

**Redevelopment Agency of the City of San Mateo
Downtown and Shoreline Merged Project Area**

FIVE-YEAR IMPLEMENTATION PLAN

FOR FY2010/11 THROUGH FY2014/15



DOWNTOWN SAN MATEO'S NEW BRAND



GATEWAY SIGNAGE TO SHORELINE PARK

As Adopted by the Board of the Redevelopment Agency on: April 4, 2011

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MAIN STREET GARAGE (WITH THREE COMMERCIAL SPACES ON 2ND AVENUE)

CHAPTER I INTRODUCTION

California Community Redevelopment Law (CRL) requires Redevelopment Agencies administering a Redevelopment Plan to prepare and adopt an Implementation Plan (Plan) every five years. The purpose of the Implementation Plan is to set goals and objectives that will guide the Redevelopment Agency's (Agency) efforts to implement its programs to eliminate blight and increase affordable housing within the project area.

The Implementation Plan identifies various activities and projects targeted for implementation during the next five-year period. At the same time, the Plan allows the Agency flexibility in prioritizing and determining which projects it will implement from those outlined in the Plan.

The affordable housing component of the Implementation Plan serves to monitor the Agency's progress in meeting the affordable housing requirements under the CRL and the community's affordable housing needs.

For budgeting and planning purposes, the Implementation Plan also provides an estimate of revenues and expenditures the Agency is projected to incur over the five-year period of the Implementation Plan. These estimates are expected to change as projects are implemented, as the state proposes to take-away tax increment revenue from the Agency, and as annual tax increment revenues are finalized and provided to the Agency.

The Redevelopment Agency of the City of San Mateo's Implementation Plan is for the fiscal years 2010/11 thru 2014/2015. To meet Community Redevelopment Law, the Implementation Plan contains the following required information:

- The Agency's goals and objectives for the next five years;
- Program of activities, including potential projects, and estimated expenditures and revenue planned for the next five years;
- A description of how the activities, proposed projects, and expenditures will alleviate blight and address Agency goals; and
- A description of the Agency's plans to increase, improve and preserve affordable housing.

The Implementation Plan serves as a general guide for the Agency, while providing flexibility for the Agency to prioritize programs and projects based on scope, timing, expenditures, and revenues. The Agency is funded through tax increment revenues, which is used in two ways:

- By law, 20% of the revenues must be used toward the increase of low and below market rate housing.
- The other 80% is eligible to be used for redevelopment programs and projects

to help remove blight from the Agency's Merged Project Area.

The Agency's programs and activities to eliminate blight may vary over the next five-year period as a result of unpredictable & unprecedented decline in global and regional market conditions and as the State Legislature continues to take away tax increment revenues from redevelopment agencies throughout the State in its effort to balance the State budget. Since 2009, the Agency has been required to make payments to the state totaling \$4.95 million dollars, specifically \$4.1 million dollars in fiscal year 2009/2010 and \$850,000 dollars in fiscal year 2010/11. These state takeaways have had a dramatic impact on Agency programs and projects, and on the Agency's ability to meet its goals in a timely manner.

In January 2011, the Governor issued a proposal to close the state's budget gap. The three-prong strategy consists of cuts in state spending, extending various taxes which are set to expire in 2012, and the abolishment of the state's 400-plus redevelopment agencies. As of this writing, it is unclear if the Governor's proposal will be realized. Staff will continue to monitor the situation and provide future updates.

A. SAN MATEO MERGED PROJECT AREA: DOWNTOWN & SHORELINE PROJECT AREAS

The Redevelopment Agency administers activities for the San Mateo Merged Project Area, which includes the Downtown and Shoreline Project Areas. The Downtown Area is approximately 165 acres, which includes Central Park, is generally bounded by El Camino Real, Delaware Street, Tilton Avenue, and Ninth Avenue. The Shoreline

Area is approximately 700 acres and is generally described as the area east of Marina Lagoon running north along Third Avenue, and west and north of the city boundary with Foster City in the areas proximate to Highway 92 and Mariners Island Boulevard. (See Map on page 8.)

In 1996, the City of San Mateo (City) and the Redevelopment Agency (Agency) of the City of San Mateo amended the two existing Redevelopment Plans, merging the two Project Areas to create the Merged Redevelopment Area. This enables the Agency to improve its redevelopment activities and its ability to carry out proposed projects to eliminate significant remaining blight within the Project Areas by allowing the Agency to aggregate tax increment from both project areas for use on any project within either project area. As part of the 1996 Amendment, the Agency also extended time limits to receive tax increment and repay debt for each Project Area to 2031. The Agency was later eligible for three one-year extensions and subsequently amended the plan (2005 and 2007) which extended the time limit on the effectiveness of the plan to 2024 and time limit on the repayment of indebtedness and the receipt of tax increment to 2034 (See Table I).

The merging of the Downtown and Shoreline Project Areas provides the Agency financial and programming flexibility to complete its projects in the most cost effective and timely manner possible. While each Project Area continues to be governed

by its respective Redevelopment Plan, the tax increment revenues from both Project Areas may be used throughout the entire Merged Area to address issues of blight and affordable housing.

The CRL requires a new Implementation Plan be adopted every five years, with an additional requirement for a mid-cycle update in year three. These regular updates enable the Agency to adjust its priorities, programs, and expenditures depending upon market conditions, further state takeaways and in the event of new opportunities, such as the Downtown Funding/Property Based Improvement District (PBID) effort or the availability of new federal/state/regional grant opportunities.

This Implementation Plan serves as a guide as the Agency continues to proactively plan for and participate in the revitalization of downtown and Shoreline areas, in a manner consistent with the goals and policies set forth in the adopted Downtown Area Plan and Shoreline Parks Master Plan. The Plan also provides clarification regarding the Agency's ability to assist with or enter into joint partnerships on private developments, and more clearly defines the Agency's purpose and overall scope during the Plan period.

The Agency has championed many successful projects and programs in the Merged Project Area. The accomplishments of the last five years are described in further detail in the following sections.

