

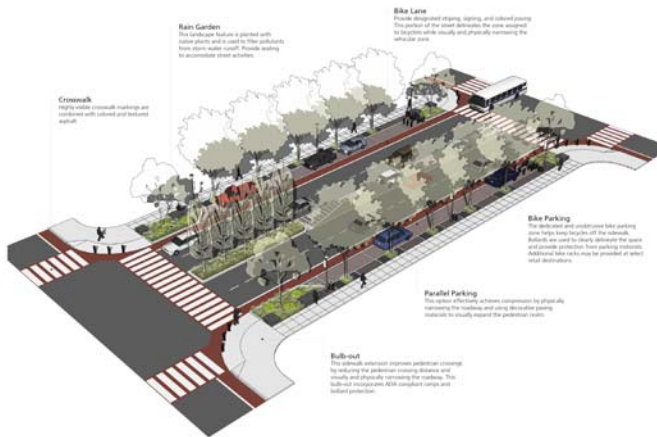
Eden Area Redevelopment Project & Alameda County-City of San Leandro Redevelopment Project Area Five-Year Implementation Plan FY 2009/10 – 2013/14



Cherryland Sidewalks Project



159th & Coelho Drive Access to BART



CONCEPT RENDERING
Castro Valley Blvd Streetscape Project Alameda County Redevelopment Agency
Castro Valley Streetscape Project



Hillcrest Knolls Park Expansion



Cherryland Community Gateway



San Lorenzo Farmers Market

Eden Area Redevelopment Project & Alameda County-City of San Leandro Redevelopment Project Area Five-Year Implementation Plan FY 2009/10 – 2013/14

Introduction

The Redevelopment Agency of the County of Alameda (Agency) has adopted two redevelopment plans. The City of San Leandro Redevelopment Agency and the Alameda County Board of Supervisors adopted the Redevelopment Plan for the Alameda County-City of San Leandro Redevelopment Project Area (Joint Project Area), on July 12, 1993. The original Redevelopment Plan identified the San Leandro Redevelopment Agency as the administrator for the entire Project Area. In June 2001, special State legislation authorized the City and County to exercise control over the administration, planning and implementation of projects within each of their respective portions of the Project Area. Additionally, The Alameda County Board of Supervisors adopted the Redevelopment Plan for the Eden Area Redevelopment Project (Eden Project Area) on June 8, 2000. The purpose of both Plans is to address the physical and economic blight found within certain unincorporated communities of Alameda County.

Each Project Area includes a number of conditions that are specified in the California Redevelopment Law (CRL) as characteristic of blight. Broadly stated, these conditions include physical deterioration of buildings and facilities both public and private, inadequate public improvements and facilities that are essential to the health and safety of local residents and businesses, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare. The overall objective within a Redevelopment Project Area is to work towards elimination of these blighted conditions.

In accordance with California Assembly Bill 1290, each redevelopment agency must prepare an Implementation Plan (Plan) every five years, and conduct a review of the Plan once within the five year term. The Plan identifies several major goals and objectives and outlines specific projects, programs and tax increment expenditure allocations that direct the Redevelopment Agency in its efforts to alleviate blight. The Joint Project Area is comprised of the Ashland community. The communities of Castro Valley, Cherryland, Foothill, Mount Eden, and San Lorenzo make up the Eden Project Area. A Map is located in the Appendix that shows the boundary relationships of all six of the communities that make up both Project Areas. Goals and objectives within the Implementation Plan are established according to the individual needs of each of the individual "Sub-Area" communities. In addition, each Sub-Area has a separate accounting for tax increment, budget and expenditures.

Implementation Plan Overview

The purpose of an Implementation Plan is to set priorities. The Plan outlines the Agency's goals, objectives and proposed activities in its efforts to alleviate blight in the Project Areas. A Plan's goals and objectives are broad in nature and include a program of activities. This allows the Agency to respond to new issues and opportunities as they arise, while remaining flexible in its implementation of near-term revitalization efforts within a Project Area over a five-year period.

The Implementation Plan includes both a commercial redevelopment component and a housing component. The commercial redevelopment component outlines the strategies and expenditures that will eliminate blight within the Project Area. The housing component outlines the strategies and expenditures for housing production within the Project Area, specifically addressing the statutory requirements for the production of affordable housing, and the expenditure of the 20% Housing Set Aside.

- **Section 1** of this report will provide a review of the Agency's accomplishments during the previous Implementation Plan period.
- **Section 2** of this report will provide the Agency's Goals and Objectives and a summary of the Agency's proposed activities for blight alleviation within the Project Areas.
- **Section 3** provides the detail description of each of the Agency's proposed activities for blight alleviation for the current Implementation Plan period for each specific Sub-Area community with the Project Areas.
- **Section 4** provides an overview of the Agency's budget, and future tax allocations projected for the term of the Implementation Plan.
- **Section 5** provides a description of the requirements that govern the distribution of the housing set-aside funds and how the Agency intends to meet these requirements.

Section 1: ACCOMPLISHMENTS 2004 – 2009

The following provides a brief summary of the completed programs and projects funded during the FY 2004/05 through 2008/09 Five-Year Implementation Plan.

- ✓ **E 14th St / Mission Boulevard Streetscape Improvement Project Phase I**
The first phase of the E. 14th Street/Mission Blvd. (E. 14th Street between 159th and 162nd) streetscape improvement project was completed in Spring 2005. The project provided widened sidewalks, intersection bulb-outs, street trees, planted medians, and street furniture and undergrounding the utilities and was the first large scale blight removal project that benefited the Ashland community.
- ✓ **Ashland Community Transit Access Project - (ACTAP)**
The Ashland Community Transit Access Project, a sidewalk and pedestrian improvement project was completed in the fall of 2007. The Redevelopment Agency worked with local community groups in Ashland to develop the design of this project. The \$2.3M project greatly improves the quality of life for residents of Ashland, as it allows pedestrians to walk safely to and from the large commercial and residential corridor of E. 14th Street and connect to Bayfair Mall and Bayfair BART. Sidewalks have replaced an unpaved area along the flood control channel. Landscaping and major traffic calming elements have added to the beautification of this heavily traveled route.
- ✓ **Castro Valley Redevelopment Strategic Plan**
The Castro Valley Redevelopment Strategic Plan was adopted in December 2006 and identified redevelopment priorities for Castro Valley that included three catalyst sites along the Castro Valley Boulevard commercial corridor. The Village District surrounding the Castro Village Shopping Center was identified as the first priority of the catalyst area. The Agency has begun work with property owners to address new development opportunities and shared parking plans.
- ✓ **Castro Valley Streetscape Improvements**
The 2006 Castro Valley Redevelopment Strategic Plan included a master plan streetscape design for Castro Valley Boulevard that will include widened sidewalks, intersection bulb-outs, street trees, planted medians, and street furniture such as bus shelters, benches, and trash cans. This master plan will promote a pedestrian friendly streetscape environment as set forth in the strategic plan. Engineering Design documents for Phase I of the Castro Valley Streetscape Project, from Redwood Road to San Miguel, were completed in the spring of 2009. Construction is to be completed during the fall of 2010.
- ✓ **Castro Valley Farmers' Market**
Beginning in May 2005, the Urban Village Farmers' Market Association (UVFMA) has been operating a farmers' market annually between May and October at the Castro Valley BART parking lot fronting Redwood Road. The Agency sponsors the farmers' market by providing funding for permit fees related to the operation of the market on the Castro Valley BART parking lot.
- ✓ **Cherryland Sidewalks Project**
Phase I of the Cherryland Sidewalks Project was completed in the fall of 2007 and included Western Boulevard, Sunset Boulevard, Willow Avenue, and Princeton Street. Improvements also included the student drop-off area on Willow for the Cherryland Elementary School. In addition to the new tree-lined sidewalks, the County installed storm drains to eliminate the pooling of water

and flooding that previously forced people to walk out in the roadway. There are also raised crosswalks marked in red that help to draw a driver's attention to pedestrians while crossing the street, tree bulb outs (concrete planters with planted trees that sit out in the roadway), and intersection bulb-outs where the street corners jut out further into the roadway. All of these improvements when combined together create a safer walking environment that is also visually appealing.

- ✓ **Cherryland Community Gateway Sign**
In the winter of 2008, the Cherryland gateway sign at Mission and Hampton was installed. The sign design includes an outline of the Meek Estate and reflects the area's horticultural past. Landscaping around the sign will be completed as part of the construction of the second phase of the Cherryland sidewalk project.
- ✓ **Hillcrest Knolls Gateway Sign**
The Agency funded the fabrication and construction of two new gateway signs. The Agency and community worked together to design the signs. The gateway signs were completed in September 2008. They are installed at both north and south entry points of the community.
- ✓ **Hillcrest Knolls Park Expansion**
The Agency partnered with the Hayward Area Recreation District (HARD) to expand the Hillcrest Knolls Park. The project expanded the park by approximately three quarters of an acre, and included the following amenities: a basketball court, additional picnic areas, a six-station par course, drinking fountains, turf and trees; and a rubberized all-weather walking track path that surrounds the new park area. The Agency contributed \$48,800 for the construction of the track, which was installed in the summer of 2007.
- ✓ **Mt. Eden Sewer and Utility Connection Assistance Project**
The Agency, County of Alameda and City of Hayward prepared the Annexation and Public Improvement Agreement to allow for the two-phase annexation of Mt. Eden. The Agency will make annual reimbursement payments to the City of Hayward from tax increment generated by the Mt. Eden Sub Area to pay for public improvements such as water, sewer and storm drain infrastructure. Phase I has been completed.
- ✓ **Chamber Expansion**
In late 2008, the Castro Valley Chamber of Commerce, with financial assistance from the Agency, expanded the Chamber to make its services available to businesses located in the Ashland, Cherryland and San Lorenzo Areas. This expansion would further the goals of the Agency's Economic Development Strategic Plan. The Chamber changed its name to the Castro Valley / Eden Area Chamber of Commerce.
- ✓ **San Lorenzo Farmers Market**
In the spring of 2009, the Agency worked with the Pacific Coast Farmers Market Association to identify a location to begin a farmers market in the San Lorenzo Community. The market opened in May and is located on Hesperian Boulevard between Paseo Grande and Via Mercado and will operate through November. The Agency sponsored the farmers market by providing street banners, and signage to promote the market.
- ✓ **Cherryland Beautification Newsletter**
A newsletter highlighting local neighborhood beautification projects along with educational information regarding the potential code violations on residential properties was developed with the Cherryland Community Association utilizing redevelopment funds.
- ✓ **Kent Street Senior Housing Project**
The Kent Street Project, awarded through a competitive process by the County to Mercy Housing, is an 83-unit senior apartment project located within the Joint Project Area. The Agency provided a total of \$328,972 in housing set-aside funds towards the project. As a provision of these funds, all 83 apartments will be restricted for 55 years to seniors with very low and low – moderate household income levels to achieve the Agency's housing production requirement.
- ✓ **Ashland Village Housing Project**
Eden Housing Inc, acquired the 142-unit apartment development known as Ashland Village Apartments, located at 1300 Kentwood Lane, and plans to build a community center and rehabilitate all of the units. The total project cost is \$34.7 million and the Agency contributed \$6.5 million and will be funded with \$2 million from the Joint Project Area housing set-aside funds and

\$4.5 million from the Eden Area housing set-aside funds (\$1.5 million from each of the Castro Valley, Cherryland, and San Lorenzo Sub-Areas). As a requirement of the Agency loan, Eden will restrict 140 units for very-low and low income at affordable rents for 55 years.

- ✓ **Street Banners Project**

Community identification banners designed to acknowledge distinct and unique neighborhoods were installed in both the Ashland and Castro Valley communities. As part of the streetscape project, in 2005 community identification banners were installed on the new light poles along E 14th Street. In October 2004, a pilot program was launched in Castro Valley to install holiday banners. This program has been expanded to include the local farmers' market and "Welcome to Castro Valley" banners, which are rotated throughout the year along Castro Valley Boulevard and Redwood Road.
- ✓ **Economic Development Strategic Plan**

The Economic Development Strategic Plan for the Unincorporated Areas of Alameda County was adopted by the Board of Directors in July 2007. This plan is intended to guide the future economic development process and document the primary vision, goals, and objectives of the community. The strategies devised through this process will help to inform the County when recruiting, retaining and expanding businesses; provide direction for new commercial development projects; create mechanisms to support local businesses; and, strengthen ties with area Chambers of Commerce and local merchant groups. A Work Plan, including a staffing assessment, was developed to refine the activities the County would undertake over the next five years, including hiring one new full-time staff person to implement the Plan. The Redevelopment Agency filled this position in 2008.
- ✓ **Single Family Housing Rehabilitation Program**

The Redevelopment Agency currently provides funding for major and minor home repairs to homeowners through the Single Family Housing Rehabilitation Program. To date the program has provided assistance to over 156 primarily low and very low-income households throughout the redevelopment project areas.
- ✓ **Enhanced Code Enforcement Program**

In 2007, in an effort to improve the physical appearance of the local businesses within the community the Agency funded a 6-month "Enhanced Code Enforcement" pilot program. The Enhanced Code Enforcement Program included funding that allowed for routine property site visits to all commercial properties throughout the Project Areas. The purpose of the inspections by a County Code Enforcement Officer was to identify any property conditions that were in violation of the property maintenance obligations as outlined in the County's Neighborhood Preservation and Alameda County Zoning Ordinances (i.e. graffiti, excess signage, debris and weeds, and buildings in disrepair). In addition to the property site visit, written educational materials were distributed that provided information regarding access to free paint and graffiti removal; signage allotment; and façade improvement program assistance. In its first year the Enhanced Code Enforcement program assisted property owners and tenants in cleaning up 462 properties found to have code violations.
- ✓ **Facade Improvement Program (FIP)**

The Commercial Facade Improvement Program provides low interest forgivable loans for commercial façade improvements and architectural designs to business owners and tenants whose business is located within the Project Areas. The goal of the program continues to focus on revitalization of commercial corridors by improving the appearance of existing businesses. Thirty four (34) projects were completed during the last five-year Implementation Plan.
- ✓ **Graffiti Abatement Program**

The Agency currently partners with the Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout all the Redevelopment Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal.
- ✓ **Sidewalk Repair Program**

A pilot program to provide additional financial assistance to residential property owners participating in the County's Sidewalk Repair Program was started in the San Lorenzo Sub-Area in 2003. The program provides financial assistance to Project Area property owner so that their out-of-pocket expense for the repair of their sidewalk would be limited to a maximum of \$750. A total of 125 property owners received assistance during the pilot program. The program proved

successful, and has now been expanded to provide assistance to the Ashland, Castro Valley and Cherryland Sub-Area communities.

