



# **IMPLEMENTATION PLAN**

**2009-14**

Jurupa Valley Project Area

Prepared by and for the  
Redevelopment Agency for the County of Riverside

December 15, 2009

# TABLE OF CONTENTS

---

I.	Introduction.....	1
II.	Implementation Plan Requirements.....	1
	A. Topics to Be Covered.....	2
	B. Public Participation in the Implementation Plan Process.....	2
III.	Overview of agency expenditures.....	3
IV.	Overview of Project Area JVPA.....	4
	A. Redevelopment Plan Limitations.....	5
	B. Sub-Area Descriptions.....	6
	C. Updated Assessment of Blighting Conditions.....	7
	1. Physical Conditions of Blight.....	9
	2. Economic Conditions of Blight.....	10
V.	Expenditures and description of categories (FY 2004-2009) .....	11
	A. Description of Categories and Expenditure Breakdown.....	12
	1. Implementation of Affordable Housing Programs.....	14
	a. Housing Programs.....	15
	i. Programs to Preserve and Improve the Existing Housing Stock.....	15
	ii. Programs to Increase the Supply of Affordable Housing.....	16
	b. Amended Regulations.....	17
	c. Previous 2004-2009 and Projected 2009-2014 Housing Performance and Uses of the Low-Mod Funds.....	18
	i. Low-and Moderate-Income Housing Fund Deposits and Projections.....	18
	ii. Increasing, Improving and Preserving Affordable Housing 2004-2009.....	19
	iii. Demolished and Replacement Housing (2004-2009).....	21
	iv. Housing Production: New Construction and Substantial Rehabilitation.....	23
	v. Proportional Allocation of Low-Mod Fund According to Age.....	25
VI.	Goals for future implementation reporting period (2009-2014).....	28
	A. Goal: Public Infrastructure and Capital Facilities.....	28
	B. Goal: Planning and Development .....	28
	C. Goal: Business Incentives .....	29
	D. Goal: Housing .....	29
	E. Proposed Actions and Expenditures to Eliminate Blighting Conditions.....	30
	F. Estimated Affordable Housing Projections 2009-2014.....	31
	G. Housing Conclusion.....	33
VII.	Planning and Administrative Costs.....	33
VIII.	Conclusion.....	34

## **I. INTRODUCTION**

In 1985, the Redevelopment Agency for the County of Riverside (the “Agency”) was established as a tool to do the following: 1) alleviate conditions of blight in identified communities throughout the County, 2) address the growing needs and services of its residents, and 3) ensure that the County’s economic base would grow and remain healthy through the provision of new public improvements, commercial and industrial developments and affordable housing. Since its inception, the Agency has operated under the legislation established under the California Health and Safety Code (“Code”) known as the California Community Redevelopment Law (“CRL”). The CRL is set forth under Sections 33000-34160 of the Code.

The Implementation Plans adopted for the 1994-1999 reporting period and the 1999-2004 reporting period were prepared as a single Agency document in which all project areas were evaluated. The third Implementation Plan cycle covered the 2004-2009 reporting period. Due to the growth of the project areas and the increase in redevelopment activity that occurred over the reporting period, the Agency, pursuant to the CRL, prepared a separate implementation plan for each project area for the 2004-2009 interval. The five Implementation Plans prepared for the 2004-2009 reporting cycle were adopted by the Board of Directors on December 21, 2004.

In addition, pursuant to Section 33490(c) of the CRL, the Agency prepared Mid-Term Review documents of the 2004-2009 Implementation Plans for each redevelopment project area. The purpose of the mid-term review of the implementation plan is to assess the extent to which an agency’s actual activities conform to the activities described in the previously adopted implementation plan. The public hearing for the Mid-Term review of the 2004-2009 Implementation Plans was held on July 31, 2007.

This Implementation Plan document has been prepared for the Jurupa Valley Redevelopment Project Area (“JVPA”). The following sections will discuss the Agency’s progress toward blight elimination that has occurred within the JVPA over the 2004-2009 reporting period, as well as projected implementation activities to occur within the project area for the period covering 2009-2014.

## **II. IMPLEMENTATION PLAN REQUIREMENTS**

California first authorized cities and counties to create redevelopment agencies in 1945 as a vehicle for addressing blight and economic distress. Redevelopment law has changed throughout the years based to address the changes encountered by communities. Among a number of changes, the passage of the Community Redevelopment Reform Act of 1993 (AB 1290), as amended by SB 732 in 1994, added Section 33490 to the California Community Redevelopment Law (the “CRL”). In general, this section mandated that, for redevelopment plans approved prior to December 31, 1993, an implementation plan be adopted that presented specific goals, objectives, programs, potential projects and estimated expenditures to be made during a five-year planning cycle. In addition, subsequent implementation plans must be adopted every five years, and are required to look at a redevelopment agency’s past performance and progress in eliminating blight as well as housing production performance within each redevelopment project area. The CRL has been modified in recent years to require future projections for the use of anticipated 20% housing set-aside (“Low-Mod”) funds.

The five-year *Implementation Plan* is a multi-year planning document which enables redevelopment agencies to document the linkage between the elimination of blight within the Project Area and the Agency's proposed actions. The Implementation Plan is intended to guide execution of the Redevelopment Plan, while allowing the Agency some flexibility to respond to specific redevelopment opportunities as they arise.

#### **A. Topics to Be Covered**

Section 33490 of the CRL specifies that the following information be presented in the five-year Implementation Plan:

- Redevelopment goals and objectives for the next five years;
- Programs, projects and expenditures planned for the next five years;
- An explanation of how the goals, objectives and expenditures will eliminate blight; and,
- Specified information about the agency's affordable housing program, including plans for deposits to and expenditures from the twenty percent (20%) tax increment set-aside fund and means to achieve the agency's housing production (inclusionary affordable housing) obligations.

Legislation in 2001, 2002, and 2006 (AB 637, SB 701, and SB 527) added additional requirements for inclusion in implementation plans. Implementation plans must now also include sections that address the following:

- Identification of the total population of the community and the population less than 65 years of age as reported in the most recent United States Census;
- Identification of the number of housing units needed for very low-, low-, and moderate-income persons as those needs have been identified in the most recent regional needs allocation;
- The proposed amount of expenditures from the Housing Fund for each income group during each year of the implementation plan period;
- A detailed schedule of the actions the agency is undertaking or intends to undertake to ensure expenditure of Housing Funds; and,
- A description of the amounts of housing funds used to assist low- and moderate-income housing and the amounts used to assist housing units available to persons less than 65 years of age for the previous implementation plan period.

#### **B. Public Participation in the Implementation Plan Process**

Section 33490 of the CRL requires that an agency hold a noticed public hearing before adoption of an implementation plan. Notice of the public hearing must be posted in at least four (4) locations in an affected project area at least twenty-one (21) days prior to the hearing. In addition, notice of the public hearing must be published in an area newspaper of general circulation once a week for at least three (3) weeks, with the first publication occurring at least thirty-one (31) days before the hearing. SB 701, effective as of January 1, 2003, requires that agencies also mail notice of the public hearing, upon request, at least three (3) weeks in advance of the public hearing.

The public hearing for the 2009-2014 Agency Implementation Plans will be held on December 15, 2009.



Public participation for development of this *Implementation Plan* was solicited from a cross-section of people, including community members, County departmental staff members, and elected officials. Instruments used to obtain input included direct interview, surveys, public hearings and workshops.

### **III. OVERVIEW OF AGENCY EXPENDITURES**

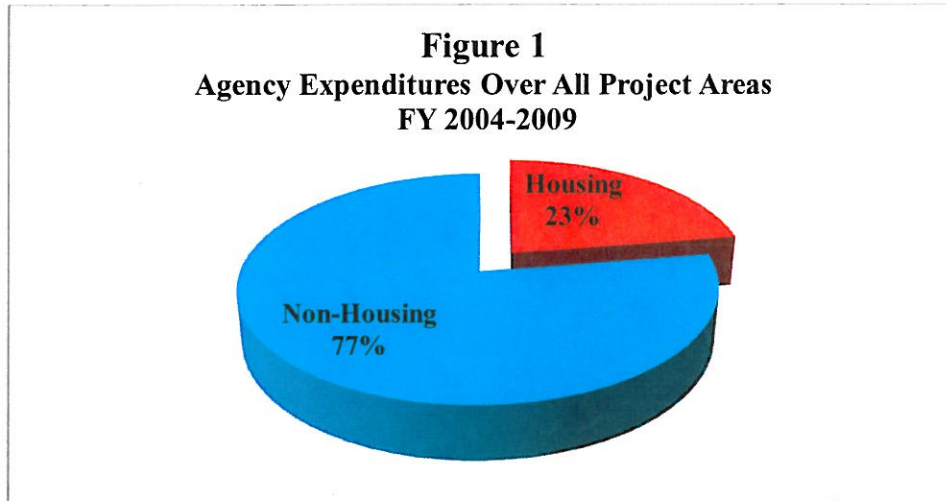
Redevelopment expenditures are typically divided into two general categories: 1) Housing Programs and Projects and 2) Non-Housing Programs and Projects. Since 1979, redevelopment agencies have been required to set aside at least 20% of their tax increment funds for low- and moderate-income housing. The use of RDA housing funds has become increasingly restricted and targeted over the years. In addition, agencies that extend projects beyond their original life are now required to place 30% of their tax increment in their housing set-aside fund.

Non-Housing redevelopment funds can generally only be used within redevelopment project areas in the portion of the project area within the unincorporated county in which they are generated. Housing set-aside funds, however, may be used anywhere within any project area or within the unincorporated county in which the redevelopment agency is located. In order to utilize the funds in these areas, the redevelopment agency needs to make a finding that providing affordable housing outside of the project area supports the project area. The Agency made this finding on December 20, 2005 through the adoption of Resolution No. RDA 2005-35.

