

**La Mirada Redevelopment Agency
2010-2014
Five-Year Redevelopment Implementation Plan**



La Mirada Redevelopment Agency

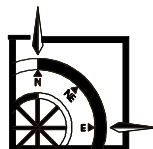
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EXECUTIVE SUMMARY

On December 14, 1999, the La Mirada Redevelopment Agency adopted an Implementation Plan in accordance with Section 33490 of the California Health & Safety Code (Code). Redevelopment Agencies are now required to adopt implementation plans every five years by Code Section 33490(c). This Code Section requires a public hearing on the Implementation Plan and associated Redevelopment Plans. Pursuant to these requirements, the La Mirada Redevelopment Agency adopted an updated Five-Year Redevelopment Implementation Plan in December 2004.

The Code also requires the Agency to review the plan during the third year following adoption and to hold a public hearing on the document. The Agency held these hearings on December 23, 1997, January 23, 2003, and December 11, 2007.

The following updated plan has been prepared as designated by Code Section 33490(c).

The City of La Mirada and the Agency have been actively involved in redevelopment since 1973. Consistently, the Agency has focused on the elimination of blight, the assistance of economic development, and the creation and maintenance of affordable housing. This 2010 Implementation Plan provides a detailed analysis of the activities that the Agency has pursued and the plans that the Agency proposes for the next five fiscal years. Through this analysis, the following conclusions can be made:

- By establishing well-defined and obtainable goals and objectives, the Agency has been successful in achieving the primary purpose of redevelopment as defined by state law - the elimination of blight.
- The Agency has assisted in economic development by establishing workable, useable programs to which the business community has responded positively.
- The Agency has made strides toward assisting with the remediation of contaminated sites.
- The Agency has provided for the establishment and funding of capital improvement projects that are designed to make the City more accessible, useable, and efficient. The Agency has budgeted \$8,768,710 for the 2009-10 fiscal year and anticipates providing funds for ongoing capital improvement projects over the course of this Plan.
- The Agency has consistently provided for, and assisted in, the creation of affordable housing. Specifically, to date the Agency has maintained, assisted, or provided 258 affordable homes. Additionally, during the term of this Plan, the Agency anticipates assisting in the development or rehabilitation of approximately 25 affordable units. The Agency is committed to creating and maintaining affordable housing through the expenditure of funds annually from its Low and Moderate Income Housing Fund.

- The Redevelopment Agency for the City of La Mirada now includes four active project areas, which were merged into the La Mirada Merge Redevelopment Project Area. This consists of approximately 1,404 acres or approximately 27 percent of the city's total land area.

The La Mirada Redevelopment Agency has consistently pursued redevelopment activities in careful accordance with the Community Redevelopment Law of the California Health & Safety Code. The Agency anticipates remaining in compliance with the Code throughout the term of this Plan.

Section 1: Background to the Plan

1. Introduction

Assembly Bill 1290, also known as the Community Redevelopment Law Reform Act of 1993, became effective on January 1, 1994 as Section 33490 of the California Health & Safety Code ("the Code"). AB 1290 requires that each redevelopment agency prepare and adopt a five-year implementation plan ("Plan"). This Plan documents the proposed actions of the Redevelopment Agency, and details how these actions will lead to the elimination of blight and the creation and preservation of affordable housing.

The Plan is required to describe the specific goals, objectives, programs, and expenditures of the redevelopment agency, and provide an explanation of how these goals, objectives, programs and expenditures will eliminate blight within the project area. The Plan is also required to contain an annual housing program, a discussion of the number of housing units expected to be developed, rehabilitated, price-restricted, otherwise restricted, or destroyed, and the details of how the redevelopment agency plans to use its Low and Moderate-income Housing Fund. Additionally, if any project is expected to result in the destruction or removal of low- and moderate-income dwelling units, the Plan must identify proposed locations suitable for replacement of those units.

Implementation plans throughout the State were required to be adopted, after a public hearing, before December 31, 1994, and each five years thereafter. The Agency adopted its original Implementation Plan after a public hearing on December 13, 1994. The Agency adopted the second Implementation Plan on December 14, 1999. The Agency adopted the third Implementation Plan on December 14, 2004. In addition, according to Section 33490(c), every redevelopment agency is required to review the Implementation Plan during the mid-point of the five-year term and to hold a Public Hearing for that purpose. On December 9, 1997, December 10, 2002 and December 11, 2007 the Agency held its Public Hearings on the Mid-term Updates of the Implementation Plans and in doing so complied with Section 33490(c).

The following 2010-2014 Implementation Plan Update ("Update") has been prepared in accordance with the provisions of Section 33490 of the California Community Redevelopment Law and is intended to replace the Implementation Plan document adopted in December, 2004, (herein after the '2005 Plan'). The Update identifies those programs that were specifically cited in that 2005 Plan and provides an analysis of the progress of each program. In addition, this Update provides a discussion of projects that the Redevelopment Agency is contemplating that were not considered at the time of the 2005 Plan adoption.

2. Public Participation

This Update is scheduled to be presented to the public at a Public Hearing on December 8, 2009 at 6:30 p.m. in the La Mirada City Council Chambers located at 13700 La Mirada Boulevard, La Mirada, California. Pursuant to Section 6063 of the Government Code and Section 33490(d) of the Health & Safety Code, notice of this public hearing will be published in **The Whittier Daily News** and posted in at least four permanent places within the Project Area for a period of three weeks prior to the hearing date. Publication will be completed not less than ten days prior to the date set for the hearing. During the public hearing, anyone wishing to comment on the Plan will be given the opportunity to be heard, and all written comments will be considered.