✓ **Bond Financing**

The Agency completed its first tax allocation bond issuance for the Eden Project Area in January 2006. The \$32 million bond issuance will provide funds for the following projects; the new Castro Valley Library (\$3.5M) ; phase I of the Castro Valley Boulevard streetscape project and other Castro Valley catalyst development projects (\$9.2M); the Cherryland Sidewalks Project (\$15M); and finally, the Hesperian Streetscape Improvement Project (\$4.3M).

✓ **Website/ Newsletter**

The Agency created a website that provides current information on the Redevelopment Agency's activities to the public. The Agency also begun publishing an annual newsletter that is sent to all households within the unincorporated area providing information on the status of current projects. It also provides educational information regarding its mission and accomplishments to further increase the public's understanding of the value of the redevelopment process in the revitalization of the Project Areas.

Section 2: REDEVELOPMENT GOALS AND OBJECTIVES

The Implementation Plan identifies four major goals for redevelopment in the Project Areas. These four goals focus on provisions of public infrastructure, alleviation of economic blight, expansion of neighborhood improvements and eradication of physical blight. The goals and their corresponding objectives are outlined in more detail below.

Goal 1: PUBLIC INFRASTRUCTURE

Provide for urban infrastructure improvements to induce private investment in the Project Area.

Objectives:

- Provide assistance to enhance and improve streetscapes and entry gateway areas.
- Identify and develop traffic-calming strategies and improve pedestrian access where necessary.
- Provide sidewalks, sidewalk repair, street lighting, curbs and gutters, and streetscape landscaping where lacking and desired in local residential neighborhoods and commercial districts.
- Assist property owners in addressing flooding issues and improve local drainage and flood control.
- Improve sewer lines, and extend and assist with sewer connections.
- Assist property owners in upgrading on-site and off-site sewage and water systems.

Projects/Programs

- **East 14th Street Streetscape Project**
- **Lewelling Undergrounding**
- **Castro Valley Streetscape**
- **Cherryland Sidewalks**
- **Hesperian Streetscape**
- **Mt Eden / City of Hayward Infrastructure Improvements**
- **Sidewalk Repair Program**
- **Capital Improvement Replacement Program**

Goal 2: ECONOMIC DEVELOPMENT

Improve the economic health of the Project Area, reinvigorate commercial areas and increase the number of jobs available.

Objectives:

- Develop downtown business district revitalization strategies.
- Implement business recruitment strategies.
- Expand the availability of community serving commercial and office uses.

- Improve underutilized properties, encourage assembling of oddly shaped parcels and reduce land use incompatibilities.
- Develop incentives through grants and loans for commercial property owners and tenants to improve rehabilitate and maintain their properties.

Projects/Programs

- Ashland Commercial Infill Development
- Castro Valley Redevelopment Strategic Plan Implementation
- Cherryland Commercial Infill Development
- San Lorenzo Commercial Infill Development
- Economic Development Strategic Plan Implementation
- Business Development & Marketing Program
- Façade Improvement Program
- Castro Valley Commercial Development Program
- San Lorenzo Town Center Redevelopment
- Planning / Urban Design
- Development Projects / Land Acquisition

Goal 3: NEIGHBORHOOD INFRASTRUCTURE

Expand and revitalize community facilities, increase public open space and ensure community preservation.

Objectives:

- Provide and or expand community facilities to include libraries, local parks, community centers and fire stations.
- Preserve and enhance open space, and public land.

Projects/Programs

- Ashland Youth Center
- Castro Valley Library
- Castro Valley Community Facility
- Cherryland Community Center
- Cherryland Fire Station
- San Lorenzo Community Facility
- Community Gateway Markers

Goal 4: IMPROVED PHYSICAL APPEARANCE

Prevent the acceleration of blight and improve code enforcement activities to enhance the public health, safety and welfare.

Objectives:

- Provide enhanced code enforcement services and assist property owners in cleaning up their properties.
- Implement a graffiti removal program.
- Buy out, remove, relocate & reduce billboards.
- Improve the appearance of County-owned property in and adjacent to the Sub-Areas.

Projects/Programs

- Community Beautification Programs
- Graffiti Abatement Program
- Enhanced Code Enforcement Program
- Billboard Reduction Program

Goal 5: IMPROVE and PRESERVE THE COMMUNITY'S HOUSING STOCK

Improve and preserve the community's supply of housing, particularly housing opportunities available to low and moderate-income households.

Objectives:

- Increase the supply of affordable and market rate housing through rehabilitation, mixed-use and infill development projects.
- Assist in the provision of affordable housing.
- Develop incentives through grants and loans for residential property owners and tenants to improve, rehabilitate and maintain their properties.

Projects/Programs

- **Ashland Youth / Family Focused Housing Development**
- **Ashland Infill Housing**
- **Castro Valley Senior Housing**
- **Castro Valley Infill Housing**
- **Cherryland Single-Family Infill Housing**
- **Cherryland Multi-Family Housing**
- **Cherryland Infill Housing**
- **San Lorenzo Infill Housing**
- **San Lorenzo Family / Senior Housing**
- **Foothill Infill Housing**
- **Single Family Rehab Program**

Section 3: PROPOSED REDEVELOPMENT ACTIVITIES

Total Tax Increment by Sub-Area	2009/10 - 2014/15 Tax Increment by Project	Current Bond Proceeds	Future Bond Proceeds	Prior Year Funds	Projects					
						Public Infrastructure	Economic Development	Neighborhood	Physical Appearance	Housing
	\$500,000		\$6,000,000	\$8,600,000	East 14th Street Streetscape Project	X				
	\$200,000		-	-	Streetscape Programs	X				
	\$200,000		-	-	Lewelling Undergrounding	X				
	\$1,047,752		\$18,000,000	-	Youth Center			X		
	\$500,000		-	\$7,000,000	Commercial Infill Development		X			
	\$150,000		-	-	San Lorenzo Library Project			X		
	\$1,000,000		-	-	Commercial Property Improvement Program		X			
	\$287,500		-	-	Graffiti / Code Enforcement / Billboard Reduction				X	
	\$200,000		-	-	Planning / Urban Design					
	\$465,000		-	-	Business Development & Marketing Program		X			
	\$9,683,376		-	-	Debt Service - Commercial					
	-		\$6,000,000	-	Ashland Youth/Family Focused Housing Project					X
	-		\$6,000,000	-	Ashland Infill Housing Project					X
	-		-	\$5,000,000	Housing Land Acquisition					X
Joint Project Area	\$750,000		-	-	Single Family Rehab Program					X
Ashland	\$6,373,737		-	-	Debt Service - Housing					
	\$21,357,365									
	-	\$9,000,000	-	-	Castro Valley Streetscape	X				
	\$285,934		-	\$6,000,000	Castro Valley Redevelopment Strategic Plan Projects		X			
	-	\$3,500,000	-	-	Castro Valley Library			X		
	\$259,520		-	\$1,000,000	Commercial Infill Development		X			
	\$242,771	\$200,000	-	-	Community Gateway Markers			X		
	\$480,000		-	-	Business Development & Marketing Program		X			
	\$200,000		-	-	Other Streetscape Programs	X				
	\$1,125,000		-	-	Commercial Property Improvement Program		X			
	\$287,500		-	-	Graffiti / Code Enforcement / Billboard Reduction				X	
	\$260,000		-	-	Planning / Urban Design		X			
	\$4,348,552		-	-	Debt Service - Commercial					
	\$400,000		-	-	Single Family Rehab Program					X
	-		\$3,500,000	\$2,000,000	Castro Valley Senior Housing Project					X
Eden Project Area	-		\$3,500,000	\$2,000,000	Castro Valley Infill Housing Project					X
Castro Valley	\$3,500,355		-	-	Debt Service - Housing					
	\$11,389,632									
	-	\$9,000,000	\$3,000,000	-	Cherryland Sidewalks	X				
	\$284,208		\$6,000,000	-	Cherryland Fire Station			X		
	\$500,000		-	\$7,500,000	Commercial Infill Development		X			
	\$849,294		\$16,000,000	\$3,300,000	Cherryland Community Center			X		
	\$150,000		-	-	San Lorenzo Library			X		
	\$465,000		-	-	Business Development & Marketing Program		X			
	\$200,000		-	-	Other Streetscape	X				
	\$500,000		-	-	Commercial Property Improvement Program		X			
	\$200,000		-	-	Lewelling Undergrounding	X				
	\$218,750		-	-	Graffiti / Code Enforcement / Billboard Reduction				X	
	\$200,000		-	-	Planning / Urban Design		X			
	\$13,981,609		-	-	Debt Service - Commercial					
	\$1,000,000		-	-	Single Family Rehab Program					X
	\$1,293,537		-	\$6,200,000	Land Acquisition					X
	-		\$8,000,000	-	Cherryland Multi-Family Housing Project					X
Eden Project Area	-		\$8,000,000	-	Cherryland Infill Housing Project					X
Cherryland	\$7,057,662		-	-	Debt Service - Housing					
	\$26,900,060									
	-		-	-	Foothill Commercial Infill Development		X			
	\$500,000		-	-	Commercial Property Improvement Program		X			
				\$1,000,000	Streetscape	X				
				\$1,000,000	Community Facility			X		
	\$56,875		-	-	Graffiti / Code Enforcement / Billboard Reduction				X	
	\$25,000		-	-	Planning / Urban Design / Marketing Program		X			
Eden Project Area	\$1,624,597		-	-	Debt Service - Commercial					
	\$300,000		-	-	Single Family Rehab Program					X
Foothill	\$878,924		-	\$98,073	Infill Housing					
	\$3,385,396				Debt Service - Housing					
	\$793,495		-	\$200,000	Mt Eden / City of Hayward Infrastructure Improvements	X				
	-		-	-						
	-		-	-						
	-		-	-						
Eden Project Area	-		-	-						
Mt Eden	\$421,970		-	\$400,000	Infill Housing					X
	\$1,215,465									
	\$528,666	\$4,300,000		\$4,000,000	Hesperian Streetscape	X				
	\$556,252		\$13,000,000	\$4,000,000	San Lorenzo Town Center Redevelopment		X			
	\$353,640		-	-	San Lorenzo Library			X		
	\$440,000		-	\$2,600,000	San Lorenzo Commercial Infill Development		X			
			\$8,000,000	\$2,400,000	Community Facility Improvement Program			X		
	\$465,000		-	-	Business Development & Marketing Program		X			
	\$550,000		-	-	Other Streetscape	X				
	\$750,000		-	-	Commercial Property Improvement Program		X			
	\$356,250		-	-	Graffiti / Code Enforcement / Billboard Reduction				X	
	\$260,000		-	-	Planning / Urban Design		X			
	\$9,896,539		-	-	Debt Service - Commercial					
	\$600,000		-	-	Single Family Rehab Program					X
	-		\$7,000,000	\$5,000,000	San Lorenzo Senior Housing Project					X
Eden Project Area	-		\$7,000,000	-	San Lorenzo Infill Housing Project					X
San Lorenzo	\$6,968,187		-	-	Debt Service - Housing					
	\$21,724,534									

Tax Increment	Current Bonds	Future Bonds	Prior Year Funds	Total Available Funds Net Administration & Pass-Thru
\$56,428,080	\$26,000,000	\$70,000,000	\$48,600,000	\$201,028,080
\$29,544,372	\$0	\$49,000,000	\$20,698,073	\$99,242,445
\$85,972,452	\$26,000,000	\$119,000,000	\$69,298,073	\$300,270,525

The projects and programs proposed by the Agency during the current Implementation Plan period are outlined above. The above table summarizes for each of the Sub-Area communities, the projects and programs proposed and outline the estimated five-year expenditure budget for each of these projects and programs. A more comprehensive description of these projects and programs planned for each of the six Sub-Area communities of Ashland, Castro Valley, Cherryland, San Lorenzo, Foothill Area / Hillcrest Knolls and Mt. Eden follows. Financing of the Agency's activities is outlined in more detail in Section 4, Budget and Financing Overview.

JOINT PROJECT AREA: ASHLAND

The primary focus for the Ashland community located within the joint Project Area will be the East 14th Street / Mission Boulevard Streetscape Improvement Project. The streetscape project was identified by the local community to be the highest priority project for redevelopment as it has the potential to restore a high quality of life to a much blighted and primarily lower income community. Development of a youth campus has now become an additional priority for the community. Additional strategies will focus on creating moderate and affordable housing opportunities to be provided through development of both a mixed-use and a youth and family focused housing project.

GOAL: PUBLIC INFRASTRUCTURE

➤ **E 14th Street Streetscape Project**

The East 14th Streetscape Project is a catalyst public improvement project designed to strengthen the viability of the commercial corridor and enhance the physical connection to the surrounding neighborhoods. The project is intended to reduce the scale of the street and make it more pedestrian friendly. Improvements include: undergrounding of all utilities, new hardscapes such as widened sidewalks, intersection bulb-outs with trees, improved bus stops, curbed and planted medians, lighting, and street furniture such as bus shelters, benches and trash cans.

The first phase of the project that included E. 14th Street between 159th and 162nd was completed in Spring 2005. Phase II, which will include E. 14th Street from 162nd Avenue south to Interstate 238 is currently under design. Phase II construction is scheduled to start in 2010. Once Phase II is complete and funding is secured, work will begin on final design and construction of Phase III.

5-year budget:

\$ 500,000 - Current TI

\$ 8,600,000 - Funded through carryover from previous Implementation Period

\$ 6,000,000 - Future Bonds

➤ **Lewelling Undergrounding**

The Redevelopment Agency will provide funding for the property owner's contribution toward the new utility connections required as part of the undergrounding of the utilities within the project boundaries of Phase I of the Lewelling Boulevard Streetscape Project from Hesperian to Meekland.

5-year budget:

\$ 200,000 - Current TI

➤ **Sidewalk Repair Program**

A pilot program to provide additional financial assistance to residential property owners participating in the County's Sidewalk Repair Program was started in 2003. The program provides financial assistance so that a Project Area property owner's out-of-pocket expense for the repair of their sidewalk would be limited to a maximum of \$750. The pilot program proved successful, and has now been expanded to provide assistance to all County redevelopment areas.

