housing for All Families. Increase, improve and preserve the supply of housing affordable to very low, low and moderate-income households.



**ACCESS**

Prudently Invest in Public Infrastructure. Improve public facilities and infrastructure. Address inadequate street improvements, utility systems, sewer and water systems and public services. Mitigate highway and circulation impacts.



**CLEAN**

Clean, Eliminate, and Prevent Blight. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, the Redevelopment Plan and local codes and ordinances, all as may be amended from time to time.

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**PROPOSED NON-HOUSING PROGRAMS**

Five-Year Work Programs for Reinvestment & Revitalization

The majority of the goals and objectives identified in the Soboba Springs Redevelopment Plan have been attained and most of the public improvements identified in the Redevelopment Plan have been completed. In addition, the majority of the blighting characteristics described in the Redevelopment Plan have been alleviated. Future expenditures in the Project Area are expected to be minimal.

However, over the next five years, the Agency plans to implement the following redevelopment projects in the Soboba Springs Project Area using available non-housing funds. The list below describes the proposed non-housing projects, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.

Project / Description	Project Cost Estimates	Goals Achieved
<p><b>Public Infrastructure Improvements</b></p> <p>The Agency has identified a public improvement projects which would eliminate deficiencies in the existing infrastructure systems in the Project Area. The focus of these projects for the current Implementation Plan period would be on road, water tank and water well improvements. The water improvements will provide adequate water supply for domestic use and fire flow to meet General Plan goals and objectives.</p> <p>This program will address blighting conditions including:</p> <ul style="list-style-type: none"> <li>▪ Inadequate street systems and water improvements to serve potential circulation and water demands; and</li> <li>▪ Inadequate planning of the provision of highways which traverse the Project Area with the corresponding failure to provide for the physical and social needs of those persons and properties which are adjacent to, and in close proximity with, these highways. Provision must be made to minimize or eliminate these conditions.</li> </ul> <p><i>Timeframe.....2010-2014</i></p>	<p>\$4,500,000</p>	

## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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### **HOUSING COMPLIANCE PLAN**

#### **Ten-Year Outlook of Affordable Housing**

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This Section of the Plan contains the Ten-Year Affordable Housing Compliance Plan (“Compliance Plan”) for the San Jacinto and Soboba Springs Redevelopment Project Areas (“Project Areas”) in accordance with Section 33490(a)(2) of the CRL. The Compliance Plan incorporates a summary of the Agency’s affordable housing production and expenditure activities to address the requirements of Sections 33334.2, 33334.4, 33334.6, and 33413 of the CRL, while presenting an affordable housing production plan for the next five years, the ten-year planning period (2004-05 through 2013-14), and over the life of the Redevelopment Plan.

This Compliance Plan sets forth, among other things, the Agency’s program for ensuring that the appropriate number of very low-, low-, and moderate-income housing units will be produced as a result of new construction or substantial rehabilitation in the Project Areas, as well as the Agency’s proposed expenditures of moneys from the Low and Moderate Income Housing Fund (“LMIHF”).

#### **Legal Requirements**

Since 1976, redevelopment agencies have been required to assure that at least 30% of all new or substantially rehabilitated units developed by an agency are available at affordable costs to households of very low, low, or moderate income. Of this 30%, not less than 50% are required to be available at affordable costs to very low income households. However, for all units developed in the project area by entities other than an agency, the CRL requires that at least 15% of all new or substantially rehabilitated dwelling units within the project area be made available at affordable costs to low or moderate income households. Of these, not less than 40% of the dwelling units are required to be available at affordable costs to very low income households. These requirements are generally applicable to housing units as aggregated within the Project Areas, and not on a project-by-project basis to each dwelling unit created or substantially rehabilitated.

In 1994, the CRL was amended to require redevelopment agencies to prepare a plan that demonstrated how the agency would achieve the aforementioned affordable housing mandates. These housing compliance plans are also required by the CRL to be updated by the agencies every five years. In 2002, the CRL was further amended to establish minimum affordability periods, as well as to set parameters limiting LMIHF expenditures. Consequently, all new or substantially rehabilitated dwelling units assisted by the LMIHF, replacement housing units must be affordable for 55 years if they are rental units and for 45 years if they are owner-occupied units. In addition, the CRL requires that the expenditure of LMIHF moneys during the ten-year planning period of the Compliance Plan must be at least in proportion to the very low- and low-income housing needs identified in the community, as well as in proportion to the needs that all low-income non age-restricted housing units bears to the total number of low-income households in the community.

## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

Five Year Implementation Plan 2009-10 through 2013-14

### **Contents of the Compliance Plan**

This Compliance Plan has been developed to accomplish the following goals:

- To account for the number of affordable dwelling units, either constructed or substantially rehabilitated in the Project Areas, since its adoption;
- To forecast the estimated number of new, substantially rehabilitated or price-restricted dwelling units to be developed or purchased within the Project Areas during the planning periods 2009-10 through 2013-2014, 2014-15 through 2018-19, and over the life of the Redevelopment Plan;
- To forecast the estimated number of very low-, low- and moderate-income dwelling units to be developed, substantially rehabilitated, or purchased by the Agency during the planning periods 2009-10 through 2013-2014, 2014-15 through 2018-19, and over the life of the Redevelopment Plan;
- To project the Agency's estimated revenues and expenditures during the planning period and identify the availability of LMIHF moneys for funding affordable housing activities;
- To identify implementation policies/programs and potential projects for affordable housing development;
- To establish a timeline for implementing this Compliance Plan to ensure that the requirements of Section 33413 are met during the ten-year period between fiscal years 2004-05 and 2013-2014; and
- To review the consistency of Agency affordable housing goals, objectives, and programs pursuant to both the City's Affordable Housing Implementation Strategy Report and Housing Element.

### **Recent Housing Accomplishments**

During the past five years, the Agency and City have initiated strategies and policies and utilized low and moderate income set-aside funds that assist and promote affordable housing needs within the Project Areas as well as the City. These accomplishments are presented below.

Terracina Affordable Housing Project – This project, completed in December 2008, includes 54 residents units restricted for lease to very low and low income households and is located in the San Jacinto Project Area. The Agency provided assistance to the developer in the form of a grant. Affordability covenants that run for 69 years were also secured for this project.

Santa Fe Villas Affordable Housing Project – The Agency provided assistance in the form of a transfer of property, a grant and a loan to the developer for the construction of this 80 unit affordable housing project that was completed in July 2008. This project consists of 18 moderate, 30 low and 32 very low income units. The regulatory agreement recorded for the property dictates that affordability covenants will be in effect for 55 years.

### **Housing Production**

Table 1 on the following page of this Compliance Plan identifies all new residential construction or substantial rehabilitation that has occurred within the Project Areas since adoption of the Redevelopment Plans in order to determine affordable housing production needs. It accounts for past residential construction and substantial rehabilitation

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

Five Year Implementation Plan 2009-10 through 2013-14

**TABLE 1  
UNITS CONSTRUCTED OR REHABILITATED IN PROJECT AREAS**

<u>Through December 1994</u>	Very Low Income	Low Income	Moderate Income	Market Rate	Total Units
Units Constructed					
Agency Developed	0	0	0	0	0
Privately Developed	55	40	48	711	854
Subtotal	55	40	48	711	854
Units Substantially Rehabilitated	0	0	0	0	0
<b>TOTAL NEW/REHABILITATED UNITS THROUGH 1994</b>					
	<b>55</b>	<b>40</b>	<b>48</b>	<b>711</b>	<b>854</b>
<u>January 1, 1995-December 31, 1999</u>					
Privately Developed					
<i>Brown Street</i>	3	0	0	0	3
<i>Third Street</i>	0	0	0	6	6
<i>Dana Court</i>	0	0	0	3	3
<i>Sixth Street</i>	0	0	0	6	6
<i>Other Privately Developed</i>	0	0	0	52	52
Subtotal	3	0	0	67	70
Units Substantially Rehabilitated					
<i>Jordan Street and Shaver</i>	0	0	0	3	3
<i>640 S. Shaver</i>	1	0	1	8	10
Subtotal	1	0	1	11	13
<b>TOTAL NEW/REHABILITATED UNITS 1995-1999</b>					
	<b>4</b>	<b>0</b>	<b>1</b>	<b>78</b>	<b>83</b>
<u>January 1, 2000-June 30, 2004</u>					
Privately Developed					
<i>Habitat for Humanity *</i>	1	0	0	0	2
<i>Other Privately Developed</i>	0	0	0	165	165
Units Substantially Rehabilitated	0	0	0	0	0
<b>TOTAL NEW/REHABILITATED UNITS 2000-JUNE 2004</b>					
	<b>1</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>167</b>
<u>July 1, 2004-December 21, 2009</u>					
Privately Developed					
<i>Santa Fe Villas</i>	32	30	18	0	80
<i>Terracina</i>	0	54	0	0	54
<i>Other Privately Developed</i>	0	0	0	181	181
Units Substantially Rehabilitated	0	0	0	0	0
<b>TOTAL NEW/REHABILITATED UNITS JULY-2004-2009</b>					
	<b>32</b>	<b>84</b>	<b>18</b>	<b>181</b>	<b>315</b>
<b>GRAND TOTAL NEW/SUBSTANTIALLY REHABILITATED UNITS IN PROJECT AREAS</b>					
	<b>92</b>	<b>124</b>	<b>67</b>	<b>1135</b>	<b>1419</b>