TABLE I: Redevelopment Agency's Fiscal and Time Limits

Project Area	Plan Expiration	Last Date To Incur New Debt	Last Date to Repay Debt With Tax Increment	Tax Increment Limit	Limit to Total Tax Increment Bonded Indebtedness
Current Limits					
Downtown	7/8/2024	1/1/2014	7/8/2034	\$500,000,000	\$90,000,000
Shoreline	7/8/2024	1/1/2014	7/8/2034	\$330,000,000	\$60,000,000



City of San Mateo Redevelopment Areas

LEGEND

- Redevelopment Areas
- San Mateo City Limits
- San Francisco Bay & Lagoon
- Assessor Parcels



**B. AGENCY
ACCOMPLISHMENTS DURING
PRIOR 5 YEARS (FY2005/06 -
2009/10)**

During the past five years, the Agency has met affordable housing requirements and successfully achieved its goals to reduce blight in the Project Areas by undertaking various redevelopment activities. These Agency activities include improvements to infrastructure, public parking, and public facilities within the Merged Project Area. It also included efforts to improve the economic vitality of the Project Areas, and provide housing opportunities for low- and moderate-income households. The affordable housing component is described in further detail in Chapter III.

The following section, describes Agency accomplishments during FY2005/06 to 2009/10 in the Merged Project Area.

MERGED PROJECT AREA ACCOMPLISHMENTS

The Agency successfully completed a wide array of projects and activities in the Merged Project Area during the last five years. These accomplishments include the completion of construction of tenant spaces at the Transit Center and Main Street Garage in preparation for lease to private businesses, sponsoring a Downtown Branding effort and development of a Retail Strategy, the rehabilitation of Downtown storefronts, completion of the Marina Lagoon South Structure flood improvements, and the construction of park improvements at Seal Point Park. Table 2 on pages 10-12, describes the Agency's accomplishments in public infrastructure, parking improvements, public facilities, and economic development efforts in the Merged Project Area.

BLIGHT ELIMINATION

The Agency's activities and programs are intended to alleviate blight in the Merged Project Area. The blighting conditions identified in the previous Implementation Plan include:

- Commercial and retail vacancies;
- Incompatible building design;
- Graffiti, accumulated garbage, weeds, and non-conforming uses and signs;
- Inadequate parking and traffic; congestion;
- Deteriorating public improvements and inadequate lighting;
- Fractured land ownership and irregular land parcelization;
- Environmental contamination;
- Inadequate open space;
- Residential overcrowding; and
- Deteriorating affordable housing stock.

Table 3 on page 13 summarizes the relationship between Agency activities and programs during the past five years and their direct impact on eliminating blighting conditions in the project area.

TABLE 2: Agency Accomplishments During Prior 5 Years (FY2005/06 – 2009/10)

Redevelopment Agency Projects - Infrastructure <i>NOTE: RDA staff time associated with these projects is not included as project expenditure.</i>	Total RDA Funding	Total Project Costs
Marina Lagoon South Structure - In combination with other flood control projects, the construction of the Marina Lagoon South Structure is intended to provide flood control mitigation to help protect the shoreline area. Construction was completed in 2006. Post construction monitoring was completed in 2009.	\$2,000,000	\$2,123,000
Shoreline Park Master Planning, Renovation and Improvements - This is a major step in reconstructing an existing inadequate or deteriorated public recreational facilities and improving an inadequate open space area. The project transformed the shoreline area and consisted of improvements to Harborview Park, the Bay Marshes Boardwalk, Ryder Park, the Bay front lands adjacent to Ryder Park from San Mateo Creek northward to slightly beyond the first set of PG&E towers, the construction of Seal Point Park and closure of the East Third Avenue Landfill, the pedestrian/bicycle bridge over Seal Slough, and portions of J. Hart Clinton Drive near Ryder Park and near Anchor Road. The final phase of the outdoor Seal Point Outdoor Learning project is expected to be completed in April 2011.	\$13,525,000	\$16,200,000
County of San Mateo Expo Center Improvements - This project serves to upgrade an existing inadequate or deteriorated public facility. The improvements to the County Expo Center included interior and exterior improvements to the buildings, replacement landscaping, replacement signage in the form of a new marquis sign at 25th Avenue, and the purchase of furnishings and equipment to facilitate trade shows and corporate events. The total RDA funding budgeted for the project is \$3 Million, \$2.6 Million was previously provided in FY2004/05. The project was completed in February 2007.	\$3,000,000	\$3,000,000
Central Park - Changes were needed to upgrade deteriorating public facilities and to ensure the park amenities compliment the adjacent commercial district in downtown San Mateo. This project included the Japanese Garden renovations, minor improvements to the play area, and the improvements to existing pathway and lighting on the 5th Avenue side of the park. The last portion of the project consists of the construction of a trash and recycling enclosure near the picnic area, which is expected to be completed by June 2011.	\$643,000	\$657,000
Storm Drain Reconstruction - The downtown storm drain infrastructure is deteriorating, making the area subject to flooding. This project provided for the reconstruction of the storm drain system on a portion of South B Street and 4th Avenue/San Mateo Drive. The project was completed in 2009.	\$1,203,000	\$1,203,000

TABLE 2: Agency Accomplishments During Prior 5 Years (FY2005/06 – 2009/10)

Redevelopment Agency Projects – Infrastructure (continued) <i>NOTE: RDA staff time associated with these projects is not included as project expenditure.</i>	Total RDA Funding	Total Project Costs
Bay Front Levee Improvements – This two phase project consists of phase I construction of flood control improvements and phase II restoration of wetlands. \$50,000 was contributed to the project toward design, environmental studies and preliminary engineering work. Once completed, the project will provide tidal flood protection to low-lying areas south of San Mateo Creek, which includes the shoreline redevelopment project area. The construction of flood control improvements will be completed in 2012 with wetlands restoration to be completed in 2013.	\$50,000	Estimated Total Cost: \$6,083,000
Street Rehabilitation at Mariner's Island Boulevard - The Agency provided funds for street resurfacing to repair potholes at various locations on Mariner's Island Boulevard in the shoreline area. The project was completed during fiscal year 2009/10.	\$100,000	\$120,000
Redevelopment Agency Projects - Public Facilities <i>NOTE: RDA staff time associated with these projects is not included as project expenditure.</i>	Total RDA Funding	Total Project Costs
Downtown Transit Center - Following several unsuccessful targeted recruitment efforts, the Agency ultimately identified tenants for the Transit Center North and South buildings. The North Building is now occupied by the Melting Pot restaurant with a 10 year lease starting in 2007 and two 5 year extension options. The South Building is jointly tenanted by the Downtown San Mateo Association (DSMA) and the San Mateo Area Chamber of Commerce with a 5 year lease starting in 2006 and one 5 year extension option. The Agency contributed funds toward interior and exterior improvements to prepare the spaces for leasing. Final construction was completed in 2009. In late 2010, one tenant in the South building terminated their lease. Efforts are underway to lease out the vacant space.	\$930,000	\$930,000
Police Station - The Police Station serves the entire City, including the entire Merged Redevelopment Project Area. The old Police Station building was in deteriorating condition, did not meet seismic standards, and was inadequate in meeting the infrastructure needs of current law enforcement technology. The new Police Station provides for a state of the art 24/7 dispatch center, modern facilities for processing evidence, training facilities, and a new detention facility. The project was completed in 2009.	\$16,992,000	\$58,140,000
Main Street Garage - The Downtown Century 12 Cinema & Main Street Garage have continued to remain successful, bringing additional customers to other downtown businesses. The Agency provided funding for tenant improvements and signage, which have assisted in tenanting the commercial spaces in the garage. Current tenants include: the Downtown Police sub-station, Beard Papas, and Cold Stone Creamery. Fletch's has been approved to lease one space and the tenant is currently working on tenant improvements and signage.	\$483,000	\$483,000

