HOUSING COMPLIANCE PLAN

Ten-Year Outlook of Affordable Housing

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.

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.

<u>Terracina Affordable Housing Project</u> – 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.

<u>Santa Fe Villas Affordable Housing Project</u> – 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

TABLE 1
UNITS CONSTRUCTED OR REHABILITATED IN PROJECT AREAS

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

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

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 [1]		Affordable Units Required [2]			Affordable Units Produced [3]			Unit Surplus (Deficit) [4]	
	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
Total Affordable Units Over Life of the Plan			**588**	**353**	**235**	**2,282**	**1,590**	**692**	**1,175**	**463**

[1] *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.*

[2] *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).*

[3] *Affordable Units Produced based on actual or estimated affordable units produced (or covenants purchased) during each planning period inside or outside the Project Area.*

[4] *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.

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

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

TABLE 3 - PROJECTED LOW/MOD SET ASIDE DEPOSITS

Fiscal Year	LMIHF Deposits Annual	LMIHF Deposits 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.

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 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.

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)[1]	Housing Expenditure Targeting Requirement (% of Total)	Previous 5 Year Expenditures 2004-5 thru 2008-9	Actual %	Next 5 Year Expenditures 2009-10 thru 2013-14 [2]	%	Cumulative 10 Year Expenditures 2004-5 thru 2013-14	First 5 Years of Next Compliance Planning Period 2014-15 thru 2018-19 [3]
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
	6,844	**100.0%**	**$5,331,753**	**100.0%**	**$5,278,020**	**100.0%**	**$10,609,773**	**$16,119,284**

Age Category of Low-Income Households	CHAS Allocation (Households)[4]	Housing Expenditure Targeting Requirement (% of Total)	Previous 5 Year Expenditures 2004-5 thru 2008-9	Actual %	Next 5 Year Expenditures 2009-10 thru 2013-14 [2]	%	Cumulative 10 Year Expenditures 2004-5 thru 2013-14	First 5 Years of Next Compliance Planning Period 2014-15 thru 2018-19 [2]
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
	4,495	**100.0%**	**$5,331,753**	**100.0%**	**$5,278,020**	**100.0%**	**$10,609,773**	**$16,119,284**

[1] *Southern California Regional Housing Needs Assessment, Final 2007*
[2] *09/10 thru 13/14 - amounts committed for next Plan period per Agency planned projects/programs*
[3] *Expenditures based on City data and RHNA #s.*
[4] *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.

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.

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

Location	Affordability Level Very Low	Low	Moderate	Total Units
Sante Fe Villas - Sante Fe St. between Esplanade Ave.and Oakwood St.	***32***	***30***	***18***	***80***
Terracina - Southeast of Santa Fe St., south of Oakwood St.	***0***	***54***	***0***	***54***
Housing Rehabilitation Program	***4***	***13***	***6***	***23***
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*	
Emergency Wind Damage Grant	***0***	***40***	***0***	40
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 Drvie, #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*	
TOTAL UNITS ASSISTED	**36**	**137**	**24**	**197**

Source: City of San Jacinto, 2010.

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
Single Family Housing Rehabilitation Program 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. This project will alleviate blighting conditions including old and deteriorating structures. *Timeline...2010-2014*	$1,000,000	LIVE INVEST
Enhanced Senior Grant Program/Mobile Home Park Maintenance 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. This project will alleviate blighting conditions including old and deteriorating structures. *Timeline...2010-2014*	$1,500,000	LIVE INVEST

Project / Description	Estimated Redevelopment Investment	Goals Achieved
Down Payment Assistance Program This program has the following two components: • 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 • Grants to qualified homebuyers for down payment assistance and closing costs. Affordability restrictions are recorded to make units available to low to moderate income families for a period of 45 years. *Timeline...2010-2014*	$600,000	LIVE INVEST
Rental Housing Rehabilitation Program This program would provide loans and other assistance to rehabilitate and/or renovate rental housing units. This project will alleviate blighting conditions including old and deteriorating structures. *Timeline...2010-2014*	$550,000	LIVE INVEST
Developer Assistance Acquisition and Rehabilitation Program Rental Property 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. This project will alleviate blighting conditions including old and deteriorating structures. Timeline...2010-2014	$775,000	LIVE INVEST CLEAN

Project / Description	Estimated Redevelopment Investment	Goals Achieved
Developer Assistance Acquisition and Rehabilitation Program Purchase Property 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. This project will alleviate blighting conditions including old and deteriorating structures. Timeline..2010-2014	$775,000	LIVE INVEST CLEAN
Total Estimated Redevelopment Investment	**$5,200,000**	

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.