Pipeline Developments Threatened by Redevelopment's Demise

Updated May 1, 2012

	A	B	C	D	E	F	G
1	**Location**	**Development Name**	**# of Homes**	**Target Population**	**Jobs Created Year One**	**Developer**	**Redvt. Funds Anticipated**
2	**Alameda**	**Naval Air Station Alameda**	**200**	**Mixed***	**460**	**Housing Authority of the City of Alameda**	
3	**Alameda**	**Jack Capon Villa**	**19**	**Special Needs**	**44**	**Satellite Housing and Housing Consortium of the East Bay**	
4	**Alameda County**	**Commodore**	**65**	**Families**	**150**	**AMCAL**	
5	**Anaheim**	**Avon-Dakota**	**16**	**Families**	**37**	**Related California**	**$19,800,000**
6	**Antioch**	**Worrell Gardens**	**48**	**Seniors**	**110**	**EAH Housing**	**$1,400,000**
7	**Antioch**	**Terrace Glen Rehab**	**32**	**Families**	**74**	**Resources for Community Development**	
8	**Antioch**	**Tabora Gardens**	**85**	**Senior**	**196**	**Satellite Housing**	
9	**Arroyo Grande**	**Briscoe Rd.**	**12**	**Mixed**	**28**	**Habitat SLO County**	**$260,000**
10	**Azusa**	**Azusa Atlantis Gardens**	**210**	**Families**	**483**	**Mercy Housing California**	**$20,000,000**
11	**Brisbane**	**Habitat Brisbane**	**22**	**Families**	**51**	**Habitat Greater SF**	**$3,000,000**
12	**Carson**	**Carson Phase II**	**41**	**Families**	**94**	**Related California**	**$6,500,000**
13	**Castro Valley**	**Castro Valley Mixed Use**	**71**	**Mixed**	**163**	**Eden Housing**	**$11,000,000**
14	**Ceres**	**Holm Ave**	**1**	**Families**	**2**	**Habitat Stanislaus**	**$85,000**

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15	**Chico**	**Harvest Park**	**90**	**Families**	**207**	**AHCD and Butte County Housing Authority**	
16	**Chico**	**North Point Apartments**	**50**	**Mixed**	**115**	**Community Action Agency**	
17	**Chico**	**Valley View Apartments**	**14**	**Transitional Age and Homeless Youths**	**32**	**Northern Valley Catholic Social Service**	**$320,000**
18	**Chico**	**Boucher & Wisconsin**	**8**	**Mixed**	**18**	**YES Housing**	**$800,000**
19	**Chico**	**Park & 11th**	**90**	**Mixed**	**207**	**YES Housing**	**$8,000,000**
20	**Clovis**	**Ashland Fowler**	**17**	**Mixed**		**Self-Help Enterprises**	**$50,000**
21	**Clovis**	**Majorie Mason Center (shelter)**	**20**	**Domestic violence survivors**	**46**	**City of Clovis**	**$250,000**
22	**Clovis**	**Rialto Rancho**	**24**	**Mixed**	**55**	**Self-Help Enterprises and Habitat for Humanity, Riverside**	**$500,000**
23	**Concord**	**Riley Court**	**48**	**Family**	**110**	**Resources for Community Development**	
24	**Corona**	**Corona Village Apts.**	**20**	**Families**	**46**	**AOF and Pacific Affordable Housing Corp.**	**$500,000**
25	**Cotati**	**Woodland Hills Project**	**5**	**Families**	**12**	**Habitat Sonoma County**	**$485,000**