TABLE 2: Agency Accomplishments During Prior 5 Years (FY2005/06 – 2009/10)

Redevelopment Agency Projects - Public Facilities (continued) <i>NOTE: RDA staff time associated with these projects is not included as project expenditure.</i>	Total RDA Funding	Total Project Costs
Tennis Court Parking Garage - The 1963 parking garage is located below the Central Park Tennis Courts and did not meet current seismic standards. The Agency contributed funds toward seismic upgrade of the garage, which was completed in fiscal year 2009/10. (Note: Following seismic upgrade, some minor improvements were made to the tennis court at a total cost of \$16,000. RDA funds were not used for the tennis court.)	\$112,000	\$316,000
480 East Fourth Avenue/Former Kinko's Site - In 2009/10, demolition of the existing structure on the site was completed to allow for parking as an interim use while the impacts on the parcel from the proposed High Speed Rail are being evaluated.	\$71,000	\$128,000
Redevelopment Agency Projects – Economic Development <i>NOTE: RDA staff time associated with these projects is not included as project expenditure.</i>	Total RDA Funding	Total Project Costs
Downtown Planning & Projects - The Downtown Branding Initiative is an effort by the Downtown San Mateo Association (DSMA) to create and market a coherent identity for downtown San Mateo. With the Agency's funding assistance, the DSMA worked with a branding consultant and lead outreach to the business community to create the brand (see cover page of this Plan document).	\$264,000	\$264,000
Downtown Area Plan - The Downtown Area Plan consolidates many city efforts which were previously addressed as separate items and is intended to provide a framework for future decision making. The document was completed and adopted in May 2009.	\$333,000	\$372,000
Downtown Development Assistance - The Agency provided funding to assist with two private development projects. The first was a Bridge Loan of \$20,000 for commercial store improvements due to flood damage, while insurance claims were settled. The second is a Construction Loan of \$1,500,000 for seismic and other improvements to the last unreinforced masonry building in downtown. Funds were dispersed based on project accomplishments, therefore only the portion dispersed during the Plan period is shown.	\$1,160,000	2008 loan from private bank = \$1,100,000 (Total Cost: project has not been completed.)

**TABLE 3: Prior 5 Year Programs and Elimination of Blighting Conditions
(FY2005/06 – 2009/10)**

Redevelopment Agency Programs	Commercial and retail vacancies, business development	Incompatible building design	Graffiti, accumulated garbage, weeds and non-conforming uses and signs	Inadequate parking and traffic congestion	Deteriorating public improvements and inadequate lighting	Fractured land ownership and irregular parcelization	Environmental contamination	Inadequate open space
Marina Lagoon South Structure					X			
Shoreline Park Master Planning, Renovation and Improvements			X		X			X
County of San Mateo Expo Center Improvements		X			X			
Central Park Improvements to Japanese Garden, play area, & pathway on 5 th Ave side of park.					X			
Storm Drain Reconstruction – portions of South B St & 4 th Ave.					X			
Bay Front Levee Improvements					X			
Street Rehabilitation at Mariner's Island Boulevard					X			
Downtown Transit Center – Interior & exterior improvements.	X	X			X			
Police Station		X			X			
Main Street Garage – Interior improvements.		X						
Central Park Tennis Court/ Parking Garage (garage portion only)		X			X			
480 E. 4 th Ave/former Kinko's Site		X		X	X			
Downtown Planning & Projects	X							
Downtown Area Plan	X							
Downtown Development Assistance	X	X						

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BENJAMIN FRANKLIN HOTEL (VACANT)



FORMER THRIFTY BUILDING (VACANT)



NORTH B STREET (SIGNAGE EXAMPLE)

CHAPTER 2

PROPOSED 5 YEAR REDEVELOPMENT PROGRAM

The Redevelopment Plan for the Merged Project Area establishes clear goals and objectives for the Agency. The Agency has identified programs and projects intended to implement these goals and objectives. The following section identifies the Agency's goals and objectives for the next 5 years (FY2010/11 – 2014/15), describes proposed programs and linkage to the elimination of blight, and provides projected Agency revenues & program expenditures.

The Agency's programs and expenditures are estimates, and may be altered due to changing market opportunities and

constraints, and take-aways of redevelopment agency tax-increment funds by the State Legislature to balance the State budget. During this time of uncertainty, the Redevelopment Agency will implement the Merged Project Area redevelopment strategy by carefully monitoring Agency expenditures and revenues. The Agency will also give priority to certain projects and seek additional sources to carry out redevelopment projects.

A. FIVE-YEAR GOALS AND OBJECTIVES

The Five-Year Goals and Objectives establish a framework for the Redevelopment Agency's activities and programs for the fiscal years 2010/11 thru 2014/15. The goals and objectives will continue to serve as a guide to the Agency in its efforts to eliminate the physical and economic blighted conditions identified in the Downtown and Shoreline Merged Project Area.

I. MERGED PROJECT AREA GOALS AND OBJECTIVES

- a. Eliminate environmental deficiencies in the Project Area including, among others, contaminated soil and deteriorated and inadequate public improvements;
- b. Improve pedestrian and vehicular circulation in the Project Area;
- c. Plan, redesign, and develop underdeveloped areas and/or parcels that are stagnant or improperly utilized;
- d. Strengthen retail and other commercial functions in the Project Area;
- e. Strengthen the economic base of the Project Area and the community by installing and/or implementing needed improvements and programs to stimulate private investment, employment, and economic growth;
- f. Provide adequate land for parking and open spaces;
- g. Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area;

- h. Assembly of land into parcels suitable for modern, integrated development.
- i. Provide public safety support of residents within the Project Area.