\* - Not all units counted toward affordable housing production.

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

Five Year Implementation Plan 2009-10 through 2013-14

The Inclusionary Housing Production Requirements in Table 2 below summarizes the Agency's past production activities and identifies the projected production requirements for the planning periods 2009-10 through 2013-14, 2014-15 through 2018-19, and over the life of the Redevelopment Plans. Table 2 also included projections of new dwelling units that may be constructed or substantially rehabilitated during the remainder of the current ten-year planning period (through June 30, 2014). Historical construction and substantial rehabilitation statistics were obtained from the previous Five-Year Implementation Plan and from City staff. It should be noted that both the existing and projected housing units do not include units developed or to be developed by the Agency. However, the Agency will continue to cooperate with, and provide assistance and incentives to, private developers in order to fulfill the Agency's affordable housing production requirements.

TABLE 2 SAN JACINTO AFFORDABLE HOUSING PRODUCTION TABLE										
	Total Units Produced <sup>1</sup>		Affordable Units Required <sup>2</sup>			Affordable Units Produced <sup>3</sup>			Unit Surplus (Deficit) <sup>4</sup>	
	Private Developer	Agency Developed	Total Units	Low & Moderate	Very Low	Total Units	Low & Moderate	Very Low	Low & Moderate	Very Low
Plan Inception to 2003-04	1,104	0	166	99	66	148	88	60	(11)	(7)
2004-05 to 2008-09	315	0	47	28	19	134	102	32	74	13
2009-10 to 2013-14	0	0	0	0	0	0	0	0	74	13
2015-16 to 2018-19**	1,250	0	188	113	75	1,000	700	300	588	238
2019-20 to Plan Duration**	1,250	0	188	113	75	1,000	700	300	1,175	463
<b>Total Affordable Units Over Life of the Plan</b>			<b>588</b>	<b>353</b>	<b>235</b>	<b>2,282</b>	<b>1,590</b>	<b>692</b>	<b>1,175</b>	<b>463</b>

<sup>1</sup> Total Units Produced within the Project Area based on information from 2004-05 Implementation Plan, 2007 Mid-Term Review of the 2004-05 Implementation Plan and information from City Staff.

<sup>2</sup> Affordable Units Required based on actual or estimated Total Units Produced during each planning period within the Project Area pursuant to CRL Section 33413 (b).

<sup>3</sup> Affordable Units Produced based on actual or estimated affordable units produced (or covenants purchased) during each planning period inside or outside the Project Area.

<sup>4</sup> The surplus affordable units in a 10-year period may be applied against the unit production requirements during the following ten-year compliance period, while any deficit affordable units must be first produced during the following ten-year compliance period.

\*\* Pursuant to the Agency's Implementation Plan for FY 2004-05 through 2008-09, 2,500 housing units were projected to be developed between FY 2015-16 and the end of the plan durations (2033). It is assumed that 80% of these units will be affordable and that 70% will be affordable to low and moderate income households with 30% available to very low income households.