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26	**Daly City**	**Firehouse El Camino**	**25**	**Families**	**58**	**Habitat Greater SF**	
27	**El Monte**	**S El Monte SF Rehabs**	**6**	**Mixed**	**14**	**Mayans Development**	
28	**Emeryville**	**Christie Avenue Properties**	**200**	**Mixed**	**460**	**City of Emeryville**	**$30,000,000**
29	**Emeryville**	**Golden Gate Project**	**70**	**Families**	**161**	**City of Emeryville**	**$13,000,000**
30	**Emeryville**	**Triangle Court**	**20**	**Families**	**46**	**Resources for Community Development**	**$200,000**
31	**Escondido**	**Elm Street**	**11**	**Families**	**25**	**San Diego Habitat**	**$396,000**
32	**Fontana**		**150**	**Families**	**345**	**Related California**	**$8,000,000**
33	**Foster City**		**66**	**Seniors**	**152**	**MidPen Housing Corp.**	**$7,000,000**
34	**Foster City**	**Triton Pointe**	**33**	**Mixed**	**76**	**Thompson Dorfman**	**$3,500,000**
35	**Fremont**	**Downtown Fremont**	**63**	**Seniors**	**145**	**Eden Housing**	**$11,900,000**
36	**Fremont**	**Laguna Commons**	**53**	**Families**	**122**	**MidPen Housing Corp.**	
37	**Fremont**	**SF Development**	**25**	**Mixed**	**58**	**Self-Help Enterprises and Habitat for Humanity**	
38	**Fresno**	**Almy**	**3**	**Families**	**7**	**Habitat Fresno**	**$55,000**
39	**Fullerton**	**Alexander Senior Housing**	**95**	**Mixed**	**219**	**TRG Pacific Development**	

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40	**Garden Grove**	**Garden Grove**	**67**	**Families**	**154**	**Related California**	
41	**Goleta**	**Los Carneros**	**63**	**Mixed**	**145**	**People's Self-Help Housing**	**$4,000,000**
42	**Hayward**	**A & Walnut**	**10**	**Families**	**23**	**Habitat for Humanity East Bay**	**$1,000,000**
43	**Hollister**	**Hillview 2 Self Help Subdivision**	**30**	**Families**	**69**	**South County Housing Corp**	**$1,500,000**
44	**Hollywood**	**5627 Fernwood Avenue**	**44**	**Homeless adults**	**101**	**PATH Ventures and BRIDGE Housing**	**$4,000,000**
45	**Hollywood**	**Highland at Franklin**	**45**		**104**	**PATH Ventures and BRIDGE Housing**	**$3,500,000**
46	**Imperial Beach**	**The Post**	**30**	**Seniors**	**69**	**Hitzke Development Corp.**	
47	**Imperial Beach**	**10th and Donax**	**6**	**Low-Mod**	**14**	**San Diego Habitat for Humanity**	**$300,000**
48	**Imperial Beach**	**Florida Street**	**4**	**Families**	**9**	**San Diego Habitat for Humanity**	**$200,000**
49	**Inglewood**	**Grevillea Apartments**	**62**	**Families**	**143**	**Abode Communities**	**$8,285,000**
50	**Irwindale**	**Irwindale SF Development**	**18**		**41**	**Mayans Development**	

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1	**Location**	**Development Name**	**# of Homes**	**Target Population**	**Jobs Created Year One**	**Developer**	**Redvt. Funds Anticipated**
51	**La Verne**	**Cedar Springs Apartments**	**36**	**Homeless young adults and people with severe mental illness**	**83**	**David and Margaret Home, Inc.**	
52	**Lake County**	**Infill Homes**				**United Native Housing Development Corp.**	
53	**Lake Tahoe**		**49**	**Mixed**	**113**	**Tahoe City**	
54	**Lakeport**	**Lakeport Habitat Housing Project 1**	**3**	**Families**	**7**	**Lake County Habitat for Humanity**	**$180,000**
55	**Livermore**	**Downtown Mixed Use (First Street)**	**5**	**Special Needs Individuals**	**12**	**Eden Housing and City of Livermore**	**$2,000,000**
56	**Livermore**	**Railroad Senior**	**50**	**Seniors**	**115**	**Eden Housing and City of Livermore**	**$2,000,000**
57	**Livermore**	**Chestnut Square**	**142**	**Families and Seniors**	**327**	**MidPen Housing Corp.**	
58	**Long Beach**	**Pine and 14th**	**3**	**Families**	**7**	**Habitat for Humanity Greater Los Angeles**	**$537,200**
59	**Los Angeles**	**Selma Community Housing**	**66**	**Families**	**152**	**Abode Communities**	**$3,805,000**
60	**Los Angeles**	**Bethune Crossroads**	**55**	**Families**	**127**	**Abode Communities and TRUST South LA**	**$2,700,000**
61	**Los Angeles**	**Burlington Apartments**	**30**	**Mixed**	**69**	**Clifford Beers Housing**	**$2,225,000**