2. GOALS FOR DOWNTOWN

The Downtown Area Plan, which includes the Downtown Redevelopment Project Area, provides specific goals and objectives for the Downtown area. The Downtown Area Plan goals support and reinforce the activities and programs planned by the Agency during the upcoming 5-year Plan period. The City Council and Redevelopment Agency Board may adjust the priorities based on various factors including the status of High Speed Rail development, the City and Agency's financial standing, or further state takeaways or other state actions which may impact the Agency's ability to carry on projects. For example, the development of 480 E. Fourth Ave (aka the former Kinko's site) has been deferred until more is known about the development of High Speed Rail through the downtown area. In the meantime, the deteriorated building has been demolished and new parking will be added to the 4th Avenue Parking Lot. The following priorities are listed in the Downtown Area Plan, which was adopted in May 2009, and are included here for reference:

- a. Establishment of a public plaza.
- b. Provide for nontraditional housing opportunities within the Retail Core.
- c. Development of the former Kinko's site (aka 480 E. 4th Ave)

- d. Replacement or reconstruction of Central Park Tennis Court Garage.
- e. Fourth Avenue pedestrian improvements.
- f. Implement a new financing mechanism for Downtown parking.
- g. Support the Downtown San Mateo Association in creation of a Property Based Improvement District for Downtown improvements and maintenance.
- h. Support Sustainable Transportation Initiatives.
- j. Guide development of the remaining vacant or underutilized sites to maintain the area's role as a site for high-quality development that supports key industries in the City.

**B. FIVE YEAR ESTIMATED REVENUES
(FY2010/11 - 2014/15)**

This section describes the estimated Agency revenues and the sources of the revenues, expenditures, and the amount of funding expected to be available to implement Agency activities. During the upcoming five year Implementation Plan period, the Agency is anticipated to receive approximately \$64 million dollars in gross tax increment revenues. In addition to the tax increment, the Agency also has other sources of revenue, such as interest revenue, that are estimated to provide an additional \$1 million dollars to the Agency.

After deducting Affordable Housing Funds, other taxing agencies pass-through payments, the bond debt services, and County and Agency administrative funds, the Agency will have approximately \$2.4 million dollars in net revenues over the next five years to use toward the Agency 80% for redevelopment projects and programs, assuming there are no further state takeaways or other unforeseen changes.

Table 4 on page 18 & 19 describes the Agency's projected funds available for each year, as well as, the cumulative amount available during the five-year Implementation Plan. The Agency will leverage these funds whenever possible with other resources from the City, State and federal government.

3. GOALS FOR SHORELINE

The Shoreline Parks Master Plan, which includes portions of the Shoreline Project Area, elaborates and expands upon the goals and objectives for the Shoreline area. These goals both support and reinforce the activities and programs planned by the Agency during the next five years.

- a. The establishment of a waterfront development usable by all the people in San Mateo.
- b. The establishment of a variety of uses so various needs, interests, and activities will be accommodated.
- c. Maintain a safe dike.
- d. Provide for adequate flood control.
- e. The establishment of protected waterways.
- f. The establishment of as much open space as possible.
- g. Development at the lowest possible cost to the taxpayer.
- h. The reduction of bay fill to an absolute minimum.
- i. Establishment of a final boundary to prevent any further development on the bay shore.

TABLE 4: Projected Agency Revenues & Expenses

	Implementation Plan Period: FY2010/11 - 2014/15					5 YR Total
	2010-11 Estimated	2011-12 Estimated	2012-13 Estimated	2013-14 Estimated	2014-15 Estimated	
REVENUES						
Total Tax Increment	\$12,700,000	\$12,700,000	\$12,827,000	\$12,955,270	\$13,084,823	\$64,267,093
RDA Program (80%)	\$10,160,000	\$10,160,000	\$10,261,600	\$10,364,216	\$10,467,858	\$51,413,674
Housing Set Aside (20%)	\$2,540,000	\$2,540,000	\$2,565,400	\$2,591,054	\$2,616,965	\$12,853,419
RDA PROGRAM (80%) REVENUES						
RDA Program - Beginning Fund Balance						
Beg Fund Balance	\$1,153,037					
RDA Program - New Revenue						
Tax Increment	\$10,160,000	\$10,160,000	\$10,261,600	\$10,364,216	\$10,467,858	
Interest Income	\$165,000	\$165,000	\$115,000	\$90,000	\$65,000	
RDA Program New Revenue	\$10,325,000	\$10,325,000	\$10,376,600	\$10,454,216	\$10,532,858	
RDA PROGRAM (80%) TOTAL REVENUES	\$11,478,037	\$10,325,000	\$10,376,600	\$10,454,216	\$10,532,858	\$53,166,711
RDA PROGRAM (80%) - EXPENDITURES						
RDA Program - Administration & Operating						
Administration	\$1,114,222	\$1,134,248	\$1,168,275	\$1,203,324	\$1,239,423	
Operating	\$770,335	\$757,571	\$780,298	\$803,707	\$827,818	
RDA Program - Debt						
SERAF Payment	\$851,940					
Debt Service	\$5,958,285	\$5,955,835	\$5,955,834	\$5,955,834	\$5,955,834	
Pass Through Payments	\$1,531,236	\$1,619,294	\$1,651,680	\$1,684,713	\$1,718,408	
County Administration Fee	\$26,523	\$26,523	\$27,319	\$28,138	\$28,982	
RDA PROGRAM (80%) TOTAL EXPENDITURES	\$10,252,541	\$9,493,471	\$9,583,406	\$9,675,716	\$9,770,465	\$48,775,599
RDA PROGRAM (80%)						
Revenues	\$11,478,037	\$10,325,000	\$10,376,600	\$10,454,216	\$10,532,858	\$53,166,711
Expenditures	\$10,252,541	\$9,493,471	\$9,583,406	\$9,675,716	\$9,770,465	\$48,775,599
Beginning Capital Projects Fund Balance	\$8,388,489					\$8,388,489
Contributions to Capital Projects	\$483,000	\$300,000	\$0	\$0	\$0	\$783,000
Unreserved Funds	\$742,496*	\$531,529	\$793,194	\$778,500	\$762,393	\$3,608,112

*Proposed allocation of \$725,000 for Fire Station 24 land acquisition scheduled for March 7, 2011.