3. The La Mirada Redevelopment Agency

The Redevelopment Agency directs the activities of the La Mirada Redevelopment Agency. Since inception of the Redevelopment Agency in 1973, the policies used in the formation of redevelopment project areas have consistently focused on areas that have obvious blighting characteristics and conditions. Since 1973, the La Mirada City Council has approved four (4) redevelopment project areas, excluding amendments to existing areas, in accordance with the Health & Safety Code. On July 1, 2003, through Ordinance No. 581, the four active project areas were merged into a single Merged Project Area. This Implementation Plan will serve as the official Implementation Plan for the Project Area, including the merged and amended Project Areas listed below. For reference purposes, the Project Areas are described individually as follows:

Project Area 1, the Industrial-Commercial Project Area, was adopted pursuant to Ordinance No. 221 in July of 1974. It was originally formed to revitalize the La Mirada Shopping Center, a mall that was in a blighted condition because it had lost its major tenants, was in a distressed sale situation and consisted of inefficient land use planning. The original Project Area 1 included 369 acres over two non-contiguous sections of the city. Predominate land use included light manufacturing, warehousing, wholesale distribution, commercial/retail and 237 detached units.

The Project Area consisted of the former La Mirada Mall and the industrial area adjacent to the Santa Ana (I-5) Freeway, an area that contains irregular lot patterns, obsolete structures, and several pockets of under-utilized land. Today, the project area has been transformed. It contains the La Mirada Theatre Center, a 34-acre commercial project included 300,000 square feet of new commercial space and a 36-acre residential project, which has 237 single family homes. Other developments include the La Mirada Commercenter, the La Mirada Corporate Center, La Mirada Business Park/Ford-Catellus Development, La Mirada Auto Center and Chevron Tank Farm/Corporate Express.

Project Area 1, Amended Area, was amended in July of 1988 to include the remaining industrial area south of Stage Road and five sub-areas, which were noncontiguous commercial

centers located through the City. The industrial area and sub areas totaled approximately 465 acres. It was formed as a commercial, industrial and infrastructure improvement effort focusing on the areas of the city that the Agency found to be in a state of physical, social and economic blight. The sub areas consisted of shopping centers, which as a whole generally displayed an image of economic decline. Indicators of blight included outdated facades and signage, numerous vacant stores, lack of adequate landscaping, maintenance facilities and parking. There were also irregularly shaped and inadequate lot sizes coupled with obsolete land use planning evidenced by faulty exterior spacing of structures.

Since the amendment to the project area in 1988, the Agency has participated in several major projects. In 2000, the Agency amended Project Area 1 to extend its authority to use eminent domain for an additional twelve (12) years on non-residential properties. Among the list of projects include the Marriott Residence Inn, a 147-unit hotel developed on six acres on the north side of the I-5 Freeway. Other projects include a mixed-use business park, Parkway La Mirada; Green Hills Plaza, a 50,000 square foot center anchored by Ralphs and a drug store; La Mirada Metro Center, which contains a 104-unit hotel and nearly 75,000 square feet of industrial space; the Gateway Plaza II, now the location of an In-N-Out Burger.

Project Area 2, the Valley View Commercial Project Area, was adopted pursuant to Ordinance No. 237 in June of 1975. This project consists of approximately 28 acres, and is adjacent to the I-5 (Santa Ana) Freeway. It is now more commonly known as the La Mirada Gateway Center. The project area is zoned freeway/commercial, and it is severely impacted by the Santa Ana Freeway. The Freeway and inefficient subdivision prior to incorporation left irregular lot patterns and obsolete structures. Due to the small size of the area, it consists of only one development project, the Gateway Center Plaza. It is a 20-acre mixed-use project. Construction began in 1981. Since then, a 300-room hotel, two multi-level executive office buildings, a five-plex movie cinema, two restaurants and a Staples Center were completed. Later, in 2001, the movie theater was replaced with a manufacturing site for Siemens Hearing Instruments, and in 2004, Thienes Engineering constructed a 12,000 square foot office building.

Project Area 3, the Beach Boulevard Project Area, was adopted pursuant to Ordinance No. 253 in December of 1976. Originally, the area primarily consisted of 206 acres of under-utilized land that had been used for oil production, removal and transportation purposes. Through the years, the project area began to contain a number of conditions of blight, including substandard and deteriorating buildings, largely unused parking surfaces, which served as a collection grounds for weeds, trash and outdoor storage. To eradicate these conditions, the Agency formed Project Area 3, which contains 244 acres along State Highway 39 Beach Boulevard in the eastern part of the city. At the time of formation, there was no residential development. However, it has since been redeveloped and consists of 604 single-family homes developed between 1990 and 2001 and also a new retail center was built in 2001 which includes a CVS Pharmacy, Jack in the Box, Subway, 24 Hour Fitness and a variety of other smaller retail shops.