The Agency has engaged in a number of housing and capital improvement projects, as well as planning, business development and blight elimination activities, over the past five years. The expenditures over this reporting period to plan and implement these activities total approximately \$378,559,583. Table 1 shows the breakdown of the expenditures over all of the Agency's project areas between the housing and non-housing activities.

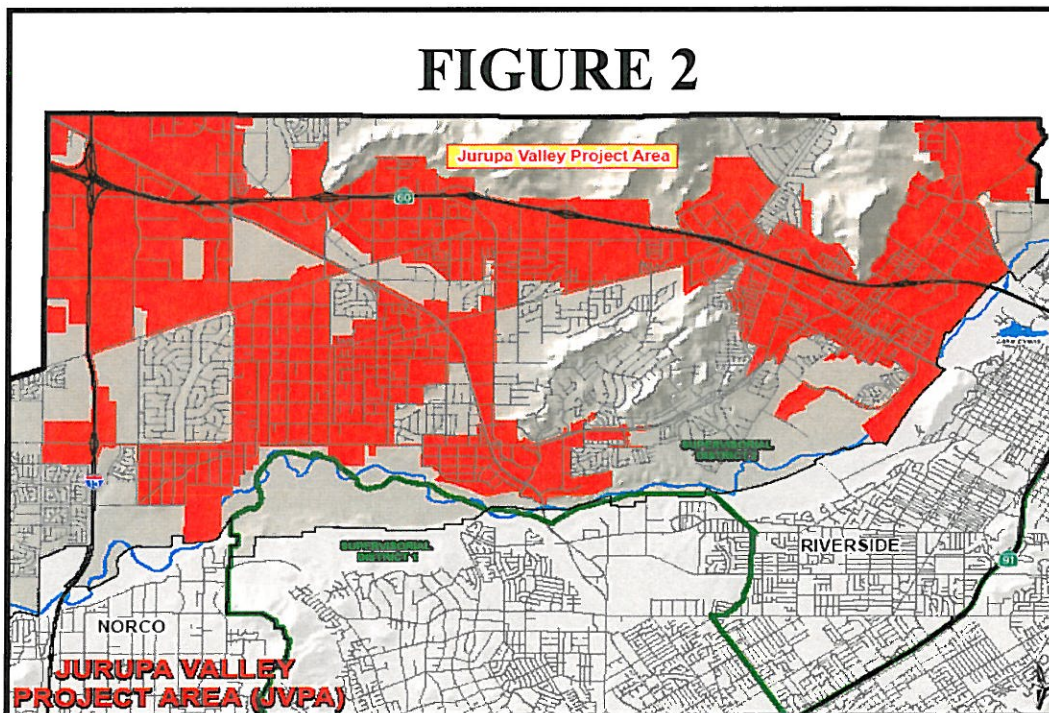
<b>TABLE 1 Agency Expenditures Over All Project Areas Housing vs. Non-Housing Activity 2004-2009</b>	
<b>Category</b>	<b>Expenditures</b>
Housing	\$85,214,368.25
Non-Housing	\$293,345,214.99
<b>AGENCY TOTAL EXPENDITURES</b>	<b>\$378,559,583.24</b>

Figure 1 shows the allocation of the expenditures based on housing versus non-housing activity, and shows that the Agency is meeting the requirement of expending at least 20% of redevelopment funds on housing projects and programs. Details on the various housing and non-housing activity within Project Area 1-1986 will be explained later in this report.



**IV. OVERVIEW OF THE JVPA**

The Riverside County Board of Supervisors (the “Board”) adopted the Jurupa Valley Project Area on July 9, 1996, via Ordinance No. 763. The project area formation involved the merger of three existing redevelopment project areas, Project Areas Nos. 2, 2-1987 and 2-1989, totaling approximately 5,845 acres; and included an addition of 10,750 acres of territory (the “Amendment Area”) to the merged project areas. Project Area No. 2 was amended twice before the merger, thereby adding an additional 1,901 acres to the previous 3,984 acres. The JVPA is a single contiguous project area and is located in the northwest region of the County. The total acreage for the project area is 16,600 acres. The JVPA Corridor project area is shown in Figure 2 below.



**A. Redevelopment Plan Limitations**

Table 2 below provides an overview of the JVPA, and details the key redevelopment plan limitations associated with each amendment area.

<b>TABLE 2 JVPA Key Redevelopment Plan Limitations</b>									
Project Area/ Amendment #	Sub-Areas	Total Acres	Base Year	TIME LIMITS					
				Eminent Domain	Tax Increment	Incur Debt	Bond Limit	Redevelopment Activities	Receipt of Tax Increment
Project Area 2-1986	Mira Loma	1,955	1986	7/9/2008	\$275,000,000	No limit – Ord. 865 prepared in 2006	\$34,375,000	12/23/2027	12/23/2037
Amendment #1	Mira Loma Additional Territory	368	1988	7/9/2008	\$695,000,000	No limit – Ord. 865 prepared in 2006	\$105,000,000	12/19/2029	12/19/2039
Amendment #2	Mira Loma Additional Territory	1,533	1989	7/9/2008	\$995,000,000	No limit – Ord. 865 prepared in 2006	\$155,000,000	12/19/2030	12/19/2040
Project Area 2-1987	Glen Avon, Rubidoux (1)	635	1987	7/9/2008	\$495,000,000	No limit – Ord. 865 prepared in 2006	\$62,000,000	12/22/2028	12/22/2038
Project Area 2-1989	Pedley, Rubidoux (2)	1,354	1989	7/9/2008	\$535,000,000	No limit – Ord. 865 prepared in 2006	\$180,000,000	7/5/2030	7/5/2040
JVPA Merger and Amendment	Additional Territory	10,755	1996	7/9/2008	No limit per AB 1290	7/9/2016	\$500,000,000	7/9/2027	7/9/2042

The CRL requires that all pre-1994 redevelopment plans have a deadline on the incurrence of debt that does not exceed the later of twenty (20) years after the adoption of the plan or January 1, 2004. Pursuant to the CRL, the time limit can be extended once for an additional ten-year period through a major plan amendment process. Alternatively, the passage of Senate Bill 211 (“SB 211”) on January 1, 2002 amended the CRL to allow a redevelopment agency to eliminate time limits for incurring debt for pre-1994 redevelopment plans.



Riverside County Ordinance 865 was prepared pursuant to SB 211, and eliminates the time limits for incurring debt for sub-areas for which the previous time limit was in 2006, 2007, 2008, or 2009. Ordinance 865 was adopted by the Board of Supervisors on September 26, 2006, and eliminated the time limit to incur debt for the sub-areas as indicated in Table 2.

## **B. Amendment Area Descriptions**

### Mira Loma

Located in the northwestern-most portion of the County, the community of Mira Loma has evolved into a large-scale industrial center. This center includes 2,489 acres from the original project area, generally located north of State Route 60 and primarily industrial in nature. The sub-area also includes a portion of the Amendment Area which resulted in the addition of industrial land along Interstate 15 south of State Route 60. Numerous corporate warehouse/distribution and manufacturing firms have located large facilities in this sub-area, including Nestlé, Costco, Anheuser-Busch, Union Pacific and many others. Like much of the land in this region, warehouse distribution and industrial development has steadily replaced dairy farms and grape vineyards. Most of the land in the sub-area is zoned either commercial or industrial. The southwestern portion of the sub-area consists mostly of older single-family residences with scattered neighborhood commercial uses.

### Rubidoux

The community of Rubidoux is an older community with a rich historical past dating back to the turn of the century. Rubidoux lies just west of the city of Riverside and is adjacent to State Route 60, which is one of two major arterials linking Riverside County to the larger Los Angeles region. The original project area included approximately 1,092 acres of commercial property primarily along two major thoroughfares: Mission and Rubidoux Boulevards. The Amendment Area added residential area outside the commercial core and included some heavy industrial areas along Market Street north of the commercial core. The commercial corridor along Mission Boulevard has been the undergoing a comprehensive revitalization program administered by the Agency. Improvements included upgrades to the existing water system in order to meet fire flow requirements and to serve future development along the boulevard. Other program components include street improvements, landscaping, upgraded lighting and a façade improvement program. The residential areas in Rubidoux primarily contain low to moderate-income housing. The Agency has planned water system improvements and a residential rehabilitation program to help improve the housing stock.

The industrial area in Rubidoux is located north of State Route 60 and a portion of the project area is within a state designated Recycling Market Development Zone/Enterprise Zone (RMDZ/EZ) called the Agua Mansa Enterprise Zone. The Enterprise Zone offers state tax credits to businesses and the Recycling Market Development Zone has a low-interest loan program for manufacturers of recycled products.

### Pedley

The community of Pedley contains a large portion of the newest housing stock in the JVPA. The original project area contained 777 acres along Limonite Avenue east of Van Buren Boulevard. The Amendment Area included an older residential area just to the west of Van Buren Boulevard. Both suburban and rural in character, the center of the community lies at the intersection of Van Buren Boulevard and Limonite Avenue



adjacent to the Santa Ana River. This area is characterized by neighborhood commercial land uses and various types of housing product. The northern and southern portions of the community are designated for industrial development. However, most of the industrial parcels are smaller than those in Mira Loma. The area adjacent to the two heavily traveled roadways, Limonite Avenue and Van Buren Boulevard, has been recognized as having potential for future commercial development.