TABLE 4: Projected Agency Revenues & Expenses (continued)

	Implementation Plan Period: FY2010/11 - 2014/15					5 YR Total
	2010-11 Estimated	2011-12 Estimated	2012-13 Estimated	2013-14 Estimated	2014-15 Estimated	
Housing Set Aside (20%) - REVENUES						
Housing Set Aside - Beginning Fund Balance						
Beg Fund Balance	\$456,116					
Housing Set Aside - New Revenue						
Tax Increment	\$2,540,000	\$2,540,000	\$2,565,400	\$2,591,054	\$2,616,965	
Interest Income	\$50,000	\$50,000	\$80,000	\$80,000	\$80,000	
Loan Income	\$60,000	\$60,000	\$40,000	\$40,000	\$40,000	
Housing Set Aside (20%) TOTAL REVENUES	\$3,106,116	\$2,650,000	\$2,685,400	\$2,711,054	\$2,736,965	\$13,889,535
RDA HOUSING (20%) - EXPENDITURES						
Housing Set Aside - Administration & Operating						
Administration	\$786,701	\$807,374	\$831,595	\$856,543	\$882,239	
Operating	\$515,428	\$513,231	\$528,628	\$544,487	\$560,821	
Housing Set Aside - Debt						
Bond Payments	\$814,216	\$813,597	\$817,235	\$809,982	\$809,982	
Loan Payment Reserve	\$145,091	\$9,091	\$9,091	\$9,091	\$9,091	
Housing Set Aside (20%) TOTAL EXPENDITURES	\$2,261,436	\$2,143,293	\$2,186,549	\$2,220,103	\$2,262,133	\$11,073,514
Housing Set Aside (20%)						
Revenues	\$3,106,116	\$2,650,000	\$2,685,400	\$2,711,054	\$2,736,965	\$13,889,535
Expenditures	\$2,261,436	\$2,143,293	\$2,186,549	\$2,220,103	\$2,262,133	\$11,073,514
Beginning Capital Projects Fund Balance	\$3,550,000					\$3,550,000
Contributions to Capital Projects	\$600,000	\$575,000	\$425,000	\$475,000	\$475,000	\$2,550,000
Unreserved Funds*	\$3,794,680	-\$68,293	\$73,851	\$15,951	-\$168	\$3,816,021

*Negative balances will be covered by fund balance from prior year.

C. FIVE-YEAR REDEVELOPMENT AGENCY PROGRAMS AND EXPENDITURES

Project Area Programs and Expenditures

In continuing to eliminate blighting conditions, the Agency identifies specific programs and projects for implementation during the next five years for benefit of the Downtown and Shoreline Merged Project Area. Table 5 on page 21 contains a short list of Agency programs proposed for the next five years. In addition to the program and project description, an estimate of the cost to carry out the activity is provided. Programs and projects with an asterisk (*) denote those that staff recommends to the Redevelopment Agency Board as being a main concern to receive funding priority.

Public Infrastructure and Parking Improvements

Public infrastructure efforts involve the construction or upgrades of existing facilities. The purpose of such efforts is to meet public needs and encourage private development. Parking improvements generally include efforts to increase parking, improve circulation in parking lots, increase safety, and facilitate economic activity. For 2010/11 – 2014/15, specific projects have been identified as Public Infrastructure and Parking Improvement, please see Table 5.

Economic Development

Economic development programs and projects are intended to promote economic development within the Project Area. These include efforts to assist existing businesses and efforts to attract new businesses that increase economic activity and job growth. Agency assistance also improves the appearance of business areas by encouraging property and business owners to improve the appearance and functionality of buildings. For FY2010/11 – 2014/15, specific projects are identified and described in Table 5.

Public Facilities

Programs and projects that improve public facilities include both the upgrade and

development of community facilities. Public facility projects increase enjoyment of public places and improve services to the Project Area. Table 5 includes a public facility project and the estimated Agency expenditure to carry out the project.

D. LINKING AGENCY PROGRAMS TO ELIMINATION OF BLIGHTING CONDITIONS

This section of the Implementation Plan outlines how the Agency's proposed programs and projects will assist in alleviating blight in the Merged Project Area.

As mentioned in previous sections, the general goals of the Redevelopment Plans include:

- Eliminating environmental deficiencies;
- Improving vehicular and pedestrian circulation;
- Planning, designing and redeveloping underutilized areas;
- Strengthening commercial functions;
- Strengthening the economic base;
- Providing adequate parking and open space; and
- Establishing and implementing design performance criteria.

Despite the successful efforts of the Redevelopment Agency during the previous Plan period, blighted conditions remain in the Merged Project Area. The following is a list of blighted conditions in the Merged Project Area that need further redevelopment assistance:

- Commercial and retail vacancies;
- Incompatible building design;
- Graffiti, accumulated garbage, weeds, and non-conforming uses and signs;
- Inadequate parking and traffic congestion;
- Deteriorating public improvements and inadequate lighting;
- Fractured land ownership and irregular land parcelization;
- Environmental contamination;

- Inadequate open space;
- Residential overcrowding; and
- Deteriorating affordable housing stock.

The proposed programs and projects in Table 5 above will advance the Agency's goals to eliminate blighting conditions in the Merged Project Area as defined by CRL. Public infrastructure projects will improve the condition of deteriorating public infrastructure. Parking improvements will increase the supply of parking spaces, help ameliorate circulation problems and increase economic activity by improving the availability of parking, providing more convenient parking conditions and enhancing accessibility to residents and business customers. Agency investment in public facilities, replacement of deteriorating facilities, and upgrade of inadequate infrastructure all help to ensure that the facilities and infrastructure continue to serve residents and business within the Merged Project Area. Funding for the acquisition of property enables the Agency to assemble land and improve the use of underutilized property. Table 6 on page 22 summarizes the Agency's proposed programs and projects and their direct relationship toward eliminating blighting conditions as defined by CRL.

