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County of Santa Cruz

REDEVELOPMENT AGENCY

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TOM BURNS, AGENCY ADMINISTRATOR

May 24, 2001

Agenda: June 5, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Support of Tax Credit Application for Pajaro Lane Project

Dear Members of the Board:

In February of 2000 your Board took the first of a series of actions directed towards development of affordable housing on the Pajaro Lane Site, off of Airport Blvd., in the Freedom area. As part of pursuing that project, the Agency, the County, and the City of Watsonville entered into an MOU to enable the site to be removed from a pending annexation, qualify the project for County RDA financing, and to guide the design of the project. We are pleased that in a short period of time, in conjunction with South County Housing, an outstanding project design and affordability mix has been developed and is before your Board, as the Board of Supervisors, elsewhere on this agenda for final approval.

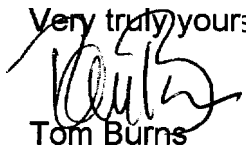
Assuming final action on the development permit occurs as part of this agenda, the project will be in a position to apply for Federal Tax Credit financing in June, which, if successful, will make it possible to begin construction of the affordable apartment component of the project next spring. Because tax credit financing has become such a critical component of affordable housing funding, the competition for funding has become difficult. It therefore becomes critical to present the strongest possible application in all aspects of the application.

In most aspects of the funding criteria, the apartment portion of the project will score highly. There is one area, however, where we believe we could significantly strengthen the application. Critical points are awarded to a project based on its association with a "revitalization plan." While the County and City of Watsonville have been working collaboratively on a number of issues, which we believe could be the basis for such a plan, those efforts have not been consolidated and presented in the form of a revitalization plan.

Therefore, in order to improve the competitiveness of the tax credit application, staff has consolidated the various cooperative activities historically undertaken by the City and County into a Freedom Revitalization Plan (Attachment 1). Approval of that Plan by your Board is required in order for the Plan to be considered as part of the tax credit application.

It is therefore RECOMMENDED that your Board, as the Board of Directors of the Redevelopment Agency, approve the attached Freedom Revitalization Plan for the purpose of the tax credit application for the Pajaro Lane Housing Project.

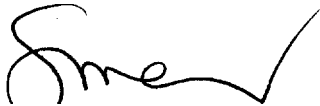
Very truly yours,



Tom Burns

Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello

County Administrative Officer

Attachment

cc. RDA

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FREEDOM COMMUNITY REVITALIZATION PLAN

Adopted by:

**SANTA CRUZ COUNTY
REDEVELOPMENT AGENCY
BOARD OF DIRECTORS**

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9. Location Of Community Improvements

List of Attachments

Attachment

- A. MOU Regarding City of Watsonville LCP Amendmment I-99 and MOU Regarding Affordable Housing.
- B. Watsonville Policies Limiting Water Connections in Areas Outside the City.
- C. Action Pajaro Valley: "Pajaro Valley at a Glance" and "Vision Statement"
- D. MOU between City of Watsonville and the Santa Cruz County Redevelopment Agency and South County Housing Inc. for the Pajaro Lane affordable housing project.

FREEDOM COMMUNITY REVITALIZATION PLAN

Freedom, Santa Cruz County

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Purpose

This plan documents those community improvements currently needed and proposed in the Freedom Community to spur the revitalization of the community. This plan also outlines the level of community input into the plan and describes the various formal and informal arrangements of the various jurisdictions to enact improvements in the Freedom Area. Development of this revitalization plan is a response to long held community concerns including water supply and quality, housing quality, affordability and availability, public safety and infrastructure, and economic vitality and diversity.

The legislative bodies of Santa Cruz County and the City of Watsonville have recognized that many of the problems faced by both jurisdictions in the Freedom Community are regional in scope and at times too overwhelming to be addressed by one jurisdiction alone. As a result, the jurisdictions have had a history of partnership and cooperation in addressing these issues. This partnership has already yielded many community revitalization improvements in the areas of affordable housing production and infrastructure upgrades and enhancements.

This Revitalization Plan expresses Santa Cruz County's efforts towards community revitalization efforts for the area of the Pajaro Valley known as the Freedom Community. The Freedom community includes areas both in the unincorporated area of Santa Cruz County and in the City of Watsonville. Annexations of parts of the Freedom Community into the City of Watsonville have required cooperation between the two jurisdictions. This Plan therefore, builds on these exchanges, some of which have already been expressed formally, by presenting the County's own program for improving the Freedom Community in the unincorporated area. This Plan builds on those revitalization efforts within the incorporated area of Freedom conducted by the City of Watsonville and the Watsonville Redevelopment Agency and therefore the City's activities are also included in this Plan.

Overview of the Pajaro Valley

The community of Freedom lies partially in the unincorporated area of Santa Cruz County and a portion lies within the City of Watsonville. The entire community lies within the Pajaro Valley. The Pajaro Valley in Santa Cruz County is located about 24 miles north of the City of Monterey and 95 miles south of San Francisco. It is a culturally diverse agricultural business community centered on the City of Watsonville (population 40,000). Figure 1 shows the location of the Pajaro Lane affordable housing relative to the City of Watsonville. Figure 2 shows the location of the Pajaro Valley including the location of two affordable

housing projects financed by the Santa Cruz County Redevelopment Agency and discussed later in this Plan.