Project Area 4, Foster Park Project Area, was adopted pursuant to Ordinance No. 580 in July 2003. The Project Area includes the Foster Park residential neighborhood and three commercial

centers, one of which is contiguous to the Foster Park neighborhood. It encompasses nearly 298 acres and includes approximately 1,042 dwelling units. Only three acres of land remains vacant. The Agency found that the Project Area contained a number of blighting conditions, including deterioration and dilapidation of residential and commercial structures, functionally obsolete buildings and lots, inadequate parking, incompatibility of adjacent land uses, and irregularly shaped and inadequate-sized parcels with multiple ownership.

Time Limits

When the Redevelopment Law was reformed by Assembly Bill 1290, one of the major modifications included the requirement that all Project Areas contain certain time limits for activities, including the effective life of the Plan, the date to which debt could be incurred, and the date for which tax increment receipts by the Agency would end. This new law applied to all existing projects as well as any new areas that were adopted after January 1, 1994.

In January of 2002, the Legislature enacted Senate Bill 211, an amendment to the Code, which enabled a City Council to adopt an ordinance allowing an agency to incur new debt until the end of the active life of the project area.

In August of 2003, the State Legislature passed Senate Bill 1045, an amendment to the Code, which required redevelopment agencies to make certain payments to the Educational Revenue Augmentation Fund (ERAF). SB 1045 also allows redevelopment agencies that make such payments to amend their redevelopment plans by extending the time limits by one year for redevelopment activities and for receipt of tax increment revenues.

The table below identifies the current time limits that have been incorporated into the various Redevelopment Plans through the Agency and City Council actions. This table assumes that the Supplemental Education Revenue Fund (SERAF) implemented by the State are in effect.

**Table 1
Time Limitations for the Redevelopment Project Areas**

Redevelopment Plan	Adoption Date	Debt Time Limit	Plan Effective Time Limit	Tax Increment Time Limit	Eminent Domain Time Limit
Project Area 1	7/16/1974	None	7/16/2018	7/16/2028	7/16/2012
Project Area 1 Amended	6/28/1988	None	6/28/2029	6/28/2039	6/28/2012
Project Area 2	06/24/1975	None	6/24/2019	6/24/2029	Expired
Project Area 3	12/14/1976	None	12/14/2020	12/14/2030	Expired
Project Area 4	7/1/2003	7/1/2023	7/1/2033	7/1/2048	7/1/2015

Source: Redevelopment Agency Staff
Prepared By: A.C. Lazzaretto & Associates

4. Redevelopment Standards

Before the passage of AB 1290, the California Community Redevelopment Law defined the specific characteristics of blight in Sections 33031 and 33032. All of the Project Areas that exist within the City, including associated amendments and merger actions, were adopted using these definitions. They are included here for reference purposes.

Section 33031. A blighted area is characterized by the existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes, or any combination of such uses which are unfit or unsafe to occupy for such purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime because of any one of a combination of the following factors:

- a) Defective design and character of physical construction.
- b) Faulty interior arrangement and exterior spacing.
- c) Inadequate provision for ventilation, light, mixed character, or shifting uses.

Section 33032. A blighted area is characterized by properties which suffer from economic dislocation, deterioration, or disuse because of one of the following factors:

- a) The subdividing and sale of lots irregular in form and shape and inadequate in size for proper usefulness and development.
- b) The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.
- c) The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
- d) A prevalence of depreciated values, impaired investments, and social and economic maladjustment.

Under this definition, a blighted area was one characterized by one or more of the aforementioned conditions and which caused a reduction of, or lack of, proper utilization of the area to such an extent that it constituted a serious physical, social, or economic burden on the community, which could not be reasonably expected to be reversed or alleviated by private enterprise acting alone.

As these were the conditions upon which the Project Areas were originally selected, they are the standards that the Agency used to evaluate its performance in regards to the elimination of blight.

Some of the conditions of blight within the Project Areas include: (1) buildings characterized by dilapidation, deterioration, and defective design; (2) buildings and lots affected by substandard design, inadequate size given market conditions, multiple ownership, and lack of parking; (3) depreciated and stagnant property values with impaired values; and (4) abnormally low lease rates compared to other properties of similar characteristics.

In 1994, with the adoption of AB 1290, the definitions of blight were modified. They are included below and have been the standards that the Agency has used to evaluate its performance in regards to the elimination of blight since 1994. Where appropriate, these definitions will also be applied to the previously adopted Project Areas.

(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.

(b) A blighted area is one that contains both of the following:

- (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
- (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 330331 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

Section 33031.

(a) This subdivision describes physical conditions that cause blight:

- (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation

and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geological hazards, and faulty or inadequate sewer utilities.

- (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of a substandard design, defective or obsolete design or construction given the present general plan, zoning or other development standards.
- (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
- (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

(b) This subdivision describes economic conditions that cause blight:

- (1) Depreciated or stagnant property values.
- (2) Impaired property values, due in significant part, to hazardous wastes on property where the Agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
- (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
- (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, “overcrowding” means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.
- (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.
- (7) A high crime rate that constitutes a serious threat to the public safety and welfare.

5. Organization of the Update

In accordance with the Code Section 33490, the following portions of this Update will be broken into two sections: the first dealing with general redevelopment activities, the second dealing with housing related issues. Each section will contain three parts: 1) a discussion of the goals, objectives and programs which were contemplated in the 2005 Plan; 2) a review of activity that has taken place since the adoption of the 2005 Plan; and 3) a presentation of potential projects and estimated expenditures along with an analysis of what remains to be completed from the 2005 Plan. The Housing Section will also contain an analysis of the Agency's compliance status with statutory affordability requirements.