NOTE: All Figures Rounded

### Planning Period Production Needs

The Agency does not directly develop or substantially rehabilitate housing units. However, per Section 33413(b) of the CRL, not less than 15% of the units produced by persons or entities other than the Agency must be affordable to low and moderate income households. Not less than 40% of the required affordable units must be available to very low income households at an affordable housing cost. In addition, to satisfy the Agency's production requirements, new or substantially rehabilitated units must have recorded 45-year income restrictions or covenants for occupied units and 55-year income restrictions or covenants for rental units. The affordable housing units may be constructed inside or outside the Project Areas, but units outside of the Project Areas may only be counted on a 2-for-1 basis. The Agency may also purchase affordability covenants on very-low or low-income multifamily units.

## **SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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### **Affordable Units Produced or Reserved**

Per Section 33413(b)(4), the affordable housing production requirements must be met every ten years, which would reflect the compliance planning period ending June 30, 2014. If the Agency requirements are not met by the end of each 10-year period, the Agency shall meet these goals on an annual basis until the requirements for the 10-year period are met. If the Agency has exceeded the requirements within the 10-year planning period, the Agency may count the units that exceed the requirement in order to meet the requirements during the next 10-year period.

It is important to note according to City staff, no new housing units are expected to be developed over the next 5 years due to the regional downturn in housing development and a lack of private sector interest. Table 2 reflects this assumption and shows no new housing units produced between fiscal year 2009-10 and 2013-14. However, if possible, the Agency would like to pursue the purchase of income-restrictive covenants on the existing units pursuant to CRL Section 33413(b)(2)(B), which would allow the very low-income covenants purchased to be applied to the Agency's production requirements.

As shown in Table 2 on the previous page, the Agency currently has a surplus of 74 low and moderate income units and 13 very low income units through the end of fiscal year 2008-09. Therefore, the Agency has met its requirements for very low-income units to date. Additionally, the Agency may exercise the option to negotiate with developers in the future to lower the number of very low-income and low-income covenants which the Agency needs to purchase while offering developers more profitable unit mixes for their projects.

### **Production Needs over Duration of Redevelopment Plan**

Based on projections contained in the Agency's fiscal year 2004-05 through 2008-09 Implementation Plan, it is expected that projects completed during the second five-year period addressed in this Compliance Plan (fiscal years 2014-15 through 2018-19) will yield approximately 1,250 residential units in the Project Areas. The potential development will trigger a requirement for 75 very low-, and 113 low- or moderate-income restricted units. Based on the assumption that 80 % of all units produced during this time period will be available to very low, low and moderate income household, the surplus of affordable units during this time period is estimated at 588 low to moderate income units and 238 very low income units.

As shown in Table 2, between fiscal year 2019-20 through the duration of the Redevelopment Plans (the last of which expires in 2033), the potential development in the Project Areas may yield an additional 1,250 units. As with the anticipated development between fiscal year 2013-14 through 2018-19), this development will trigger a requirement for 75 very low-, and 113 low- or moderate-income restricted units. However, it is assumed that 80 % of these units will be available to very low, low and moderate income household. When the surplus units from the previous five year period (i.e., fiscal year 2015-16 through 2018-19), the affordable unit surplus increases further to a total of 1,175 low to moderate income units and 463 very low income units.

### **Replacement Housing Needs**

The CRL requires that whenever dwelling units housing low and moderate income households are destroyed as part of an Agency project, the Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated. These units must provide at least the same number of bedrooms destroyed, and 100% of the replacement units must be affordable to the same income categories (i.e. very low, low, and moderate) as those removed. The Agency receives a full credit for replacement units created inside or outside the Project Areas.

The Agency's Housing Compliance Plan activities over the previous Implementation Plan period (i.e., fiscal year 2004-05 through 2008-09) did not result in the destruction of existing low and moderate income units. As shown in Table 1, no housing units are expected to be developed during the next five-year

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

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Implementation Plan period (i.e., fiscal year 2009-10 through 2013-14), and the Agency does not anticipate the destruction or removal of housing units during this time.