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62	**Los Angeles**	**Jill's Place**	**48**	**Homeless and special needs individuals**	**110**	**Downtown Women's Center**	**$1,000,000**
63	**Los Angeles**	**LDK Senior Apartments**	**67**	**Seniors**	**154**	**Little Tokyo Service Center**	
64	**Los Angeles**	**Washington Blvd.**	**154**	**Families**	**354**	**Mercy Housing California**	**$7,000,000**
65	**Los Angeles**	**NoHo Senior Artist Colony**	**27**	**Seniors**	**62**	**Meta Housing**	
66	**Los Angeles**	**1-acre site**	**36**	**Families**	**83**	**National CORE**	
67	**Los Angeles**		**95**	**Seniors**	**219**	**National CORE**	
68	**Los Angeles**	**28th and Crenshaw**	**36**	**Mixed**	**83**	**PATH Ventures/The Pacific Companies/Heavenly Vision Economic Development Corporation**	**$3,000,000**
69	**Los Angeles**	**Step Up on Sunset**	**32**	**Homeless people with mental illness**	**74**	**Step on Second**	
70	**Los Angeles**	**Eagle Vista I**	**55**	**Homeless seniors and veterans**	**127**	**W.O.R.K.S.**	**$2,250,000**
71	**Los Angeles**	**Eagle Vista II**	**40**	**Homeless seniors and veterans**	**92**	**W.O.R.K.S.**	

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1	**Location**	**Development Name**	**# of Homes**	**Target Population**	**Jobs Created Year One**	**Developer**	**Redvt. Funds Anticipated**
72	**Los Angeles (Koreatown)**	**New Hampshire Family Housing**	**52**	**Families**	**120**	**Little Tokyo Service Center**	
73	**Los Angeles (south)**	**South L.A. Homeownership Opportunity Sites**	**37**	**Families**	**85**	**Civic Enterprise Development**	**$1,476,000**
74	**Los Angeles (south)**	**Casa De Rosas**	**41**	**Homeless people with mental illness**	**94**	**Clifford Beers Housing**	**$4,500,000**
75	**Los Angeles County**	**Avalon Apartments**	**55**	**Homeless and low income adults**	**127**	**A Community of Friends**	**$3,000,000**
76	**Madera County**		**48**	**Seniors**	**110**	**Housing Authority of the County of Madera**	
77	**Mendocino County**	**Orr Creek/Brush Street**	**130**	**Mixed**	**299**	**Rural Communities Housing Development Corp.**	**$2,000,000**
78	**Modesto**	**Tower Park Apartments**	**48**	**Seniors**	**110**	**American Baptist Homes of the West and Satellite Housing**	
79	**National City**	**3 developments**	**500**	**Mixed**	**1150**	**Chelsea**	**$9,000,000**
80	**National City**	**Paradise Creek - Phase II**	**95**	**Families**	**219**	**Community HousingWorks and Related California**	
81	**National City**	**National City I**	**109**	**Families**	**251**	**Related California**	**$21,000,000**
82	**National City**	**National City II**	**92**	**Families**	**212**	**Related California**	**$15,000,000**

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83	**North Highlands**	**Freedom Park Apartments**	**101**	**Mixed**	**232**	**Sacramento Mutual Housing Association**	**$9,500,000**
84	**Oakland**	**Redwood Hill Townhomes**	**28**	**Mixed**	**64**	**Affordable Housing Associates**	**$3,800,000**
85	**Oakland**	**Madrone Hotel**	**32**	**Homeless individuals**	**74**	**East Bay Asian Local Development Corporation**	**$1,775,370**
86	**Oakland**	**Marcus Garvey Commons**	**22**	**Families**	**51**	**East Bay Asian Local Development Corporation**	**$382,000**
87	**Oakland**	**Slim Jenkins**	**32**	**Families**	**74**	**East Bay Asian Local Development Corporation**	**$669,000**
88	**Oakland**	**Scattered Sites**	**10**	**Families**	**23**	**Habitat East Bay**	**$1,080,000**
89	**Oakland**	**94th and International**	**59**	**Families**	**136**	**Related California**	**$5,597,000**
90	**Oakland**	**Coliseum V**	**128**	**Seniors**	**294**	**Related California**	**$5,000,000**
91	**Oakland**	**1701 MLK Apartments**	**26**	**Homeless individuals**	**60**	**Resources for Community Development**	**$2,600,000**
92	**Oakland**	**Lakeside Senior Apartments**	**92**	**Seniors**	**212**	**Satellite Housing and Oakland Housing Authority**	
93	**Oceanside**	**Mission Cove**	**288**	**Mixed**	**662**	**National CORE and Community HousingWorks**	