Section 2: General Redevelopment Issues

1. Goals and Objectives

According to the Redevelopment Plans, the specific objectives designed to end the blighting conditions within the Project Areas are:

- Ensure that the causes of blighting conditions will be either eliminated or protected against.
- Provide participation for owners and a reasonable preference for persons engaged in businesses in the Project Areas.
- Encourage and ensure the rehabilitation, rebuilding, and development of the Project Areas.
- Encourage and foster the economic revitalization of the Project Areas.
- Relocate the owners and occupants of the Project Areas as needed.
- Improve conditions within the Project Areas that have contributed to the physical deterioration of structures and infrastructures.
- Provide better utilization of areas within the Amended Project Area.
- Attract businesses to increase the economic vitality of the areas.
- To release and relieve the serious physical, social and economic burdens on the community which could not be reversed or alleviated by private enterprise acting alone.
- Revitalize and upgrade commercial and industrial areas to increase sales and business tax revenues.
- Redevelop and rebuild the public facilities in the Project Areas to provide safer and more efficient service for the people in the area and the general public as a whole.
- Ensure that all actions taken with regard to the elimination and prevention of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Areas in accordance with the General Plan, applicable codes and ordinances, and the California Community Redevelopment Law.

In addition to the goals and objectives identified in the Redevelopment Plans, this Plan identifies specific goals and objectives designed to eliminate blight in the next five years. These goals are related to those conditions of blight considered most urgent and within the capacity of the Agency to remove such conditions during the present term. They are to:

- Perform capital improvement programs, including landscaping and irrigation improvements, along streets and sidewalks, traffic signals and railroad crossings;
- Develop vacant properties and remnant parcels to provide new commercial and industrial uses, which will help promote the economic well-being of the Project Areas;
- Rehabilitate or remove substandard structures to improve the environmental quality in the areas of health, safety and welfare;
- Eliminate mixed-use patterns, poor lot patterns and improve localized street design;
- Eliminate and prevent the spread of blight;
- Encourage private sector investment in the redevelopment areas;
- Promote the economic well-being of the Project Areas by encouraging diversification of its commercial and industrial base;
- Promote the development of diverse local job opportunities; and
- Provide opportunities for commercial and industrial firms to locate their operations in an attractive, safe, and economically sound environment.

2. Programs Contemplated In the 2005 Plan

As required by the Code, the 2005 Plan included an analysis of the expected programs and costs based on the anticipated revenues. Generally, the 2005 Plan identified a number of main priority programs including, but not limited to, eliminating blight on the industrial area adjacent to the Santa Ana Freeway, attracting sales tax producing businesses, encouraging development on blighted parcels, and providing for the installation and or construction of capital improvement projects. The following is a synopsis of the projects that were contemplated over the five-year period:

Valley View Avenue and Stage Road: The City and other governmental agencies expressed desire to construct an underpass at this location. The improvements would alleviate traffic congestion found at the intersection and is planned to be completed by 2013, contingent upon funding from Caltrans.

Artesia Boulevard and Valley View Avenue: Living Spaces and Signature Furniture renovated vacant industrial buildings. Living Spaces and Signature Furniture opened in 2007; however, since then Signature Furniture has closed. Living Spaces signed a sales tax participation with the Agency in 2007.

Crossroads Center: This site contains nine acres of commercial development and is located between Telegraph Road and La Mirada Boulevard on Imperial Highway. This is an old shopping center that has a high vacancy rate and continues to lose tenants. Telegraph Road bisects the site, and this hinders development. The Agency planned on assisting developers to relocate the Home Depot to this location and upgrade the center. These plans would have helped realize the Agency's 2005 goals identified in the implementation plan that included providing capital improvement programs, combining parcels and construction of necessary off-site improvements, and redevelop land by private enterprise and public agencies.

Green Hills Plaza Southeast: The 10-acre retail center is located at the corners of Santa Gertrudes and Imperial Highway, and is now anchored by Marshalls and Rite-Aid. With ample parking and great street visibility, this is considered a viable development location and the Agency was prepared to partner with developers in attracting new tenants to the site. However, during the past five years there has been no development activity and vacancies were on the rise.

Green Hills Plaza: This property is located at the intersection of Santa Gertrudes and Imperial Highway. Redevelopment of the city has occurred, most recently with the addition of Stein Mart and Fresh and Easy. These additions helped to increase job opportunities.

Telegraph Road Realignment: This congested, heavily used thoroughfare is oddly configured and in some cases limits potential development because of the curvature of the street. The Agency hoped to eliminate mixed-use patterns, poor lot patterns and improve localized street design by working with Los Angeles County to realign Telegraph Road. By realigning the

street, it hoped to increase potential for larger developments and improve the traffic flow along the Imperial Highway Corridor.

Home Depot Center: This 15-acre center is located at the northeast corner of La Mirada Boulevard and Imperial Highway. Home Depot and Auto Zone are the anchor tenants at this location. The Agency continues to work with the property owner to market the center and attract additional retailers to increase the economic viability of the center.

Alondra Center North: The Agency intended to fulfill its goal of providing for the rehabilitation of Agency-owned property and advise, encourage and financially assist in the rehabilitation of property in the project area not owned by the Agency by developing a 4-acre blighted commercial center into a housing development. The center is located on the north side of Alondra Boulevard, between Escalona Road and Dalmatian Avenue. The agency's goal was to acquire the partly owned parcel and make the site ready for development.