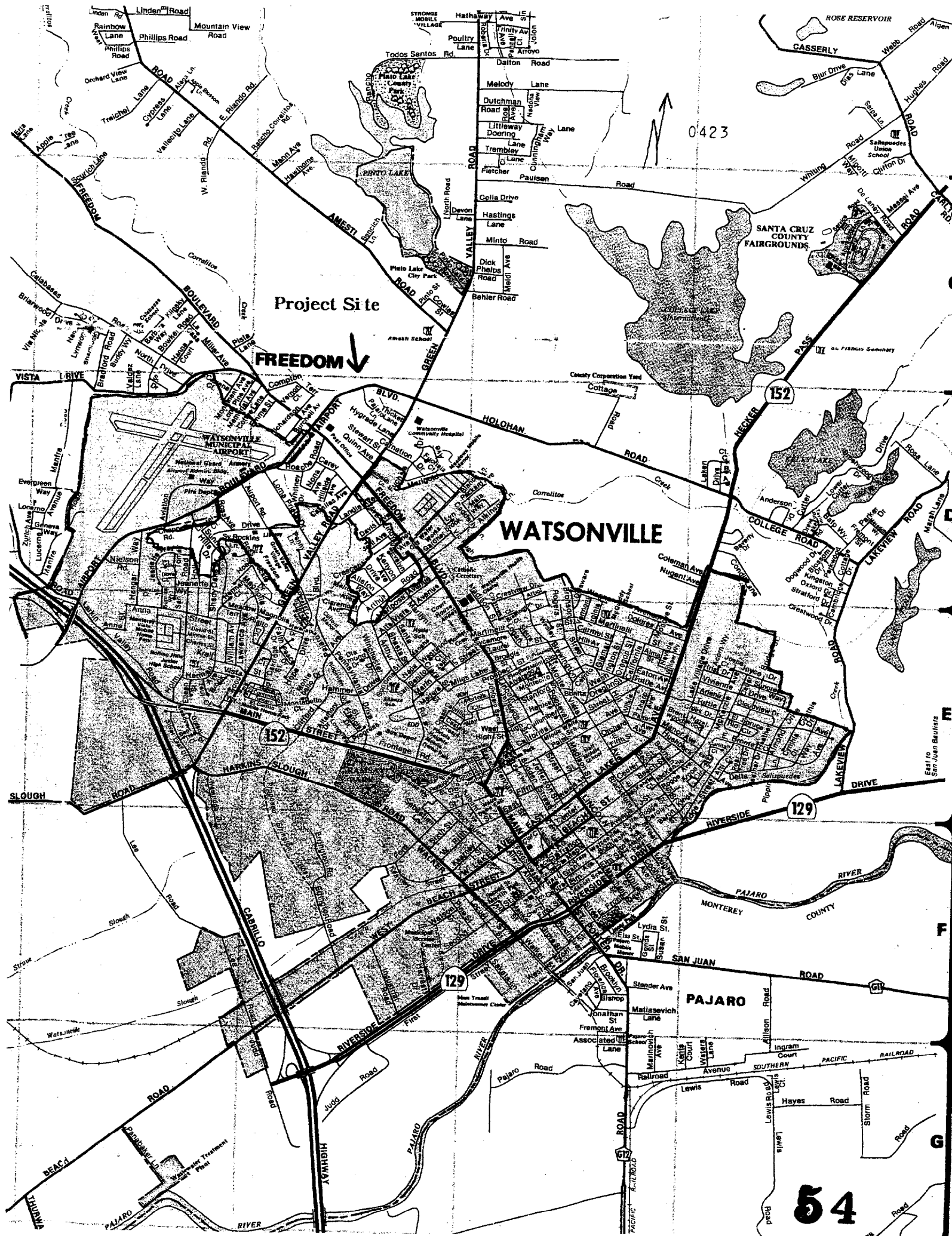
Encompassing about 120 square miles, the Pajaro Valley contains 815 local farms that produce about 90% of Santa Cruz County's gross agricultural income. The Valley is home to about 12,000 agricultural employees (Farmworker Housing and Health Needs Assessment Study, 2001). Additionally, the State of California's Economic Development Department (EDD) reported, "... agriculture employment in the Pajaro Valley has risen 30% in the past 15 years driven in part by the increased production of labor-intensive crops like strawberries." Low-income residents of the Valley are experiencing the pressures of economic displacement brought about primarily by external sources. For example, housing affordability in Watsonville is rapidly diminishing because existing residents face direct price competition from higher wage workers spilling over from the Silicon Valley 40 miles to the north. Also, the annual influx of 18,069 to 31,155 seasonal agricultural workers compels even more people to compete for limited affordable housing. The lack of farm worker housing in the Pajaro Valley has resulted in a situation where, "Mexican immigrants compete with Silicon Valley-driven housing prices and often wind up living in squalid overcrowded homes. Others live in cars parked along the Pajaro River." (*from an article in Santa Cruz Sentinel dated 11/16/00.*)

The Pajaro Valley, governed by three local governmental jurisdictions including the Counties of Monterey and Santa Cruz and the City of Watsonville, is the focus of a variety of inter-jurisdictional efforts to revitalize the Valley's housing and living conditions.

Community Assets in the Pajaro Valley

Action Pajaro Valley (APV), located in Watsonville, is a grass-roots non-profit corporation formed to stimulate economic development and regional planning efforts. APV spearheaded a citizen participation process to define community assets, goals, and findings. APV conducted a number of public workshops to elicit comments and arrive at a strategy for planned improvements which would be needed. These items have been included in this Revitalization Plan. A part of the citizen participation process involved an evaluation of the community's current potential. The following is a list of assets derived from community discussion and agreement and identified by Action Pajaro Valley:

1. Diverse Community
2. Strong Community Character and Sense of Community
3. Growing Youth Population
4. Large And Growing Labor Force
5. Unique Natural Environment
6. Strong Agricultural Economy
7. Strong Industrial Base

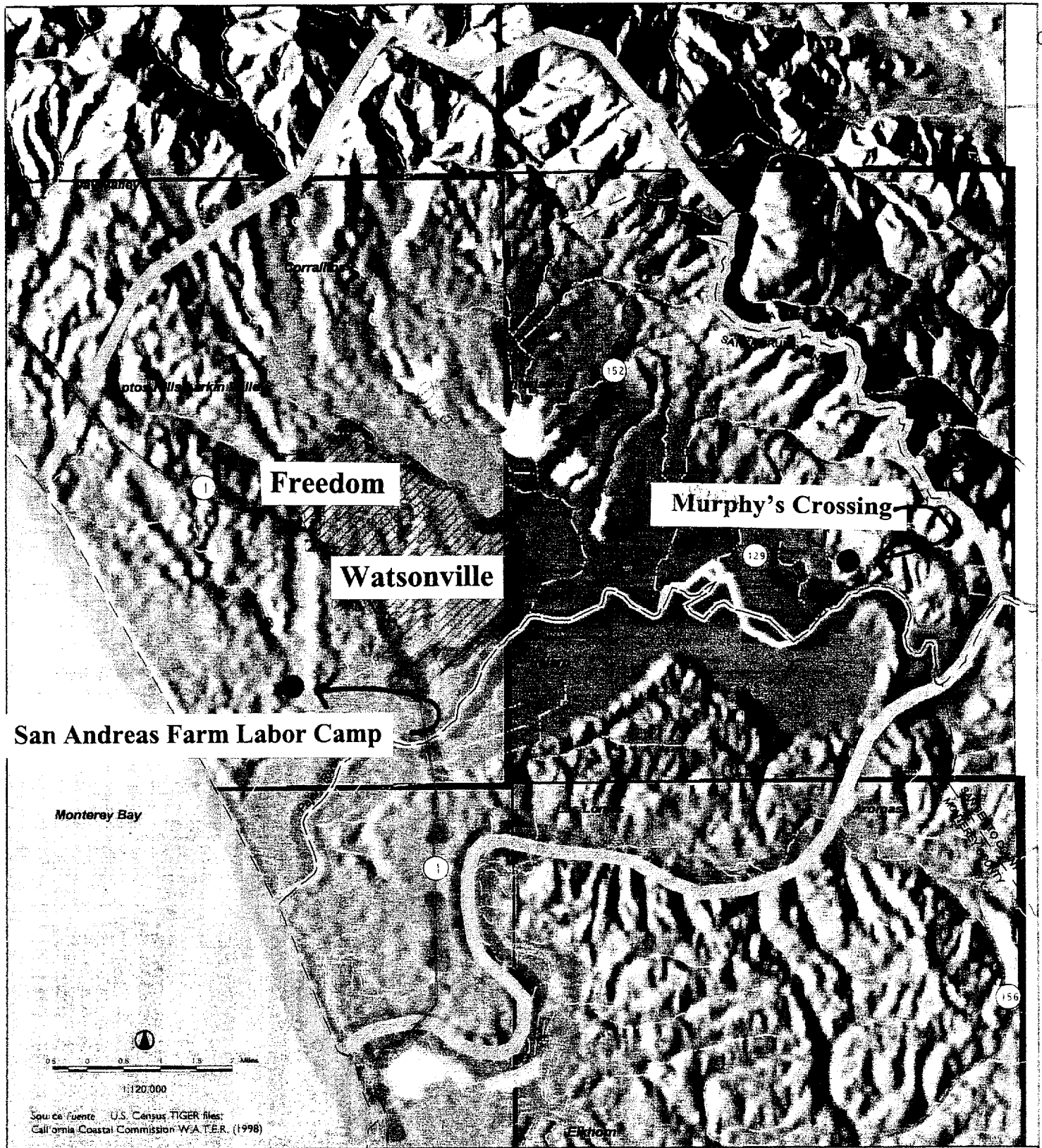


Project Site

FREEDOM

WATSONVILLE

PAJARO



Pajaro Valley Affordable Housing Projects

Figure 2

Revitalization Plan Findings and Issues

The Plan includes findings of need or identification of problems requiring revitalization efforts. These findings have been incorporated into this Revitalization Plan as findings initially prepared by Action Pajaro Valley and the Watsonville Redevelopment Agency. Both findings are based on a lengthy community input and fact-finding process and reflect existing conditions and the substance of community concerns.