5-year budget:

\$ 150,000 - Current TI

➤ **Capital Improvement Replacement Program**

The Capital Improvement Replacement Program will use Tax Increment funds to maintain and replace items such as benches, bollards, etc. within the streetscape portions of the Sub -Area.

5-year budget:

\$ 50,000 - Current TI

GOAL: ECONOMIC DEVELOPMENT

➤ **Planning / Urban Design Program**

The Agency assists with the development of planning documents that interact with redevelopment projects and or have an impact on the Agency's goals and objectives.

5-year budget:

\$ 200,000 - Current TI

➤ **Development Projects / Land Acquisition**

The Agency has allocated money in each of the Sub-Areas to provide assistance to development projects as opportunities arise. The Agency has allocated funding for land acquisition to purchase sites for economic development. The Agency also provides assistance to property owners and developers to develop sites located within the Project Areas. Forms of assistance may include funding predevelopment studies, land write down, off-site infrastructure improvements, and relocation payments.

5-year budget:

\$ 500,000 - Current TI

\$ 7,000,000 - Funded through carryover from previous Implementation Period

➤ **Facade Improvement Program**

The Commercial Facade Improvement Program provides low interest forgivable loans for commercial façade improvements and architectural designs to business owners and tenants whose business is located within the Project Areas. The goal of the program continues to focus on revitalization of commercial corridors by improving the appearance of existing businesses.

- The Commercial Property Improvement Program (**CPIP**) is designed to target small to mid-sized businesses that are located within the Project Areas by providing funds for both exterior and interior improvements. The program provides matching funds on a 2:1 basis, with an \$80,000 maximum ceiling in a forgivable ten-year loan structure.
- The Awning Sign and Paint Program (**ASAP**) is a program that provides commercial property owners and tenants funding for minor exterior improvements such as new signage, awnings, paint and landscaping. The program provides up to \$25,000 in the form of a five-year forgivable loan.

5-year budget:

\$ 1,000,000 – Current TI

➤ **Business Development Program**

The intent of the Economic Development Program is to implement the Economic Development Strategic Plan by focusing on efforts to recruit, retain and expand businesses throughout the Project Areas through financial assistance and programming efforts. The Agency would provide direction for new commercial development projects and help to strengthen and expand the reach of the local Chamber of Commerce throughout the Project Areas.

5-year budget:

\$ 265,000 – Current TI

➤ **Agency Marketing and Promotions Program**

The marketing and promotions program is designed to provide greater public understanding and participation in the Agency's programs. To maximize participation in its programs, the Agency markets and promotes its activities to business owners, tenants, homeowners, real estate brokers and developers. It also provides educational information regarding its mission and accomplishments to further increase the public's understanding of the value of the redevelopment process in the revitalization of the Project Areas.

- **Newspaper Advertising and Coverage**

The Daily Review covers major Agency actions and regularly attends many of the same neighborhood association meetings where redevelopment staff participates.

- **Community Event & Professional Organizations Participation**

Agency staff attends community events throughout the year in all Sub-Areas of the Project Areas and anticipates attendance at trade shows and development organizations that may benefit the Project Areas.

5-year budget:

\$ 200,000 – Current TI

GOAL: NEIGHBORHOOD INFRASTRUCTURE

- **Community Facility Improvement Program**

Provide for new and improved community facilities to include libraries, local parks community centers and fire facilities as needed throughout the Project Areas.

- **Ashland Youth Center**

The Ashland Youth Campus, being constructed on the site of the old Holland Oil Site, will include the construction of a new gymnasium, a new park, and a new Youth Center. The Agency will fund construction of the Youth Center, which was identified by the community as a primary need for the Ashland Sub-Area. It is expected that the Youth Center will be constructed in 2011. The Youth Center will include space for job training and educational assistance programs, a school-based/linked health clinic, child care facilities related to the "Cal Safe" Program, an office and indoor athletic facilities for the Deputy Sheriff's Activities League, a teen oriented library, classroom and meeting space, a large media recording studio, dance studio, computer lab, recreation areas, a small coffee shop, and some rentable space on the second floor for youth-oriented service programs.

5-year budget:

\$ 1,047,752 - Current TI

\$ 18,000,000 – Future Bonds

- **San Lorenzo Library**

The San Lorenzo library provides services for the San Lorenzo, Ashland and Cherryland communities. The San Lorenzo Library Project will provide funds for the modernization of the library's technological facilities; new flooring that will accommodate additional computer cabling and electric power flexibility; interior paint; new shelving; new furnishings; and reorganization of the floor plan allowing for maximum and efficient access to the library collection.

5-year budget:

\$ 150,000 - current TI

GOAL: IMPROVED PHYSICAL APPEARANCE

- **Graffiti Abatement Program**

The Agency currently partners with the County's Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout the Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal. Public works provides funds for graffiti removal on public property sites.

- **Coordinated Code Enhancement Program/**

In 2007, in an effort to improve the physical appearance of the local businesses within the community the Agency funded a 6-month "Enhanced Code Enforcement" pilot program. The Enhanced Code Enforcement Program included funding that allowed for routine property site visits to all commercial properties throughout the Project Areas. The purpose of the inspections by a County Code Enforcement Officer was to identify any property conditions that were in violation of the property maintenance obligations as outlined in the County's Neighborhood Preservation and Alameda County Zoning Ordinances (i.e. graffiti, excess signage, debris and weeds, and buildings in disrepair). In addition to the property site visit, written educational

materials were distributed that provided information regarding access to free paint and graffiti removal; signage allotment; and façade improvement program assistance.

➤ **Billboard Reduction Program**

To significantly reduce the number of existing billboards located within the Project Areas the Agency intends to implement a Billboard Reduction Program. The Relocation Program will allow the Agency to reduce the number of existing billboards by negotiating with a billboard company to allow them to relocate to new more prominent billboard locations, in exchange for a reduction of their current number of owned billboard sites. All of the Sub-Areas located within the Project Areas have prioritized the removal order of the existing billboards.

5-year budget:

\$ 287,500 – Current TI

GOAL: IMPROVE AND PRESERVE THE COMMUNITY’S HOUSING STOCK

➤ **Ashland Infill Housing Project**

New construction of Infill Housing Projects can be either multi-family rental, mixed-use, or first time homebuyer for sale products. New construction developments are assisted on a project-by-project basis. Projects that receive assistance are required to provide a portion of the units built to be made available to moderate and low income eligible individuals and families. The unit's affordability can be preserved for the long term through covenants or deed restrictions. The Agency will consider development of an affordable mixed-use infill housing project.

5-year budget:

\$ 6,000,000 – Future Bonds

➤ **Ashland Youth/Family Focused Housing Project**

A site adjacent to the Youth Campus will be considered for development of an affordable transitional youth / family focused housing project.

5-year budget:

\$ 6,000,000 – Future Bonds

➤ **Land Acquisition for Housing**

The Agency is actively seeking to purchase land parcels for the housing projects within the Project Areas that are contemplated by the Agency.

5-year budget:

\$ 5,000,000 - Funded through carryover from previous Implementation Period

➤ **Single Family Rehab Program**

The Single Family Housing Rehab Program currently offers low and moderate-income homeowners up to \$60,000 in funds to make significant repairs and improvements to existing homes in the Project Areas. The low interest loans are available to homeowners to replace roofs; repair gutters, sewer-lines, termite and water damage; update inefficient heating and electrical systems; and provide for other kitchen and bathroom repairs. Additionally, the program provides monies for Emergency Minor Home Repairs (water heaters, smoke detectors, minor plumbing and electrical repairs, and accessibility improvements) through grant funding of up to \$1,000 per residence. An exterior improvement grant up to \$5,000 and accessibility improvement grants up to \$1,000 are also available. The exterior grant program component will provide for minor outside improvements that will assist in reducing blight. The accessibility improvements program component will provide further assistance to elderly and disabled individuals who have difficulty entering and exiting their home. A new goal of the program will be to develop programs that may be able to encompass green building practices such as solar power as well as earthquake retrofit assistance. The goal of the Single Family Housing Rehab Program during the five-year implementation plan period is to be able to provide assistance to households (primarily low and very low income) throughout the Project Areas.

5-year budget:

\$ 750,000

EDEN PROJECT AREA: CASTRO VALLEY

Primary redevelopment focus for the Castro Valley Sub-Area will be the redevelopment of the commercial core along Castro Valley Boulevard. Programs will focus on improvement of commercial and retail opportunities in the area.

GOAL: PUBLIC INFRASTRUCTURE

➤ **Castro Valley Streetscape Project**

To create a safe, comfortable and attractive pedestrian main street for downtown Castro Valley, a series of street improvements are currently being implemented for Castro Valley Boulevard between Redwood Road and Lake Chabot Boulevard. These improvements intend to calm the traffic environment by reconfiguring traffic lanes and providing on-street parking with bicycle lanes while still maintaining adequate traffic capacity on the Boulevard. The goal is to create a beautiful and inviting pedestrian environment for shopping, dining and entertainment by providing widened sidewalks with ample seating areas, a canopy of street trees and planter beds, landscaped bulb-outs, and street furnishings. Phase I of the Project is underway and will include Castro Valley Boulevard between Redwood Road and San Miguel Avenue. Construction is expected to be completed in 2010. Once Phase I is completed, Phase II will be identified and design will commence as funding becomes available.

5-year budget:

\$ 9,000,000 - Bonds

➤ **Sidewalk Repair Program**

A pilot program to provide additional financial assistance to residential property owners participating in the County's Sidewalk Repair Program was started in 2003. The program provides financial assistance so that a Project Area property owner's out-of-pocket expense for the repair of their sidewalk would be limited to a maximum of \$750. The pilot program proved successful, and has now been expanded to provide assistance to all County redevelopment areas.

5-year budget:

\$ 150,000 – Current TI

➤ **Capital Improvement Replacement Program**

The Capital Improvement Replacement Program will use Tax Increment funds to maintain and replace items such as benches, bollards, etc. within the streetscape portions of the Sub -Area.

5-year budget:

\$ 50,000 – Current TI

GOAL: ECONOMIC DEVELOPMENT

➤ **Planning / Urban Design**

The Agency assists with the development of planning documents that interact with redevelopment projects and or have an impact on the Agency's goals and objectives.

5-year budget:

\$ 260,000 – Current TI

➤ **Redevelopment Projects / Land Acquisition**

The Agency has allocated funds in each of the Sub-Areas to provide assistance to development projects as opportunities arise. The Agency has allocated funding for land acquisition to purchase sites for economic development. The Agency also provides assistance to property owners and developers to develop sites located within the Project

Areas. Forms of assistance may include funding predevelopment studies, land write down, off-site infrastructure improvements, and relocation payments.

5-year budget:

\$ 259,520 – Current TI

\$ 1,000,000 - Funded through carryover from previous Implementation Period

➤ **Castro Valley Redevelopment Strategic Plan Implementation**

The Agency's commitment to work with existing Castro Valley property owners to support revitalization efforts will be funded through the Commercial Development Program. The Agency can provide assistance in various ways including securing appropriate relocation sites, issuing loans for capital improvements, or creating shared parking districts. The intent is to foster the overall economic development and commercial revitalization of Castro Valley.

5-year budget:

\$ 285,934 - Current TI

+ \$ 6,000,000 Funded through carryover from previous Implementation Period

➤ **Façade Improvement Program**

The Commercial Façade Improvement Program provides low interest forgivable loans for commercial façade improvements and architectural designs to business owners and tenants whose business is located within the Project Areas. The goal of the program continues to focus on revitalization of commercial corridors by improving the appearance of existing businesses.

- The Commercial Property Improvement Program (**CPIP**) is designed to target small to mid-sized businesses that are located within the Project Areas by providing funds for both exterior and interior improvements. The program provides matching funds on a 2:1 basis, with an \$80,000 maximum ceiling in a forgivable ten-year loan structure.
- The Awning Sign and Paint Program (**ASAP**) is a program that provides commercial property owners and tenants funding for minor exterior improvements such as new signage, awnings, paint and landscaping. The program provides up to \$25,000 in the form of a five-year forgivable loan.

5-year budget:

\$ 1,125,000 – Current TI

➤ **Business Development Program**

The intent of the Economic Development Program is to implement the Economic Development Strategic Plan by focusing on efforts to recruit, retain and expand businesses throughout the Project Areas through financial assistance and programming efforts. The Agency would provide direction for new commercial development projects and help to strengthen and expand the local Chamber of Commerce throughout the Project Areas.

5-year budget:

\$ 280,000 – Current TI

➤ **Agency Marketing and Promotions Program**

The marketing and promotions program is designed to provide greater public understanding and participation in the Agency's programs. To maximize participation in its programs, the Agency markets and promotes its activities to business owners, tenants, homeowners, real estate brokers, developers, and local media outlets. It also provides educational information regarding its mission and accomplishments to further increase the public's understanding of the value of the redevelopment process in the revitalization of the Project Areas. Agency staff attends community events throughout the year in all Sub-Areas of the Project Areas and anticipates attendance at trade shows and development organizations that may benefit the Project Areas.

5-year budget:

\$ 200,000 – Current TI

GOAL: NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

- **Community Facility Improvement Program**
Provide for new and improved community facilities to include libraries, local parks community centers and fire facilities as needed throughout the Project Areas.

- **Castro Valley Library**
The Agency has committed funding towards the construction of the new Castro Valley Library to be located on Norbridge Avenue, as the current Library is very inadequate and imposes severe constraints on the provision of library services. The new library will be located within the Castro Valley Strategic Plan's Library District Catalyst site, which is intended to combine the library with other mixed use development that will span from Norbridge to Castro Valley Boulevard.

5-year budget:
\$ 3,500,000 – Bonds

- **Castro Valley Community Center**
The Agency will provide funding for the exploration and feasibility of renovating the old Castro Valley library site for a community center at the same location.

5-year budget:
\$ 200,000 – Funded through carryover from previous Implementation Period

- **Castro Valley Gateway Markers**
The Agency will provide funding for design and installation of Gateway markers at focal entry points into the community and throughout the newly designed Castro Valley Boulevard Streetscape Project.

5-year budget:
\$ 242,771 – Current TI
+ \$ 200,000 – Bonds

GOAL: IMPROVED PHYSICAL APPEARANCE

- **Graffiti Abatement Program**
The Agency currently partners with the County's Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout the Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal. Public works provides funds for graffiti removal on public property sites.