TABLE 5: Five Year Redevelopment Agency Programs and Expenditures

Redevelopment Agency Projects	Rationale	RDA Funding	Other Public or Private Funding
Public Infrastructure and Parking Improvements			
Central Park Parking Garage* (610027)	Planning phase design plans for new garage. This project is intended to replace the deteriorating parking garage and provide 400 - 500 new parking spaces in the downtown parking district.	\$350,000	Not available.
Downtown Sidewalk and Pavement Repair & Replacement * (310214)	Downtown sidewalks are heavily utilized which results in frequent damage. This regular project provides gradual replacement of all downtown sidewalks.	\$125,000	Not available.
4th Ave Parking Lot * (310002)	Removes a vacant, deteriorating building and will provide additional parking spaces in the 4th Avenue Parking Lot.	\$128,000	None. (Total Cost: \$128,000)
Downtown Parking Improvements*	The project will benefit the Project Area and eliminate blight and deterioration in the Project Area by addressing the need for additional parking solutions for the Downtown. Additional parking will enhance the safety and attractiveness as well as improve vehicular circulation in the Project Area. Improved parking will encourage more visitors to the Downtown and provide economic benefit to businesses located within the Project Area.	\$600,000	Central Parking Improvement District (CPID) Funds, & leverage for other funding opportunities
Downtown Parking Meter Replacement (310214)	Replacement of inefficient parking meters with new equipment.	\$150,000	CPID (Estimated Total Cost: \$500,000)
Economic Development			
Development Assistance	Activities such as providing funds to assist in the private development or redevelopment of key underutilized or vacant properties help eliminate blight. If funds become available, the Agency may consider allocating funds to assist in the development of projects within the redevelopment project area. Funding allocations should be determined based on project on a case by case basis.	If funds become available.	No information at this time.

Redevelopment Agency Projects	Rationale	RDA Funding	Other Public or Private Funding
Public Facilities			
Bay Front Levee Improvements (468341)*	This two phase project consists of phase I construction of flood control improvements and phase II restoration of wetlands. Once completed, the project will provide tidal flood protection to low-lying areas south of San Mateo Creek, which includes the shoreline redevelopment project area. The construction of flood control improvements will be completed in 2012 with wetlands restoration to be completed in 2013.	\$183,000	Bond Funds. (Estimated Total Cost: \$6,083,000)
Fire Station 24* (310864)	Acquisition of land allows Fire Station 24 to be upgraded with adequate capacity to house fire engines and modern equipment which will benefit the Project Area by providing the maximum level of fire and life safety coverage. The proposed Fire Station upgrade is located just outside the Project Area but will increase the ability of the City to serve those business owners and residents within the downtown and shoreline areas.	\$725,000	Bond (Estimated Total Cost: \$5,700,000)
Corporation Yard*	The Corporation Yard supports activities that eliminate blight and deteriorations and enhance safety City-wide. The land for a new facility will increase the ability of the City to serve those business owners and residents within the Merged Project Area. The RDA's contribution of funds will assist in the purchase of land.	\$2,300,000	Not available.

NOTE: Programs and projects with an asterisk (*) denote those that staff recommends to the Redevelopment Agency Board as being a main concern to receive funding priority.

TABLE 6: Linkage Between Five-Year Redevelopment Agency Programs and Elimination of Blighting Conditions

Redevelopment Agency Programs	Commercial and retail vacancies, business development	Incompatible building design	Graffiti, accumulated garbage, weeds and non-conforming uses and signs	Inadequate parking and traffic congestion	Deteriorating public improvements and inadequate lighting	Fractured land ownership and irregular parcelization	Environmental contamination	Inadequate open space
Central Park – Planning for public parking		X		X	X			X
Downtown Sidewalk & Pavement Repair & Replacement					X			
4th Avenue Parking Lot/former Kinko’s Site				X	X			
Downtown Parking Meter Replacement				X	X			
Corporation Yard		X			X			
Fire Station 24		X			X			



VENDOME (BEFORE)



VENDOME (AFTER RENOVATION)

CHAPTER 3 HOUSING COMPONENT

Redevelopment agencies use implementation plans to establish 10-year objectives to achieve compliance with state law in its affordable housing programs. The following section describes the Agency's affordable housing activities in the prior 5 years, the Agency's housing goals for the next 5 years, estimated housing revenue, the Agency's proposed housing programs, and a summary of the Agency's overall approach to achieving compliance with the established 10 year affordable housing objectives.

A. 2005-2009 HOUSING ACCOMPLISHMENTS

The Agency successfully completed several affordable housing projects and activities in the Project Area as well as outside the Project Area as allowed by Redevelopment Law. The housing accomplishments listed in this section describe the assistance to several housing developments as well as the continuation of the City's First Time Home Buyer Program and Housing Rehabilitation programs.

TABLE 7: Prior 5-Year Housing Accomplishments (FY 2005/06 – 2009/10)

Redevelopment Agency Projects	RDA Funding	Other City Funds
Funding for land acquisition at former Goodyear Tire site at 2901-2905 El Camino Real. Mid-Peninsula Housing Coalition developed 68 very low income family rental units. The units were completed and occupied in October 2010.	\$4,070,000	\$1,230,000
Completed acquisition, rehabilitation and relocation expenses for the Vendome Hotel at 134 S Claremont St. Residential hotel for 16 very low income residents. The facility is operated by Shelter Network to provide supportive services for the chronically homeless.	\$3,250,000	
Purchased former police station site at 2000 S. Delaware Street for mixed income family rentals project. Funding includes site purchase and predevelopment expenses. Developer team has been selected and the planning application for 120 units has been submitted. It is proposed that half of the units will be affordable to very low income and half will be moderate income.	\$6,012,000	
Provided down payment loans for First Time Buyers (FTB) units located at Gateway Commons and Humboldt Square. Assisted 19 households: 1 very low-income, 10 low-income, and 8 moderate income.	\$427,000	
Provided minor repairs for 82 very low-income households and free paint for 25 very low-income households.	\$170,000	

B. FIVE-YEAR HOUSING GOALS AND OBJECTIVES

The Agency continues to actively promote and subsidize affordable housing both within and outside the Redevelopment Project Area. Three main goals have been identified to address housing and homeless needs in San Mateo:

- Expand Affordable Housing Opportunities
- Preserve Existing Affordable Housing Stock
- Address Special Housing Needs Including Homelessness

In order to support the housing goals, the Agency uses its own funds which are often leveraged with other local funds such as

Community Development Block Grant and HOME funds, as well as state and federal programs and private resources.

C. FIVE-YEAR HOUSING REVENUES

The Agency has a balance of \$3.5 million available for projects at the start of the 2010/11. Over the next five years it is estimated that revenues consisting of new tax increment and program income from loan repayments will generate about \$13.4 million. Bond payments and administration costs will total about \$10.9 million over the five years, leaving a net of about \$6.0 million directly for housing programs and projects as shown on Table E below.