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94	**Ontario**	**Ontario Family**	**74**	**Families**	**170**	**Related California**	**$5,000,000**
95	**Palm Springs**	**Via Lola**	**38**	**Families**	**87**	**LINC Housing**	
96	**Palmdale**	**Courson Senior Development**	**141**	**Seniors**	**324**	**City of Palmdale**	
97	**Paso Robles**	**Vine St.**	**10**	**Agricultural workers**	**23**	**Habitat San Luis Obispo County**	**$275,000**
98	**Paso Robles**		**302**	**Mixed**	**695**	**Paso Robles Housing Authority**	
99	**Petaluma**	**Kellgren Senior Apartments**	**50**	**Seniors**	**115**	**Petaluma Ecumenical Properties**	
100	**Poway**	**Monta Vista**	**62**	**Mixed**	**143**	**Wakeland**	
101	**Redwood City**		**24**	**Mixed**	**55**	**Habitat for Humanity**	**$2,000,000**
102	**Redwood City**	**Bradford Senior Housing**	**60**	**Seniors**	**138**	**Redwood City**	**$3,500,000**
103	**Rialto**	**Crossroads**	**116**	**Seniors**	**267**	**KDF Communities**	**$8,000,000**
104	**Richmond**	**Filbert Townhomes**	**36**	**Mixed**	**83**	**Community Housing Development Corp. of North Richmond**	**$5,800,000**
105	**Richmond**	**Nevin Court**	**21**	**Families**	**48**	**Community Housing Devt. Corp. of North Richmond**	

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106	**Richmond**	**Miraflores**	**80**	**Senior**	**184**	**Community Housing Devt. Corp. of North Richmond and Eden**	**$15,900,000**
107	**Richmond**	**Richmond Nystom - Phases 1 and 2**	**106**	**Families and seniors**	**244**	**Related California**	**$7,000,000**
108	**Ridgecrest**	**Oasis Development**	**189**	**Mixed**	**435**	**The Michaels Organization**	
109	**Riverside**	**Ottowa and 11th**	**3**	**Families**	**7**	**Habitat for Humanity, Riverside**	**$150,000**
110	**Riverside County**	**8-acre site**	**84**	**Families**	**193**	**National CORE**	
111	**Roseville**	**Vernon Street**	**45**	**Families**	**104**	**Mercy Housing California**	
112	**Sacramento**	**South Sacramento New Construction**	**100**	**Families**	**230**	**Sacramento Mutual Housing Association**	**$6,000,000**
113	**San Bernardino**	**7-acre site**	**150**	**Families and seniors**	**345**	**National CORE**	
114	**San Carlos**	**Cherry Street**	**30**	**Mixed**	**69**	**City of San Carlos, HIP Housing and Yes**	**$4,000,000**
115	**San Carlos**	**Wheeler Plaza**	**8**	**Mixed**	**18**		**$2,000,000**
116	**San Diego**	**Hotel Metro**	**195**	**Mixed**	**449**	**Alpha Project**	
117	**San Diego**		**192**	**Mixed**	**442**	**Chelsea**	**$15,000,000**

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118	**San Diego**	**Northwest Residential**	**100**	**Mixed**	**230**	**Jacobs Center (JNCI)**	
119	**San Diego**	**Trolley Residential**	**52**	**Mixed**	**120**	**Jacobs Center (JNCI)**	
120	**San Diego**	**Iowa Street**	**120**	**Seniors**	**276**	**San Diego Interfaith Housing Foundation**	
121	**San Diego**	**Tecolote Commons**	**35**	**Homeless individuals**	**81**	**Trimble Company**	
122	**San Diego**	**Atmosphere**	**205**	**People at-risk of homelessness**	**472**	**Wakeland**	**$30,000,000**
123	**San Diego**	**13th and Market**	**150**		**345**	**Central City Development Corporation**	
124	**San Diego**	**800 W. Cedar Street**	**60**		**138**	**Central City Development Corporation**	
125	**San Diego County**		**50**	**Families**	**115**	**National CORE**	
126	**San Francisco**	**Whitney Young II**	**30**	**Families**	**69**	**Habitat Greater SF**	**$2,225,000**
127	**San Francisco**	**1180 Fourth Street**	**150**	**Families and homeless individuals**	**345**	**Mercy Housing California**	**$25,000,000**
128	**San Francisco**	**200 Sixth Street**	**67**	**People with a development disability and families**	**154**	**Mercy Housing California**	**$16,750,000**