#### Glen Avon

The community of Glen Avon is located south of State Route 60 between Mira Loma and Rubidoux. Bisected by Mission Boulevard, Glen Avon consists mostly of residential and neighborhood commercial uses. The original project area included 120 acres in the commercial core of the area. The Amendment to the project area enabled the Agency to add a large amount of land extending west to Mira Loma and east to Rubidoux. Land uses consist of scattered residential and commercial development and some fallow agricultural land. Although the economic growth is not as strong as its neighboring communities, its central location between Mira Loma and Rubidoux should encourage new growth in Glen Avon.

### **C. Updated Assessment of Blighting Conditions**

Another significant change as a result of the adoption of AB 1290 was a revision to the definition of blight for redevelopment project areas adopted on or after January 1, 1994. Although some of the Agency's project areas were adopted prior to this date under previous definitions, the new definition was primarily relied upon to identify existing blighting conditions in all project sub-areas for the purposes of this *Implementation Plan*.

#### Definition of Blight

Section 33030 and 33031 of the CRL describe the conditions which define a blighted area. Since one of the primary purposes of this *Implementation Plan* is to link the actions of the Agency to the elimination of blight, the entire CRL sections defining blight are presented rather than being incorporated by reference.

#### Section 33030

- a) It is found and declared that there exist in many communities blighted areas which constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety and general welfare of the people of these communities and of the state.
- b) A blighted area is one that contains both of the following:
  - (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
  - (2) An area that is characterized by either of the following:
    - (A) One or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.
    - (B) The condition described in paragraph (4) of subdivision (a) of Section 33031.
    - (C) A blighted area also may be one that contains the conditions described in subdivision (b) and is, in addition, characterized by the existence of inadequate public improvements, parking facilities, or utilities.

## Section 33031

- a) This subdivision describes physical conditions that cause blight:
- (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
  - (2) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
  - (3) Adjacent or nearby uses that are incompatible with each other and which prevents the economic development of those parcels or other portions of the project area.
  - (4) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
- b) This subsection describes economic conditions that cause blight:
- (1) Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority specified in Article 12.5 (commencing with Section 33459).
  - (2) Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
  - (3) A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
  - (4) Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, which has led to problems of public safety and welfare.
  - (5) A high crime rate that constitutes a serious threat to the public safety and welfare.

Progress Toward Blight Elimination in the JVPA

Each redevelopment project area is required to have a *Redevelopment Plan* that contains the goals, objectives, projects and their priorities designed to alleviate the conditions of blight in each of the respective project areas.

The following redevelopment plans were prepared for the amendment areas in the JVPA:

- Mira Loma: *Redevelopment Plan for Redevelopment Project 2-1986*, Adopted on December 23, 1986;
- Glen Avon, Rubidoux (1): *Redevelopment Plan for Redevelopment Project 2-1987*; Adopted on December 22, 1987;
- Mira Loma Amended Area: *Redevelopment Plan Amendment No. 1 for Redevelopment Project 2-1986*; Adopted on December 19, 1988;
- Pedley, Rubidoux (2): *Redevelopment Plan for Redevelopment Project Area 2-1989*, Adopted on July 5, 1989;
- Mira Loma Amended Area: *Redevelopment Plan Amendment No. 2 for Redevelopment Project Area 2-1986*, Adopted on December 19, 1989; and,
- JVPA Merger and Amendment: *Merger and Amendment for Jurupa Valley Project Area*; Adopted on July 9, 1996.

At the time each *Redevelopment Plan* was adopted by the Board of Supervisors, a detailed assessment of blighting conditions was provided in a document called *The Report to the Board of Supervisors*. This assessment detailed in each plan included an evaluation of both physical deterioration of structures and infrastructure, as well as issues relating to economic dislocation. Broadly stated, the conditions of physical and economic blight include the following:

- Large percentages of deteriorated and dilapidated structures, 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 or stagnant values and impaired investments;
- Lack of adequate neighborhood shopping facilities; and,
- High crime rates.

The Agency has made significant progress toward implementation of projects which have contributed toward the elimination of blight within the JVPA in this implementation plan reporting cycle. Attachment "A" shows the projects towards which funds have been expended over the five-year reporting cycle. The projects reported are in various stages of implementation – some have simply initiated the planning and design stage, whereas others have been completed. While progress has been made toward blight elimination within the project area, certain conditions of physical deterioration, crime and unemployment, as assessed in the section below, still remain.

### 1. Physical Conditions of Blight

Inadequate Public Improvements. All County redevelopment project areas have some major infrastructure deficiencies and lack various types of public facilities. Historically, these deficiencies have included the need for major street construction or reconstruction, storm drain and sewer improvements, water capacity and distribution improvements, underground utility projects, and the construction of parks, community centers, sheriff and fire stations. The aforementioned public improvements and facilities are essential to the health, safety and welfare of local residents and businesses. The lack of adequate infrastructure continues to be a source of blight, and hinders both the attraction of new development as well as the improvement of existing commercial and residential areas. Of major importance in the JVPA is the lack of adequate flood control infrastructure, street improvements, sidewalks and street lighting.

Unsafe Buildings. Section 33031(a)(1) of the CRL identifies buildings that are unsafe or unhealthy for persons to live or work in as being indicative of blight. All redevelopment project areas contain numerous residential, commercial and industrial buildings, which are in need of some degree of maintenance. Some structures have been considered unsafe or unhealthy to live or work in, necessitating a large amount of code enforcement oversight. The types of health and safety problems observed on building exteriors include, but are not necessary limited to, the following: deteriorating and unsafe roofing, extensive wall damage, broken and/or boarded up windows, unpermitted room additions and garage conversions, and use of inadequate building materials. In addition, a number of buildings do not meet current public safety codes and exhibit defects such as the lack of fire sprinkling, faulty wiring, hazardous materials, unsafe construction methods, un-reinforced masonry or indicate evidence of illegal occupancy.

Areas of Incompatible Land Uses. Section 33031(a)(3) of the CRL identifies one of the physical blight characteristics as adjacent or nearby uses that are incompatible with each other and prevent economic development. All redevelopment project areas have

incompatible land uses, often where residential uses are interspersed with commercial and industrial uses. Such land uses are incompatible because of the potential for conflicting traffic patterns, noise impacts, odors, or other nuisances that have attendant health and safety concerns. Most incompatible land uses do not have adequate buffers in place to protect residents from noise, light, fumes, or other associated negative conditions. Incompatible and non-conforming land uses can also create visual blight that potentially impedes private investment and negatively affects property values.

Irregular Lots. Section 33031(a)(4) of the CRL identifies lots that are subdivided into irregular shapes or sizes and held under multiple ownerships as a blighting characteristic. Irregular parcels exist throughout all redevelopment project areas and take the form of odd-shaped parcels, parcels of inadequate size and shape for their present or intended use, and parcels that cannot be legally accessed. Irregular lots are detrimental to the local economy. Efforts to redevelop such lots are problematic due to difficulties encountered in meeting current development standards while at the same time trying to create a project that is financially viable.

## 2. Economic Conditions of Blight

Depreciated or Stagnant Property Values. Riverside County, like much of the State of California, and even the United States, is currently undergoing a similar economic scenario as that of the early 1990s. Many property owners during the previous decade in County redevelopment project areas filed for property tax reassessments due to declining property values created by the recession of the early 1990s, and this situation is occurring once again. The real estate market in California experienced a rebound from the 2004-2007 years due to an overall reduction in long-term interest rates. However, since 2008, the country has experienced a severe economic crisis and recessionary tendencies due to banks offering sub-prime loans and allowing low down payments as collateral for home mortgage loans. These risky financial practices have resulted in the housing bubble bursting, and Riverside County is one of the leading areas in the country that is experiencing high foreclosure rates and bankruptcies. This residential situation has filtered into the commercial area, and has resulted in a high percentage of commercial vacancies as a result of business closures, the over-building of commercial projects, and/or company downsizing in some instances. In addition, the problem of substandard structures remains an issue in County redevelopment project areas where real estate values are expected to recover slower than built-out areas.

Lack of Necessary Commercial Facilities. CRL Section 33031(b)(3) specifies that one condition of blight is a lack of commercial facilities normally found in a neighborhood, such as grocery stores, pharmacies, and banks or other financial institutions. Historically, field investigations and survey responses from community residents indicate that a number of sub-areas lack grocery stores (other than mini-markets/liquor stores), pharmacies, banks or other desired commercial amenities in their communities.

High Crime Rate. According to the Riverside County Sheriff's Office, a number of redevelopment project sub-areas generate higher requests for sheriff services. The most common calls involve crimes of domestic violence, petty theft, disturbing the peace, burglaries, and shoplifting. A number of sub-areas are harder to patrol compared to nearby communities primarily due to narrow or unpaved streets and the lack of street



lighting. Some sub-areas have a large number of alcohol-related accidents or incidents as a result of the prevalence of liquor stores and bars.

As has been previously stated, the Agency identified the need to amend the JVPA by adding territory several times. A careful analysis of existing physical and economic blighting conditions was performed for each area before the amendments were adopted; and the conditions were significant enough that the establishment of a redevelopment project area was determined to be beneficial.

The amendment process provided updated assessments of blighting conditions in the JVPA. At the time each amended project area was approved, an *Implementation Plan* was prepared and adopted, as required by the CRL. The *Implementation Plan(s)* and blighting assessment information can be found in the *Report(s) to the Board of Supervisors*, which are available for review at the Agency's office.

**V. EXPENDITURES AND DESCRIPTION OF CATEGORIES (FY 2004-2009)**

The Agency generally provides funds for the following types of projects: planning and development efforts, construction of public infrastructure improvements, construction of capital facilities, business incentive programs to assist commercial and industrial development within its redevelopment project areas, general blight elimination activities such as graffiti abatement and community clean-up activities, and use of housing set-aside funds to improve or increase the low- and moderate-income housing stock throughout all redevelopment project areas. Significant progress has been made over the course of the implementation plan cycle. Between July 1, 2004 and June 30, 2009, the Agency has initiated and completed numerous projects in the JVPA for an approximate total expenditure, including housing set-aside funds allocated to the project area, of \$187,646,253.06. Figure 3 below illustrates the percentage contribution each of the aforementioned categories contributed to the total project area expenditures over the 2004-2009 reporting cycle.