TABLE 8 : Projected Housing Projects and Expenditures by Year

	Fund Balance 2010	Fiscal Year 2010-2011 Actual	Fiscal Year 2011-2012 Est. Actual	Fiscal Year 2012-2013 Budgeted	Fiscal Year 2013-2014 Projected	Fiscal Year 2014-2015 Projected	Total
Tax Increment	\$3,550,000	\$2,540,000	\$2,540,000	\$2,565,000	\$2,591,000	\$2,617,000	\$16,403,000
Program Income		\$110,000	\$110,000	\$120,000	\$120,000	\$120,000	\$580,000
Bond Proceeds							\$0
Total Resources	\$3,550,000	\$2,650,000	\$2,650,000	\$2,685,000	\$2,711,000	\$2,737,000	\$16,983,000
Less Bond Pmt/ Admin		\$2,116,000	\$2,134,000	\$2,177,000	\$2,211,000	\$2,253,000	\$10,891,000
Net Housing Program Funds Available	\$3,550,000	\$534,000	\$516,000	\$508,000	\$500,000	\$484,000	\$6,092,000

D. FIVE-YEAR HOUSING PROGRAMS

San Mateo has several ongoing housing programs that are proposed for funding with Housing Set Aside funds for the next five years. Funds are also set aside for new projects not yet identified. Table 9 summarizes the following programs and projects.

FIRST-TIME HOMEBUYER RESALE PROGRAM

San Mateo's homebuyer programs include the First Time Homebuyer program which consists of units constructed specifically for first time buyers with deferred second loans for downpayment assistance, and the City's Below Market Rate Program that provides units in market rate complexes at affordable sales price without City or Agency financing. These programs were initially financed with both Redevelopment funds and CDBG. In order to administer the programs, the City utilizes a fund that provides short-term financing to facilitate the resale of affordable units to new low and moderate-income buyers. The Agency replenishes this fund on an annual basis to ensure an adequate balance to finance the transactions, provide additional subsidy and to cover general administration costs. The Agency plans to continue to recapitalize the fund annually, with an estimated expenditure of \$400,000 during the Plan period. An estimated 20-25 households will be assisted with these programs.

GATEWAY COMMONS SPECIAL ASSESSMENT

During this next planning period the Agency will consider the allocation of up to \$750,000 for second loans for owners to cover costs of a special assessment for needed capital improvements to replace the roof, repair dry rot damage, paint the exterior and address other needed repairs at the complex. It is anticipated that this will

assist 30-35 low and moderate home owners who purchased these units as part of the first time homebuyer program. This program will be leveraged with up to \$997,000 in HOME funds to assist up to another 40 households.

HOME ENERGY AND REPAIR LOAN PROGRAM

Preservation of existing housing stock can be more cost effective than creating new affordable housing. The Home Energy and Repair program provides low interest loans to very low and low-income homeowners to repair code and safety items, install energy and water efficiency retrofits, and upgrade construction deficiencies. Funding for this program will be \$550,000 for the next five years, which will assist about 20-28 homeowners. This program is also funded with federal and state funds from the Community Development Block Grant and the CalHOME programs which will assist an additional 40-50 homeowners.

MINOR HOME REPAIR / FREE PAINT PROGRAM

This program provides minor repairs and exterior paint to very low-income homeowners. The five-year funding will be \$250,000, which will assist about 120 homeowners during the implementation plan.

COMMUNITY FUNDING

This program traditionally is funded at \$150,000 per year, for a total of \$750,000, to local non-profit organizations that serve special needs populations to assist with rent, emergency shelter and other housing services.

OTHER POTENTIAL PROJECTS

The Agency will have about \$3.0 million over the five-year planning period to use for new affordable housing projects. These funds will be targeted towards family

housing projects with priority towards very low and low-income households. The City also anticipates an additional \$2.4 million in HOME funds that can be combined to assist such projects. It is estimated that 40-60 new units could be assisted with these funds. There are a number of ways that new projects may be assisted:

SITE ACQUISITION

Acquisition of land and/or potential rehabilitation of underutilized residential parcels both inside and outside the Project Area.

LAND DONATION

As part of the Bay Meadows Phase II development agreement, a one acre parcel will be donated to the City to support a new affordable housing project for very low and low-income households. It is likely that this parcel will be transferred to the City during this planning period.

MIXED-USE DEVELOPMENT

Utilizing sites currently owned by the Agency to develop mixed-use developments that include an affordable housing component.

DEVELOPER ASSISTANCE

Providing direct assistance to developers for the development of affordable housing both inside and outside the Project Area.

TABLE 9: Projected Use of Housing Set Aside Funds 2010-2014

Program/Type	Funding/Affordable Units By Year					
	2010/11	2011/12	2012/13	2013/14	2014/15	Total
<i>New Construction</i>						
New Projects TBD	\$2,300,000	\$350,000	\$100,000	\$100,000	\$100,000	\$2,950,000
Very Low Income Units					35	35
Low Income Units					5	5
Moderate Income Units					10	10
<i>Rehabilitation</i>						0
Housing Rehabilitation Program	\$0	\$0	\$150,000	\$200,000	\$200,000	\$550,000
Gateway Commons Rehab	\$750,000					\$750,000
Very Low Income Units						0
Low Income Units	4	0	6	8	8	26
Moderate Income Units	30					30
<i>Price Restricted</i>	\$150,000	\$100,000	\$50,000	\$50,000	\$50,000	\$400,000
First Time Homebuyer Resales						0
Very Low Income Units	1					1
Low Income Units	3	2	1	1	1	8
Moderate Income Units	4	3	2	2	2	13
<i>Other</i>						0
Community Funding	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Vendome Hotel	\$100,000	\$75,000	\$75,000	\$75,000	\$75,000	\$400,000
Minor Home Repair/Paint	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Totals						
Very Low Income Units	1	0	0	0	35	36
Low Income Units	7	2	7	9	14	39
Moderate Income Units	34	3	2	2	12	53
Total	42	5	9	11	61	128

E. Targeting of Funds 2002-2014

California Redevelopment Law requires that the expenditure of Redevelopment Housing funds have specific targets for assistance to very low and low income households as well as housing that does not have age restrictions. These targets are to be assessed over 10 year planning periods. The first planning period has been adjusted to comply with the date the law was enacted, so it will be from January 2002 to December 2014.

According to the 2000 Census, almost a third of San Mateo residents pay more than 35% of their household income toward housing, which is considered overpaying by census definition. This is a characteristic of the regional housing market in the San Francisco Bay Area that San Mateo shares with neighboring cities. The Association of Bay Area Governments (ABAG) periodically determines the need for new housing units for the region and devises an allocation for each jurisdiction to plan its fair share. The ABAG needs allocation for this targeting period for the City of San Mateo and its percentage by income level is shown in chart below.