- **Coordinated Code Enhancement Program/**
In 2007, in an effort to improve the physical appearance of the local businesses within the community the Agency funded a 6-month "Enhanced Code Enforcement" pilot program. The Enhanced Code Enforcement Program included funding that allowed for routine property site visits to all commercial properties throughout the Project Areas. The purpose of the inspections by a County Code Enforcement Officer was to identify any property conditions that were in violation of the property maintenance obligations as outlined in the County's Neighborhood Preservation and Alameda County Zoning Ordinances (i.e. graffiti, excess signage, debris and weeds, and buildings in disrepair). In addition to the property site visit, written educational materials were distributed that provided information regarding access to free paint and graffiti removal; signage allotment; and façade improvement program assistance.

- **Billboard Reduction Program**
To significantly reduce the number of existing billboards located within the Project Areas the Agency intends to implement a Billboard Reduction Program. The Relocation Program will allow the Agency to reduce the number of existing billboards by negotiating with a billboard company to allow them to relocate to new more prominent billboard locations, in exchange for a reduction

of their current number of owned billboard sites. All of the Sub-Areas located within the Project Areas have prioritized the removal order of the existing billboards.

5-year budget:

\$ 287,500 - current TI

GOAL: IMPROVE AND PRESERVE THE COMMUNITY'S HOUSING STOCK

➤ **Infill Housing Project**

New construction of Infill Housing Projects can be either multi-family rental, mixed-use, or first time homebuyer for sale products. New construction developments are assisted on a project-by-project basis. Projects that receive assistance are required to provide a portion of the units built to be made available to moderate and low income eligible individuals and families. The unit's affordability can be preserved for the long term through covenants or deed restrictions. The Agency will consider an infill multi-family affordable housing project for the Castro Valley Sub-Area.

5-year budget:

*\$ 2,000,000 - Funded through carryover from previous Implementation Period
+ \$3,500,000 – Bonds*

➤ **Castro Valley Senior Housing Project**

An affordable senior housing is also under consideration within the Castro Valley Project Sub-Area.

5-year budget:

*\$ 2,000,000 - Funded through carryover from previous Implementation Period
+ \$3,500,000 – Bonds*

➤ **Single Family Rehab Program**

The Single Family Housing Rehab Program currently offers low and moderate-income homeowners up to \$60,000 in funds to make significant repairs and improvements to existing homes in the Project Areas. The low interest loans are available to homeowners to replace roofs; repair gutters, sewer-lines, termite and water damage; update inefficient heating and electrical systems; and provide for other kitchen and bathroom repairs. Additionally, the program provides monies for Emergency Minor Home Repairs (water heaters, smoke detectors, minor plumbing and electrical repairs, and accessibility improvements) through grant funding of up to \$1,000 per residence. An exterior improvement grant up to \$5,000 and accessibility improvement grants up to \$1,000 are also available. The exterior grant program component will provide for minor outside improvements that will assist in reducing blight. The accessibility improvements program component will provide further assistance to elderly and disabled individuals who have difficulty entering and exiting their home. A new goal of the program will be to develop programs that may be able to encompass green building practices such as solar power as well as earthquake retrofit assistance. The goal of the Single Family Housing Rehab Program during the five-year implementation plan period is to be able to provide assistance to households (primarily low and very low income) throughout the Project Areas.

5-year budget:

\$ 400,000 – Current TI

EDEN PROJECT AREA: CHERRYLAND

For the Cherryland Sub-Area, redevelopment will focus primarily on neighborhood improvements. The initial emphasis will be on providing initial funding for the creation of curbs, gutters and sidewalks along a number school routes. Additional emphasis will address the need for additional community facilities and the revitalization of the Cherryland commercial district.

GOAL: PUBLIC INFRASTRUCTURE

➤ **Cherryland Sidewalks Project**

The Cherryland Sidewalks Project includes six priority streets within the Cherryland community (Western Boulevard, Sunset Avenue, Willow Avenue, Princeton Avenue, Hampton Avenue and Meekland Avenue). The streets were identified through a selection process that included assessment of the street proximity to schools; residential density; accident rates, and overall community support. The project provides for tree-lined sidewalks, storm drains that eliminate the pooling of water, raised crosswalks that help draw driver's attention to pedestrians while crossing the street, tree bulb outs, concrete planters, and intersection bulb outs. These elements all help to narrow the street and slow down traffic creating a safer pedestrian walking environment that is also visually appealing.

Phase I of the Cherryland Sidewalks Project was completed in the fall of 2007 and included Western Boulevard, Sunset Boulevard, Willow Avenue, and Princeton Street. Implementation of the second phase of the Project is underway. It will include Hampton Road between Mission Boulevard and Meekland Avenue. The same type of improvements incorporated in Phase I will be implemented all along Hampton Boulevard and will also include preservation of the majority of trees located along the street. Once Phase II is completed, design and construction for Phase III (Meekland Avenue) will be implemented.

5-year budget:

\$ 18,000,000 – Bonds

➤ **Lewelling Undergrounding Project**

The Redevelopment Agency will provide funding for the property owner's contribution toward the new utility connections required as part of the undergrounding of the utilities within the project boundaries of the Lewelling Boulevard Streetscape Project from Hesperian to Meekland.

5-year budget:

\$200,000 – Current TI

➤ **Sidewalk Repair Program**

A pilot program to provide additional financial assistance to residential property owners participating in the County's Sidewalk Repair Program was started in 2003. The program provides financial assistance so that a Project Area property owner's out-of-pocket expense for the repair of their sidewalk would be limited to a maximum of \$750. The pilot program proved successful, and has now been expanded to provide assistance to all County redevelopment areas.

5-year budget:

\$ 150,000 – Current TI

➤ **Capital Improvement Replacement Program**

The Capital Improvement Replacement Program will use Tax Increment funds to maintain and replace items such as benches, bollards, etc. within the streetscape portions of the Sub -Area.

5-year budget:

\$ 50,000 – Current TI

GOAL: ECONOMIC DEVELOPMENT

➤ **Planning / Urban Design**

The Agency assists with the development of planning documents, including a Cherryland Specific Plan that will identify redevelopment projects goals and objectives for the community.

5-year budget:

\$200,000 – Current TI

➤ **Cherryland Commercial Infill Development**

The Agency has allocated funds in each of the Sub-Areas to provide assistance to development projects as opportunities arise. The Agency has allocated funding for land acquisition to purchase sites for economic development. The Agency also provides assistance to property owners and developers to develop sites located within the Project Areas. Forms of assistance may include funding predevelopment studies, land write down, off-site infrastructure improvements, and relocation payments.

5-year budget:

\$ 500,000 – Current TI

\$ 7,500,000 - Funded through carryover from previous Implementation Period

➤ **Façade Improvement Program**

The Commercial Façade Improvement Program provides low interest forgivable loans for commercial façade improvements and architectural designs to business owners and tenants whose business is located within the Project Areas. The goal of the program continues to focus on revitalization of commercial corridors by improving the appearance of existing businesses.

- The Commercial Property Improvement Program (**CPIP**) is designed to target small to mid-sized businesses that are located within the Project Areas by providing funds for both exterior and interior improvements. The program provides matching funds on a 2:1 basis, with an \$80,000 maximum ceiling in a forgivable ten-year loan structure.
- The Awning Sign and Paint Program (**ASAP**) is a program that provides commercial property owners and tenants funding for minor exterior improvements such as new signage, awnings, paint and landscaping. The program provides up to \$25,000 in the form of a five-year forgivable loan.

5-year budget:

\$ 500,000 – Current TI

➤ **Business Development Program**

The intent of the Economic Development Program is to implement the Economic Development Strategic Plan by focusing on efforts to recruit, retain and expand businesses throughout the Project Areas through financial assistance and programming efforts. The Agency would provide direction for new commercial development projects and help to strengthen and expand the local Chamber of Commerce throughout the Project Areas.

5-year budget:

\$ 265,000 – Current TI

➤ **Agency Marketing and Promotions Program**

The marketing and promotions program is designed to provide greater public understanding and participation in the Agency's programs. To maximize participation in its programs, the Agency markets and promotes its activities to business owners, tenants, homeowners, real estate brokers, developers, and local media outlets. It also provides educational information regarding its mission and accomplishments to further increase the public's understanding of the value of the redevelopment process in the revitalization of the Project Area.

Agency staff attends community events throughout the year in all Sub-Areas of the Project Areas and anticipates attendance at trade shows and development organizations that may benefit the Project Areas.

5-year budget:

\$ 200,000 – Current TI

GOAL: NEIGHBORHOOD INFRASTRUCTRE

➤ **Community Facility Improvement Program**

Provide for new and improved community facilities to include libraries, local parks community centers and fire facilities as needed throughout the Project Areas.

➤ **Cherryland Community Center**

The Cherryland Community Center will provide space for community members of all ages and from all walks of life to congregate and participate in meaningful and fulfilling activities. The space will provide a venue for community members to build social connections, participate in enriching cultural activities, build life skills and have fun. The Community center could potentially be a home for health services, senior services and act as a family resource center.

5-year budget:

\$ 849,294 – Current TI

+ \$ 3,300,000 - Funded through carryover from previous Implementation Period

+ \$ 16,000,000 – Bonds

➤ **Cherryland Fire Station**

A new larger modernized fire station facility is needed to serve the Cherryland community. The Agency is working with the Alameda County Fire Department to identify new site locations that will be able to accommodate a new facility. Design and construction of the facility would follow site selection.

5-year budget:

\$ 284,208 – Current TI

+ \$ 6,000,000 – Bonds

➤ **San Lorenzo Library**

The San Lorenzo library provides services for the San Lorenzo, Ashland and Cherryland communities. The San Lorenzo Library Project will provide funds for the modernization of the library's technological facilities; new flooring that will accommodate additional computer cabling and electric power flexibility; interior paint; new shelving; new furnishings; and reorganization of the floor plan allowing for maximum and efficient access to the library collection.

5-year budget:

\$ 150,000 – Current TI (FY 09/10)

GOAL: IMPROVED PHYSICAL APPEARANCE

➤ **Graffiti Abatement Program**

The Agency currently partners with the County's Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout the Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal. Public works provides funds for graffiti removal on public property sites.

➤ **Coordinated Code Enhancement Program/**

In 2007, in an effort to improve the physical appearance of the local businesses within the community the Agency funded a 6-month "Enhanced Code Enforcement" pilot program. The Enhanced Code Enforcement Program included funding that allowed for routine property site visits to all commercial properties throughout the Project Areas. The purpose of the inspections

by a County Code Enforcement Officer was to identify any property conditions that were in violation of the property maintenance obligations as outlined in the County's Neighborhood Preservation and Alameda County Zoning Ordinances (i.e. graffiti, excess signage, debris and weeds, and buildings in disrepair). In addition to the property site visit, written educational materials were distributed that provided information regarding access to free paint and graffiti removal; signage allotment; and façade improvement program assistance. The Agency will explore expansion of the Enhanced Code Enforcement program to residential areas as part of a larger Beautification Campaign that will focus on blight removal in the Cherryland community. In addition, the Agency will assist in producing a quarterly newsletter that will provide blight eradication education and highlight community improvement projects throughout Cherryland.

➤ **Billboard Reduction Program**

To significantly reduce the number of existing billboards located within the Project Areas the Agency intends to implement a Billboard Reduction Program. The Relocation Program will allow the Agency to reduce the number of existing billboards by negotiating with a billboard company to allow them to relocate to new more prominent billboard locations, in exchange for a reduction of their current number of owned billboard sites. All of the Sub-Areas located within the Project Areas have prioritized the removal order of the existing billboards.

5-year budget:

\$ 218,750 – Current TI

GOAL: IMPROVE AND PRESERVE THE COMMUNITY'S HOUSING STOCK

➤ **Cherryland Multi-Family Housing Project**

New construction of Affordable Housing Projects can be either multi-family rental, mixed-use for sale products. New construction developments are assisted on a project-by-project basis. In identifying locations for new housing projects, the community would prefer the Agency consider purchasing properties with existing blighted conditions so that the reuse of the property can serve both the housing and blight removal goals of the Project Area. Projects that receive assistance are required to provide a portion of the units built to be made available to moderate and low income eligible individuals and families. The unit's affordability can be preserved for the long term through covenants or deed restrictions. The Agency will consider a multi-family affordable housing project for the Cherryland Sub-Area.

5-year budget:

\$ 8,000,000 – Bonds

➤ **Cherryland Infill Housing Project**

In order to address blight elimination, the Agency will pursue an infill project in Cherryland based on the community's high interest in improving its neighborhood. Depending on whether the development is an ownership or rental project the Agency could assist in providing anywhere from 12 to 30 housing units at a variety of affordable income levels.

5-year budget:

\$ 8,000,000 – Bonds

➤ **Land Acquisition**

The Agency is actively seeking to purchase land parcels for the housing projects within the Project Areas that are contemplated by the Agency.

5-year budget:

\$1,293,537 – Current TI

+ \$ 6,200,000 - Funded through carryover from previous Implementation Period

➤ **Single Family Rehab Program**

The Single Family Housing Rehab Program currently offers low and moderate-income homeowners up to \$60,000 in funds to make significant repairs and improvements to existing homes in the Project Areas. The low interest loans are available to homeowners to replace roofs; repair gutters, sewer-lines, termite and water damage; update inefficient heating and electrical systems; and provide for other kitchen and bathroom repairs. Additionally, the program provides monies for Emergency Minor Home Repairs (water heaters, smoke detectors, minor plumbing and electrical

repairs, and accessibility improvements) through grant funding of up to \$1,000 per residence. An exterior improvement grant up to \$5,000 and accessibility improvement grants up to \$1,000 are also available. The exterior grant program component will provide for minor outside improvements that will assist in reducing blight. The accessibility improvements program component will provide further assistance to elderly and disabled individuals who have difficulty entering and exiting their home. A new goal of the program will be to develop programs that may be able to encompass green building practices such as solar power as well as earthquake retrofit assistance.

The goal of the Single Family Housing Rehab Program during the five-year implementation plan period is to be able to provide assistance to households (primarily low and very low income) throughout the Project Areas.

5-year budget:

\$ 1,000,000 – Current TI

EDEN PROJECT AREA: SAN LORENZO

The primary focus for redevelopment in the San Lorenzo Sub-Area is the redevelopment of the commercial core areas located within the community. This includes the entire Hesperian corridor from Interstate 880 to A Street with specific emphasis on the Village Square area. A streetscape master plan has been designed to provide guidance in the re-design of the Hesperian corridor. The provision of senior housing is a major objective of the housing program.