Foster Park: The Agency intended to provide in Project Area 4 the installation and construction of capital public improvements and utilities necessary to improve streets, sidewalks, traffic signals, lighting, medians, block walls, sewer and drainage.

Additional Development Opportunities: Committed to its ongoing development program, the Agency planned to assist in several developments during the past five years. These projects included commercial centers along the Imperial Highway. In these cases, Agency participating included land assembly, preparation, and disposition along with marketing efforts to develop the sites. All of the identified sites are commercial or industrial in nature.

3. Statement of Completed Activities

With the adoption of the Plan in 2004, the Agency focused on projects that have great immediate impact on the community as a whole and those that will have the greatest effect on the elimination of the blight that exists within the Project Areas. The following is a brief description of the activities that the Agency has been able to undertake, in addition to those listed.

Beach Boulevard and Rosecrans Avenue: An American Disabilities Act project was completed. The project included the installation of a handicap curb access ramp at the northwest corner of the intersection, and a sidewalk on the west side of Beach Boulevard. A new center median was constructed along with landscape improvements.

Fire Station: Plans were approved for a new fire station along Beach Boulevard, which would decrease overall emergency response times for La Mirada residents. The fire station is to begin service in early 2010.

La Mirada Boulevard and Imperial Highway: In preparation for Home Depot's anticipated move from the Home Depot Center to the Crossroads Center, the Agency was preparing to

relocate utility poles along portions of La Mirada Boulevard and Imperial Highway. The Agency drafted preliminary plans. The plans were pulled, however, when Home Depot dropped their interest in relocating.

I-5 Widening: Caltrans was working with the city in the state agency's efforts to widen Interstate 5, which runs through portions of La Mirada. This would have satisfied the planned activities identified in the 2005 plan of developing remnant parcels along the freeway corridor to allow for the widening of the interstate. At the conclusion of 2005 Implementation Plan, plans for widening the freeway were still underway.

Crossroads Center: The Agency was successful in assisting in the attraction and retention of tenants to this site. Tenants include Banco Poplar, Bank of America and Southern California Pizza. The Agency also worked with the developers to relocate Home Depot to this site, and in 2007, an environmental impact report was underway. Those plans, however, have since been abandoned because Home Depot is no longer interested in relocating to this site.

Green Hills Plaza: Consistent with the Agency's 2005 plan of increasing job opportunities, over the past five years this has been realized at the center with the openings of Stein Mart and Fresh and Easy (Tesco).

Telegraph Road Realignment: The Agency worked with property owners from 2005 to 2009 and began negotiating with them in preparation for the realignment of Telegraph Road. The Agency successfully acquired one property. Discussions are ongoing with the County for the eventual realignment of the road.

Alondra Center North: The Agency conducted a feasibility study during the 2005 Implementation Plan for converting the Alondra Center North, a 4-acre commercial center, into a housing development with 40 single-family detached homes. All properties have been acquired and demolished, and the tenants have been relocated. Due to the downturn of the housing market, the original developer selected to redevelop the site was unable to complete the project. The Agency issued a Request for Proposals in September 2009.

Foster Park Enhancement Program: The Agency was committed to providing capital public improvements and utilities in the Foster Park neighborhood during the 2005 Implementation Plan. During the past five years, 100 new street lights were installed. Additionally, design work was initiated for improvement of roadways, drainage, curbs, gutters and accessibility as required by the ADA. Construction is scheduled to start early 2010.

Home Improvement Grants: The Agency implemented several home improvement programs to assist homeowners within the Foster Park Neighborhood in the rehabilitation of other properties. During the past five years, the Agency issued 138 grants and 69 deferred loans to Foster Park homeowners.

Redevelopment of the Project Areas pursuant to this Plan and to the goals, objectives, programs, and expenditures of the Redevelopment Agency has accomplished the purposes of the California Community Redevelopment Law:

- By assisting with the redevelopment of areas suffering from economic dislocation and disuse;
- By re-planning, redesigning, and redeveloping areas that are stagnant or improperly utilized, and that could not be reasonably expected to be improved by private enterprise or public assistance without the use of redevelopment;
- By protecting and promoting sound development, redevelopment of blighted areas, and the general welfare of citizens of the City by remedying such conditions through the employment of appropriate means;
- By assisting with the cleanup and remediation of those properties that are adversely effected by soil contamination and/or hazardous wastes;
- By acquiring properties that are deemed to be of benefit to the Project Areas; and
- By installing or replacing public improvements, facilities, and utilities in areas that are inadequately serviced with regard to such improvements, facilities, and utilities.

4. Revenues & Expenditures

Over the next five years the following tax increment revenues are estimated to accrue to the Redevelopment Project Areas. The projected revenues do not include interest on deposits, proceeds from sales, or lease payments on properties.

While it is estimated the Agency may be receiving an average of \$17.5 million per year in gross revenues, there are many ongoing obligations, including bond debt and administration as well as pass through agreements and housing fund requirements that have to be considered. Table 2 below outlines these general obligations; the projects and programs listed later in this Update will be implemented using the remainder of funds after the Agency has met these commitments.