Findings of Action Pajaro Valley:

Throughout the community facilitation process, community members of the Pajaro Valley discussed some of the major issues and challenges faced by the Valley. These challenges are expressed as findings relevant to the Pajaro Valley and include social and demographic changes, economic decline, and environmental and land use pressures. These findings provide a framework for the Freedom Revitalization Plan for developing improvement strategies for the future. The following findings represent the content of this community discussion.

1. **Interagency and Regional Collaboration:** There is a need to coordinate government and agency resources to both establish a regional approach to the issues affecting the Valley's community and work toward a level of social and economic equity within the Pajaro Valley.
2. **Neighborhoods, Housing and Community Design:** There is a need to providing comfortable and affordable housing and creating livable and safe neighborhoods that is available and accessible to all segments and all income levels of the Community. Furthermore, there is a need to adhere to neighborhood and community design strategies that foster a sense of community unity and preserve the Valley's unique aesthetic.
3. **Community Services:** There is a need for accessible and affordable healthcare, recreation, social services and municipal services.
4. **Land Use/Transportation:** There is a need to balance the desire for urban development to support the Valley's economy and growing population with the desire to preserve the Valley's agricultural lands and natural resources. There is a need for land use planning that can accommodate an efficient infrastructure system including transportation, water and municipal services.
5. **Agriculture:** There is a need to attract agricultural laborers by ensuring adequate housing and amenities for these workers. There is also a need to preserve agricultural lands, while addressing the issues of

environmentally hazardous pesticides, salt water intrusion, and ⁰⁴²⁶water consumption.

6. **Education and Workforce Development:** There is a need for more comprehensive workforce development and a better education system. In addition, there is a need for workforce training and development to attract higher paying, high skill jobs to the area.
7. **Youth:** There is a lack of recreational venues, educational opportunities, job training skills, mentoring programs, leadership development opportunities, and crime and gang prevention programs for youth. High youth pregnancy rate were all identified as integral issues in addressing the needs of the Valley's youth population.
8. **Water:** There is a need for management of water quality, consumption and flooding. The Pajaro Valley's water supply is essential in supporting the agricultural industry, a growing population and many rare wildlife habitats. More than 95% of the developed supply is pumped groundwater.

Findings Of The Watsonville Redevelopment Area Report:

The findings of the City of Watsonville Redevelopment Agency were derived from a series of neighborhood meetings and the Agency's Project Area Advisory Committee. The findings were the result of an exhaustive study of community data gathered by the Agency in preparation of the Redevelopment Plan.

1. **Affordable Housing:** There is a need for affordable housing. The City's population is growing faster than its housing stock and there is a strong demand for affordable housing. From 1999 the City's population grew by 20.6% while the housing stock grew by 13.2%
2. **Overcrowding:** There is a need to reduce overcrowding because Watsonville's housing is significantly overcrowded. Data from the 1990 U.S. Census shows that 49% of renter occupied units in Watsonville are severely overcrowded versus 15% for the County as a whole and 20% for the State as a whole.
3. **Low Incomes:** There is a need to meet the community's housing and employment needs while preserving prime agricultural land and sensitive biological habitats. Watsonville area income was 6.4% lower than the State's and 24.1% lower than Santa Cruz County's.
4. **Unemployment:** There is a need for additional employment opportunities, Consistent high levels of unemployment create a high demand for employment opportunities. Since 1992 the unemployment rate in

Watsonville has been between 15 and 20 percent - consistently higher than the State's unemployment rate.

Pajaro Valley Community Goals

Action Pajaro Valley, after receiving the input from and through discussion with over a thousand community members in the Pajaro Valley, produced a goals statement which in part, reflects the goals of this Freedom Community Revitalization Plan. The goals cover a wide range of topics and establish a framework for future strategies and actions and a bench-mark from which to evaluate future proposals.

Land Use And Housing

1. **A Well-Planned Community:** The Pajaro Valley community should have a well-conceived, well-collaborated set of plans to guide decision-making and resource allocation that affect the Valley's people, its economy, and its land. Neighborhood organizations, local and regional agencies, government, and the private sector should all work together in a process of continuous planning and improvement.
2. **A Strong Community Identity:** The Pajaro Valley should maintain itself as an inclusive, diverse and tolerant community that welcomes and celebrates all people. The community supports and is enriched by the arts and its diverse cultural opportunities. Community building, cross-cultural and intergenerational understanding, and neighborhood pride should continue to be features of the Pajaro Valley's community identity.
3. **A Sense of Place:** The Pajaro Valley should retain its character as an attractive coastal community and agricultural valley by growing slowly and sustainably and by emphasizing its history, diversity, and natural environment. The Valley has an appropriate balance of land uses including housing, places of employment, places for shopping, parks and open space, and agricultural land. The Valley's infrastructure, including transportation, utilities and facilities, should efficiently serve these places and the community at-large.
4. **Healthy, Safe and Secure Neighborhoods:** The Pajaro Valley should be a community where children, youth, families and seniors feel safe and secure. There should be a wide range of recreational opportunities and community services available to all of the Valley's residents. The Valley's youth population should have access to a myriad of community resources. All of the Valley's residents should have access to quality and affordable health and social services.

5. **Affordable, Accessible, and Comfortable Housing:** The Pajaro Valley should have a range of housing opportunities that respond to the diverse needs of its residents. A variety of housing should be available and accessible to all segments of the Pajaro Valley population including seniors, farmworkers, and community members of all income levels. The growth in the housing supply should match job growth in the area, thus ensuring that those who work in the Pajaro Valley are also able to live there. Housing should be both affordable and safe for the Valley's residents. New housing should be designed to foster and preserve a sense of community and the natural aesthetic of the Pajaro Valley.

Natural Resources

1. **A Healthy Natural Environment:** The Pajaro Valley should be an environmentally responsible community serving as a model for other areas by seeking sustainability and by balancing economic vitality, social well-being, and ecological health for current and future generations. The Valley community should maintain the natural environment and protect the natural character of its beaches, ocean views, hillsides, rivers, sloughs, wetlands and other environmental resources, while providing a diverse range of recreation opportunities for Valley residents and habitat for wildlife.
2. **A Viable Water Supply:** The Valley should continue its engagement in regional planning efforts in order to ensure that there is adequate water for the Valley's economy and community, an effective flood control plan, and environmental protection measures that ensure clean rivers and sloughs and vital wildlife habitats.

Economy

1. **A Balanced Economy:** The community should encourage a broad range of high quality employment and entrepreneurial opportunities that promote private economic development and that can support the public services and amenities that ensure a high quality of life for the Valley's residents. Private and public sectors within the Pajaro Valley should cooperate. There should be a variety of diverse employment opportunities that serve the Valley's workforce.
2. **A Strong Agricultural Base:** The Pajaro Valley should continue to support its agricultural base. At the same time, adequate land area should be provided to allow for development needed to support the Valley's growing economy.