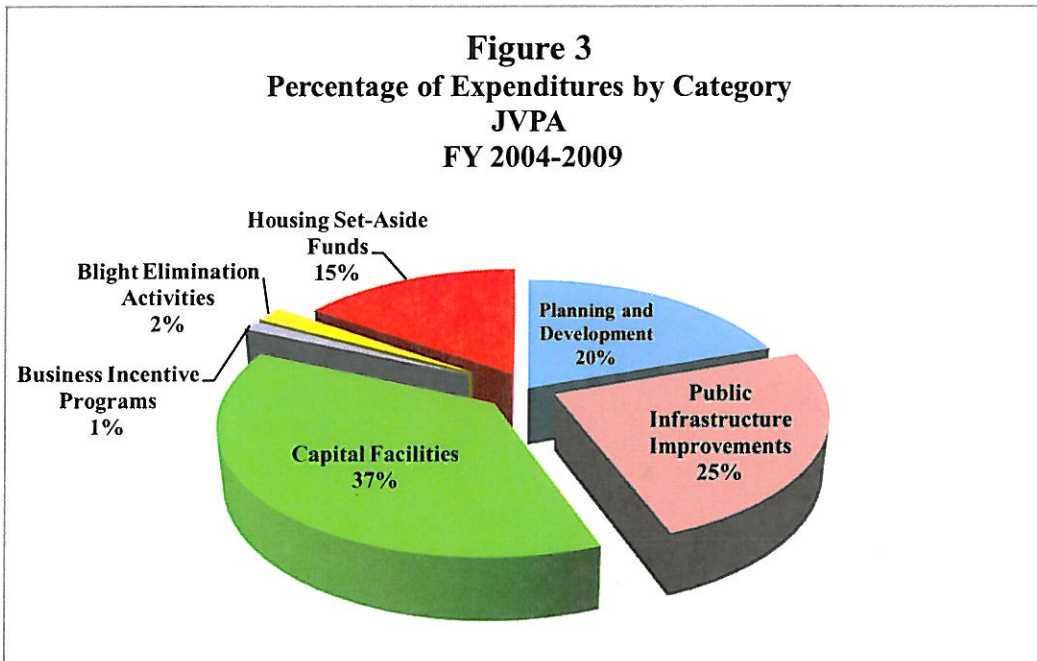


Table 3 details the expended funds within the Project Area for each of the categories described above.

<b>TABLE 3 Expenditures by Category JVPA 2004-2009</b>	
<b>Category</b>	<b>Expenditures</b>
Planning & Development	\$36,773,021.22
Public Infrastructure Improvements	\$46,292,577.85
Capital Facilities	\$70,098,277.23
Business Incentive Programs	\$2,289,665.35
Blight Elimination Activities	\$3,551,894.91
Housing	\$28,640,816.50
<b>AGENCY TOTAL EXPENDITURES</b>	<b>\$187,646,253.06</b>

#### **A. Description of Categories and Expenditure Breakdown**

As previously discussed, the Agency tracks redevelopment expenditures in the following categories:

- Planning and Development Activities;
- Construction of Public Infrastructure Improvements;
- Construction of Capital Facilities;
- Funding for Business Incentive Programs;
- Blight Elimination Activities; and,
- Housing Projects and Programs.

The following sections describe each of these categories in detail, and gives examples of the types of projects and programs that the Agency has initiated and implemented in each category. Attachment A provides a list of the major projects, with associated expenditures, that are currently in progress, or have been completed in the JVPA over the reporting period. Additional details of the projects shown in Attachment A can be found in the Agency's Annual Budget Reports.

##### *Planning and Development*

The primary purpose of the Agency's Planning and Development activities is to effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of project areas in such a manner as to facilitate a higher and better utilization of land uses in accordance with the Riverside County General Plan. Planning and Development activities conducted by the Agency over the past year spanned the areas of planning for and development of mixed use development, road beautification and street improvements (landscaping, medians, sidewalks, etc.), infrastructure (sewers and water lines), public facilities (parks, libraries, fire stations, sheriff stations), and planning

documents (feasibility studies, redevelopment plans, etc). Major projects that are in progress within this category include the Emerald Meadows mixed use development, the Jurupa Valley Aquatics Center, and the Rubidoux Family Care Center.

#### *Public Infrastructure Improvements*

Infrastructure is generally defined as the construction of roads, sewers, water mains, electricity lines and sidewalks in residential or commercial properties, and is usually characterized as “off-site” improvements. Once infrastructure improvements have been constructed, redevelopment project areas can commence with the construction of facilities, buildings and housing. The Agency’s public infrastructure improvements during this reporting period have consisted of the aforementioned activities, as well as road beautification and street improvement projects (construction of medians, landscaping, etc.). Infrastructure projects include Mission Boulevard Street Improvements and Van Buren Street Improvements.

#### *Capital Facilities*

In general, capital facilities include the new construction, preservation, restoration and renovation of public facilities that are necessary to support the “build-up” of a community. This category includes, but is not limited to, the construction of community centers, parks, sheriff stations and fire stations. Projects within this category include the Rubidoux Library, the Jurupa Boxing Club, and the Youth Opportunities Center.

#### *Business Incentive Programs*

Business incentive programs were implemented during the reporting period for the purpose of reconstructing, upgrading and expanding commercial areas in conformance with the Comprehensive General Plan. Methods used by the Agency to foster business growth and development within redevelopment project areas include the implementation of an ongoing economic development and business promotion program to expand existing businesses and attract new ones and the provision of incentives for development of new or existing commercial and industrial facilities to encourage employment and investment in project areas. In addition, the Agency has expanded the scope of a Façade Improvement Program for existing businesses in communities located within a redevelopment project area.

The Façade Improvement Program is a discretionary incentive program designed to improve the exterior elements of existing businesses located within the County’s Redevelopment Project Areas. Eligible business owners can apply for a forgivable loan of up to \$25,000 for design services, and a grant of up to \$100,000 for construction costs. In return for this assistance, the property owner must agree to maintain the improvements for a period of ten years. The Façade Improvement Program is designed to stimulate private investment in high-quality building improvements that contribute to the overall strength of communities and “main streets” within redevelopment project areas. Through the program, the Agency promotes community investment for the purpose of complementing and enhancing revitalization efforts.

### Blight Elimination Activities

As discussed in previous sections, blight consists of the physical and economic conditions within an area that cause a reduction of, or lack of, proper utilization of an area. Some physical and economic conditions of blight include: unsafe building conditions; incompatible adjacent or nearby uses of land parcels that hinder economic activity; small and irregularly shaped lots under multiple ownership that are vacant or underutilized; vacant and underutilized land or buildings; and depreciated or stagnant property values.

The Agency has initiated and expanded upon a variety of programs geared specifically toward the amelioration and elimination of blight. The GraffitiBusters graffiti abatement program, the demolition grant program, Agency-owned property maintenance, and other activities are classified under this category.

### Housing Projects and Programs

Since 1979, redevelopment agencies have been required to set aside at least 20% of their tax increment funds for low- and moderate-income housing. The use of RDA housing funds has become increasingly restricted and targeted over the years. In addition, agencies that extend projects beyond their original life are now required to place 30% of their tax increment in their housing set-aside fund.

Redevelopment funds can generally only be used within redevelopment project areas in the city or unincorporated county in which they are generated. Housing set-aside funds, however, may be used anywhere within the city or unincorporated county in which the redevelopment agency is located. In order to utilize the funds in these areas, the redevelopment agency needs to make a finding that providing affordable housing outside of the project area supports the project area.

For the 2004-2009 years, approximately \$28,640,800 was expended within the Project Area on the construction of both infill and other new housing projects as well as for housing programs designed to rehabilitate existing or increase the supply of affordable housing within the unincorporated communities of Riverside County. Housing programs implemented by the Agency included the Senior Home Repair and Housing Rehabilitation Programs.

## **1. Implementation of Affordable Housing Programs**

The *Implementation Plan*, pursuant to Sections 33334.2, 33334.4, 33334.6 and 33413 of the CRL lays out the requirements for fulfilling the Agency's goal of increasing, improving and preserving the supply of housing affordable to very low, low, and moderate-income households in redevelopment projects areas using the Agency 20% Housing Set-Aside Fund ("Low-Mod Fund"). These sections referred to the Agency's responsibility as well as its obligation to meet the CRL requirements.

The Implementation Plan reviews the previous 5 years (2004-2009 fiscal years) in order to determine allocation of Low-Mod Funds and production of units. In addition, it is a projection of the next 5 years (2009-2014 fiscal years) showing the Agency's plans to



increase, improve and preserve the supply of housing. This provides a framework for future planning and improvement of affordable housing.

All programs listed are used to increase, improve and preserve the affordable housing stock. Some programs are specifically designed to improve and preserve housing units that require minor repairs, while others are designed for major repairs. In addition, some programs are designed specifically to increase the housing stock by producing newly constructed units or assisting in the purchasing of a unit. It is important to remember that some programs may be used together or separately and in some cases some projects may not fall into a certain category, but may be unique in its conception or dilemma.

### **a) Housing Programs**

The Agency has created a number of programs to preserve, improve and increase the supply of housing affordable to low and moderate-income households. It is the Agency's intention to pursue its affordable housing goals through the continued implementation of its housing programs. In addition, the Agency may and will implement new programs as it deems necessary to preserve, improve and increase the supply of housing.