**Table 2
(2010-2014)
Five-Year Expense Projections
La Mirada Project Areas**

Fiscal Year	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Capital Projects	\$10,279,670	\$857,800	\$857,800	\$857,800	\$857,800	\$13,710,870
Debt Service	\$18,211,872	\$17,247,130	\$16,740,087	\$15,344,333	\$16,178,038	\$83,721,460
Housing Fund	\$5,778,606	\$1,501,591	\$506,200	\$506,200	\$506,200	\$8,798,797
Total Expenditures	\$34,270,148	\$19,606,521	\$18,104,087	\$16,708,333	\$17,542,038	\$106,231,127

Source: City of La Mirada Department of Finance and Administration
Prepared By: A.C. Lazzaretto & Associates

Exhibit 1 (located on page 36) details the five-year cash projections for the Capital Project Fund. Exhibit 2 (located on page 37) details the five-year projection for the Debt Service Funds. Exhibit 3 (located on page 38) details the five-year projections for the Housing Funds. Table 3 below estimates the net income available to the Agency for discretionary projects. The figures in Table 3 were compiled with the belief that SERAF will be implemented in 2009-2010. The expenditures above include expenses for some of the projects previously discussed. It should be noted that the revenues listed in Table 2 do not coincide with the revenues previously identified, as the revenues in this table include interest and income from property management, whereas the previous table only identified gross tax increment.

**Table 3
(2010-2014)
Five -Year Net Revenue Projections
La Mirada Cash Flow Analysis**

Fiscal Year	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Ending Cash Balance	\$(1,295,894)	\$3,344,944	\$4,248,306	\$6,982,941	\$9,307,893	\$22,588,190

Source: La Mirada Department of Finance and Administration
Prepared By: A.C. Lazzaretto & Associates

Because this net income figure is highly dependent upon the annual budgeting process and the national economy, it is not feasible to accurately predict exact amounts that will be available for a given project. Furthermore, it is difficult to project the amounts that will be expended on any given project because the forms of assistance required for listed projects are not known at this time. As a result, the only prediction that can be made is to assert that the available income identified above will be used to implement the programs listed as well as to pay the Agency’s annual obligations.

5. Identification of Future Activities

The Agency envisions assisting multiple projects in the next five years. However, it should be noted that as this plan begins, the La Mirada Redevelopment Agency is facing daunting financial pressures due to the actions set forth by the State of California and the impact of the national recession. These challenges by the State include its taking of \$4,834,757 million in redevelopment funds in May 2010, and an additional anticipated payment of \$995,391 in 2011. In 2009, the La Mirada Redevelopment Agency supported the California Redevelopment Association's lawsuit against the State's proposed raid of redevelopment dollars from agency budgets across California. This year, the La Mirada Redevelopment Agency supported a similar legal challenge as it fights the State's effort to take \$2.05 billion from local redevelopment agencies. With the recent announcement that the State is facing an additional \$21 billion deficit, it can be expected that the State will continue its attempts to shift its financial burden to cities and redevelopment agencies.

In addition to uncertainty caused by the State, the Agency is also feeling the impact of the national recession. The severe economic downturn has chilled commercial and industrial business activity, stifled lending and halted the expansion of large retailers. The key private sector participation necessary to eliminate blight, create jobs, increase revenues and enhance the health of the local economy has been substantially diminished. In addition, tax increment revenues, which provide the means for redevelopment agencies to eliminate blight, are in significant decline. Due to all of these factors, the La Mirada Redevelopment Agency may have a difficult time bringing all listed goals to fruition. Nonetheless, the Agency has identified programs that could be implemented over the next five years.

The following is a list of programs that are currently being planned in the community through the assistance of the Agency:

Valley View Avenue and Stage Road: Construction of an underpass that would improve traffic flow is scheduled to begin in fall 2010 and is expected to be completed in 2013. This would help improve traffic flow.

Artesia Boulevard and Valley View Avenue: This is a prime corner for development, but one of the major tenants, Signature Furniture, vacated the site. The Agency is interested in actively partnering with a developer to bring a tenant to the site.

Telegraph Road Realignment: The Agency continues to pursue the possibility of realigning Telegraph Road. It plans on working with Los Angeles County, where portions of Telegraph Road lies, to explore the possibility for realignment.

Crossroads Center: This center is located at the intersection of Imperial Highway and La Mirada Boulevard, and it continues to be a significant site of interest for the city. The Agency will continue to work with property owners, developers and interested parties to facilitate the

redevelopment of this property in hopes of eliminating blight and attracting higher and better economic uses.

15000 Firestone Boulevard: The Agency is prepared to partner with a developer in attracting a tenant to the 5.1 acre commercially-zoned property that was once the location of a car dealership. The property is located along the Interstate 5 frontage road, and currently has a 31,770 square foot vacant building.

I-5 Widening: The Agency will continue to work with Caltrans as the transportation agency explores widening Interstate 5. The Agency will concentrate on limiting the number of remnant parcels and where possible consolidate these remnants.

Green Hills Plaza Southeast: This plaza is located at Santa Gertrudes and Imperial Highway, and is anchored by Marshalls and Rite Aid. However, this outdated shopping center also contains a number of vacancies, and the Agency would be prepared to partner with developers and key major tenants in an effort to update the shopping center.

Home Depot Center: The Agency is working with the property owner to find interested parties to redevelop and update the site. This Center is located near one of the major intersections in the city and revitalizing this shopping center will improve the appearance and functioning of the entire area.