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129	**San Francisco**	**Transbay 6/7**	**137**	**Families**	**315**	**Mercy Housing California**	**$27,400,000**
130	**San Francisco**	**1100 Ocean Avenue**	**71**	**Transition-aged youth**	**163**	**Mercy Housing California and Bernal Heights Housing Corporation**	**$10,500,000**
131	**San Francisco**	**Mission Bay**	**200**	**Families**	**460**	**Related California**	**$7,075,000**
132	**San Francisco**	**MUNI Oakdale/Palou**	**50**	**Emancipated youths**	**115**	**SF Housing Development Corp.**	
133	**San Francisco**	**Carroll Avenue Apartments**	**121**	**Seniors and homeless individuals**	**278**	**McCormick Baron Salazar and Bayview Hunters Point Senior Services**	**$21,000,000**
134	**San Francisco**	**Central Freeway Parcel C**	**100**	**Seniors and homeless individuals**	**230**	**Chinatown CDC and Urban Core**	**$15,465,000**
135	**San Francisco**	**Transbay Block 11**	**120**	**Homeless individuals**	**276**	**BRIDGE Housing and Community Housing Partnership**	**$14,800,000**
136	**San Jose**	**Cesar Chavez**	**75**	**Families**	**173**	**BRIDGE Housing**	**$6,500,000**
137	**San Jose**	**2500 Senter Road**	**102**	**Families**	**235**	**Charities Housing**	**$13,212,000**
138	**San Jose**	**The Met**	**100**	**Families**	**230**	**Charities Housing**	**$10,000,000**

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139	**San Jose**	**San Carlos Seniors**	**95**	**Seniors**	**219**	**CORE Affordable Housing**	**$7,000,000**
140	**San Jose**	**Sunol SRO**	**116**	**Homeless adults**	**267**	**CORE Affordable Housing**	**$12,700,000**
141	**San Jose**	**Baypointe**	**183**	**Families**	**421**	**EAH**	**$18,000,000**
142	**San Jose**	**Ford and Monterey**	**74**	**Families**	**170**	**Eden Housing**	**$345,000**
143	**San Jose**	**Japantown**	**75**	**Seniors**	**173**	**First Community Housing**	**$5,326,000**
144	**San Jose**	**Leigh Avenue**	**64**	**Seniors**	**147**	**First Community Housing**	**$5,000,000**
145	**San Jose**	**Second St. Studios**	**135**	**Homeless adults**	**311**	**First Community Housing**	**$9,000,000**
146	**San Jose**	**Willow Glen Woods**	**77**	**Mixed**	**177**	**Satellite Housing**	**$7,000,000**
147	**San Leandro**	**The Alameda**	**100**	**Families**	**230**	**BRIDGE Housing**	
148	**San Marcos**	**Eastgate**	**42**	**Families**	**97**	**Affirmed Housing**	
149	**San Marcos**	**Park View**	**84**	**Families**	**193**	**Hitzke Development Corp.**	
150	**San Marcos**	**Richmar Senior**	**55**	**Seniors**	**127**	**National CORE**	
151	**San Mateo**	**Bay Meadows II**	**68**	**Families**	**156**		**$2,500,000**