The Freedom Revitalization Plan Project Area Description

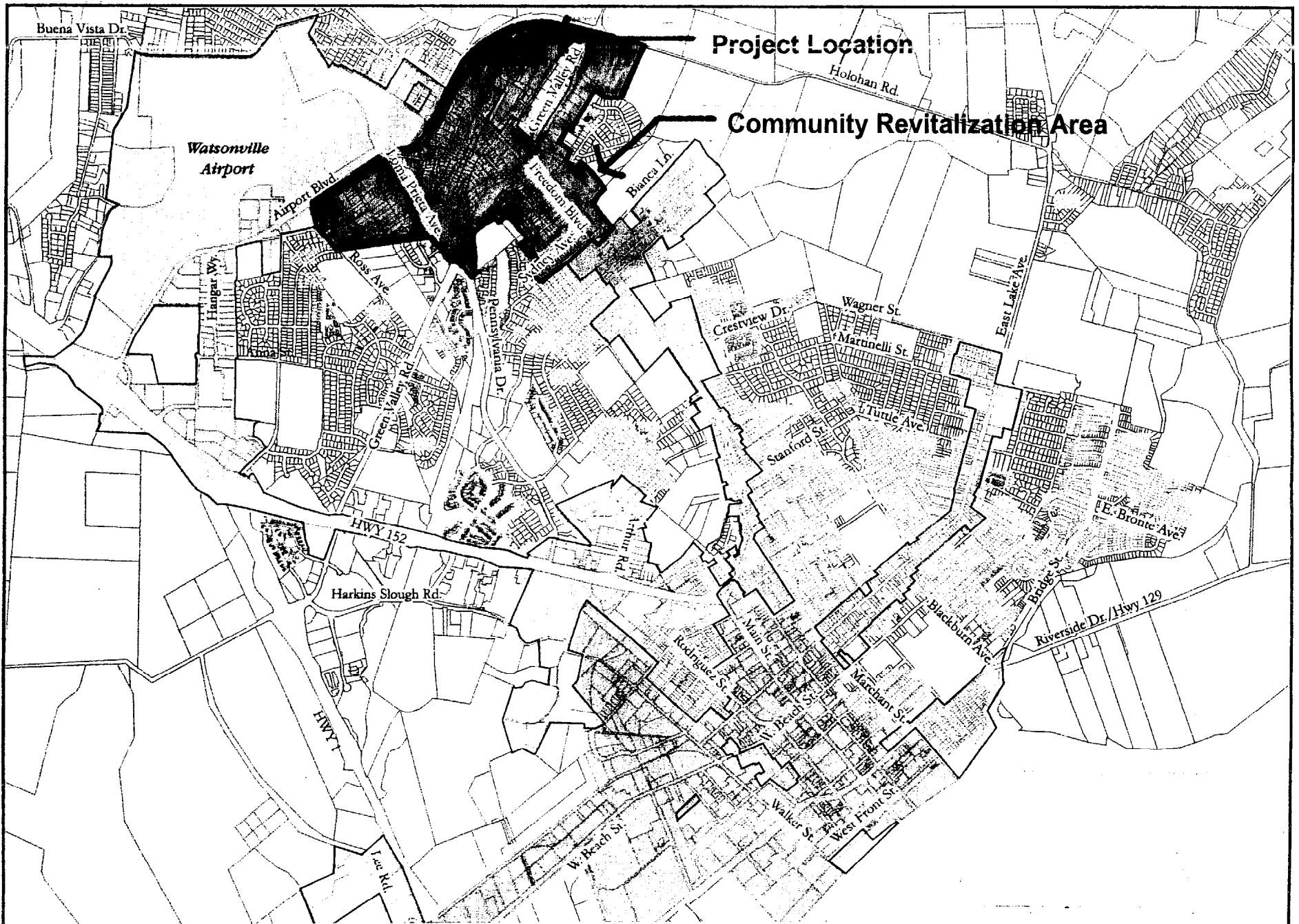
This Revitalization Plan directs its focus from larger regional goals of the Pajaro Valley to the very specific goals and objectives of the Freedom Community Revitalization Plan. The project area of the Plan extends from Airport Blvd. in the north to Sydney Avenue in the south and Ross Street and Holonan Ave. in the west and east, respectively (See Figure 3). Freedom Avenue is a commercial street with uses ranging from a new **KMart** and an adjacent industrial business park to older strip centers, automotive repair shops and older single-family residences. Again, half of the “North Freedom sub-area” redevelopment area (defined by the City of Watsonville) is in the County of Santa Cruz and is in the process of being annexed to the City of Watsonville.

Freedom Boulevard was originally developed as a primarily residential street. However, over time, the Boulevard was marked increasingly with auto dealers. Although the auto dealers have moved closer to the highway, many auto related uses are still on Freedom Blvd. and are mixed together with other commercial and residential uses. Now the predominate land use on Freedom Blvd. is a mix of marginal and incompatible commercial and residential uses.

Older residential neighborhoods sit behind the commercial frontage. Many of these homes are built in the 1920's. The housing in this area is in need of maintenance and public improvements (curbs, gutters, sidewalks). Housing prices in this area are below the County median home sales price and generally do not support the type of investment required to rehabilitate the housing stock and provide public improvements.

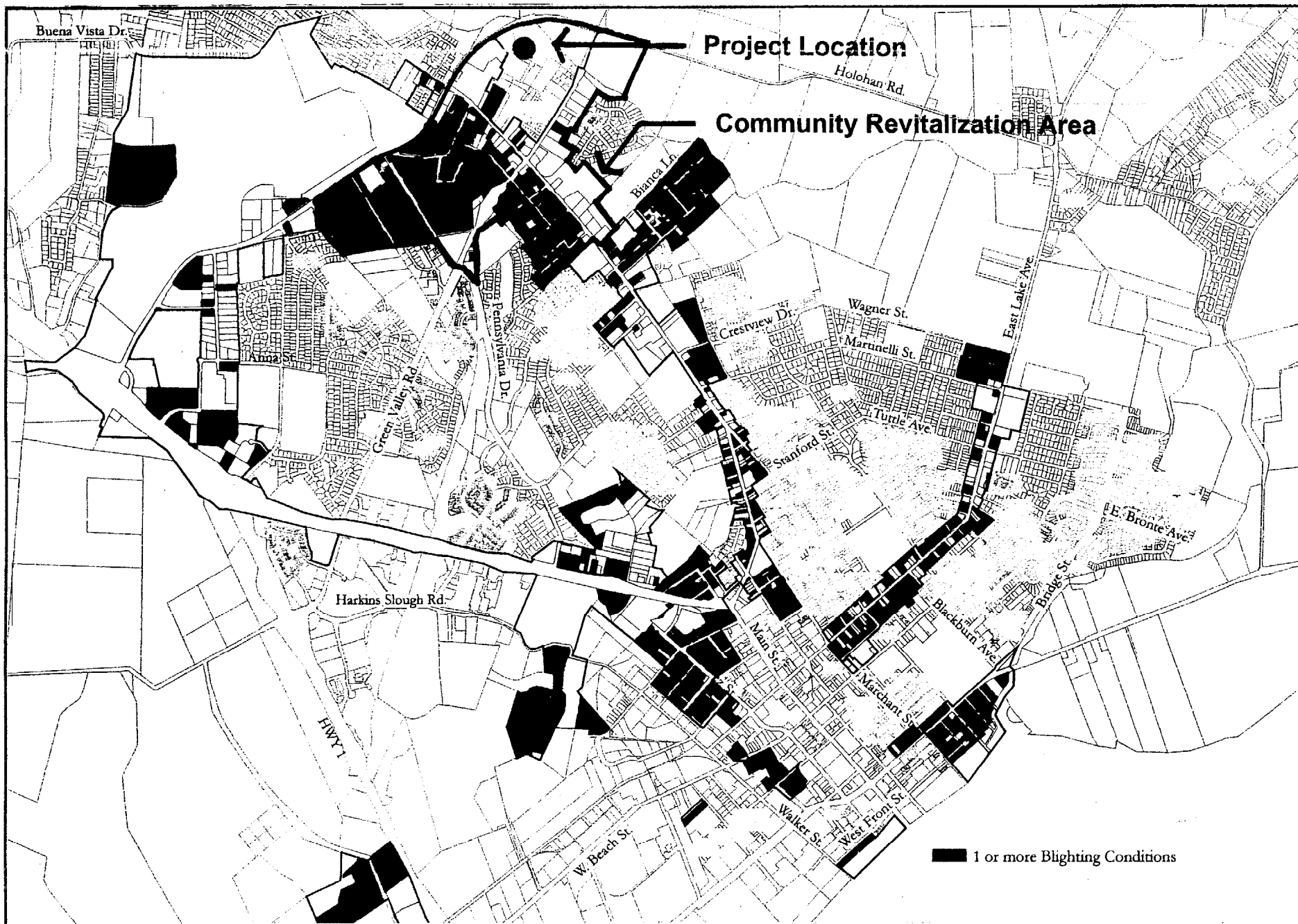
The Freedom Revitalization Plan Project Area: Existing Conditions