Alondra Center: The Agency anticipates moving forward in its plan to converting a blighted commercial center into a residential development. Request for proposals were distributed by the Agency in September 2009, seeking a housing developer interested in redeveloping this site. Construction is expected to begin within this five year period.

Coyote Creek Flood Channel: One of the reasons for forming Project Area 3 was to improve access, traffic flow and circulation by extension of the local street pattern, particularly to overcome the barrier created by the Coyote Creek Flood Control Channel. It is the Agency's hope to complete a bike path and other public improvements along the channel.

Foster Park: The Agency would like to continue pursuing projects to help realize its vision for eliminating blight and strengthening infrastructure in this neighborhood. Construction of curb, gutter and drainage improvements is scheduled to begin in early 2010.

Valley View and Rosecrans Avenue: The Agency would like to assist in revitalizing the northeast corner and southeast corner of the intersection, which receives significant traffic and is a major entryway to La Mirada. These corners are considered prime locations for development.

Leffingwell Road and La Mirada Boulevard: At the southwest corner of this intersection, there is a commercial development that contains such tenants as Taco Bell and Mexico 1900, among other businesses. This is another visible entryway to the city, and the Agency would be prepared to assist property owners, tenants and developers to help revitalize the center.

Expand Project Areas: The Agency may explore the possible expansion of one or more project area within the city. This activity may require funding by the Redevelopment Agency. There are a number of shopping centers in the city that could be considered substandard at prime intersections, which are currently not located in any project areas. If the Agency and the City are able to make the necessary findings of blight these areas could become part of a project area.

Home Improvement Grants: At the beginning of the 2009-10 fiscal year, the Agency had to temporarily halt the Home Improvement Grants, which assists homeowners within the Foster Park Neighborhood in the rehabilitation of their properties. The Agency expects to reinstate this program when the economy recuperates within the five-year timeframe of the 2010 Implementation Plan. At this time the number of grants to be given is not known; the agency will issue as many Home Improvement Grants as feasible given economic conditions.

Additional Development Opportunities: As part of its ongoing development programs, the Agency anticipates the possibility of assisting or participating in several developments over the next five years. These projects could include: properties along the Imperial Highway Corridor, La Mirada Boulevard, Alondra Boulevard, Firestone Boulevard, Rosecrans Avenue, and Valley View Avenue. In each of these cases, participation could include land assembly, site preparation and disposition, along with marketing efforts to develop the sites. All of the potential sites would be commercial or industrial in nature; however, at this time, the level of Agency participation, if any, is not known, nor can the exact development specifications be predicted.

**Table 4
(2010-2014)
Anticipated Capital Improvement Plan Activities**

Project	Expenditure	Potential Funding Source
Telegraph Road Realignment	\$6,671,400	RDA, County
Foster Park Infrastructure Improvements	\$3,349,711	CDBG/RDA
Signal Replacement	\$200,000	RDA
Total	\$10,221,111	

Source: The City of La Mirada
Prepared By: A.C. Lazzaretto & Associates

A. Elimination of Blight

The above-proposed projects will generally eliminate blighting conditions within the Project Areas in the following ways:

- (1) By assisting with the redevelopment of areas suffering from economic dislocation and disuse;
- (2) By the re-planning, redesign, and redevelopment of areas which are stagnant or improperly utilized, and which could not be reasonably expected to be improved by private enterprise or public assistance without the use of redevelopment;
- (3) By protecting and promoting sound development and redevelopment of blighted areas and general welfare of the citizens of the City by remedying such conditions through the employment of appropriate means;
- (4) By assisting with cleanup and remediation of those properties that are adversely effected by soil contamination and/or hazardous wastes;
- (5) By acquiring properties that are deemed to be of benefit to the Project Area(s); and
- (6) Through the installation or replacement of public improvements, facilities, and utilities in areas which are currently inadequately serviced with regard to such improvements, facilities, and utilities.

In addition, Table 5 identifies the types of blight that will be addressed through the implementation of the proposed activities.

**Table 5
Relationship of Proposed Projects to the
Elimination of Blight**

Project Description	Types of Blight Addressed
Valley View and Stage Road	Inadequate public improvements.
Artesia Boulevard and Valley View Avenue	Vacant land, deterioration and dilapidation, deferred maintenance, lack of necessary commercial facilities.
Telegraph Road Realignment	Inadequate public improvements, conditions exist that substantially hinder the viable use or capacity of buildings or lots.
Crossroads Center	Deterioration and dilapidation, conditions exist that substantially hinder the viable use or capacity of buildings or lots.
15000 Firestone Boulevard	Deterioration and dilapidation, deferred maintenance, inadequate public improvements, long term neglect, abandoned building.
I-5 Widening	Inadequate public improvements, conditions exist that substantially hinder the viable use or capacity of buildings or lots.
Green Hills Plaza Southeast	Deterioration and dilapidation, deferred maintenance, multiple ownership, abnormally high number of business vacancies.
Home Depot Center	Deterioration and dilapidation, deferred maintenance.
Alondra Center	Deterioration and dilapidation, deferred maintenance, lack of facilities, inadequate public improvements, vacant land.
Foster Park	Deterioration and dilapidation, deferred maintenance, lack of facilities, inadequate public improvements
Valley View and Rosecrans Avenue	Deterioration and dilapidation, deferred maintenance, lack of facilities, inadequate public improvements.
Leffingwell and La Mirada Boulevard	Deterioration and dilapidation, deferred maintenance, lack of facilities, inadequate public improvements
Additional Development Opportunities	All criteria identified in Section 330331 of CH&SC

Source: La Mirada Redevelopment Agency
Prepared By: A.C. Lazzaretto & Associates

B. Summary

While there is certainly much to be completed, the Agency accomplished many objectives and programs identified in the 2005 Plan, curbing blighting factors that exist within the Project Areas. Future programs will be implemented with these same goals in mind.