ABAG Regional Housing Need Allocation

Very Low Income	479	34%
Low Income	239	17%
Moderate Income	673	48%
Total	1,391	100%

The redevelopment law requires that the amount of housing funds targeted to very low and low income households be at least the same proportion as the ABAG needs allocation for those income groups bears to the ABAG needs allocation for very low,

low and moderate income groups for each 10 year planning period. Accordingly San Mateo needs to spend at least 52% of its Housing Set-Aside funds for very low and low-income households during this period. This is consistent with past Agency practices. In the prior 5-year implementation plan, San Mateo spent over 60% of its funds to assist these income groups. The expenditure of over \$13.9 million on very low and over \$900,000 on low income housing units to date already satisfies the minimum regulatory requirement of \$13.3 million based on estimated revenues through 2014.

This legislation also includes an age component to housing assistance targeting. There is now a cap to the amount of expenditures for age restricted, senior housing over a 10 year period. The cap is based on the proportion of the population aged 65 or more to the total population, which is 15% for San Mateo. Since \$3 million was spent on the Rotary Floritas senior project at the beginning of this planning period, the maximum funding for seniors has essentially been reached. Therefore, the remaining funds for the planning period will be targeted to housing that does not have any age restrictions.

Table 10 shows the anticipated expenditures for the planning period January 2002 to December 2014 and San Mateo's progress to date on targeting requirements.

TABLE 10: Redevelopment Housing Set Aside Targeting

Redevelopment Housing Set Aside Targeting 1/02-12/14					
Estimated Funds Available: \$25,800,000					
	Amount	%	Target Amount	1/02-6/10 Expenditures	Housing Program/Project
Age Targeting					
			Max. Expense		
Total Population (Census 2000)	92,482	100%			
Seniors 65+	13,932	15%	\$3,887,000	\$3,000,000	Rotary Floritas
Income Targeting					
ABAG RHNA 1999-2006					
			Min. Expense		
Very Low Income	479	34%	\$8,884,000	\$13,980,000	Rotary Floritas, Santa Inez, Peninsula Station, Police Station site, Vendome
Low Income	239	17%	\$4,433,000	\$920,000	Rotary Floritas, First Time Buyer, Housing Rehab
Moderate Income	673	48%		\$8,160,000	First Time Buyer, Housing Rehab, Peninsula Station, Police Station site
Income Totals	1,391	100%	\$13,317,000	\$23,060,000	

F. Replacement Housing

Whenever dwelling units that house low or moderate-income households are demolished as part of an Agency assisted project, an equal amount of units must be returned to the housing stock by construction or rehabilitation within four years. In 2008 the Agency acquired and rehabilitated the Vendome Hotel, an aging residential hotel that now provides housing and supportive services to the chronically homeless. The facility originally housed 21 very low income residents, however the renovated structure now consists of 16 rooms for very low income residents and one room for a property manager which equates to a loss of 5 affordable rooms in the project area. The lost rooms were either substandard or converted to office and service areas in order to provide cohesive supportive services for the residents. Therefore the Agency has incurred an obligation to designate 5 new units that are affordable to very low income households.

Redevelopment law allows replacement units to be provided outside of the project area at a ratio of 2:1. The Agency has designated 10 very low income units at the Peninsula Station project to satisfy the loss of the rooms at the Vendome. This project was completed and occupied in October 2010, so it met the timing requirements of the lost rooms.

In 2011 the Agency anticipates the loss of one additional rental unit as part of the land acquisition for the Fire Station 24 upgrade. In response to this, a replacement unit will be designated at the upcoming rental project at 2000 S. Delaware Street.

In the future, it is not anticipated that residential units will be demolished as part

of Agency activities. However, in the event this should occur, the Agency will identify a plan to fulfill its obligation to replace those units within four years.

G. Project Area Inclusionary Requirements

Within the Redevelopment Merged Project Area, the Agency must ensure that 15% of all newly constructed or substantially rehabilitated dwelling units are price restricted to low and moderate-income households, and that 40% of the 15% are price restricted to very low income households. This must be evaluated every 5 years to ensure that the requirements are met every 10 years. From the inception of San Mateo's Redevelopment agency until the beginning of this planning period, those requirements have been met. A total of 1,349 residential units have been constructed or significantly rehabilitated in the project area, 137 of which are affordable to very low income households, and 105 of which are affordable to low or moderate income households. This exceeds the requirement by 40 units.

In addition, the Agency can claim credit for its inclusionary obligation for affordable units created outside the project area at a ratio of 2:1. From 1998 to 2003 the Agency provided financing for several projects that total 54 units, so 27 of them may be counted toward any future Agency obligation within the project Area. This provides an additional cushion for future development.

As each new housing project is developed within the Redevelopment Project Area, the Agency requires an agreement to ensure the affordability requirements are met. The Agency will continue this practice during the implementation plan period. It is

estimated that another 100 units may be constructed in the redevelopment areas over the next 5 years, which would produce at least 6 very low income units and 9 low or moderate income units from 2010-2015. Beyond that, for the life of the Redevelopment Agency another 200 units

are estimated to be constructed from 2015-2031. This would generate another 12 very low income units and 18 low or moderate income units. The historical and future estimates of housing production, including affordable units, inside and outside the project areas are shown below in Table II.

TABLE II: Housing Production in Redevelopment Areas

1981-2010 by Year	Total Units Constructed / Rehabilitated	Inclusionary Requirement			Affordable Units Completed		
		Very Low 6%	Low/Mod 9%	Total 15%	Very Low	Low/Mod	Total
1985	415	25	37	62	25	67	92
1986	419	26	37	63			0
1993	6	0	1	1	6		6
1994	8	0	1	1	8		8
1996	56	3	5	8	56		56
1998	396	24	35	59	24	35	59
1999	32	2	3	5	2	3	5
2009	17	1	2	3	16		16
Total	1349	81	121	202	137	105	242
				Actual Percent:	10%	8%	18%
Production Credit for Units Outside RDA at 2:1							
Year	Total Units	Credited Units			Very Low	Low/Mod	Total
1998	8	4				4	4
2000	21	11			11		11
2003	25	13			13		13
2010	34	17			17		17
2010: Vendome replacement units at Peninsula Station		-10			-10		-10
Total	88	35			31	4	35
Inclusionary Total all Locations					168	109	277
Years	Future Estimated Units	Inclusionary Requirement					
		Very Low 6%	Low/Mod 9%	Total 15%			
Implementation Plan Period:							
2002-2015	100	6	9	15			
Remainder Life of Agency:							
2015-2031	200	12	18	30			
Total	300	18	27	45			