### Low and Moderate Income Housing Fund

The Agency's primary source of funding for housing program implementation is the annual set-aside deposits of 20 % of the Agency's total tax increment in the low-and-moderate-income Housing Fund. The CRL requires that not less than 20 % of all tax increment revenue allocated to the Agency must be used to increase, improve, and preserve the community's supply of housing available, at affordable housing cost, to

Fiscal Year	LMIHF Deposits	
	Annual	Cumulative
2009-10	\$ 1,040,850	\$ 1,040,850
2010-11	1,022,634	2,063,484
2011-12	1,046,750	3,110,234
2012-13	1,071,348	4,181,582
2013-14	1,096,438	5,278,020

*Source: RSG Tax Increment Projections, December 2009.*

persons and families of very low-, low-, and moderate-incomes. Table 2 below presents a projection of housing fund revenues and estimated expenditures including the amounts that may be available for housing production activities over the 10-year planning period.

In accordance with CRL section 33490(a)(2)(A)(i) and based on actual deposits and expenditures to and from the LMIHF in the preceding years, RSG worked with City staff to project the LMIHF deposits for the next five year period, as shown in Table 3 above. It is assumed that the 20 % of increment deposit to the LMIHF will grow by a conservative 2 % annual rate.

Beginning on July 1, 2009, the Agency had a LMIHF balance of \$2,990,731. Annual deposits to the LMIHF are expected to be approximately \$1 million. It is assumed that the 20 % of tax increment deposited to the LMIHF will grow by a conservative 2 % annual rate.

#### Targeting of LMIHF Expenditures

As set forth by Section 33334.4 of the CRL, each agency shall expend, over the duration of the 10-year compliance plan period moneys in the LMIHF in proportion to the community needs, both in terms of the income categories as well as for non age-restricted units for low-income households.

#### *Income Categories Assisted*

Pursuant to Section 33334.4(a) of the CRL, LMIHF expenditures must be expended to assist housing for very low- and low-income households in at least the same proportion as the total number of housing units needed for each of those income groups bears to the total number of units needed for persons of very low- and low-income within the community, as determined by the Regional Housing Need Allocation (RHNA). The current RHNA numbers, prepared by the Southern California Association of Governments for the period 2006 through 2014, reflect a Citywide need for 6,844 affordable housing units including 2,206 moderate-income units, 1,931 low-income units, and 2,707 very low-income units. For LMIHF expenditure purposes, the RHNA numbers reflect a minimum proportional expenditure obligation of 39.6% for very low-income households, and 28.2% for low income households, while not more than 32.2% of LMIHF may be expended to assist moderate-income households.

## SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS

### Five Year Implementation Plan 2009-10 through 2013-14

During the first five years of the current compliance plan period (2004-05 through 2013-14), the Agency expended approximately \$5.3 million from the LMIHF. As shown in Table 4 on the following page, the Agency exceeded the legally mandated minimum expenditures over the last five-year period and spent over 90% of LMIHF on very low and low income housing.

Over the next five years of the compliance planning period, available LMIHF revenue needs to be allocated based on these RHNA-based ratios. As summarized in the table below, it is estimated that of the \$5.3 deposited in the LMIHF at least \$2.4 million and \$2.6 million would need to be allocated to very low- and low-income housing, respectively.

**TABLE 4 - SAN JACINTO LMIHF PROPORTIONAL EXPENDITURE ALLOCATION**

Income Level	RHNA Allocation (Units) <sup>1</sup>	Housing Expenditure Targeting Requirement (% of Total)	Previous 5 Year Expenditures 2004-5 thru 2008-9		Next 5 Year Expenditures 2009-10 thru 2013-14 <sup>2</sup>		Cumulative 10 Year Expenditures 2004-5 thru 2013-14	First 5 Years of Next Compliance Planning Period 2014-15 thru 2018-19 <sup>3</sup>
			Actual %	%	Actual %	%		
Very-Low Income	2,707	39.6%	\$2,381,135	44.7%	\$2,357,138	44.7%	\$4,738,273	\$6,375,643
Low-Income	1,931	28.2%	\$2,630,012	49.3%	\$2,603,507	49.3%	\$5,233,519	\$4,547,974
Moderate-Income	2,206	32.2%	\$320,606	6.0%	\$317,375	6.0%	\$637,981	\$5,195,666
	<b>6,844</b>	<b>100.0%</b>	<b>\$5,331,753</b>	<b>100.0%</b>	<b>\$5,278,020</b>	<b>100.0%</b>	<b>\$10,609,773</b>	<b>\$16,119,284</b>