The following is a list of housing programs the Agency expects to continue implementing for the next five years.

#### ***1. Programs to Preserve and Improve the Existing Housing Stock***

*Enhanced Home Repair (EHR) Program:* The EHR Program provides one-time grants up to \$6,000 to extremely low-income and very low-income households for home repair or enhancements to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.

*Emergency Housing Response Program (EHRP):* The EHRP was created to assist income qualified households displaced by emergencies, such as the Esperanza Fire, with temporary tenant based rental assistance. Limited to unincorporated areas of the County, the Housing Authority for the County of Riverside administers the program with an initial funding allocation of \$1,250,000 to provide families displaced by natural disaster or government action with a maximum of 24 month of rental assistance. In addition, in June of 2008, rental assistance has been provided to families that have been displaced as a result of Code Enforcement inspections. It is expected that Code Enforcement displacements will continue to take place and as a result of the increase in the number of participants, the Agency has amended the initial contract to extend the agreement term until December 31, 2010 and an increase funding amount of \$200,000.

*Housing Rehabilitation Program (HRP):* The HRP provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair and/or improve the quality of their home. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards (HQS), and

handicapped accessibility improvements. All HRP-assisted units are restricted to low-income households for a period of 10 years and are not considered substantial rehabilitation.

Home Improvement Program (HIP): The HIP is an auxiliary program to the HRP. The primary purpose of HIP is to improve the living conditions of low-income homeowners. HIP provides 0% interest loans for essential repairs to low-, very low-, and extremely low-income owner-occupants of single-family homes whose scope of work goes beyond a non-substantial rehabilitation. All HIP assisted units are restricted to low-income households for a period of 45 years.

Senior Home Repair (SHR) Program: The SHR Program provides one-time grants of up to \$6,000 to qualified extremely low-income and very low-income senior homeowners (62 years or older) or extremely low-income and very low-income disabled person of any age to repair or improve their homes. The grant requires that repairs and/or enhancements address health and safety issues and handicapped accessibility improvements exclusively.

Manufactured Home Replacement Program (MHRP): MHRP provides financial assistance to manufactured homeowners for dwelling units that have been identified or declared substandard. The MHRP provides assistance to low-, very low- and extremely low-income households for the replacement and ancillary infrastructure improvements of existing substandard owner occupied mobile homes located in the unincorporated areas of the County or within the County's redevelopment project areas. Assisted units are restricted by a 45 year affordability covenant.

Tenant-Occupied Home Rehabilitation Program (THRP): The THRP provides assistance to tenant-occupied single-family residents. Assistance is in the form of a completely deferred loan to the property owner with a maximum assistance of 25% of the after rehabilitation value of the home. The loan has a term of 10 years and annual interest rate of zero percent (0%). The affordability covenant also requires control of the rents to remain affordable to low-income tenants. The THRP addresses both interior and exterior of the home for health and safety issues and allows property owner to enhance the exterior appearance of tenant occupied properties.

## **2. Programs to Increase the Supply of Affordable Housing**

Mortgage Credit Certificate Program (MCC): The MCC Program was authorized by Congress in the 1984 Tax Reform Act as a means of providing housing assistance to families of low- and moderate-income. The MCC Program offers qualified applicants with incomes up to 115% of the State median income to take an annual credit against their federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. Through the tax credit, the homeowner's taxes are being reduced by the amount of the credit therefore increasing their disposable income allowing the homeowner's to afford higher housing costs given their income.

Redevelopment Homeownership Program (RHP): The Agency has been implementing the RHP program since 2008. This program assists low to moderate-income households, who have not owned a home within a three-year period, by providing 20% of the purchase price of the home with a 45 year affordability period as a silent “second” loan. The program is available for households with annual income that is no greater than 120% of the area median income as published by the Department of Housing and Community Development (HCD). RHP can be used in unincorporated areas of the County, Agency Project Areas (PAs) and cooperating cities.

New Construction (RDA): The Agency solicits proposals from developers, for-profits and non-profits, to expand affordable housing opportunities for low-income and special needs households. Housing projects can consist of new construction or substantial rehabilitation, which provides home ownership or rental opportunities with a 45 year or 55 year affordability covenant. Additional funds from the CDBG, HOME, NSP Programs and other sources are also used to assist housing project. Agency funds are used in the unincorporated County and redevelopment project areas. New construction or substantial rehabilitation projects may consist of an individual type of project or a mixture such as: multi-family, single-family, seniors, farmworkers, or other special needs groups as deemed necessary or needed.

Infill Housing Program (IHP): The Infill Housing Program, “Build 2005”, is also part of new construction and is designed to promote the development of affordable single-family housing on previously vacant or blighted lots. The program requires new homes to be sold as affordable owner-occupied housing to low-income households. Developments are funded with and are restricted to the unincorporated areas of the County with emphasis within the County’s redevelopment project areas. As the IHP is part of new construction, it will be grouped together with New Construction.

#### **b) Amended Regulations**

On October 14, 2007, Assembly Bill No. 987 concerning the Low and Moderate Income Housing Fund amended Sections 33334.3, 33413, and 33418 of the Health and Safety Code. Specifically the affordability covenants and restrictions were amended to include the following:

1. The covenants and restriction are enforceable by any person or family of low or moderate income, and other specified persons, against any owner who violates a covenant or restriction and each successor in interest who continues the violation.
2. The requirement to record a separate document, called “Notice of Affordability Restrictions on Transfer of Property (Notice of Affordability),” for all new or substantially rehabilitated units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund on or after January 1, 2008. As such, projects consisting of new or substantially rehabilitated units prior to

January 1, 2008 will not have a Notice of Affordability, but those completed after the required date will have one.

3. The Agency will also need to compile and maintain a database of existing, new and substantially rehabilitated, housing units developed or otherwise assisted with money from the Low and Moderate Income Housing Fund, include certain information in the database, make the database available to the public on the Internet, and update it on an annual basis. Any property used to confidentially house victims of domestic violence will be omitted from the database. The Agency's database can be found at:

<http://www.rivcoeda.org/Departments/Housing/tabid/57/Default.aspx>

**c) Previous 2004-2009 and Projected 2009-2014 Housing Performance and Uses of the Low-Mod Funds**

The following tables and attachments look at the previous 2004-2009 (fiscal years beginning in July and ending in June) and projected 2009-2014 Housing Performances and the housing programs Low-Mod Funds were expended on. Some projects may utilize one or more of the programs listed below. New projects may be considered and developed in the future along with new programs and related infrastructure projects, in lieu of, or in addition to those indicated in this plan.

***1. Low- and Moderate-Income Housing Fund Deposits and Projections***

Table 4 shows the amount deposited in to the Low-Mod Fund for the last five years and the estimated amounts which will be deposited during each of the next five years.

For the 2004-2009 years, a total of \$30,425,209 was deposited in the Low-Mod Fund for the project area. The Agency anticipates that approximately \$27,382,690 will be deposited in the Low-Mod Fund during the life of the current 2009-2014 Implementation Plan for this project area. Due to the current economic condition, the Agency projected a 10% decrease in projected funds. The funds deposited and projections do not include interests or other incomes which may also be added in. Actual future tax increment and availability of Low-Mod Fund may vary from the projections shown.



<b>TABLE 4</b>			
<b>Deposited Low-Mod Fund</b>		<b>Projected Low-Mod Fund</b>	
<b>2004-2009</b>		<b>2009-2014</b>	
2004-2005	\$3,909,090	2009-2010	\$5,476,538
2005-2006	\$5,391,645	2010-2011	\$5,476,538
2006-2007	\$6,192,400	2011-2012	\$5,476,538
2007-2008	\$7,485,649	2012-2013	\$5,476,538
2008-2009	\$7,446,425	2013-2014	\$5,476,538
<b>Total</b>	<b>\$30,425,209</b>	<b>Total</b>	<b>\$27,382,690</b>

In addition, Attachment B shows the total amount deposited into the Low-Mod Fund for all project areas and the projected amount for each project area. Overall, there was a total of \$76,446,796 deposited for the 2004-2009 years. For the 2009-2014 years, a total of \$68,801,630 is projected to be deposited.

## ***2. Increasing, Improving and Preserving Affordable Housing 2004-2009***

According to Section 33334.3 of the CRL, the Low-Mod Fund is to be used for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing. Therefore, Table 5 shows all programs that has increased, improved and preserved the community's supply of low- and moderate-income housing, the number of households assisted, their income level, and the amount of funds expended within the project area during the 2004-2009 Implementation Plan cycle, while Table 6 breaks down the assisted households by year and income level. In addition, Table 7 shows all households assisted outside of all the project areas by year and income level.

<b>TABLE 5</b>										
<b>All Households Assisted from the Low-Mod Fund 2004-2009</b>										
	<b>Households</b>					<b>Low-Mod Fund Expended</b>				
<b>Program</b>	<b>EL</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>	<b>EL</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
EHR	-	1	-	-	1	-	\$6,000	-	-	\$6,000
HRP	9	26	41	-	76	\$141,544	614,727	\$833,978	-	\$1,590,249
HIP	-	-	1	-	1	-	-	\$143,902	-	\$143,902
RDA	11	162	38	-	211	\$313,718	\$4,254,179	\$844,857	-	\$5,412,754
SHR	21	30	-	-	51	\$108,619	\$179,003	-	-	\$287,622
<b>Total</b>	<b>41</b>	<b>219</b>	<b>80</b>	<b>-</b>	<b>340</b>	<b>\$563,881</b>	<b>\$5,053,909</b>	<b>\$1,822,737</b>	<b>-</b>	<b>\$7,440,527</b>

<b>TABLE 6</b>					
<b>All Households Assisted from the Low-Mod Fund 2004-2009</b>					
	<b>EL</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
<b>2004-2005</b>	18	102	26	-	146
<b>2005-2006</b>	4	11	8	-	23
<b>2006-2007</b>	4	8	43	-	127
<b>2007-2008</b>	9	16	2	-	27
<b>2008-2009</b>	6	10	1	-	17
<b>Total</b>	<b>41</b>	<b>219</b>	<b>80</b>	<b>-</b>	<b>340</b>

<b>TABLE 7</b>				
<b>All Households Assisted from Low-Mod Fund</b>				
<b>Outside All Project Areas</b>				
<b>EL</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
<b>300</b>	<b>504</b>	<b>268</b>	<b>16</b>	<b>1088</b>

It is important to remember that these programs are being implemented in other project areas as well. Attachment C will show a detailed program and income category breakdown of all projects inside and outside of the project areas and their comparison to each other. In addition, Attachment D will show the year and income level breakdown of all Agency assisted units located inside and outside of the project areas.

