

Criteria for determining eligibility for RDA projects

1. Projects that enhance the overall living environment of the area
2. Projects that promote home ownership and home improvement opportunities in the area
3. Projects that encourage private sector investment together with the provision of additional public amenities
4. Projects that increase local employment opportunities and the expansion of existing commercial enterprises in the area
5. Projects that promote commercial and industrial rehabilitation and infill construction in the area
6. Projects that promote the development of affordable rental and ownership housing
7. Projects that ameliorate present overcrowded housing conditions and seek to prevent them in the future
8. Projects that accomplish these goals with a minimum displacement of any homeowner, tenant or business
9. Projects must be located within the Redevelopment Plan area (see map)
10. Projects cannot benefit individual private property owners
11. Projects must be economically and physically feasible
12. Projects must meet all legal requirements established for Redevelopment projects
13. The Regional Housing Needs Assessment (RHNA) allocation and Housing Element goals and objectives will be integrated into the Redevelopment Implementation Plan as appropriate

Program areas established by the *Amended and Restated Las Pulgas Community Development Area Plan*

- Planning and Code Enforcement – previous projects in this category have included major planning efforts (such as the Haven Ave Land Use Study), ongoing monitoring and followup with property owners for code violations including vehicles, garbage and weed abatement and ongoing support for abatement of drug locations through the Police Narcotics Task Force.
- Real Estate Development and Improvements – previous projects in this program area have included the Hamilton Park development (20 affordable homes, 27 market rate homes and a one acre neighborhood park), the Belle Haven Retail Center, housing rehab loans, and commercial improvements along Willow Road.
- Public Infrastructure and facilities improvements – previous projects in this program area include sidewalk and street repairs, street lighting, entryway landscaping, as well as a recent sports field study.

- Community facilities – these projects have included things like the Police-City Service Center, park improvements, the Belle Haven Child Development Center, and improvements to Onetta Harris Community Center and repairs to the Senior Center.
- Miscellaneous – projects in this program area include the Belle Haven Onetta Harris transportation program, landscaping grants, support for the Housing Element update, support for community meetings and information sharing and support for a local job training program.
- Housing – at least 20% of Redevelopment Area funding must be spent on housing projects. Previous projects have included the Gateway Apartments, the Hamilton Housing Development, and a total of 52 new housing units and 216 with substantial rehabilitation.