Figures 4-7 show an inventory of existing conditions in the plan area. The conditions are a result of efforts by the Watsonville Redevelopment Agency and are shown in this report. Although the condition survey was done for the Watsonville Redevelopment Agency Project area, the Project Area for this Revitalization Plan includes an unincorporated portion that is directly adjacent to the Redevelopment Project Area. Figures 4-7 show those parcels in the Project Area which contain blighting conditions, deficient building conditions, deteriorated dilapidated buildings and deficient parcel conditions. A review of those figures indicates these conditions are predominant in the Plan area.



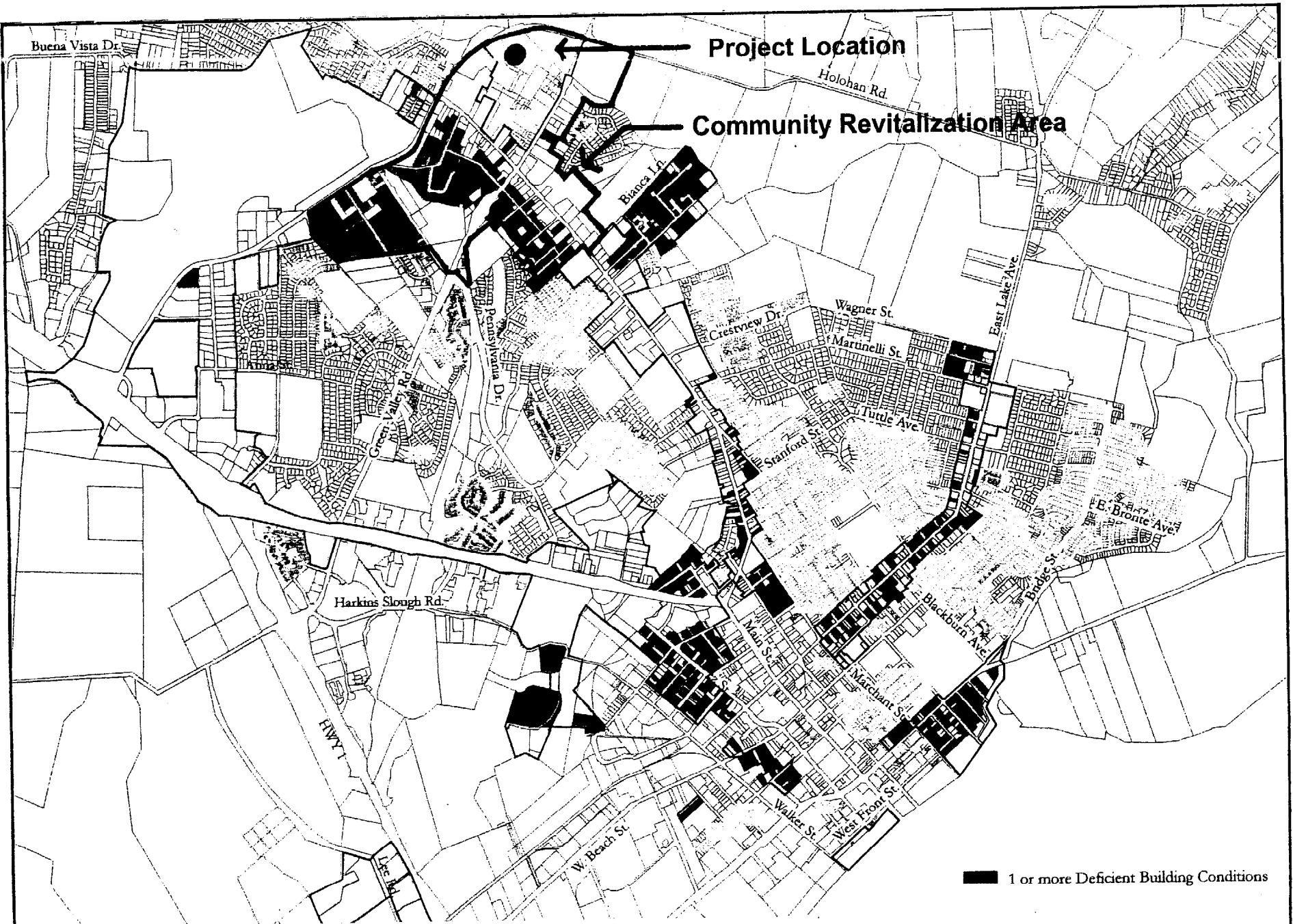
