

4. HOUSING REHABILITATION AND NEW HOUSING CONSTRUCTION:

► Woods Residential Development

Objective: To create high-quality, affordable dwelling units for first-time homebuyers and seniors; to develop a professionally designed subdivision that can serve as a community model for attractive affordable housing; to demonstrate that open space can be maximized while retaining the economic viability of the development.

Description: The proposed project would construct high-quality, new housing for first-time homebuyers and seniors. The development would provide a mix of housing types on small lots with reduced front yard setbacks and rear garages with alley access. To the greatest extent possible, design will include porches fronting the street to encourage neighborly interaction. Abundant improved open space areas with walking trails would be a hallmark of the development. The future alignment of Eastside Road would be considered in the design of the project. Development plans would be subject to design review.



View of Ten-Acre Parcel from Ellis Street



Juniper Academy

The proposed project site consists of two parcels of land totaling approximately 15 acres which includes a large, ten acre, unimproved parcel and a smaller 4.7 acre parcel improved with a single-family dwelling. To lessen the potential for conflict between existing adjacent industrial uses and the proposed residential uses, the Plan proposes acquisition of three additional parcels currently improved with heavy industrial uses: a 1.5 acre recycling center on Ellis Street, and a two acre truck maintenance facility on two parcels on Grange Street. Inclusion of these three parcels, which would require relocating the existing businesses, could result in rendering the project financially infeasible. An alternative would be to utilize landscaping and fencing or block walls to buffer the residential development from the existing heavy commercial uses. While the consultant's recommendation is to assemble all the parcels, an effective development is feasible utilizing the non-industrial parcels only, with adequate buffering as described above.

In addition to securing the property for future development, acquisition of the sites shown on Exhibit B would create a potential to alleviate one of the Neighborhood's most pressing concerns: safe pedestrian access for children from the west side of the canal to Juniper Academy. Currently children walk through dense vegetation on the ten-acre parcel, as shown in the top-left hand photo, and are obscured from view from the surrounding area. The property is frequented by transients making the children's safety a concern.

The Agency's role in the project would be to assemble the land, relocate the businesses if the three additional parcels are acquired, and clear the land to provide a site ready for development to a developer through a competitive RFP process. The cost of the first year's activities is estimated at \$500,000 and would include:

- Acquire the ten acre site commonly referred to as the Woods property and the 4.7 acre site.
- Clear vegetation to provide a clear view through the property.
- Construct a temporary path/trail through the parcel to provide safe access to Juniper Academy from the west side of the Neighborhood.

Funding: Agency Housing Set-Aside, CDBG

Action: Authorize staff to undertake the activities listed above and redesignate budgeted Redevelopment funds in the amount of \$500,000. Additional funding for this project will be addressed in future budget cycles.

▶ **Neighborhood Infill Residential Development**

Objective: To construct or rehabilitate five to ten single-family residences for resale to first-time homebuyers.

Description: The proposed project would construct new, high-quality, single-family residences on vacant parcels or on parcels on which dilapidated units have been removed in a style compatible with the existing development in the Neighborhood and/or purchase and rehabilitate existing substandard units for subsequent resale to first-time homebuyers. The preference would be to reconstruct or rehabilitate dilapidated units over new construction on vacant lots. These units could be constructed by the Careers in Construction Program, a consortium including the Community Revitalization Corporation (formerly Shasta Housing Development Corporation), Shasta Builder's Exchange, Shasta College students, and Regional Occupational Program (ROP) students, or other developers as opportunities arise. Those units would then be offered for sale to first-time homebuyers. Proceeds from the sale would be used to acquire additional parcels for redevelopment.

The Agency's role would be to acquire the parcels and provide a site ready for new development or rehabilitation. The estimated cost of the first year's activities is \$990,000 and would include:

- Identify sites.
- Develop architectural plans compatible with the existing surrounding residences.
- Prepare Relocation Plan and Replacement Housing Plan, if needed.
- Acquire land.
- Relocate tenants, if necessary.
- Demolish or rehabilitate structures as appropriate.
- Work with Careers in Construction Program or other developers to construct improvements.
- Market the properties and use sale proceeds to fund additional new unit construction.

Funding: Agency Housing Set-Aside, HOME Program Income, HOME

Action: Authorize staff to undertake the activities listed above and utilize \$125,000 in HOME funds and a combination of Redevelopment budgeted and year-end available funds in the amount of \$335,000. It should be noted that adequate funding is not available to fully fund the first year's activities. Additional funding for this activity will be addressed in future budget cycles.