GOAL: PUBLIC INFRASTRUCTURE

➤ **Hesperian Streetscape**

The Hesperian Corridor Streetscape Improvement Project will provide improvements to Hesperian Boulevard, between Interstate 880 south to West A Street (approximately 1.5 miles). Improvements focus on enhancing the quality of the pedestrian environment. Existing sidewalks will be reconstructed and widened to provide a more generous walking area. Street trees, pedestrian scale streetlights, bus shelters, and other pedestrian amenities are also included. The utility poles and wires currently located in the median will be undergrounded with funding from the PG&E Rule 20A Program. The undergrounding will occur concurrently with the streetscape project. Phase I will include improvements to Hesperian Boulevard, from Interstate 880 to Via Mercado. The Hesperian Streetscape project will also include funding for gateway markers to be placed along Hesperian Boulevard, and other significant community entry areas. Once Phase I is completed, the area for Phase II will be identified and design will commence, as funding becomes available.

5-year budget:

\$ 528,666 – Current TI
+ \$ 4,000,000 - Funded through carryover from previous Implementation Period
+ \$ 4,300,000 – Bonds

➤ **Sidewalk Repair Program**

A pilot program to provide additional financial assistance to residential property owners participating in the County's Sidewalk Repair Program was started in 2003. The program provides financial assistance so that a Project Area property owner's out-of-pocket expense for the repair of their sidewalk would be limited to a maximum of \$750. The pilot program proved successful, and has now been expanded to provide assistance to all County redevelopment areas.

5-year budget:

\$ 500,000 – Current TI

➤ **Capital Improvement Replacement Program**

The Capital Improvement Replacement Program will use Tax Increment funds to replace items such as benches, bollards, etc. within the streetscape portions of the Sub -Area.

5-year budget:

\$ 50,000 – Current TI

GOAL: ECONOMIC DEVELOPMENT

➤ **Planning / Urban Design**

The Agency assists with the development of planning documents that may have an impact on either specific redevelopment projects or the Agency's broader goals and objectives.

5-year budget:

\$ 260,000 – Current TI

➤ **San Lorenzo Commercial Infill Development**

The Agency has allocated funds in each of the Sub-Areas to provide assistance to development projects as opportunities arise. The Agency has allocated funding for land acquisition to purchase sites for economic development. The Agency also provides assistance to property owners and developers to develop sites located within the Project Areas. Forms of assistance may include funding predevelopment studies, land write down, off-site infrastructure improvements, and relocation payments.

5-year budget:

\$ 440,000 – Current TI
+ \$ 2,600,000 - Funded through carryover from previous Implementation Period

➤ **San Lorenzo Town Center Redevelopment**

A commercial development project is proposed for the central commercial core of San Lorenzo encompassing a 19-acre area that includes the vacant Mervyn's lot, the land adjacent to the Lorenzo Theater and the properties currently housing the existing Lucky's Shopping Center and Post Office sites. The project would provide for new retail development and community amenities that would include a new post office, and public plaza fronting the San Lorenzo Library. A small number of new residential units may also be included in the project. Reuse of the San Lorenzo Theater is also under review.

5-year budget:

\$ 556,252 – Current TI
+ \$ 4,000,000 - Funded through carryover from previous Implementation Period
+ \$ 13,000,000 – Bonds

➤ **Façade Improvement Program**

The Commercial Façade Improvement Program provides low interest forgivable loans for commercial façade improvements and architectural designs to business owners and tenants whose business is located within the Project Areas. The goal of the program continues to focus on revitalization of commercial corridors by improving the appearance of existing businesses.

- The Commercial Property Improvement Program (**CPIP**) is designed to target small to mid-sized businesses that are located within the Project Areas by providing funds for both exterior and interior improvements. The program provides matching funds on a 2:1 basis, with an \$80,000 maximum ceiling in a forgivable ten-year loan structure.
- The Awning Sign and Paint Program (**ASAP**) is a program that provides commercial property owners and tenants funding for minor exterior improvements such as new signage, awnings, paint and landscaping. The program provides up to \$25,000 in the form of a five-year forgivable loan.

5-year budget:

\$ 750,000 – Current TI

➤ **Business Development Program**

The intent of the Economic Development Program is to implement the Economic Development Strategic Plan by focusing on efforts to recruit, retain and expand businesses throughout the Project Areas through financial assistance and programming efforts. The Agency would provide direction for new commercial development projects and help to strengthen and expand the local Chamber of Commerce throughout the Project Areas.

5-year budget:

\$265,000 – Current TI

➤ **Agency Marketing and Promotions Program**

The marketing and promotions program is designed to provide greater public understanding and participation in the Agency's programs. To maximize participation in its programs, the Agency markets and promotes its activities to business owners, tenants, homeowners, real estate brokers, developers, and local media outlets. It also provides educational information regarding its mission and accomplishments to further increase the

public's understanding of the value of the redevelopment process in the revitalization of the Project Areas. Agency staff attends community events throughout the year in all Sub-Areas of the Project Areas and anticipates attendance at trade shows and development organizations that may benefit the Project Areas.

5-year budget:

\$ 200,000 – Current TI

GOAL: NEIGHBORHOOD INFRASTRUCTURE

➤ **Community Facility Improvement Program**

Provide for new and improved community facilities to include libraries, local parks community centers and fire facilities as needed throughout the Project Areas.

5-year budget:

+ \$ 2,400,000 - Funded through carryover from previous Implementation Period
+ \$ 8,000,000 – Bonds

➤ **San Lorenzo Library**

The San Lorenzo library provides services for the San Lorenzo, Ashland and Cherryland communities. The San Lorenzo Library Project will provide funds for the modernization of the library's technological facilities; new flooring that will accommodate additional computer cabling and electric power flexibility; interior paint; new shelving; new furnishings; and reorganization of the floor plan allowing for maximum and efficient access to the library collection. Additional options for expansion of library services maybe considered as funding becomes available.

5-year budget:

\$ 353,640 – Current TI

GOAL: IMPROVED PHYSICAL APPEARANCE

➤ **Graffiti Abatement Program**

The Agency currently partners with the County's Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout the Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal. Public works provides funds for graffiti removal on public property sites.

➤ **Coordinated Code Enhancement Program/**

In 2007, in an effort to improve the physical appearance of the local businesses within the community the Agency funded a 6-month "Enhanced Code Enforcement" pilot program. The Enhanced Code Enforcement Program included funding that allowed for routine property site visits to all commercial properties throughout the Project Areas. The purpose of the inspections by a County Code Enforcement Officer was to identify any property conditions that were in violation of the property maintenance obligations as outlined in the County's Neighborhood Preservation and Alameda County Zoning Ordinances (i.e. graffiti, excess signage, debris and weeds, and buildings in disrepair). In addition to the property site visit, written educational materials were distributed that provided information regarding access to free paint and graffiti removal; signage allotment; and façade improvement program assistance.

➤ **Billboard Reduction Program**

To significantly reduce the number of existing billboards located within the Project Areas the Agency intends to implement a Billboard Reduction Program. The Relocation Program will allow the Agency to reduce the number of existing billboards by negotiating with a billboard company to allow them to relocate to new more prominent billboard locations, in exchange for a reduction of their current number of owned billboard sites. All of the Sub-Areas located within the Project Areas have prioritized the removal order of the existing billboards.

5-year budget:

\$ 356,250 – Current TI

GOAL: IMPROVE AND PRESERVE THE COMMUNITY'S HOUSING STOCK

➤ **San Lorenzo Infill Housing Project**

New construction of Affordable Housing Projects can be either multi-family rental, mixed-use, or first time homebuyer for sale products. New construction developments are assisted on a project-by-project basis. Projects that receive assistance are required to provide a portion of the units built to be made available to moderate and low income eligible individuals and families. The unit's affordability can be preserved for the long term through covenants or deed restrictions. The Agency will consider a first time homebuyer housing project for the San Lorenzo Sub-Area.

5-year budget:

\$ 7,000,000 – Bonds

➤ **San Lorenzo Senior Housing Project**

An affordable senior housing project that could have an additional family focus is also under consideration within the San Lorenzo Sub-Area.

5-year budget:

\$ 5,000,000 - Funded through carryover from previous Implementation Period

\$ 7,000,000 – Bonds

➤ **Single Family Rehab Program**

The Single Family Housing Rehab Program currently offers low and moderate-income homeowners up to \$60,000 in funds to make significant repairs and improvements to existing homes in the Project Areas. The low interest loans are available to homeowners to replace roofs; repair gutters, sewer-lines, termite and water damage; update inefficient heating and electrical systems; and provide for other kitchen and bathroom repairs. Additionally, the program provides monies for Emergency Minor Home Repairs (water heaters, smoke detectors, minor plumbing and electrical repairs, and accessibility improvements) through grant funding of up to \$1,000 per residence. An exterior improvement grant up to \$5,000 and accessibility improvement grants up to \$1,000 are also available. The exterior grant program component will provide for minor outside improvements that will assist in reducing blight. The accessibility improvements program component will provide further assistance to elderly and disabled individuals who have difficulty entering and exiting their home. A new goal of the program will be to develop programs that may be able to encompass green building practices such as solar power as well as earthquake retrofit assistance. The goal of the Single Family Housing Rehab Program during the five-year implementation plan period is to be able to provide assistance to households (primarily low and very low income) throughout the Project Areas.

5-year budget:

\$ 600,000 – Current TI

EDEN PROJECT AREA: Foothill

The primary focus in the Foothill area will be to address neighborhood improvements such as additional park facilities, and the enhancement of the community's public areas. Emphasis will also be given to updating the area's commercial properties along Foothill Boulevard.

GOAL: PUBLIC INFRASTRUCTURE

➤ **Public Infrastructure Improvement**

The Hillcrest Knowles Community has identified traffic calming strategies to improve pedestrian access by providing curbs and gutters, streetscape landscaping within residential neighborhoods and commercial districts.

5-year budget:

\$1,000,000 – Funded through carryover from previous Implementation Period

GOAL: ECONOMIC DEVELOPMENT

➤ **Foothill Commercial Infill Development**

The Agency has allocated funds in each of the Sub-Areas to provide assistance to development projects as opportunities arise. The Agency has allocated funding for land acquisition to purchase sites for economic development. The Agency also provides assistance to property owners and developers to develop sites located within the Project Areas. Forms of assistance may include funding predevelopment studies, land write down, off-site infrastructure improvements, and relocation payments.

➤ **Façade Improvement Program**

The Façade Improvement Program provides low interest forgivable loans for commercial façade improvements and architectural designs to business owners and tenants whose business is located within the Project Areas. The goal of the program continues to focus on revitalization of commercial corridors by improving the appearance of existing businesses.

- The Commercial Property Improvement Program (**CPIP**) is designed to target small to mid-sized businesses that are located within the Project Areas by providing funds for both exterior and interior improvements. The program provides matching funds on a 2:1 basis, with an \$80,000 maximum ceiling in a forgivable ten-year loan structure.
- The Awning Sign and Paint Program (**ASAP**) is a program that provides commercial property owners and tenants funding for minor exterior improvements such as new signage, awnings, paint and landscaping. The program provides up to \$25,000 in the form of a five-year forgivable loan.

5-year budget:

\$ 500,000 – Current TI

➤ **Agency Marketing and Promotions Program**

The marketing and promotions program is designed to provide greater public understanding and participation in the Agency's programs. To maximize participation in its programs, the Agency markets and promotes its activities to business owners, tenants, homeowners, real estate brokers, developers, and local media outlets. It also provides educational information regarding its mission and accomplishments to further increase the public's understanding of the value of the redevelopment process in the revitalization of the Project Areas. Agency staff attends community events throughout the year in all Sub-Areas of the Project Areas and anticipates attendance at trade shows and development organizations that may benefit the Project Areas.

5-year budget:

\$25,000 – Current TI

GOAL: NEIGHBORHOOD INFRASTRUCTURE

➤ **Community Facility Improvement Program**

Provide for new and improved community facilities to include libraries, local parks community centers and fire facilities as needed throughout the Project Areas.

5-year budget:

\$1,000,000 – Funded through carryover from previous Implementation Period

GOAL: IMPROVED PHYSICAL APPEARANCE

➤ **Graffiti Abatement Program**

The Agency currently partners with the County's Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout the Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal. Public works provides funds for graffiti removal on public property sites.

➤ **Coordinated Code Enhancement Program/**

In 2007, in an effort to improve the physical appearance of the local businesses within the community the Agency funded a 6-month "Enhanced Code Enforcement" pilot program. The Enhanced Code Enforcement Program included funding that allowed for routine property site visits to all commercial properties throughout the Project Areas. The purpose of the inspections by a County Code Enforcement Officer was to identify any property conditions that were in violation of the property maintenance obligations as outlined in the County's Neighborhood Preservation and Alameda County Zoning Ordinances (i.e. graffiti, excess signage, debris and weeds, and buildings in disrepair). In addition to the property site visit, written educational materials were distributed that provided information regarding access to free paint and graffiti removal; signage allotment; and façade improvement program assistance.

➤ **Billboard Reduction Program**

To significantly reduce the number of existing billboards located within the Project Areas the Agency intends to implement a Billboard Reduction Program. The Relocation Program will allow the Agency to reduce the number of existing billboards by negotiating with a billboard company to allow them to relocate to new more prominent billboard locations, in exchange for a reduction of their current number of owned billboard sites. All of the Sub-Areas located within the Project Areas have prioritized the removal order of the existing billboards.

5-year budget:

\$ 56,875 – Current TI

GOAL: IMPROVE AND PRESERVE THE COMMUNITY'S HOUSING STOCK

➤ **Single Family Rehab Program**

The Single Family Housing Rehab Program currently offers low and moderate-income homeowners up to \$60,000 in funds to make significant repairs and improvements to existing homes in the Project Areas. The low interest loans are available to homeowners to replace roofs; repair gutters, sewer-lines, termite and water damage; update inefficient heating and electrical systems; and provide for other kitchen and bathroom repairs. Additionally, the program provides monies for Emergency Minor Home Repairs (water heaters, smoke detectors, minor plumbing and electrical repairs, and accessibility improvements) through grant funding of up to \$1,000 per residence. An exterior improvement grant up to \$5,000 and accessibility improvement grants up to \$1,000 are also available. The exterior grant program component will provide for minor outside improvements that will assist in reducing blight. The accessibility improvements program component will provide further assistance to elderly and disabled individuals who have difficulty entering and exiting their home. A new goal of the program will be to develop programs that may be able to encompass green building practices such as solar power as well as earthquake retrofit assistance. The goal of

the Single Family Housing Rehab Program during the five-year implementation plan period is to be able to provide assistance to households (primarily low and very low income) throughout the Project Areas.