FREEDOM COMMUNITY REVITALIZATION PLAN

Figure 3
Project Area Map



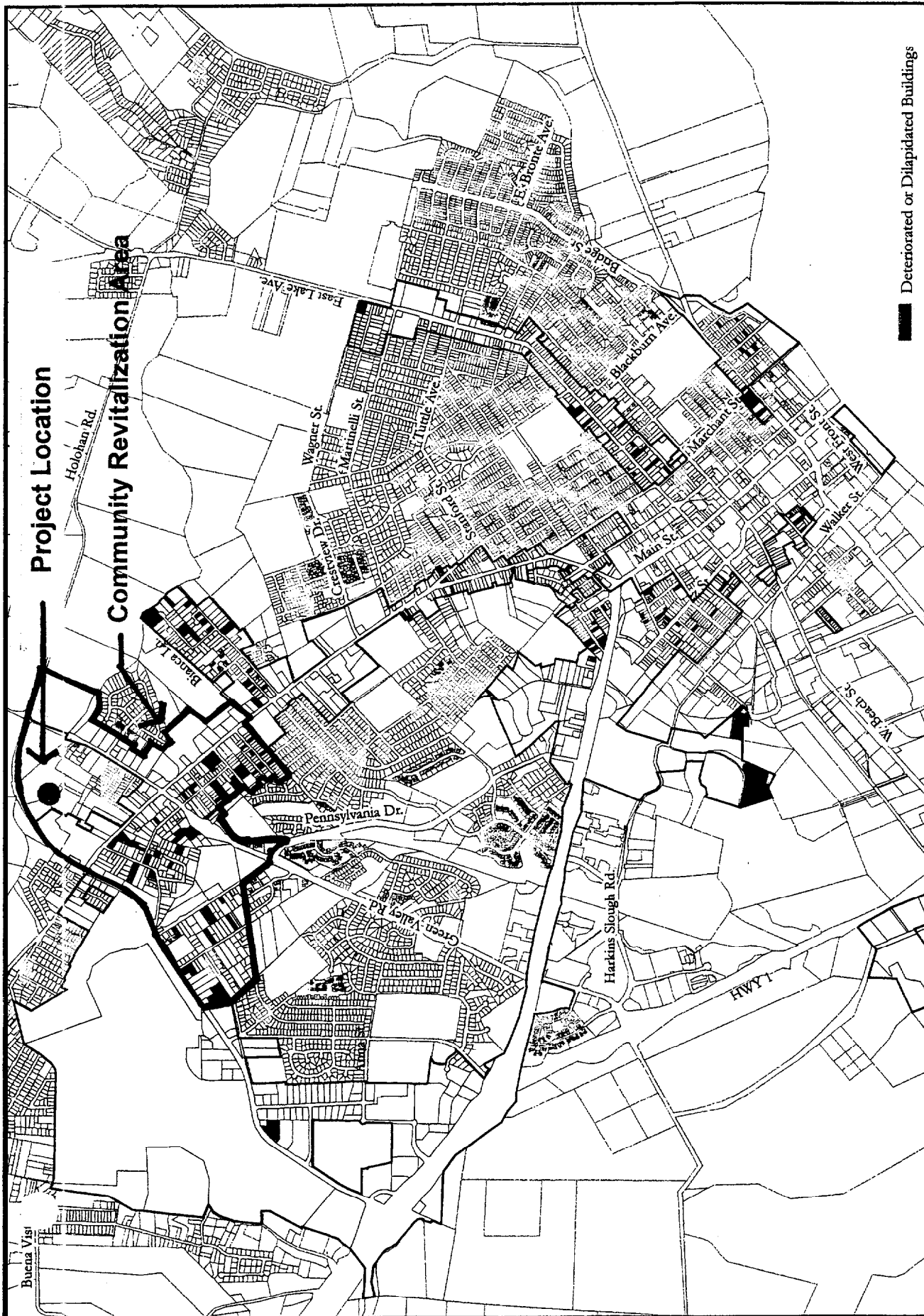
FREEDOM COMMUNITY REVITALIZATION PLAN

Blighting Conditions Figure 4



FREEDOM COMMUNITY REVITALIZATION PLAN

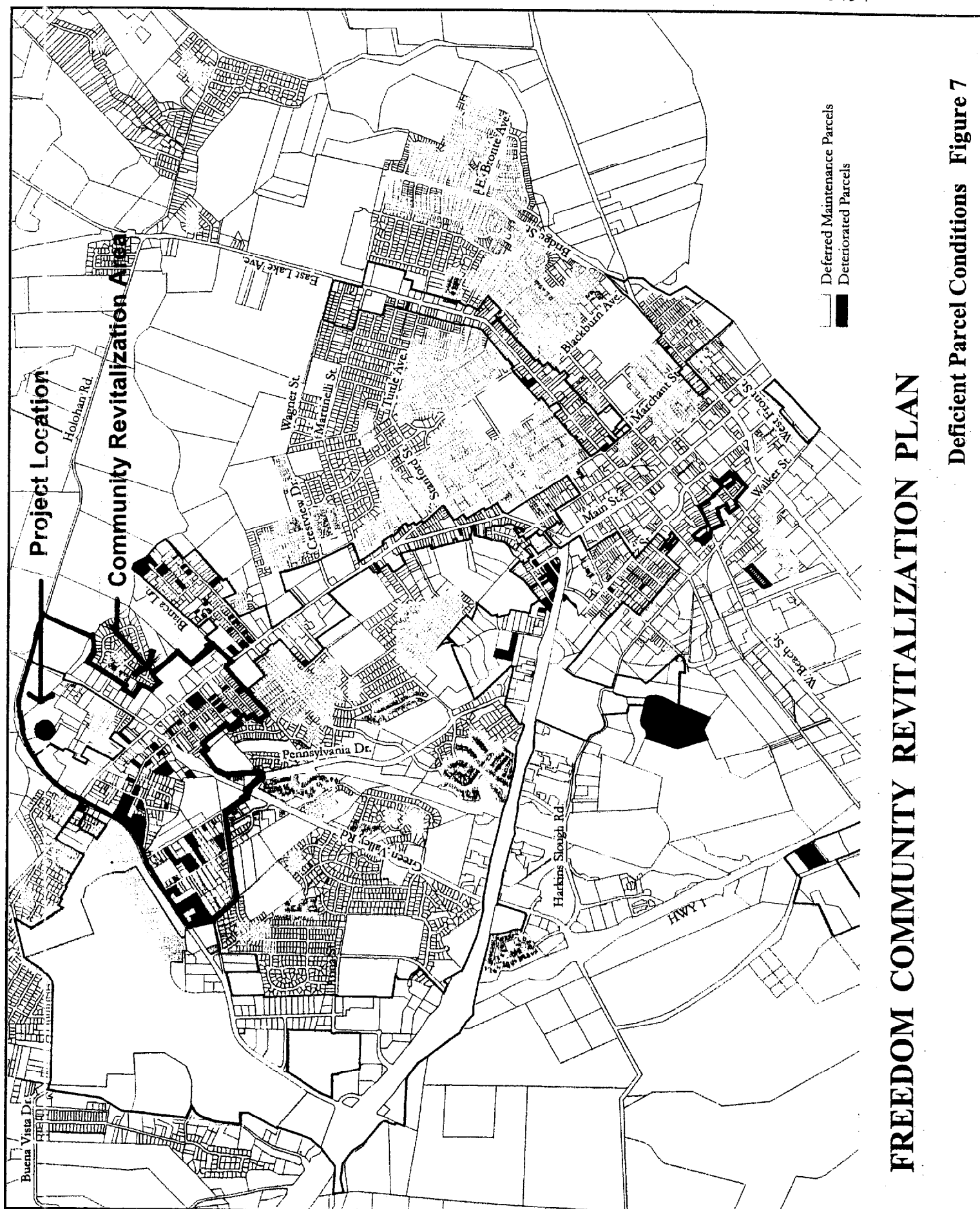
Deficient Building Conditions Figure 5



FREEDOM COMMUNITY REVITALIZATION PLAN

Deteriorated and Dilapidated Buildings

Figure 6



FREEDOM COMMUNITY REVITALIZATION PLAN

Deficient Parcel Conditions Figure 7

Freedom Community Revitalization Plan Goals and Objectives

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In order to focus the joint County/City efforts towards revitalizing the Freedom area, the following focused objectives have been developed.