Age Category of Low-Income Households	CHAS Allocation (Households) <sup>4</sup>	Housing Expenditure Targeting Requirement (% of Total)	Previous 5 Year Expenditures 2004-5 thru 2008-9		Next 5 Year Expenditures 2009-10 thru 2013-14 <sup>2</sup>		Cumulative 10 Year Expenditures 2004-5 thru 2013-14	First 5 Years of Next Compliance Planning Period 2014-15 thru 2018-19 <sup>2</sup>
			Actual %	%	Actual %	%		
Non-Senior	2,718	60.5%	\$4,112,459	77.1%	\$3,191,470	60.5%	\$7,303,929	\$9,746,877
Senior	1,777	39.5%	\$1,219,294	22.9%	\$2,086,550	39.5%	\$3,305,844	\$6,372,407
	<b>4,495</b>	<b>100.0%</b>	<b>\$5,331,753</b>	<b>100.0%</b>	<b>\$5,278,020</b>	<b>100.0%</b>	<b>\$10,609,773</b>	<b>\$16,119,284</b>

<sup>1</sup> Southern California Regional Housing Needs Assessment, Final 2007

<sup>2</sup> 09/10 thru 13/14 - amounts committed for next Plan period per Agency planned projects/programs

<sup>3</sup> Expenditures based on City data and RHNA #s.

<sup>4</sup> Data of low income households under the age of 65 is not readily available from the Census. The nearest metric for such Census data represents households under the age of 62 (available via the Comprehensive Housing Affordability Strategy at <http://socd>.)

Source: SCAG; State of Cities Data System; and HUD

### *Family and Senior Housing Expenditure Obligations/Limitations*

Section 33334.4(b) of the CRL requires that LMIHF expenditures to assist housing that is available to all persons regardless of age, be in at least the same proportion as the total number of low-income households with a member under age 65 years bears to the total number of very low- and low-income households in the community, as reported in the most recent Census. The legislative intent of the CRL is to limit the amount of LMIHF moneys that a community may spend to assist in developing age-restricted senior citizen housing units to the detriment of developing affordable family housing units. However, data relating to low-income households under the age of 65 is not readily available from the Census. Therefore, data derived from the Federal Department of Housing and Urban Development State of the Cities Data Systems (“SOCDS”), specifically the Comprehensive Housing Affordability Strategy (“CHAS”), has been utilized to determine the proportionality analysis required by CRL Section 33334.4(b). The CHAS uses an extrapolation of Census data to calculate the number of low income households under the age of 62; which is the data that may be closest to that which is required by the CRL and therefore used in this Plan. According to this data, approximately 40% of the City’s Census 2000 low income households were over the age of 62, and therefore not more than 40% of the Agency’s housing fund revenues (approximately \$2 million of the \$5.3 million) could be expended on senior housing projects. As shown in Table 4 above, actual Agency expenditures for senior housing projects totaled approximately \$1.2 million, or 23% of LMIHF. Thus, the Agency is in full compliance with legal requirements, as senior housing expenditures did not exceed this 40% limit. Similarly, during the next 5 years of the current compliance planning period, it is projected that the Agency should expend no more than approximate \$2 million towards senior housing.

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Pursuant to CRL Section 33490(a)(2)(C)(iv), the amount of LMIHF revenues spent to assist units available to families with children (i.e., non-senior) during the previous five-year period is shown in Table 4 above. The number of units, location, and level of affordability associated with these expenditures is shown on Table 5 on the following page.