In addition, it is important to note that the Low-Mod Fund is not the only funding source used to assist in increasing, improving and preserving affordable housing. Other funding sources such as Community Development Block Grants (CDBG) and HOME funds are also used. Table 8 shows all affordable housing units assisted with CDBG, HOME, or other funds within the project area for the 2004-2009 Implementation Plan year.

<b>Table 8</b>					
<b>All Households Assisted with CDBG/HOME/Other Funds</b>					
<b>Program</b>	<b>EL</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
HRP	6	1	6	-	<b>13</b>
New Construction	11	91	5	-	<b>107</b>
<b>Total</b>	<b>17</b>	<b>92</b>	<b>11</b>	<b>-</b>	<b>120</b>

Attachment E shows an overview of all project areas including the outside that was assisted with CDBG, HOME, or Other funding sources. As shown, there were a total of 1,583 households assisted.

### **3. Demolished and Replacement Housing (2004-2009)**

Section 33413 of the CRL requires that whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate income housing market as part of a redevelopment project, the Agency shall within four years of the destruction or removal, rehabilitate, develop, or construct an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the Agency.

Table 9 looks at the number of bedrooms that have been lost as the result of Agency property acquisition, demolition and construction activities between July 1, 2004 and June 30, 2009.

The bedroom count was divided into Very Low Income (VL), Low Income (L) and Moderate Income (M). It is important to note that, if any units are destroyed or demolished then the replacement units must be identified.

For the 2004-2009 Implementation Plan cycle there were 29 bedrooms lost within the project area therefore 29 replacement bedrooms were required. The replacement bedrooms were taken from the Mission Palms II housing project, therefore replacement obligations were met. The production units shown are, new construction or substantially rehabilitated units, which was completed within the project area and does not include bedrooms from other project areas or from outside of the project area.

	<b>Bedrooms Demolished</b>				<b>New Construction or Substantially Rehabilitated Bedrooms</b>				<b>Replacement Bedrooms</b>			
	VL	L	M	Total	VL	L	M	Total	VL	L	M	Total
<b>2004-2005</b>	-	-	-	-	119	9	-	128	-	-	-	-
<b>2005-2006</b>	14	10	2	26	-	-	-	-	14	12	-	26
<b>2006-2007</b>	-	3	-	3	88	37	-	125	-	3	-	3
<b>2007-2008</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>2008-2009</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	14	13	2	29	207	46	-	253	14	15	-	29

Attachment F, however, will give an overview of all demolished units within all project areas, including those that are located outside of the project areas for the 2004-2009 years. As shown, the project areas with the most units demolished are located in the Desert Communities Project Area (DCPA) and the Jurupa Valley Project Area (JVPA). Do note that all units demolished outside of a project area are not required to be replaced.

Demolished projects located outside of the project areas were Middleton, Date Palm, and 100 Palms. For the 2007-2008 fiscal year, Middleton had 4 units totaling 7 bedrooms demolished and Date Palm had 43 units totaling 89 bedrooms demolished. The demolished bedrooms were replaced by 98 lower-income bedrooms from Huerta de Mecca, a new construction project. For the 2008-2009 fiscal year, Middleton had an additional 3 units totaling 5 bedrooms demolished, Date Palm had an additional 15 units totaling 32 bedrooms demolished and 100 Palms had 36 units totaling 56 bedrooms demolished. The demolished bedrooms were replaced by 94 lower-income bedrooms from Clinton Family Apartments, a new construction project. Attachment F provides an overview for all projects demolished, newly constructed or substantially rehabilitated and replaced.



#### 4. Housing Production: New Construction and Substantial Rehabilitation

Only newly constructed units or substantially rehabilitated units can be used to meet the requirements of paragraph (2) of subdivision (b) of Section 33413 in the CRL, also known as the Inclusionary Requirement. It requires that at least 30 percent of all new or substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing costs to, and occupied by, persons and families of low or moderate income. Of the 30 percent, no less than 50 percent shall be available to and occupied by very low income households. It is important to note that if there is a shortage of units to meet the Inclusionary Requirement, units from outside of the project area can be used at a 2:1 ratio.

Table 10 shows all new construction and substantially rehabilitated units that were produced within the project area for 2004-2009. For this project area there was 212 new construction or substantially rehabilitated units produced. Units that fell into Extremely Low were combined with Very Low.

<b>TABLE 10</b>			
<b>New Construction/ Substantial Rehabilitation with Low-Mod Fund</b>			
<b>Program</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>
HIP	-	1	-
RDA	11	162	38
<b>TOTAL</b>	<b>11</b>	<b>162</b>	<b>38</b>

Attachment G, however, will give an overview of all new construction and substantial rehabilitated units that were produced within all project areas and outside of them. As shown there were a total of 304 units produced within all project areas and a total of 509 units produced outside of the project areas. Altogether there were a total of 813 newly constructed and substantially rehabilitated units produced for the 2004-2009 year.

Do note that of all households assisted with CDBG, HOME, or Other funds, Table 11 shows all new construction or substantially rehabilitated units that were derived from it. As shown there were no units produced.

<b>TABLE 11</b>			
<b>New Construction/ Substantial Rehabilitation with CDBG/HOME/Other Funds</b>			
<b>Program</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>
New Construction	11	91	5
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>

Attachment H will show the overall new construction and substantially rehabilitated units produced within all project areas and outside using CDBG, HOME, or Other Funds. As shown a total of 118 units were produced within all project areas, while an additional 467 units were produced outside of the project areas, giving it an overall total of 585 units.

Table 12 shows the number of Agency produced units (new construction and substantial rehabilitation) and the Inclusionary Requirement. As shown, there were 212 units produced; of number, 32 units were required for Very Low income and 32 units were required for Low-Mod income. The Agency produced enough units to meet the Very Low and Low-Mod Inclusionary Requirement and still had 141 Low-Mod units and 7 Very Low units left.

<b>TABLE 12</b>			
<b>Inclusionary Requirements for Agency Produced Units</b>			
	<b>Low-Moderate</b>	<b>Very Low</b>	<b>Total</b>
Produced	173	39	212
Required	32	32	64
Requirement Met	32	32	64
Exceeded	141	7	148

Attachment I, however, will give an overview of all Inclusionary Requirements for each project area Concerning Agency produced units and Non-Agency produced units. Attachment “H-1” will show how the units produced were allocated for each project area, including units produced outside of all project areas, if necessary, and units that exceeded the requirement. Columns labeled, “Inside” and “Outside” are meant to show if inside units were used or outside units were used to meet the requirements. The outside units have already been reduced from their 2:1 ratio (509:168).

In addition to the Inclusionary Requirement regarding Agency developed units, Section 33413(b)(2)(A)(i) of the CRL, also requires that at least 15 percent of all non-Agency assisted market rate units developed within the project area shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Of the 15 percent, no less than 40 percent of the dwelling units must be available at affordable housing costs to, and occupied by, persons and families of very low income households. Market rate units are those that have been assisted by non-profits and/or the private sector other than the Agency.

Table 13 shows all market rate units developed within the project area that the Agency did not assist with the Low-Mod Fund. As shown, there were no units reserved for low- and moderate income or very low income households. A breakdown of all market rate units completed within each project area can be seen in Attachment I.

Of the 61 market rate units constructed 36 were required for Low-Mod income households and 25 units were required for Very Low income households. Since there were 212 new construction or substantially rehabilitated units produced within the project area, 36 of those units will be used to meet the Low-Mod requirement and another 25 will be used to meet the Very Low requirement. For this project area, the Agency has met its Inclusionary Requirement regarding market rate units and no units from outside of the project areas were required.

Attachment I shows the overall Market Rate Inclusionary Requirement for all project areas and Attachment I-1 will show the allocation of units.

<b>Inclusionary Requirement for Non-Agency Assisted Market Rate Produced Units</b>			
<b>Market Rate Units</b>	<b>Total Inclusionary Requirement</b>	<b>Low-Moderate Required</b>	<b>Very Low Required</b>
406	61	36	25
Inside Replacement Units		36	25
Outside Replacement Units		-	-
Units Exceeding Requirements		-	87

##### ***5. Proportional Allocation of Low-Mod Fund According to Age***

Per Section 33334.4(b) of the CRL, the Agency is required to expend from the Low-Mod Fund to assist housing that is available to all persons regardless of age in at least the same proportion as the number of low-income households with a member under the age 65 years to the total number of low-income households of the community.

Table 14 below provides a breakdown of the population of the unincorporated portion of Riverside County. The numbers used are based on U.S. Census (2000) data in order to determine proportional allocation and the proportion of the population who are under 65 years of age and those that are over 65 years of age. As can be seen, 90% of the population is under 65 years of age, while 10% are over 65 years old.