1. Establish formal and informal cooperative strategies with the City of Watsonville to revitalize the Freedom Community by financing planning and community improvements in a manner that maximizes and leverages all current and potential financial sources available to each jurisdiction.
2. Increase, improve, and preserve the Freedom Community's supply of affordable housing, encourage inter-jurisdictional cooperation and public and private initiatives that preserve and enhance the supply of affordable housing throughout the Freedom Community Revitalization Plan area.
3. Reduce blight by investing in infrastructure and community and recreational facilities.

Freedom Community Revitalization Plan Implementation

The Freedom Community Revitalization Plan project area is within two jurisdictions and implementation will require cooperation between Santa Cruz County and City of Watsonville. There are existing cooperative arrangements and declarations from the two jurisdictions in relation to Watsonville's actions to annex land for a new high school. As part of negotiating the location of the future high school west of highway one the two jurisdictions signed an agreement to support each others efforts to increase the supply of affordable housing.

Implementing Agents

The County of Santa Cruz and the City of Watsonville will be two major implementation bodies for the Freedom Community Revitalization Plan. The primary implementing Agencies will be the Redevelopment Agencies of each jurisdiction.

Past Implementation Efforts

1. **Inter-jurisdictional Memorandum of Understanding on Affordable Housing:** (See Attachment A) On March 14, 2000 the Santa Cruz Board of Supervisors agreed to enter into a Memorandum of Understanding (MOU) with the City of Watsonville. The MOU states that:
 - The City and County mutually acknowledge that "there is a substantial lack of affordable housing in Santa Cruz County and that the creation of new

affordable units to serve all segments of the community is a critical issue for the County and the region;" and

- The City and County "agree that each share responsibility to facilitate adequate affordable housing for low income people, particularly the agricultural labor force;" and
- The City and the County "would like to support the development of a housing project to address the needs of Pajaro Valley residents."

2. Watsonville Water Connection For Affordable Housing Policy: (See Attachment B) On September 12, 2000 the City Council of the City of Watsonville adopted a resolution limiting water connections outside of its city limits only to affordable housing projects or for housing for farmworkers. The purpose of the resolution was to use utility connections to encourage city centered development strategies. The adopted resolution contains policy statements which limited city water connections to only 100% affordable housing projects and farmworker housing affordable to families or individuals earning no more than 60% of area median income.

3. Affordable Housing Projects In The Pajaro Valley Financed By The Santa Cruz County Redevelopment Agency

The County of Santa Cruz has contributed financing for a number of affordable housing projects in the Pajaro Valley. These projects include Murphy's Crossing Labor Camp, San Andreas Farm Labor Camp, and Vista Verde. Redevelopment Agency Investment into these projects totals and have resulted in the production of 137 housing units affordable to low and very low income households. The following is a description of these affordable housing projects built in the Pajaro Valley by Santa Cruz County.

A. Murphy's Crossing Labor Camp Rehabilitation.(See Figure 2 for location)

In 1997 Santa Cruz County completed the rehabilitation of Murphy's Crossing Farm Labor Camp in the Pajaro Valley about 3 miles from the Project Area. Originally built as barracks in the 1950's, the camp provided housing to about 100 farm workers. Over the years health and safety conditions deteriorated and in 1978 a resident died due to substandard electrical wiring. The camp's rehabilitation was accomplished with the involvement of Mid-Peninsula Housing Coalition a nonprofit housing developer with partial financing from the Santa Cruz County Redevelopment Agency. The site now contains 18 units of family housing affordable to very low income households.

B. San **Andreas** Farm Labor Camp Rehabilitation .(See Figure 2 for location)

San **Andreas** Farm Labor Camp is a 43 unit affordable rental project, targeted to very-low income farm labor workers earning at least 50% of their income from agricultural employment. The rental rates are targeted to farm workers earning an average of 35% of area median income. The Camp includes maintenance and laundry facilities, and a community center of approximately 2,200 square feet. The latter accommodates an array of social, recreational, health and educational services including after school homework programs, Head Start programs and a computer center. Other uses include a mini-health clinic and a sheriffs substation.

The San **Andreas** Labor Camp was originally built in the 1950's as "barracks" style housing for single men under California's bracero farm worker program. The facility was later converted to 43 apartment units without the requisite planning and building permits. Over the years, the condition of the buildings deteriorated and there was a longstanding history of serious health and safety violations including fire hazards; illegal electrical, plumbing and other serious building code violations; repeated septic failures; and drainage problems. Additionally, high local rents encouraged large families and multiple households to reside in the Camp, creating seriously overcrowded conditions. At the height of occupancy in early 1996, 53 families totaling nearly 400 people lived at the Camp.

The lack of responsible corrective action by the property owner led to the Superior Court's appointment of a receiver in late 1996 to operate the Camp. Through the cooperation and efforts of many government and private agencies, including most importantly the Redevelopment Agency, the County Planning Department and the developer, Mid-Peninsula Housing Coalition, a plan was crafted to acquire the property and demolish and reconstruct all 43 housing units into safe, decent and well managed farm worker rental housing.

C.Vista Verde

Located within the revitalization area and directly adjacent to the Project site is the Vista Verde Affordable housing project containing 76 rental units affordable to low and very low **income** households and the construction of a day care center. The project was developed by South County Housing Corporation with partial financing from the Santa Cruz County Redevelopment Agency. The Vista Verde Project received its Certificate of Occupancy at the end of April 2001 and is preparing for lease up. When the Vista Verde units were advertised for rent the local newspaper reported "2,000 apply for 76 homes: Crush of applications surprises housing officials." (*Article from Sanfa Cruz Sentinel article dated 1/31/01.*)

Freedom Community Revitalization Plan Current Implementation Efforts

Goal #1: Establish formal and informal cooperative strategies with the City of Watsonville to revitalize the Freedom Community by financing planning and community improvements in a manner that maximizes and leverages all current and potential financial sources available to each jurisdiction.

Funding for Action Pajaro Valley

As stated in this Plan, many of the community assets, issues and finding, and goals were derived by a local grass-roots organization called Action Pajaro Valley. On March 15, 2000 Santa Cruz County contributed \$20,000 to fund a public participation process to determine the improvement needs of the Pajaro Valley.

Funding for Farmworker Study

In November 2000 Santa Cruz County contributed \$8,000 fund an effort to conduct a comprehensive survey of farm workers in the Pajaro and Salinas Valleys. This action in concert with the Counties of Santa Cruz and Monterey and local non-profits such as the community Action Board of Santa Cruz and the Community Action Agency of Monterey county, Action Pajaro Valley, and the Salinas-based Center for Community Advocacy combined their efforts to fund and The results of the survey, which began in October 2,000 and costs \$62,000, will be released in June 2,001. The survey and the documentation, which it contains, are expected to have a dramatic effect on spurring revitalization efforts in the Pajaro Valley. By researching and providing evidence of farmworker housing conditions, it is anticipated the participating jurisdictions will achieve greater success in securing funds for housing and other human services applicable to farmworkers. The survey will pinpoint the areas with unsafe housing conditions and highlight populations with neglected health issues.

Annexation/Affordable Housing Development

In order to ensure that the County and City utilize their resources and land use opportunities in the most effective manner to further the goals for the Freedom areas, the two entities have agreed to work together to phase annexation and funding to further affordable housing opportunities. The first example of this took the form of an MOU for the development of the Pajaro Lane Housing Site (See Attachment D)

Goal #2: Increase, improve, and preserve the Freedom Community's supply of affordable housing, encourage inter-jurisdictional cooperation and public and private initiatives that preserve and enhance the supply of affordable housing throughout the Freedom Community Revitalization Plan area.