5-year budget:

\$ 300,000 – Current TI

➤ **Infill Housing Program**

New construction of Affordable Housing Projects can be either multi-family rental, mixed-use, or first time homebuyer for sale products. New construction developments are assisted on a project-by-project basis. Projects that receive assistance are required to provide a portion of the units built to be made available to moderate and low income eligible individuals and families. The unit's affordability can be preserved for the long term through covenants or deed restrictions.

5-year budget:

\$98,073 - Funded through carryover from previous Implementation Period

EDEN PROJECT AREA: MT. EDEN

The primary focus for the Mt Eden community located within the joint Project Area is to assist in the provision of financing the necessary backbone infrastructure improvements of this area, to enable annexation by the City of Hayward.

GOAL: PUBLIC INFRASTRUCTURE

➤ **Mt Eden / City of Hayward Infrastructure Improvements**

5-year budget:

\$ 793,495 – Current TI

+ \$200,000 - Funded through carryover from previous Implementation Period

GOAL: IMPROVE and PRESERVE THE COMMUNITY'S HOUSING STOCK

➤ **Infill Housing Program**

New construction of Affordable Housing Projects can be either multi-family rental, mixed-use, or first time homebuyer for sale products. New construction developments are assisted on a project-by-project basis. Projects that receive assistance are required to provide a portion of the units built to be made available to moderate and low income eligible individuals and families. The unit's affordability can be preserved for the long term through covenants or deed restrictions.

5-year budget:

\$ 421,970 – Current TI

+ \$400,000 - Funded through carryover from previous Implementation Period

Section 4: Budget & Financing Overview

During the current five-year Implementation Plan period, current estimates project that the Joint Project Area together with the Eden Project Area will generate Tax Increment in the amount of \$131 million. After netting out projected expenditures for the Agency's administrative costs and pass-through payments to other governmental agencies, the Agency expects to have \$86 million dollars available for its projects, programs and debt service for current and future bond obligations. In addition to the expected future tax increment over the next five years, the Agency has an unexpended fund-balance of \$69.2 million from the prior Implementation Plan period of FY 2004/05 – 2008/09. In the Eden Project Area, the Agency also has \$26 million dollars available in bond proceeds allocated for identified projects. The Agency anticipates completing two additional tax allocation bond issuances within this Implementation Plan period (one for the Joint Project Area and a second for the Eden Project Area). The issuance of these tax allocation bonds could result in an additional \$119 million in funds for capital improvement and development projects.

By issuing bonds, the Agency can raise funding for identified projects sooner than on a "pay-as-you-go" basis. In addition, redevelopment law requires that redevelopment agencies are in debt in order to receive tax increment from the County Tax Collector on an annual basis. The most common form of debt for Redevelopment Agencies is the issuance of tax allocation bonds. The Redevelopment Agency will use projected tax increment from each Sub-Area to support debt service for an amount of bond proceeds that can be spent on eligible and approved projects within each Sub-Area. Sub-Area funds will remain within each Sub-Area and not be shared between Sub-Areas. The mid-term review of the Implementation Plan will allow for any adjustments to funding or project timing as a result of a tax allocation bond issuance.

When the expected tax increment of \$86 million (which is net administration and pass through obligations) is combined with the unexpended fund-balance of \$69.2; \$26 million dollars in current bond proceeds; and the

additional projection of \$119 million in future bond proceeds, the Agency will have a total of \$300 million dollars available for funding the proposed projects and programs during the current Implementation Plan. At a minimum 20% (\$99 million) of those funds must be utilized for housing activities which results in approximately \$201 million available for commercial redevelopment programs and projects.

	Tax Increment	Prior Year Funds	Current Bonds	Future Bonds	Total
Commercial Tax Increment	\$56,428,080	\$48,600,000	\$26,000,000	\$70,000,000	\$201,028,080
20% Housing Set-Aside	\$29,544,372	\$20,698,073	\$0	\$49,000,000	\$99,242,445
Totals	\$85,972,452	\$69,298,073	\$26,000,000	\$119,000,000	\$300,270,525

Section 5: Housing Requirements

California Redevelopment Housing Law

California Redevelopment Law (CRL) requires that all redevelopment agencies set aside a minimum of 20 percent of all tax increment generated from a Project Area for the purpose of improving, increasing, or preserving the community's supply of affordable housing. In addition the CRL requires that the Agency's housing strategy cover a 10 year period, and that the Agency coordinate this strategy with the priorities laid out in the local area's housing element and the state assigned affordable housing requirements. The current Implementation Plan provides updates to the strategy as well as outlines the housing set-aside activities proposed for the current Implementation Plan period.

Housing Fund Requirements

Joint Project Area

Past Housing Set-Aside Projects

Within the Joint Project Area, the Agency has funded several affordable housing projects since the Project Area's inception. The Agency funded the substantial rehabilitation of the Bermuda Gardens Apartment Complex located on 164th Avenue in Ashland in 1998. The Agency restricted for a period of 59 years a total of 80 units, 16 were for very-low income households, and 64 were for low-income households. Additionally, the Agency assisted the Mateo Villas project homeownership project, restricting six units for moderate-income households for 45 years. In 2008, the 83-unit Kent Gardens Senior Housing project on Kent Avenue in Ashland was completed. The Agency provided financial assistance and was able to restrict 41 units for very-low income and 42 units for moderate income senior households. In 2009, the Agency utilized funds from both the Joint Project Area and the Eden Project Area to provide Eden Housing Inc., with a loan to purchase and substantially rehabilitate the Ashland Village Apartment complex that was in jeopardy of losing its affordability covenants. Redevelopment Law allows for the use of funds from one project area to be utilized in another. Eden agreed to restrict the units at affordable levels for 55 years. The Joint Project will be credited with 28 very-low income household units, and 10 low-income household units.

In total, during the life of the Joint Project Area to date, the Agency has assisted in the development of 207 affordable housing units, with 85 restricted at the very-low income level and 122 restricted at the low and moderate income levels. Based on actual housing production within the Project Area during this same period of time a minimum of 99 affordable housing units (46 very low-income and 53 low and moderate income household units) would need to have been created to meet the minimum affordable housing production requirement. The 207 units that have been created to date within the Project Area, already exceeds that minimum requirement and leaves a surplus of a total of 108 housing credits that can be counted towards meeting future production requirements.

Future Housing Set-Aside Projects

During the next five-year period, the Agency plans to pursue development of two affordable housing projects for the Ashland community that comprises the Joint Project Area. The primary focus will be to develop an affordable family housing project with emphasis on providing households for transitional youth which will yield potentially 80 – 100 units of affordable housing when completed. The Agency is currently in negotiations with the property owner for the future site of the project. A mixed-use affordable infill project will also be pursued that will yield an additional 40 – 60 units. The Agency is currently searching for a site for

this project. Both of these projects are planned to be completed during the current implementation plan period. These additional 120 – 160 units together with the surplus housing credits from prior periods (108) will more than allow the Agency to meet its projected minimum affordable housing production requirements of 58 units during the next 5-year period, or the 116 units over the next 10-year period and the 2 units that were demolished for the Castro Valley project as outlined below in the replacement housing section.

Eden Project Area

Past Housing Set-Aside Projects

The Eden Project Area is only 9 years old and therefore the Agency has been banking the majority of its housing set-aside funds to aggregate to a sufficient level to be able to fund its proposed affordable housing projects. As already mentioned, the Eden Project Area assisted in funding the Ashland Village Apartment complex that is located within the Joint Project Area. By providing financial assistance to the Ashland Village Apartment Project the Agency was able to make substantial progress towards meeting its minimum affordable housing production requirement for this period. Participation in this project provided the Project Area with 102 very-low income household unit credits. Based on actual housing production during this same period, the Eden Project Area’s minimum affordable housing requirement for the same period is 104 (41 very low-income and 63 low and moderate income household units) would need to have been created to meet the minimum affordable housing production requirement. Although the Ashland Village Project provided progress towards meeting the required total 104 affordable unit obligation the Agency plans to complete its obligations through its future projects as outlined below.

Future Housing Set-Aside Projects

Now that the Agency has accumulated sufficient funds in its housing set-aside fund, the Agency is actively pursuing properties for acquisition to build a number of projects. Senior, family and first time home-buyer affordable projects that will yield between 50 – 70 units are being considered for the San Lorenzo community. An infill multi-family project with potentially 20 units and a senior focused affordable housing project that will yield between 40 – 70 units are being considered for Castro Valley. Both single-family infill projects and a multi-family project with focus on ownership and rental opportunities have been proposed for Cherryland. The Agency has identified two infill sites that combined will yield an estimated 30 units and is currently looking to identify other sites for 1 or 2 other larger projects. These projects in all three of these Sub-Areas will allow the Agency to create between 120 – 280 new affordable units within the Eden Project Area during the next 5 – 7 years. As the Agency’s production requirements project the need for a minimum of 51 units to be built within the next 5–year period, or a total of 102 units during the next 10-year period, the Agency feels that the planned projects will more than adequately meet these projected production requirements and provide for the deficit of the two additional units from the prior year period.

Housing Fund Revenue

The Agency has an unexpended fund-balance of \$20.7 million in housing set-aside funds from the prior Implementation Plan period of FY 2004/05 – 2008/09. After netting out administration expenses, the Agency expects to accrue \$29.5 million in housing set-aside funds during this next Implementation Plan period of FY 2009/10 – 2013/14. As already outlined, the Agency anticipates completing additional tax allocation bond issuances within this Implementation Plan period. The issuance of these tax allocation bonds could result in an additional \$49 million in funds for housing projects. The combined projected revenues available for affordable housing projects during the Implementation Plan period FY 2009/10 to 2013/14, is anticipated to be \$99 million.

20% Housing Set-Aside Totals	Tax Increment	Prior Year Funds	Current Bonds	Future Bonds	Total
	\$29,544,372	\$20,698,073	\$0	\$49,000,000	\$99,242,445

Income and Age Targeting Requirements

The Agency’s Housing Fund monies must be expended to increasing, improving, and preserving the community’s supply of low- and moderate-income housing. The CRL defines these income levels as follows: moderate (120% - 80% of the average median income (AMI)); low 80% - 50% AMI); and very low (50% AMI and below). CRL further outlines a number of additional requirements that dictate how housing funds must be spent within a Project Area.

The targeting requirements outline how the monies must be spent proportionately as they relate to both the age level and income categories of the community’s population. Regarding income levels, the Agency is required to spend its Housing Set Aside funds proportionately on the percentage of need identified by the

income categories outlined in the Regional Housing Needs (RHN) Allocation assigned by the Association of Bay Area Governments (ABAG). The current ABAG RHN allocation for unincorporated Alameda County for very low, low and moderate income units is 1,276 units and is proportioned as follows: 536 units or 42% for very low-income households; 340 units or 27% for low-income households; and 400 units or 31% for moderate-income levels.

**Project Area
5-Year Housing Funds
Income Category Split**

Area	Total	Very Low 42%	Low 27%	Moderate 31%
Joint Project	\$7,123,737	\$2,991,970	\$1,923,409	\$2,208,358
Castro Valley	\$3,900,355	\$1,638,149	\$1,053,096	\$1,209,110
Cherryland	\$9,351,199	\$3,927,504	\$2,524,824	\$2,898,872
Foothill	\$1,178,924	\$495,148	\$318,309	\$365,466
Mount Eden	\$421,970	\$177,227	\$113,932	\$130,811
San Lorenzo	\$7,568,187	\$3,178,639	\$2,043,410	\$2,346,138
Total	\$29,544,372	\$12,408,636	\$7,976,980	\$9,158,755
EDEN Total	\$22,420,635	\$9,416,667	\$6,053,571	\$6,950,397

During the duration of each implementation plan, the Agency must spend housing fund revenues to assist housing available to all persons regardless of age in at least the same proportion as the number of low-income households with a member under age 65 years, as it compares to the total number of low-income households in the community, as reported in the most recent census. According to data gathered from the 2000 census, 69,412 low-income households reside in Alameda County, of those a total of 14,068 are households with at least one elderly member. Thus the Agency may not spend more than 20% of housing fund revenues to assist age restricted housing units. An Agency can always spend more of its funds on individuals and families under 65 years old, but spending on age restricted housing for individuals age 65 and older is capped. This requirement was passed by the California legislature to curtail the majority of redevelopment agencies utilizing all of their Housing Fund monies solely on senior housing projects. The following table summarizes the anticipated funding for the current five-year Implementation Plan and provides a breakdown of those funds by age restrictions.

**Project Area
5-Year Housing Funds
Age Restricted (Household's 65+)**

Area	Total	Age Rrestricted	Non-Age Restricted
Joint Project	\$7,123,737	\$1,424,747	\$5,698,990
Castro Valley	\$3,900,355	\$780,071	\$3,120,284
Cherryland	\$9,351,199	\$1,870,240	\$7,480,959
Foothill	\$1,178,924	\$235,785	\$943,139
Mount Eden	\$421,970	\$84,394	\$337,576
San Lorenzo	\$7,568,187	\$1,513,637	\$6,054,550
Total	\$29,544,372	\$5,908,874	\$23,635,498
EDEN Total	\$22,420,635	\$4,484,127	\$17,936,508

Housing Production Requirements

The CRL also requires an Agency to provide for a minimum number of affordable housing units to be built within the Project Area during the life of the Plan. The number of affordable units that must be created is directly linked to a proportion of the total number of housing units produced within the Project Area. This

regulation states that for every newly built or substantially rehabilitated unit created in the Project Area, the Agency must assure a percentage of those units are made available to low and moderate income households. These units must remain affordable for a defined period of time (45 years for rental units and 55 units for owner-occupied units and 15 years for mutual self-help housing units). Of the new or substantially rehabilitated housing created by any entity other than the Agency an amount of not less than 15 percent of the total units constructed or substantially rehabilitated must be made available to and occupied by low and moderate income households at an affordable housing cost. Of these units, 40 percent must be affordable to very low-income households (this translates to 6% of the total number of units built). If the Agency itself develops new or substantially rehabilitated housing units, then at least 30 percent of the new or substantially rehabilitated units must be available to low and moderate-income households, with not less than 50 percent of these units being further restricted to very low-income households at affordable housing costs. The Agency must meet its production requirements prior to the time limit on the effectiveness of the redevelopment plan and the implementation plan must describe how the Agency will implement the requirements during the ten year compliance period set forth in Section 33334.4(a).