<b>TABLE 14</b>				
<b>Estimated Population of Riverside County: Unincorporated</b>				
<b>Total Population</b>	<b>Total Population Under 65</b>	<b>Percentage</b>	<b>Total Population Over 65</b>	<b>Percentage</b>
429,029	367,820	90%	61,209	10%
<i>Source: 2000 United States Census</i>				

Table 15, shows the funding expended according to age for all project areas. Those over 65 years of age accounted for only 10% of the population; however of the total \$17,797,106 expended within all project areas, \$7,200,905 (40%) was expended on those over the age of 65. The reason this was a high percentage was due to an apartment complex project, which was built specifically for seniors.

<b>TABLE 15</b>			
<b>Proportional Allocation</b>			
<b>Total Population Less than 65</b>	<b>Percentage</b>	<b>Total Population More than 65</b>	<b>Percentage</b>
<b>\$10,597,201</b>	<b>60%</b>	<b>\$7,200,905</b>	<b>40%</b>

Attachment J will show a breakdown by all project areas and outside of the funds expended for the portion of the population who are over 65 years of age.

Section 33490(a)(1)(C)(i) requires the Agency to show the number of housing units needed for very low income persons, low-income persons, and moderate-income persons as each of those needs have been identified in the most recent determination pursuant to Section 65584 of the Government Code, and the proposed amount of expenditures from the Low-Mod Fund for each income group.

Table 16 is an overview of the allocation of housing need in the project area. The determination of “need” is based on the Regional Housing Needs Assessment (RHNA) numbers that are part of the Riverside County Integrated Project: The RHNA numbers are housing production goals the Agency needs to meet In order to satisfy the requirements of Section 33490(a)(1)(C)(i). The project area produced total of 212, with 173 units being Very Low and 39 units being Low. Since there were 79 units left over after meeting the Very Low income category, those 79 extra units were used to meet the shortages of the Low and Moderate income categories; however there was still a shortage of 20 units in the Moderate category even though Very Low and Low income RHNA numbers were met.



Attachment K provides an overview and comparison of all the project areas RHNA Goals and Attachment K-1 provides a breakdown of the allocation.

<b>TABLE 16</b>			
<b>Adjusted RHNA Goals 2004-2009</b>			
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>
Unincorporated County RHNA Goal	13,343	9,267	10,428
Project Area RHNA Goal	94	65	73
Units Produced Inside	173	39	-
Units Produced Outside	-	-	-
Surplus Units	79	-	-
Reallocated Surplus	-	26	53
Shortages	-	-	20

The base RHNA goal for the project was determined by using a formula that divided the total RHNA goal per income category (very low, low, and moderate-income) for the unincorporated County by the number of buildable acres in the unincorporated County in order to determine a “units-per-acre” figure for each income category. The units-per-acre figure was then multiplied by the number of acres in the project area, which in this case was 16,600 acres, to establish a RHNA goal for each income category.

***Very Low-Income***

$$\frac{(13,343 \text{ unincorporated County units})}{(2,376,581 \text{ unincorporated County acres})} = 0.00561 \text{ dwelling units per acre}$$

***Low-Income***

$$\frac{(9,267 \text{ unincorporated County units})}{(2,376,581 \text{ unincorporated County acres})} = 0.00389 \text{ dwelling units per acre}$$

***Moderate-Income***

$$\frac{(10,428 \text{ unincorporated County units})}{(2,376,581 \text{ unincorporated County acres})} = 0.00438 \text{ dwelling units per acre}$$

## VI. GOALS FOR FUTURE IMPLEMENTATION REPORTING PERIOD (2009-2014)

Section 33490 (a)(1) states that the *Implementation Plan* shall contain specific goals and objectives of the Agency for its project areas. The goals and objectives for this *Implementation Plan* are based upon the *Redevelopment Plan* for the JVPA. In eliminating conditions of blight in the project area, the *Implementation Plan* is intended to achieve the following goals and actions:

**A. GOAL:** Construction of Public Infrastructure and Capital Facilities - To eliminate and prevent the acceleration of physical blight and to encourage the better utilization of real property and new private enterprise investment, the Agency will:

1. **ACTION:** Assist in the improvement of public infrastructure. Such improvements could include the construction or reconstruction of roads, curbs and gutters, and sidewalks; providing signalization; installing landscaping, sidewalks, multi-use trails, lighting and street furniture; and the construction or reconstruction of water storage and distribution facilities, drainage and flood control measures, and sewerage systems.
2. **ACTION:** Assist in the development of public facilities and utilities, such as the construction or rehabilitation of fire and sheriff stations, community centers, school facilities, libraries, parks, multi-use trails, and utility improvements.
3. **ACTION:** Assist in the rehabilitation of residential properties (see Goal D below).
4. **ACTION:** Assist in reducing crime through such activities as crime watch and patrol programs, refurbishment or construction of sheriff's facilities, and youth and senior facilities and programs.
5. **ACTION:** Expand sustained and on-going code enforcement activities.
6. **ACTION:** Establish a weed abatement program.
7. **ACTION:** Continue to implement a graffiti abatement program.

**B. GOAL:** To effectuate the comprehensive planning, redesign, reconstruction and/or rehabilitation of project areas in such a manner as to facilitate a higher and better utilization of land uses in accordance with the General Plan, the Agency will:

1. **ACTION:** Assist in future updates of the Housing Element, as necessary.
2. **ACTION:** Eliminate non-conforming uses as appropriate and necessary.
3. **ACTION:** Buffer residential neighborhoods from the intrusion of incompatible land uses.

4. **ACTION:** Provide incentives for the development of underutilized parcels.
  5. **ACTION:** Remove economic impediments to land assembly and infill development in areas that are not properly subdivided for development or redevelopment.
  6. **ACTION:** Continue to offer the volunteer demolition grant program to remove unsafe structures that pose a public health and safety hazards.
  7. **ACTION:** Actively engage in community outreach for land use planning and project area activities by coordinating community meetings.
- C. GOAL:** To reconstruct, upgrade and expand commercial areas in conformance with the General Plan, the Agency will:
1. **ACTION:** Implement an ongoing economic development and business promotion program to expand existing businesses and attract new ones.
  2. **ACTION:** Continue to offer small business commercial rehabilitation programs to rehabilitate deteriorated commercial buildings.
  3. **ACTION:** Provide incentives for development of new or existing commercial and industrial facilities to encourage employment and investment in project areas.
- D. GOAL:** To develop and implement programs and projects which meet the Agency's inclusionary and replacement housing needs, increase, improve and preserve the County's existing and future affordable housing stock. Provide decent, safe and sanitary housing and living environments to low to moderate households and to ensure that building and safety standards are met by providing homeowners and investors with technical, financial and other related assistance. To eliminate substandard housing through the rehabilitation of deteriorated residential units, the Agency will:
1. **ACTION:** Continue the use of rehabilitation programs, which include the EHR, HRP, HIP, SHR, MHRP and THRP to help address the need for non-substantial and substantial rehabilitation in the redevelopment project area.
  2. **ACTION:** Where deterioration makes rehabilitation infeasible the Agency will continue to demolish and replace dwelling units on a one-for-one, bedroom lost, bedroom replaced, basis at a cost affordable to or lower than the existing occupying household.
    - a. **ACTION:** Increase homeownership opportunities for low and very low-income large family households through increased marketing of the RHP using 20% Low-Mod Funds.
    - b. **ACTION:** Increase the supply of new rental housing for very low and low-income households in the unincorporated County through

exploration of new and utilization of existing partnerships with both the non-profit and private sectors.

- c. **ACTION:** Continue to monitor all Agency assisted housing projects to ensure compliance with affordability and maintenance requirements pursuant to existing covenants and agreements.
- d. **ACTION:** Continue to implement and expand where feasible and possible the IHP in project areas to address underutilized and blighted parcels and increase homeownership among very low, low and moderate-income households.

### **E. Proposed Actions and Expenditures to Eliminate Blighting Conditions**

The above section outlined the Agency's principal goals and actions over the next five years. These actions include public improvements as well as Agency-assisted private development and rehabilitation.

The Agency plans to continue to undertake a number of public improvement projects in the JVPA during the next five years. A number of these projects are currently underway and include street and drainage improvements and the construction of public facilities including a new community center and fire station. Additional public improvements are expected throughout the JVPA and consist primarily of circulation improvements and flood control and drainage infrastructure.

The Agency also plans to assist the private sector over the next five years in the JVPA. This assistance includes possible loans or grants to facilitate the rehabilitation of blighted commercial buildings and loans to help facilitate industrial development. Furthermore, these programs are also expected to contribute to the alleviation of blight by addressing conditions that lead to crime, deteriorated structures, underutilized land, incompatible land uses, the lack of adequate shopping, business out-migration and unemployment.

The Agency's efforts to enhance the commercial and/or industrial sectors of each of its redevelopment project areas consist of a variety of programs designed to address the needs of existing businesses and attract new businesses. Some of these programs have historically and will continue to include marketing campaigns, fast track permitting assistance, and job training and employment assistance.

Programs to increase, improve and preserve the supply of affordable housing will also be continued. High priority affordable housing projects are also assisted in the Agency's redevelopment project areas with fast track development review services and fee waivers.

The activities described above and in Attachment "A," are programs and projects the Agency believes represent important opportunities to alleviate blight in all redevelopment project areas, including the JVPA. During the five-year term of this *Implementation Plan*, other public and private programs may be judged both feasible and worthwhile. It is very likely that new development opportunities will arise once the proposed actions begin to have a positive effect on the individual communities located in the project area.



The Agency has identified the funding sources for the activities planned in the JVPA over the next five years. These funding sources, which are estimated to total about \$216,411,342.00 include proceeds from the sale of tax allocation bonds supported by tax increment from the project areas and tax increment revenues over and above the amounts required to cover debt service on tax allocation bonds.