Housing Quality Improvement

Through its redevelopment efforts and code enforcement efforts, the City of Watsonville will be making efforts to improve existing dilapidated housing and address housing overcrowding issues in the Freedom area.

New Housing Construction

Pajaro Lane

As part of the effort to create more affordable housing and pursuant to the MOU the Board authorized financing for the Pajaro Lane project containing 99 affordable housing units. The project has undergone environmental review, has been reviewed by the Planning Commission, and is now up for review by the Board. In order to provide for County financing for the project the City and County agreed that the any annexation should exclude the Pajaro Lane parcel in order to allow the project site to remain in the County thus, qualifying the project for financing from County of Santa Cruz resources and maximizing the financial potential of the project. The City of Watsonville has agreed not to annex the property until its is completed because this action would allow the Project to benefit from the County of Santa Cruz Redevelopment Agency funding. In addition the City of Watsonville has agreed to extend water serve to this project even though the project is outside the City limits.

Goal 3: Reduce blight by investing in infrastructure and community and recreational facilities

The Freedom Community Revitalization Plan Project area is also in the "north Freedom sub-area" of the Watsonville Redevelopment Agency Project Area. The Watsonville Redevelopment Agency will be responsible for making many planned improvements in the Freedom Community Revitalization Plan. The City's Watsonville 2000 Redevelopment Plan list types of planned improvements in the Freedom Community Revitalization Plan Project Area. The Watsonville Redevelopment Agency improvements and estimated public improvement costs for projects located within the Freedom Community Revitalization Plan Project Area are shown on Table 1. Table 1 shows that the Watsonville Redevelopment Agency and the Santa Cruz County Redevelopment Agency intend to invest \$9,895,000 in the Freedom Community Revitalization Plan Project Area.

Implementation Plan Overview

Table 1 below shows the planned improvements specific to the Freedom Community Revitalization Plan financed by the implementing Agencies listed above. Figure 8 shows the location of many of these improvements and provides photos of existing conditions, existing improvements and the location of planned improvements.

Table 1 Freedom Community Revitalization Plan Community Improvements					
Type of Public Improvement	Implementing Agency	Completed in last 5 Yrs	Funded but not Completed	Planned – not Funded	Actual or Projected costs
Streets, roadways and intersection improvements	County of Santa Cruz	Stewart Ave repaving, sidewalk, curb/gutter			\$180,000
	County of Santa Cruz		Pajaro Lane and Airport Blvd. Signalization		\$175,000
	County of Santa Cruz		Pajaro Lane curbs, gutters, sidewalks		\$100,000
	Watsonville City Public Works Department		Freedom Blvd and Green Vly. Rd Intersection		\$500,000
	Watsonville City Public Works Department		Airport Blvd Widening		\$1,200,000
	Watsonville City RDA and DPW			Freedom Blvd Reconstruction	\$3,000,000
	Watsonville Redevelopment Agency		Freedom Blvd/Airport Blvd Intersection		\$250,000
Public Facilities	County of Santa Cruz/City of Watsonville		Head Start and Childcare Center		\$1,700,000
	City of Watsonville	New public library			\$750,000
Streetscape and Street Lighting	County of Santa Cruz		Pajaro Lane streetscape improvements		\$40,000
	Watsonville Redevelopment Agency			Freedom Blvd. Streetscape	\$2,000,000
Total:					\$9,895,000

Freedom Community Revitalization Area

Figure 8

A Listing and Accompanying Photos of Community Improvements

Development of Location: Pajaro Lane and Airport Boulevard Freedom, California

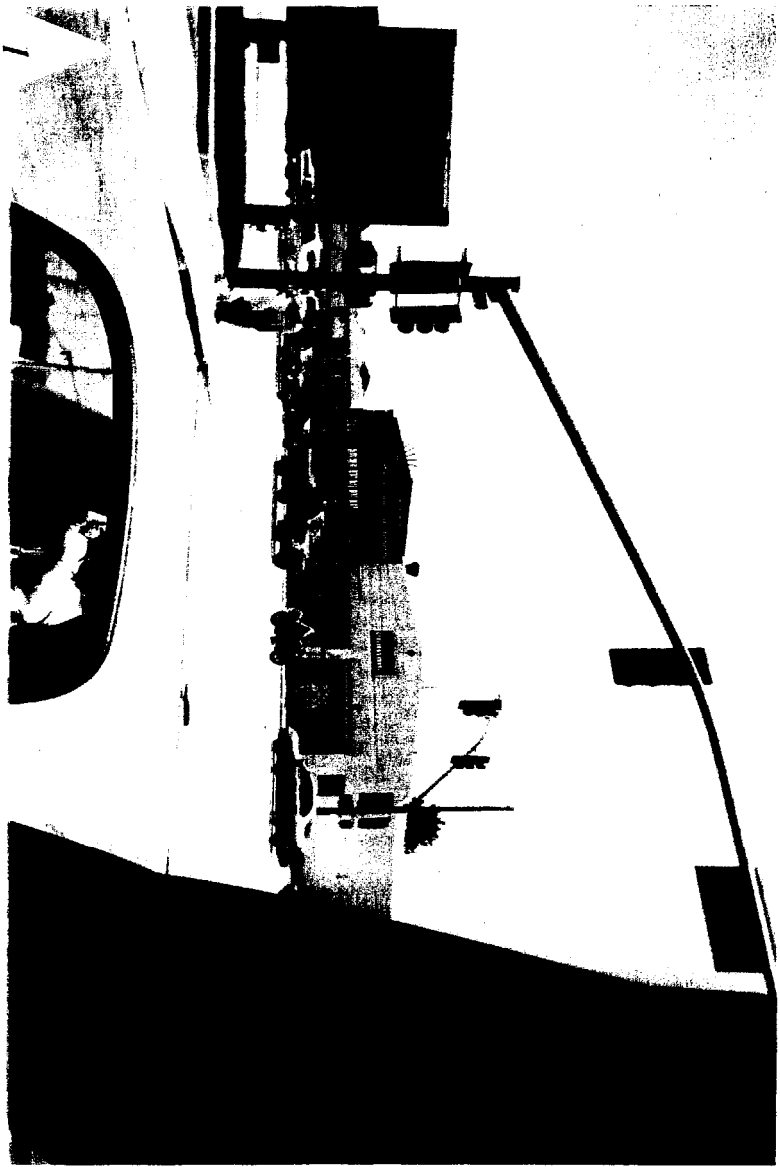
Listing of photos taken May 2001 within 2 miles of the Pajaro Lane development:

Photos of South West Side of Freedom Blvd.

1. Streetscape on Freedom Blvd.
2. Newly constructed Freedom Branch Library (City of Watsonville) on Freedom Blvd.
3. Laundromat and bike store with storefront improvements
4. Unimproved streetscape on Freedom Blvd.
5. Unimproved streetscape on Freedom Blvd.

Photos of North East Side of Freedom Blvd.

6. Recent commercial development of Freedom Blvd.
7. Recent commercial development of Freedom Blvd.
8. Freedom Mobile Home Park located just west of our newly constructed Vista Verde development (funded through County of Santa Cruz redevelopment funds)
9. Children's play area and common center within Vista Verde Development
10. Children's play area looking northwest and Vista Verde town homes
11. (Location not photographed) Location of future childcare center and street improvements to be funded by the City of Watsonville.





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