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**TABLE 5  
FAMILY UNITS ASSISTED WITH LMIHF - PRIOR 5 YEAR PERIOD**

Location	Affordability Level			Total Units
	Very Low	Low	Moderate	
<b>Sante Fe Villas - Sante Fe St. between Esplanade Ave. and Oakwood St.</b>	<b>32</b>	<b>30</b>	<b>18</b>	<b>80</b>
<b>Terracina - Southeast of Santa Fe St., south of Oakwood St.</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>54</b>
<b>Housing Rehabilitation Program</b>	<b>4</b>	<b>13</b>	<b>6</b>	<b>23</b>
472 E. Mead Street	0	1	0	
392 E. Main Street	1	0	0	
223 Mt. McKinley Place	1	0	0	
686 San Marcos	0	1	0	
163 S. San Jacinto Ave.	0	1	0	
605 Santa Fe Avenue	0	1	0	
674 San Marcos	0	1	0	
550 E. Main Street	1	0	0	
575 Hewitt Street	1	0	0	
379 W. 2nd Street	0	0	1	
704 Santa Fe Avenue	0	1	0	
1161 Zion Court	0	0	1	
446 Camino Corte	0	1	0	
600 Porterfield Drive	0	1	0	
463 E. Evans Street	0	1	0	
638 Old Second Street	0	0	1	
216 E. Second Street	0	0	1	
655 N. San Marcos Pl.	0	0	1	
592 S. Soboba Ave.	0	1	0	
470 Bryce Canyon Way	0	1	0	
301 S. Wateka	0	1	0	
568 Cypress Avenue	0	0	1	
312 E. Evans Street	0	1	0	
<b>Emergency Wind Damage Grant</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>40</b>
1499 Old Mountain Ave, #168	0	1	0	
2230-1 Lake Park Drive	0	1	0	
1600 S. San Jacinto Avenue, #53	0	1	0	
655 E. Main Street, #86	0	1	0	
2230 Lake Park Drive, #242	0	1	0	
999 S. Santa Fe, #30	0	1	0	
605 N. Brinton	0	1	0	
2230 Lake Park Drive, #131	0	1	0	
1008 Blodgett Street	0	1	0	
996 Blodgett Street	0	1	0	
999 S. Santa Fe, #78	0	1	0	
800 West Community College Drive, #1	0	1	0	
800 West Community College Drive, #214	0	1	0	
913 South Grand Avenue	0	1	0	
265 West 6th Street	0	1	0	
1502 Western Village Drive	0	1	0	
261 East 2nd Street	0	1	0	
178 South Jordan Avenue	0	1	0	
913 South Grand Avenue, #50	0	1	0	
449 Wimbeldon Drive	0	1	0	
1499 Old Mountain Avenue, #143	0	1	0	
655 East Main Street, #59	0	1	0	
244 Yosemite Way	0	1	0	
1600 South San Jacinto #61	0	1	0	
480 East Shaver	0	1	0	
282 East First Street	0	1	0	
999 South Sante Fe Avenue, #39	0	1	0	
800 West Community College, #172	0	1	0	
1521 Potter Road	0	1	0	
485 Idyllwild Drive, #38	0	1	0	
1600 South San Jacinto Avenue, #12	0	1	0	
973 Leonard Lane	0	1	0	
999 S. Sante Fe, #9	0	1	0	
1600 South San Jacinto	0	1	0	
1280 Cedar Breaks Way	0	1	0	
655 East Main Street, #51	0	1	0	
1499 Old Mountain Avenue, #162	0	1	0	
1600 South San Jacinto Avenue, #142	0	1	0	
655 East Main Street, #15	0	1	0	
1499 Old Mountain Avenue, #84	0	1	0	
<b>TOTAL UNITS ASSISTED</b>	<b>36</b>	<b>137</b>	<b>24</b>	<b>197</b>

Source: City of San Jacinto, 2010.

**SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

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**Proposed Housing Programs and Potential Projects**

The Agency may, to the extent permitted by law and land use designation, inside or outside the Project Areas, acquire land, sell or lease land, donate land, improve sites, acquire affordability covenants, construct or rehabilitate structures, or use any other method authorized by the CRL, in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining affordable housing within the City. Pursuant to CRL sections 33490(a)(1)(A) and 33490(a)(2)(A)(iii), the table below describes the housing programs and potential projects that may be implemented with the expenditure of LMIHF moneys over the next five-year period. The following programs and projects are designed to assure that the Agency is the beneficiary of long-term income restrictions and covenants.