Production Unit Requirements

HOUSING PRODUCTION AND AFFORDABLE HOUSING OBLIGATION JOINT PROJECT AREA

	Actual through FY 2000/01 to FY 2004/05	Actual through FY 2004/05 to FY 2008/09	Total Production Comparison to Date	Projected FY 2009/10 to FY 2013/14	Projected FY 2014/15 to FY 2018/19	Totals production Comparison next 10 year Period
Housing Production in Project Area						
New Units	223	131	354			
Substantial Rehabilitation	110	152	262			
Total Units	333	283	616	190	190	380
Affordable Housing Obligation						
Very Low	27	19	46	11	11	22
Very Low, Low or Moderate	26	27	53	18	18	36
Total Units	53	46	99	29	29	58
Actual Production of Affordable Housing				Projected Production of Affordable Housing		
Very Low	16	69	85	22		
Very Low, Low or Moderate	70	52	122	98 - 138		
Total Units	86	121	207	120 - 160		120 - 160
Affordable Production Surplus (Deficit)						
Very Low	(11)	50	39			
Very Low, Low or Moderate	44	25	69			
Total Units * less obligation to fulfill 2 replacement housing units	33	75	108 - 2 = 106*			62 - 102

HOUSING PRODUCTION AND AFFORDABLE HOUSING OBLIGATION EDEN PROJECT AREA

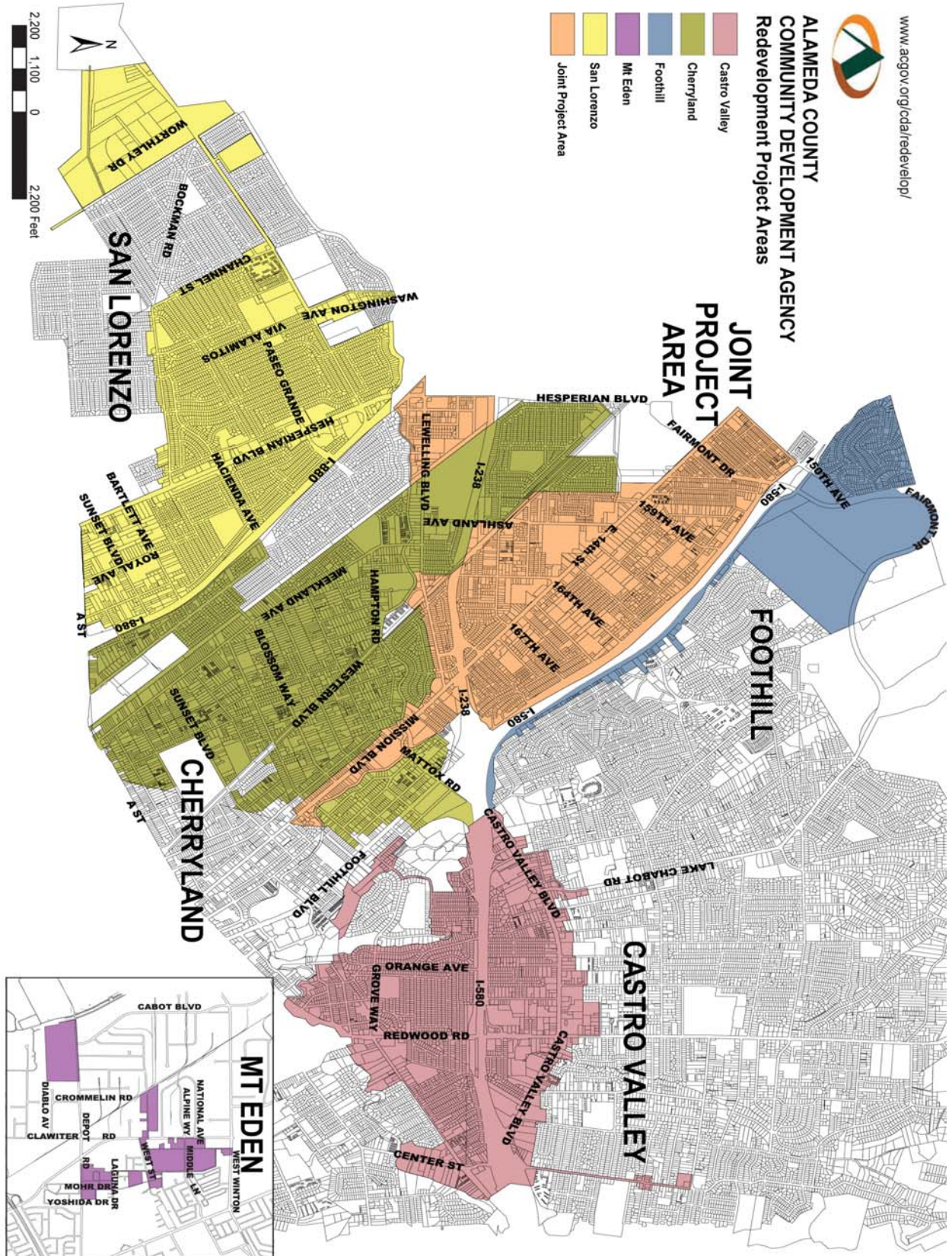
	Actual through FY 2000/01 to FY 2004/05	Actual through FY 2004/05 to FY 2008/09	Total Production Comparison to Date	Projected FY 2009/10 to FY 2013/14	Projected FY 2014/15 to FY 2018/19	Totals production Comparison next 10 year Period
Housing Production in Project Area						
New Units	222	350	572			
Substantial Rehabilitation	32	79	111			
Total Units	254	429	683	340	340	680
Affordable Housing Obligation						
Very Low	16	25	41	20	20	40
Very Low, Low or Moderate	24	39	63	31	31	62
Total Units	40	64	104	51	51	102
Actual Production of Affordable Housing				Projected Production of Affordable Housing		
Very Low		102	102	40		
Very Low, Low or Moderate				80 - 240		
Total Units		102	102	120 - 280		120 - 280
Affordable Production Surplus (Deficit)						
Very Low	(16)	77	61			
Very Low, Low or Moderate	(24)	(39)	(63)			
Total Units	(40)	38	(2)			18 - 178

Replacement Housing Requirement

Health and Safety Code Section 33413 requires that whenever dwelling units in which low or moderate-income households reside are destroyed or removed from the affordable housing stock through assistance by or a project of the Redevelopment Agency, the Agency is required to within four years of the destruction or removal, rehabilitate, develop, or construct an equal number of replacement dwelling units. Each replacement unit must include at least the same number of bedrooms as the units that were removed. The units may be replaced with fewer units if an equal or greater number of bedrooms is provided; for example, two two-bedroom units may be replaced with one four-bedroom unit. Replacement units do not have to match the tenure (i.e. rental vs. ownership) of the units that were removed. Replacement units must be made affordable to a household at the same income category or lower as the household that resided in the unit before it was removed. Housing Set-Aside Funds may be used to subsidize units to meet this requirement, and the most stringent restrictions would apply in that case.

As part of a shared parking project that will facilitate redevelopment goals for the business district of Castro Valley, a Sub-Area of the Eden Project Area, the Agency is scheduled to demolish two housing units currently occupying the property that the Agency will acquire. The Agency has identified that the required two replacement units can be provided through the renovation of the 142-unit affordable Ashland Village Apartment complex project.

APPENDICES



JOINT PROJECT AREA: ASHLAND

REDEVELOPMENT COMPONENT										
Ashland Area	Future Bonds	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total		
Business Development Program			\$ 65,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 265,000		
Commercial Property Improvement Program			\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000		
Marketing & Promotions			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000		
Streetscape Programs			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000		
			30,000	30,000	30,000	30,000	30,000	\$ -		
			10,000	10,000	10,000	10,000	10,000	\$ -		
Streetscape Phase II	\$ 6,000,000	\$ 8,600,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000		
Streetscape (Undergrounding & E 14th Streetscape Improvements)			\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000		
Youth Center	\$ 18,000,000		\$ 1,047,752	\$ -	\$ -	\$ -	\$ -	\$ 1,047,752		
Community / Specific Plan			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Community Facility (Park, Community Center, St. Library)			\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000		
Commercial Infill Development		\$ 7,000,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000		
Planning/Urban Design			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000		
Code Enforcement			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000		
Graffiti Abatement / Billboard			\$ 27,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ 137,500		
Pass Through Payment			\$ 301,941	\$ 326,616	\$ 352,671	\$ 380,181	\$ 409,224	\$ 1,770,633		
Debt Service			\$ -	\$ 2,114,669	\$ 2,328,154	\$ 2,502,932	\$ 2,737,621	\$ 9,683,376		
Administration			\$ 430,633	\$ 466,265	\$ 503,939	\$ 534,782	\$ 576,198	\$ 2,511,817		
Redevelopment Total	\$ 24,000,000	\$ 15,600,000	\$ 3,172,826	\$ 3,435,050	\$ 3,712,264	\$ 3,945,395	\$ 4,250,543	\$ 18,516,078		
HOUSING SETASIDE COMPONENT										
Single Family Rehab Program			\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000		
Housing - Land Acquisition		\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Youth Focused Housing Development	\$ 6,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Infill Housing project	\$ 6,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Debt Service			\$ 1,067,245	\$ 1,165,488	\$ 1,269,093	\$ 1,378,350	\$ 1,493,561	\$ 6,373,737		
Administration			\$ 214,808	\$ 232,145	\$ 250,428	\$ 269,709	\$ 290,040	\$ 1,257,130		
Housing Total	\$ 12,000,000	\$ 5,000,000	\$ 1,432,053	\$ 1,547,633	\$ 1,669,522	\$ 1,798,059	\$ 1,933,602	\$ 8,380,868		
Ashland Budget Total			\$ 4,604,879	\$ 4,982,683	\$ 5,381,786	\$ 5,743,454	\$ 6,184,145	\$ 26,896,946		

EDEN PROJECT AREA

REDEVELOPMENT COMPONENT										
Eden Area	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total			
Business Development District Program		\$ 210,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 810,000			
Commercial Property Improvement Program		\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 2,875,000			
Marketing & Promotions		\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 625,000			
Planning/Urban Design		\$ 240,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 720,000			
Streetscape		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Sidewalk Repair		\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 800,000			
Capital Improvement		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000			
Community / Specific Plan		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Community Facility (Park, Community Center)		\$ 503,640	\$ -	\$ -	\$ -	\$ -	\$ 503,640			
Community Gateway Markers		\$ -	\$ 60,693	\$ 60,693	\$ 60,693	\$ 60,693	\$ 242,771			
Redevelopment Strategic Plan Implementation		\$ -	\$ 43,856	\$ 80,693	\$ 80,693	\$ 80,693	\$ 285,934			
Commercial Infill Development (LA)		\$ 159,520	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 1,199,520			
Code Enforcement		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000			
Graffiti Abatement / Billboard		\$ 83,875	\$ 83,875	\$ 83,875	\$ 83,875	\$ 83,875	\$ 419,375			
Other (Improvements)		\$ 2,547,861	\$ 145,721	\$ 158,628	\$ 172,451	\$ 187,254	\$ 3,211,915			
Pass Thru		\$ 4,288,488	\$ 4,749,128	\$ 5,516,683	\$ 6,336,972	\$ 7,213,794	\$ 28,105,065			
Debt Service		\$ 2,364,338	\$ 6,007,474	\$ 6,538,561	\$ 7,145,784	\$ 7,795,140	\$ 29,851,297			
Administration (15%)		\$ 1,252,806	\$ 1,387,344	\$ 1,489,844	\$ 1,599,440	\$ 1,716,645	\$ 7,446,080			
Redevelopment Total		\$ 12,640,528	\$ 13,998,091	\$ 15,448,976	\$ 16,999,908	\$ 18,658,083	\$ 77,745,597			
HOUSING SETASIDE COMPONENT										
Single Family Rehab Program		\$ 460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 2,300,000			
Senior Housing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Infill Housing		\$ 66,450	\$ 74,810	\$ 83,761	\$ 93,344	\$ 103,605	\$ 421,970			
Multi Family Infill Housing Project		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Land Acquisition		\$ 1,293,537	\$ -	\$ -	\$ -	\$ -	\$ 1,293,537			
Debt Service*		\$ 1,825,250	\$ 3,501,973	\$ 3,911,484	\$ 4,349,217	\$ 4,817,204	\$ 18,405,128			
Administration (15%)		\$ 643,277	\$ 712,373	\$ 786,220	\$ 865,158	\$ 949,554	\$ 3,956,582			
Housing Total		\$ 4,288,514	\$ 4,749,156	\$ 5,241,465	\$ 5,767,719	\$ 6,330,363	\$ 26,377,217			
Eden Budget Total		\$ 16,929,042	\$ 18,747,248	\$ 20,690,441	\$ 22,767,626	\$ 24,988,457	\$ 104,122,814			

