

APPENDIX F

ADEQUATE SITES PROGRAM ALTERNATIVE CHECKLIST

GOVERNMENT CODE SECTION 65583.1(C) (CHAPTER 796, STATUTES OF 1998 [AB 438])

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of “committed assistance” to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. A “yes” answer to the questions below means the alternative site program option(s) may be applicable to your community.

ADEQUATE SITES PROGRAMS ALTERNATIVE CHECKLIST		
SHILO ARMS APARTMENTS		HE PAGE #
65583.1(c)(4) Is the local government providing, or will it provide “committed assistance” within the first 2 years of the planning period? See the definition of “committed assistance” on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-3
65583.1(c)(1)(A) Has the local government identified the specific source of “committed assistance” funds? HOME funding (\$1,200,000) and Low/Mod Tax Increment (\$300,000) Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$1,500,000 date: <u>by Feb. 1, 2009 per loan commitment letter</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1,892 VLI & LI <u>new units</u>	4-6
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	<u>106</u> <u>HOME & TI</u>	6-3
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Preservation</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
Note: If you cannot answer “yes” to <u>all</u> of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		

ADEQUATE SITES PROGRAMS ALTERNATIVE CHECKLIST	
SHILO ARMS APARTMENTS	HE PAGE #
PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))	

ADEQUATE SITES PROGRAMS ALTERNATIVE CHECKLIST		
Include reference to specific program action in housing element.	Program HE-41(d)	3-77
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
65583.1(c)(2)(C)(iii) Did the city/county, via the public hearing process, find that the units are eligible and are reasonably expected to convert to market rate during the next 5 years, due to termination of subsidies, prepayment, or expiration of use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-4
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-3

SUMMERSET APARTMENTS	HE PAGE #
65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" within the first 2 years of the planning period? See the definition of "committed assistance" on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6-3
65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? <u>Tax Increment funding (\$2,458,000) and HOME (\$1,700,000)</u> Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). <u>\$4,150,000</u> date: <u>by December 31, 2008 per loan commitment letter</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6-5
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1,892 VLI & LI new units 4-6
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	<u>119 - TI and HOME</u> 6-3
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6-5
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Conversion</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6-3
Note: If you cannot answer "yes" to <u>all</u> of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c)	
SUMMERSET APARTMENTS	
CONVERSION OF MULTIFAMILY RENTAL UNITS OF 4 OR MORE FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))	

ADEQUATE SITES PROGRAMS ALTERNATIVE CHECKLIST		
CONVERSION OF MULTIFAMILY RENTAL UNITS OF 4 OR MORE FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))		
Include reference to specific program description in the housing element.	Program HE-13(d)	3-50
65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-3
65583.1(c)(2)(B)(ii) Were the units affordable to very low- or low-income households at the time they were identified for acquisition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6-7
65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-7
65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-6
65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6-7

TABLE F-1. AFFORDABLE UNITS								
PROJECT	STATUS	AFFORDABILITY BY HOUSEHOLD INCOMES					TOTAL UNITS	ASSISTANCE PROGRAMS
		ELI	VLI	LI	MOD.	ABOVE MOD.		
2006								
Vineyard Pointe Apartments	Under Construction	35	71	70	0	0	176	MRB, TC, inclusionary
Unregulated Units (market production)		0	0	0	305	520	825	N/A
<i>Subtotal 2006</i>		<i>35</i>	<i>71</i>	<i>70</i>	<i>305</i>	<i>520</i>	<i>1,001</i>	
2007								
Sierra Sunrise II	Under Construction	0	20	0	0	0	20	MRB, TC, HOME
Colonia San Martin	Under Construction	40	19	0	0	0	59	TC, AHP, HTF, HOME
MLK Village	Under Construction	25	55	0	0	0	80	TC, MHP, AHP, TI, HOME
Unregulated Units (market production)		0	0	0	182	251	433	N/A
<i>Subtotal 2007</i>		<i>65</i>	<i>94</i>	<i>0</i>	<i>182</i>	<i>251</i>	<i>592</i>	
2008-2010 Rehabilitation Projects¹								
Shiloh Arms	Preservation	0	22	84	0	0	106	MRB, TC, HOME, TI
Summerset Apartments	Conversion	0	24	95	1	0	120	MRB, TC, HOME, TI

Greystone Apartments	Conversion	0	36	83	1	0	120	MRB, TC, HOME, TI
Lerwick Road	Conversion	0	10	10	12	0	32	TI
<i>Subtotal Rehabilitation</i>		<i>0</i>	<i>92</i>	<i>272</i>	<i>14</i>	<i>0</i>	<i>378</i>	
Total		100	257	342	501	771	1,971	

¹ See Chapter 6, Land Inventory for complete analysis of 2008-2010 rehabilitated units and compliance with Alternative Adequate Sites requirements.

Notes: APH – Federal Home Loan Bank Affordable Housing Program, HTF – Housing Trust Fund, MRB – Mortgage Revenue Bond, TC – Tax Credits