As specified in the CRL, the linkage of the Agency's ongoing and proposed programs to the alleviation of blighting conditions in the JVPA is identified in Attachment "B". The matrix in Attachment "C" details the Agency's proposed expenditures as they relate to the actions described in the above two sections. It should be noted that cost estimates are based on historical Agency expenditures, adjusted in each redevelopment project area for individual project area needs. Changes to the estimates for the JVPA will not require amendments to this *Implementation Plan*.

#### **F. Estimated Affordable Housing Projections 2009-2014**

Table 17 shows the projection of all households assisted by programs using the Low-Mod Fund within the project area. As shown, an estimated total of \$3,853,700 will be expended within the project area.

<b>TABLE 17</b>										
<b>All Households Assisted by Programs and Expenditures 2009-2014</b>										
<b>Households</b>						<b>Low-Mod Fund Expended</b>				
	EL	VL	L	M	Total	EL	VL	L	M	Total
<b>EHR</b>	2	2	1		5	\$12,000	\$12,000	\$6,000	-	\$30,000
<b>HIP</b>	2	1	1	1	5	\$200,000	\$100,000	\$100,000	\$100,000	\$500,000
<b>HRP</b>	25	25	25	-	75	\$500,000	\$500,000	\$500,000	-	\$1,500,000
<b>RDA</b>	35	35	-	-	70	\$716,850	\$716,850	-	-	\$1,433,700
<b>SHR</b>	20	10	10	10	50	\$72,000	\$60,000	\$60,000	\$60,000	\$300,000
<b>THRP</b>	1	1	1	-	3	\$30,000	\$30,000	\$30,000	\$30,000	\$90,000
<b>Total</b>	85	74	38	11	72	\$1,530,850	\$1,418,850	\$696,000	\$190,000	\$2,853,700

Attachment N provides an overview of all projections for all project areas and estimated expenditures.

Of all households assisted, Table 18 shows the projection of New Construction and Substantially Rehabilitated units. Programs under New Construction include development of single-family homes, multi-family complexes and mobile home parks. Programs under

Substantially Rehabilitated include all programs that deal with substantial rehabilitation and may also include projects that do not fall under any of the programs. All programs and projects involving new construction and substantial rehabilitation include a 45-year or 55-year affordability covenants, depending on the project.

As shown in Table 18, it is projected that a total of 75 units will be produced totaling \$1,933,700 in the project area.

<b>TABLE 18</b>				
<b>New Construction and Substantial Rehabilitation Projections 2009-2014</b>				
	New Construction		Substantial Rehabilitation	
	Units	Low-Mod Funds	Units	Low-Mod Funds
<b>RDA</b>	70	\$1,433,700	-	-
<b>HIP</b>	-	-	5	\$500,000
<b>Total</b>	70	\$1,433,700	5	\$500,000

Attachment O provides an overall view of all new construction and substantial rehabilitation to be completed within all project areas including estimated expenditures. Attachment P provides a breakdown of new construction and substantial rehabilitation units falling under the RDA housing program by project areas and includes housing projects located outside of the project areas.

Table 19 below shows the projected housing units broken down by income levels.

<b>TABLE 19</b>			
<b>New Construction and Substantial Rehabilitation Projections by Income 2009-2014</b>			
<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
5	70	-	75

Table 20 is a projection of the inclusionary requirement for Agency assisted units. Actual housing production figures in the project areas may exceed or not meet the estimated figures during the period covered by this Implementation Plan based on the actual amount of Low-Mod Funds available and other circumstances that may arise. The figures below are only estimated projections.

In addition, outside units can and will be used to make up for any shortages within the project areas as needed. Attachment L will show the projection of other project areas and those located outside of the project areas.

<b>TABLE 20</b>			
<b>Projected Agency Assisted Units for the Inclusionary Requirement</b>			
	<b>Total Required</b>	<b>Low-Mod</b>	<b>Very Low</b>
Inclusionary Housing Requirement	23	14	9

### **G. Housing Conclusion**

The Agency has been able to increase, improve and preserve the supply of housing affordable to very low, low and moderate-income households in the redevelopment project areas using the Agency Low-Mod Fund according to CRL Section 33334.2, 33334.4, 33334.6 and 33413. In addition, the Agency has met its replacement obligations and inclusionary requirements. Even though RHNA numbers were not met for the 2004-2009 years, the Agency will strive to meet those numbers for the 2009-2014 years.

It is the intent of the Agency to continue increasing, improving and preserving the supply of housing affordable to very low, low and moderate-income households. Its future projection of projects may increase or decrease as there may be unforeseen circumstances. However as the population of the County continues to increase there will continue to be a need to assist very low, low, and moderate-income households using the Low-Mod Funds.

## **VII. PLANNING AND ADMINISTRATIVE COSTS**

Section 33334.3(d) of the CRL states that the Low-Mod Income Housing Fund be used to the maximum extent possible to defray the costs of production, improvement, and preservation of low- and moderate-income housing and that the amount of money spent for planning and general administrative activities associated with the development, improvement, and preservation of that housing not be disproportionate to the amount actually spent for the costs of production, improvement, or preservation of that housing. The Agency makes an annual finding that the use Low-Mod Housing Set-Aside Funds for planning and administrative costs is necessary due to the following conditions:

- Over 56,000 low and moderate-income households reside within the unincorporated area of Riverside County, and extensive neighborhood upgrades are necessary to improve the quality of life and eliminate health and safety threats that affect these residents.
- The Agency is actively involved in improving housing for low and moderate-income residents of the unincorporated county by providing rehabilitation loans and grants, and increasing the supply of housing by assisting in the construction of new housing that is affordable to persons of low and moderate-income.

- The Agency's efforts to meet the needs of low and moderate-income residents require extensive planning and program development efforts, and include numerous reporting requirements. In addition, public outreach is important to developing and implementing programs to meet the needs of these residents.
- The Agency's housing activities constitute a significant portion of the Agency's total activities.

Therefore, the Agency has determined that Low-Mod funds are necessary for the actual costs of administering the Agency's housing programs and implementing specific projects, and for the proportionate share of Agency planning and administrative costs. For the FY 2009-2014 Implementation Plan reporting cycle, planning and administrative costs paid from Low-Mod funds have averaged approximately 15% of planning costs; general Agency administration shall be proportionally paid from these funds as well, including the full cost of staff time to develop, implement and monitor housing projects.

### **VIII. CONCLUSION**

Pursuant to Section 33490(a)(1)(A) of the CRL, this *Implementation Plan* for the JVPA, as detailed above, describes the specific goals and objectives of the Agency, as well as the specific programs, including potential projects, and estimated expenditures that will assist in the elimination of blight within the project area over the FY 2009-2014 reporting cycle. The Plan also describes the progress the activities the Agency has undertaken and the progress toward blight elimination within over the 2004-2009 reporting period. As stated in Section 33490(a)(1)(B), adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project, or expenditure from the Agency or community.

Redevelopment, however, is a very fluid process that is subject to a myriad of changing issues and the forces of market dynamics. For these reasons, a provision for review and amendment to the *Implementation Plan* is included in Section 33490(c) of the CRL. This section states that, every agency, at least once within the five-year term of the plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for each redevelopment project within the jurisdiction and evaluating the process of the redevelopment plan. Pursuant to the code, the public hearing must take place no earlier than two years and no later than three years after the adoption of the implementation plan. In addition to the mandated review, the Agency may review and amend the goals, actions, and programs and their expenditures (following a noticed public hearing) at any time conditions require such an amendment.



**ATTACHMENT A**  
**Major Projects**  
**Jurupa Valley Project Area (JVPA)**

<b>Project Name</b>	<b>July 2004 through June 2009</b>	
	<b>Expenditures</b>	
Agate Block Sidewalk	\$	1,426,283.56
Armstrong and Sierra Project	\$	7,631,109.78
Big League Dreams Ballfield Addition	\$	1,331,501.98
Butchko Veterinary Project	\$	620,298.74
Demolition Program	\$	2,859,263.64
Emerald Meadows Project	\$	5,386,646.00
Etiwanda Street Improvements	\$	2,060,477.13
Façade Improvement Program	\$	2,139,643.68
Glen Avon Revitalization	\$	558,369.11
Jurupa Self Sufficiency Center	\$	1,204,536.93
Jurupa Valley Aquatic Center	\$	6,230,492.43
Limonite Street Improvements	\$	3,444,947.16
Memorial Park Rehabilitation	\$	5,028,531.02
Mintern, Packard, Arora Street Improvements	\$	1,211,466.82
Mission Boulevard Phase 3, 4, 5	\$	9,948,885.83
Mission Boulevard Pontiac Project	\$	1,669,162.00
Mission Plaza Acquisition	\$	11,564,620.74
Opal, Pacific, Rustic Street Improvements	\$	2,260,963.64
Rubidoux Area Street Improvements	\$	8,518,297.74
Rubidoux Community Library	\$	7,571,357.59
Rubidoux Family Care Center	\$	8,240,905.46
Rubidoux Fire Station	\$	3,533,995.18
Rubidoux Fleet Services Facility	\$	857,072.55
Rubidoux High School Stadium	\$	5,000,000.00
Rubidoux Soccer Complex	\$	206,996.93
Rubidoux Youth Opportunity Center/Boxing Club	\$	9,096,484.65
Valley Way Hookramps	\$	4,768,066.46
Valley Way Road Improvements	\$	5,604,306.99
Van Buren Street Improvements	\$	3,046,384.69
Vernola Park and Bellegrave Basin	\$	17,916,952.07
<b>TOTAL PROJECT AREA EXPENDITURES</b>	<b>\$</b>	<b>140,938,020.50</b>