EDEN PROJECT AREA: CASTRO VALLEY

REDEVELOPMENT COMPONENT										
Castro Valley	Bonds	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total		
Business Development Program			\$ 80,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 280,000		
Commercial Property Improvement Program			\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 1,125,000		
Marketing & Promotions			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000		
Streetscape - Castro Valley Boulevard	\$ 9,000,000									
Sidewalk Repair			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000		
Capital Improvement			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000		
Community Gateway Markers	\$ 200,000			\$ 60,693	\$ 60,693	\$ 60,693	\$ 60,693	\$ 242,771		
Redevelopment Strategic Plan Implementation		\$ 6,000,000	\$ -	\$ 43,856	\$ 80,693	\$ 80,693	\$ 80,693	\$ 285,934		
Community / Specific Plan								\$ -		
Community Facility	\$ 3,500,000							\$ -		
Commercial Infill Development		\$ 1,000,000	\$ 19,520	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 259,520		
Planning/Urban Design			\$ 100,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 260,000		
Code Enforcement			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000		
Graffiti Abatement / Billboard			\$ 27,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ 137,500		
Pass Through Payment			\$ 849,945	\$ 883,209	\$ 936,754	\$ 991,292	\$ 1,046,842	\$ 4,708,042		
Debt Service			\$ 844,000	\$ 844,000	\$ 846,510	\$ 886,599	\$ 927,443	\$ 4,348,552		
Administration (15%)			\$ 248,121	\$ 257,832	\$ 264,776	\$ 271,850	\$ 279,058	\$ 1,321,637		
Redevelopment Total	\$ 12,700,000	\$ 7,000,000	\$ 2,504,087	\$ 2,602,090	\$ 2,701,925	\$ 2,803,626	\$ 2,907,228	\$ 13,518,956		
HOUSING SETASIDE COMPONENT										
Single Family Rehab Program			\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 400,000		
Senior Housing Project	\$ 3,500,000	\$ 2,000,000						\$ -		
Infill Housing**	\$ 3,500,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Debt Service*			\$ 642,455	\$ 670,729	\$ 699,532	\$ 728,874	\$ 758,765	\$ 3,500,355		
Administration (15%)			\$ 127,492	\$ 132,482	\$ 137,565	\$ 142,743	\$ 148,017	\$ 689,298		
Housing Total	\$ 7,000,000	\$ 4,000,000	\$ 849,947	\$ 883,211	\$ 917,097	\$ 951,617	\$ 986,782	\$ 4,588,654		
BUDGET TOTAL			\$ 3,354,034	\$ 3,485,301	\$ 3,619,022	\$ 3,755,243	\$ 3,894,010	\$ 18,107,610		

** (Note \$1,500,000 will not be available until FY11/12, once Ashland Village Loan is paid back)

EDEN PROJECT AREA: CHERRYLAND

REDEVELOPMENT COMPONENT									
Cherryland	Bonds	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total	
Business Development Program			\$ 65,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 265,000	
Commercial Property Improvement Program			\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
Marketing & Promotions			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000	
Streetscape Programs:									
Sidewalk Repair			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	
Capital Improvement			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	
Streetscape (Undergrounding Lewelling)			\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
Cherryland Sidewalks	\$ 18,000,000								
Community / Specific Plan									
Community Facility			\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	
Fire Station	\$ 6,000,000		\$ 284,208	\$ -	\$ -	\$ -	\$ -	\$ 284,208	
Cherryland Community Center	\$ 16,000,000	\$ 3,300,000	\$ 849,294	\$ -	\$ -	\$ -	\$ -	\$ 849,294	
Commercial Infill Development		\$ 7,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
Planning/Urban Design			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000	
Code Enforcement			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	
Graffiti Abatement / Billboard			\$ 13,750	\$ 13,750	\$ 13,750	\$ 13,750	\$ 13,750	\$ 68,750	
Pass Through Payment			\$ 1,757,094	\$ 1,963,254	\$ 2,308,452	\$ 2,678,505	\$ 3,075,211	\$ 11,782,516	
Debt Service			\$ 996,814	\$ 2,836,531	\$ 3,096,846	\$ 3,376,016	\$ 3,675,402	\$ 13,981,609	
Administration (15%)			\$ 513,365	\$ 573,579	\$ 619,517	\$ 668,782	\$ 721,615	\$ 3,096,858	
Redevelopment Total	\$ 40,000,000	\$ 10,800,000	\$ 5,179,525	\$ 5,787,114	\$ 6,438,565	\$ 7,137,053	\$ 7,885,978	\$ 32,428,235	
HOUSING SETASIDE COMPONENT									
Single Family Rehab Program			\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	
Land Acquisition		\$ 6,200,000	\$ 1,293,537	\$ -	\$ -	\$ -	\$ -	\$ 1,293,537	
Multi Family Infill Housing Project	\$ 8,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Infill Housing**	\$ 8,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Debt Service*			\$ -	\$ 1,468,774	\$ 1,656,661	\$ 1,858,114	\$ 2,074,113	\$ 7,057,662	
Administration (15%)			\$ 263,565	\$ 294,489	\$ 327,646	\$ 363,197	\$ 401,314	\$ 1,650,211	
Housing Total	\$ 16,000,000	\$ 6,200,000	\$ 1,757,102	\$ 1,963,263	\$ 2,184,307	\$ 2,421,310	\$ 2,675,427	\$ 11,001,409	
BUDGET TOTAL			\$ 6,936,627	\$ 7,750,377	\$ 8,622,872	\$ 9,558,363	\$ 10,561,405	\$ 43,429,644	

** (Note \$1,500,000 will not be available until FY11/12, once Ashland Village Loan is paid back)

EDEN PROJECT AREA: SAN LORENZO

REDEVELOPMENT FUNDING FY 2009/10 - 2013/14										
	San Lorenzo	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total		
	Business Development Program		\$ 65,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 265,000		
	Commercial Property Improvement Program		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000		
	Marketing & Promotions		\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000		
	Streetscape Programs:									
	Sidewalk Repair		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000		
	Capital Improvement		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000		
	Community / Specific Plan							\$ -		
	Community Facility	\$ 8,000,000	\$ 353,640	\$ -	\$ -	\$ -	\$ -	\$ 353,640		
	Town Center Project (Library, Theater Reuse)	\$ 4,000,000	\$ 556,252	\$ -	\$ -	\$ -	\$ -	\$ 556,252		
	Hesperian Streetscape	\$ 4,300,000	\$ 528,666	\$ -	\$ -	\$ -	\$ -	\$ 528,666		
	Commercial Infill Development	\$ 2,600,000	\$ 40,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 440,000		
	Planning/Urban Design		\$ 100,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 260,000		
	Code Enforcement		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000		
	Graffiti Abatement / Billboard		\$ 41,250	\$ 41,250	\$ 41,250	\$ 41,250	\$ 41,250	\$ 206,250		
	Pass Through Payment		\$ 1,389,436	\$ 1,571,561	\$ 1,876,100	\$ 2,202,417	\$ 2,552,085	\$ 9,591,599		
	Debt Service		\$ 285,754	\$ 2,040,744	\$ 2,270,819	\$ 2,517,435	\$ 2,781,787	\$ 9,896,539		
	Administration (15%)		\$ 405,982	\$ 459,176	\$ 499,777	\$ 543,297	\$ 589,948	\$ 2,498,179		
	Commercial Redevelopment Total	\$ 13,000,000	\$ 4,095,980	\$ 4,632,731	\$ 5,207,946	\$ 5,824,399	\$ 6,485,070	\$ 26,246,126		
HOUSING SETASIDE COMPONENT										
	Single Family Rehab Program		\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 600,000		
	Senior Housing	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Infill Housing**	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Debt Service		\$ 1,061,025	\$ 1,215,832	\$ 1,381,732	\$ 1,559,526	\$ 1,750,072	\$ 6,968,187		
	Administration (15%)		\$ 208,416	\$ 235,735	\$ 265,011	\$ 296,387	\$ 330,013	\$ 1,335,562		
	Housing Total	\$ 5,000,000	\$ 1,389,441	\$ 1,571,567	\$ 1,766,743	\$ 1,975,913	\$ 2,200,085	\$ 8,903,749		
	BUDGET TOTAL		\$ 5,485,421	\$ 6,204,298	\$ 6,974,689	\$ 7,800,312	\$ 8,685,155	\$ 35,149,875		

** (Note \$1,500,000 will not be available until FY11/12, once Ashland Village Loan is paid back)

EDEN PROJECT AREA: FOOTHILL

REDEVELOPMENT COMPONENT							
Foothill	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total
Business Development Program		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Commercial Property Improvement Program		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 500,000
Marketing & Promotions							\$ 25,000
Planning/Urban Design							\$ -
Streetscape /	\$ 1,000,000						\$ -
Community / Specific Plan							\$ -
Community Facility	\$ 1,000,000						\$ -
Commercial Infill Development		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning/Urban Design		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Code Enforcement		\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 6,875
Graffiti Abatement / Billboard		\$ 213,847	\$ 243,103	\$ 291,528	\$ 343,943	\$ 400,678	\$ 1,493,099
Pass Through Payment		\$ 237,770	\$ 286,199	\$ 324,386	\$ 365,734	\$ 410,508	\$ 1,624,597
Debt Service		\$ 62,496	\$ 71,042	\$ 77,781	\$ 85,078	\$ 92,979	\$ 389,377
Administration (15%)		\$ 630,488	\$ 716,719	\$ 810,070	\$ 911,130	\$ 1,020,540	\$ 4,088,947
Redevelopment Total	\$ 2,000,000						
HOUSING SETASIDE COMPONENT							
Single Family Rehab Program		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000
Infill Housing	\$ 98,073						
Debt Service*		\$ 121,770	\$ 146,638	\$ 173,559	\$ 202,703	\$ 234,254	\$ 878,924
Administration (15%)		\$ 32,077	\$ 36,465	\$ 41,216	\$ 46,359	\$ 51,927	\$ 208,045
Housing Total	\$ 98,073	\$ 213,847	\$ 243,103	\$ 274,775	\$ 309,062	\$ 346,181	\$ 1,386,968
BUDGET TOTAL		\$ 844,335	\$ 959,822	\$ 1,084,845	\$ 1,220,192	\$ 1,366,721	\$ 5,475,915

EDEN PROJECT AREA: MT. EDEN

REDEVELOPMENT COMPONENT							
REDEVELOPMENT COMPONENT	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total
Mt Eden							
Business Development Program							\$ -
Commercial Property Improvement Program							\$ -
Marketing & Promotions							\$ -
Streetscape							\$ -
Community / Specific Plan							\$ -
Community Facility							\$ -
Mt Eden / City of Hayward Infrastructure Improvements	\$ 200,000	\$ 129,441	\$ 145,721	\$ 158,628	\$ 172,451	\$ 187,254	\$ 793,495
Planning/Urban Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Code Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti Abatement / Billboard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pass Through Payment	\$ 78,166	\$ 78,166	\$ 88,001	\$ 103,849	\$ 120,815	\$ 138,978	\$ 529,809
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administration (15%)	\$ 22,843	\$ 22,843	\$ 25,715	\$ 27,993	\$ 30,432	\$ 33,045	\$ 140,028
Redevelopment Total	\$ 200,000	\$ 230,450	\$ 259,437	\$ 290,470	\$ 323,698	\$ 359,277	\$ 1,463,332
HOUSING SETASIDE COMPONENT							
Infill Housing	\$ 400,000	\$ 66,450	\$ 74,810	\$ 83,761	\$ 93,344	\$ 103,605	\$ 421,970
Debt Service*							\$ -
Administration (15%)	\$ -	\$ 11,726	\$ 13,202	\$ 14,781	\$ 16,472	\$ 18,283	\$ 74,465
Housing Total	\$ 400,000	\$ 78,176	\$ 88,012	\$ 98,542	\$ 109,816	\$ 121,888	\$ 496,434
BUDGET TOTAL		\$ 308,626	\$ 347,449	\$ 389,012	\$ 433,514	\$ 481,165	\$ 1,959,766

Agency Tax Increment – All Project Area Budget

REDEVELOPMENT COMPONENT										
Total Project Area	Bonds	Prior Years Fund	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	5-Year Total		
Business Development District Program			\$ 275,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,075,000		
Commercial Property Improvement Program			\$ 775,000	\$ 775,000	\$ 775,000	\$ 775,000	\$ 775,000	\$ 3,875,000		
Marketing & Promotions			\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	\$ 825,000		
Planning/Urban Design			\$ 280,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 920,000		
Streetscape										
Sidewalk Repair			\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 950,000		
Capital Improvement			\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000		
Community / Specific Plan			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Community Facility (Park, Community Center)			\$ 653,640	\$ -	\$ -	\$ -	\$ -	\$ 653,640		
Community Gateway Markers			\$ -	\$ 60,693	\$ 60,693	\$ 60,693	\$ 60,693	\$ 242,771		
Redevelopment Strategic Plan Implementation			\$ -	\$ 43,856	\$ 80,693	\$ 80,693	\$ 80,693	\$ 285,934		
Commercial Infill Development (LA)			\$ 259,520	\$ 360,000	\$ 360,000	\$ 360,000	\$ 360,000	\$ 1,699,520		
Code Enforcement			\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 650,000		
Graffiti Abatement / Billboard			\$ 111,375	\$ 111,375	\$ 111,375	\$ 111,375	\$ 111,375	\$ 556,875		
Other (Improvements)			\$ 4,295,613	\$ 145,721	\$ 158,628	\$ 172,451	\$ 187,254	\$ 4,959,667		
Pass Thru			\$ 4,590,429	\$ 5,075,744	\$ 5,869,354	\$ 6,717,153	\$ 7,623,018	\$ 29,875,698		
Debt Service			\$ 2,364,338	\$ 8,122,143	\$ 8,866,715	\$ 9,648,716	\$ 10,532,761	\$ 39,534,673		
Administration (15%)			\$ 1,683,439	\$ 1,853,610	\$ 1,993,783	\$ 2,134,222	\$ 2,292,843	\$ 9,957,896		
Redevelopment Total	\$ 102,000,000	\$ 48,600,000	\$ 15,813,354	\$ 17,433,141	\$ 19,161,240	\$ 20,945,303	\$ 22,908,636	\$ 96,261,674		
HOUSING SETASIDE COMPONENT										
Single Family Rehab Program			\$ 610,000	\$ 610,000	\$ 610,000	\$ 610,000	\$ 610,000	\$ 3,050,000		
Senior Housing	\$ 10,500,000	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Infill Housing	\$ 24,500,000	\$ 2,498,073	\$ 66,450	\$ 74,810	\$ 83,761	\$ 93,344	\$ 103,605	\$ 421,970		
Single Family Infill Housing Project	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Youth Focused Housing Development	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Land Acquisition	\$ -	\$ 11,200,000	\$ 1,293,537	\$ -	\$ -	\$ -	\$ -	\$ 1,293,537		
Debt Service*			\$ 2,892,495	\$ 4,667,461	\$ 5,180,577	\$ 5,727,567	\$ 6,310,765	\$ 24,778,865		
Administration (15%)			\$ 858,085	\$ 944,518	\$ 1,036,648	\$ 1,134,867	\$ 1,239,595	\$ 5,213,712		
Housing Total	\$ 49,000,000	\$ 20,698,073	\$ 5,720,567	\$ 6,296,789	\$ 6,910,986	\$ 7,565,778	\$ 8,263,965	\$ 34,758,084		
Total Project Area Budget	\$ 151,000,000	\$ 69,298,073	\$ 21,533,921	\$ 23,729,931	\$ 26,072,226	\$ 28,511,080	\$ 31,172,601	\$ 131,019,759		