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1	**Location**	**Development Name**	**# of Homes**	**Target Population**	**Jobs Created Year One**	**Developer**	**Redvt. Funds Anticipated**
152	**Santa Barbara**	**Haley & Salsipuedes**	**40**	**Mixed**	**92**	**People's Self-Help Housing**	**$2,000,000**
153	**Santa Clarita**	**Newhall Avenue Development**	**30**	**Family**	**69**	**National CORE and The Related Companies**	**$6,300,000**
154	**Santa Cruz**		**40**	**Seniors**	**92**	**First Community Housing**	**$3,500,000**
155	**Santa Rosa**	**New Railroad Square Project**	**68**		**156**	**John Stewart Company and Burbank Housing**	**$5,000,000**
156	**Simi Valley**	**Peppertree**	**12**	**Homeless Families**	**28**	**Many Mansions**	**$500,000**
157	**Simi Valley**	**Erringer**	**60**	**Seniors**	**138**	**Related California**	
158	**Solano Beach**	**The Pearl**	**10**	**Families**	**23**	**Hitzke Development Corp.**	
159	**Stockton**	**Zettie Miller's Haven**	**82**	**People with mental illness or developmental disability**	**189**	**Community Housing Development Group**	
160	**Temecula**	**Habitat Way Phase 2**	**4**	**Mixed**	**9**	**Habitat for Humanity, Inland Valley**	**$150,000**
161	**Temecula**	**Main Street**	**40**	**Mixed**	**92**	**LINC Housing**	
162	**Temecula**	**2 acre site**	**75**	**Families**	**173**	**National CORE**	
163	**Torrance**	**Cabrillo Ave.**	**45**	**Families**	**104**	**Related California**	

*Mixed = some combination of seniors, homeless individuals or families, former foster or emancipated youth, farmworkers, families earning low wages, people with severe disabilities including mental illness, and veterans

Pipeline Developments Threatened by Redevelopment's Demise

Updated May 1, 2012

	A	B	C	D	E	F	G
1	**Location**	**Development Name**	**# of Homes**	**Target Population**	**Jobs Created Year One**	**Developer**	**Redvt. Funds Anticipated**
165	**Ukiah**	**Cleveland Lane**	**33**	**Mixed**	**76**	**Rural Communities Housing Development Corp.**	**$1,050,000**
166	**Thousand Oaks**	**2.2 Acre Site**	**60**	**Mixed**	**138**	**City of Thousand Oaks**	
167	**Victorville**	**Impressions II**	**100**	**Families**	**230**	**National CORE**	
168	**Walnut Creek**	**Riviera**	**75**	**Families**	**173**	**Resources for Community Development**	**$250,000**
169	**Walnut Creek**	**Third Avenue Apartments**	**47**	**Families and Special Needs**	**108**	**Satellite Housing**	
170	**Westminster**	**1.4 acre site**	**43**	**Families**	**99**	**LINC Housing**	
171	**Willits**	**Holly Heights Rehab**	**42**		**97**	**Rural Communities Housing Development Corp.**	**$175,200**
172	**Wilmington**	**Banning Villas**	**98**	**Mixed**	**225**	**Clifford Beers**	
173	**Windsor**	**Windsor Redwoods**	**65**	**Mixed**	**150**	**Burbank Housing Development Corporation**	**$1,000,000**
174	**Yorba Linda**	**3.2 acre site**	**69**	**Families**	**159**	**National CORE**	
175	**TOTAL**		**10,215**		**23,455**		**$595,114,570**

179 Notes: (1) The total in the last column reflects data for 105 of the 175 listed developments. By extrapolation, the 175 developments are counting on $920 million in redevelopment funding. (2) These 175 developments were planned assuming the availability of tax increment financing in the near future. However, they did not yet have a contract with a redevelopment agency on June 28, 2011, and therefore do not qualify as "enforceable obligations" under AB 26x.

*Mixed = some combination of seniors, homeless individuals or families, former foster or emancipated youth, farmworkers, families earning low wages, people with severe disabilities including mental illness, and veterans

Pipeline Developments Threatened by Redevelopment's Demise

Updated May 1, 2012

	A	B	C	D	E	F	G
1	**Location**	**Development Name**	**# of Homes**	**Target Population**	**Jobs Created Year One**	**Developer**	**Redvt. Funds Anticipated**
180	*Compiled by Housing California and California Housing Consortium.*					*Contact: Julie Snyder, (916) 447-0503, x102, or jsnyder@housingca.org*	

*Mixed = some combination of seniors, homeless individuals or families, former foster or emancipated youth, farmworkers, families earning low wages, people with severe disabilities including mental illness, and veterans