Project / Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Single Family Housing Rehabilitation Program</b></p> <p>This program will provide grants and other assistance to single-family owner-occupied homeowners for major and minor repairs, renovations and rehabilitation. Eligible improvements may include correcting building code violations, painting, roofing, heating and ventilation repairs, plumbing repairs/replacement, electrical upgrades/repairs, window and door replacement and structural repairs.</p> <p>This project will alleviate blighting conditions including old and deteriorating structures.</p> <p><i>Timeline.....2010-2014</i></p>	<p>\$1,000,000</p>	 <p>LIVE</p>  <p>INVEST</p>
<p><b>Enhanced Senior Grant Program/Mobile Home Park Maintenance</b></p> <p>This program provides grants to income qualified homeowners for emergency repairs to single family homes and mobile homes, such as unsanitary plumbing, hazardous electrical, sewer line or septic failures, or other catastrophic damage to homes.</p> <p>This project will alleviate blighting conditions including old and deteriorating structures.</p> <p><i>Timeline.....2010-2014</i></p>	<p>\$1,500,000</p>	 <p>LIVE</p>  <p>INVEST</p>

**SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

Five Year Implementation Plan 2009-10 through 2013-14

Project / Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Down Payment Assistance Program</b></p> <p>This program has the following two components:</p> <ul style="list-style-type: none"> <li>• Grants to qualified homebuyers for down payment, substantial rehabilitation (i.e., the cost of rehabilitation is at least 25% of the value of the home) and closing costs; and</li> <li>• Grants to qualified homebuyers for down payment assistance and closing costs.</li> </ul> <p>Affordability restrictions are recorded to make units available to low to moderate income families for a period of 45 years.</p> <p><i>Timeline.....2010-2014</i></p>	<p>\$600,000</p>	 <p>LIVE</p>  <p>INVEST</p>
<p><b>Rental Housing Rehabilitation Program</b></p> <p>This program would provide loans and other assistance to rehabilitate and/or renovate rental housing units.</p> <p>This project will alleviate blighting conditions including old and deteriorating structures.</p> <p><i>Timeline.....2010-2014</i></p>	<p>\$550,000</p>	 <p>LIVE</p>  <p>INVEST</p>
<p><b>Developer Assistance Acquisition and Rehabilitation Program Rental Property</b></p> <p>Where possible, the Agency may work in connection with non-profit housing developers to acquire or develop affordable rental properties, including those with expiring affordability restrictions. These properties would be developed or rehabilitated and affordability restrictions would be established or re-established to make the units available to low income families for a period of 55 years.</p> <p>This project will alleviate blighting conditions including old and deteriorating structures.</p> <p><i>Timeline.....2010-2014</i></p>	<p>\$775,000</p>	 <p>LIVE</p>  <p>INVEST</p>  <p>CLEAN</p>

**SAN JACINTO & SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS**

Five Year Implementation Plan 2009-10 through 2013-14

Project / Description	Estimated Redevelopment Investment	Goals Achieved
<p><b>Developer Assistance Acquisition and Rehabilitation Program Purchase Property</b></p> <p>Where possible, the Agency may work in connection with non-profit housing developers to acquire or develop affordable properties for purchase, including those with expiring affordability restrictions. These properties would be developed or rehabilitated and affordability restrictions would be established or re-established to make the units available to low income families for a period of 45 years.</p> <p>This project will alleviate blighting conditions including old and deteriorating structures.</p> <p>Timeline.....2010-2014</p>	<p>\$775,000</p>	 <p>LIVE</p>  <p>INVEST</p>  <p>CLEAN</p>
<p><b>Total Estimated Redevelopment Investment</b></p>	<p><b>\$5,200,000</b></p>	

*Housing Element Consistency*

Because this Compliance Plan focuses on providing housing for very low-, low-, and moderate-income households, who are generally the most difficult segment of the community to provide housing for, it is clearly consistent with the Housing Element's goal to provide housing for all economic groups within the Project Areas. Both this Compliance Plan and the Housing Element state that there is a definite need to ensure an adequate supply of housing for the lower income segments of the community.

A major focal point of the goals, policies, and objectives of the Housing Element is to provide housing for all economic segments of the Project Areas, especially lower income families. Because the major goal of this Compliance Plan is also to provide housing for these lower income households, and the proposed plans and programs for improving the supply of affordable housing in the Project Areas presented in this Compliance Plan are similar to plans and policies of the Housing Element, there is clearly consistency between the Compliance Plan and the Housing Element.