Section 3: Affordable Housing Compliance Requirements

1. Introduction

The California Health & Safety Code Section 33000, *et seq.* ("the Code") states that one of the basic purposes of redevelopment is to improve and increase the supply of low- and moderate-income housing within the community. Assembly Bill 315 added a requirement that all redevelopment agencies adopt a ten-year housing plan that is to be amended every five years. The AB 315 Plan is designed to identify quantifiable housing requirements and to establish specific actions to meet those requirements within the mandated ten-year period. Section 33413(b)(4), as amended by AB 1290, requires that the AB 315 Plan be completed as part of the Implementation Plan process. The housing provisions previously contained in sections 33413 have been rewritten and are now included within Section 33490. This section will describe the requirements of the Code and detail the specific projects and goals that the La Mirada Redevelopment Agency (Agency) plans to undertake in the coming years to satisfy the requirements set forth in the Code.

2. Requirements

In order to discuss the issue of affordable housing, the definitions of what constitutes affordability must be discussed. California Health & Safety Code Section 50079.5 and 50105 provide that affordability limits are those, which are established by the U.S. Department of Housing and Urban Development ("HUD"). The income limits set by HUD are revised annually and are based on median family income for a particular county and a corresponding family size. As such, the following categories are those established by State and Federal guidelines:

- Very Low-Income is deemed to be 50 percent or less of Area Median Family Income;
- Low-Income is deemed to be between 51 and 80 percent of Area Median Family Income;
and
- Moderate-Income is set at levels between 81 and 120 percent of Area Median Family Income.

As an example, in the County of Los Angeles, the Area Median Family Income (for a family of four) is \$59,800 for 2008.

There are four major criteria that guide the actions of the La Mirada Redevelopment Agency pursuant to affordable housing. They are:

- (1) Twenty percent (20%) of all tax funds allotted to the Agency must be set-aside to improve and increase the supply of low- and moderate-income housing;
- (2) The Agency must replace all low- and moderate-income housing that is destroyed or removed as a result of redevelopment activity;
- (3) All redevelopment actions taken pursuant to affordable housing must comply with the goals and policies set forth in the Housing Element of the City's General Plan.
- (4) The Agency's actions will demonstrate its good faith effort to help increase, improve and preserve affordable housing opportunities for the City and for the region.

The following describes, in detail, the requirements listed above.

A. Twenty Percent Set-Aside for the Very Low, Low and Moderate Income Fund

According to Section 33334.2 of the Code,

Not less than 20% of all taxes that are allocated to an agency [through tax increment funding] shall be used by the agency for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost to persons and families of low- or moderate-income, lower income households, very low-income households and extremely low income households.

This money can be used for the acquisition, improvement, or donation of real property or building sites to private or public persons or entities; the construction, acquisition, or rehabilitation of buildings or structures; providing subsidies to families of low- and moderate-income; payments for the development of plans, principal and interest on bonds, loans, advances, or other indebtedness; maintenance of the community's supply of mobile homes; or for the preservation of the availability of affordable housing to persons of low- and moderate-income. In addition, this money may be used within or outside the Project Areas provided that the use of funds outside the Project Areas is found to be of benefit to the Projects.

B. Replacement Housing

Section 33413(a) of the Code requires that,

Whenever dwelling units housing persons and families of low- and moderate-income are destroyed or removed from the low- and moderate-income market as part of a redevelopment project, that is subject to a written agreement with the agency or where financial assistance has been provided by the agency shall, within four years of the destruction or removal, rehabilitation, development, or

construction, or cause to be rehabilitated, developed, or constructed for rental or sale to persons and families of low or moderate income, [make available] an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency.

As of January 1, 2002, whenever low to-moderate income units are removed, 100% of the replacement dwelling units shall be available at affordable housing costs in the same income level or lower as those removed. Not less than 30 days prior to the execution of an agreement for the acquisition of property which would lead to the destruction or removal of affordable housing units, the Agency must adopt, by resolution, a replacement housing plan which describes the area, means of financing, the number of dwelling units, a timetable for meeting the plan requirements, and a finding that the replacement housing does not require a vote of the general public.

C. Affordability Requirements

The "inclusionary rule" described in Section 33413(b) requires that a fixed percentage of the total number of housing units developed or substantially rehabilitated within a project area that was adopted after January 1976, be affordable to people of low- and moderate-income. The fixed percentage is dependent on whether the units are developed by the Agency or by another public or private entity within the Project Area. If Agency (within or outside the Project Areas) develops units, at least thirty percent of the units must be made available to persons or families of low- and moderate-income. Of those units required to be affordable to persons of low- and moderate-income, half, or 15% of the total, must be available to households of very low-income. When units are developed in a project area by an entity other than the Agency, fifteen percent must be affordable to low- and moderate-income families, with at least forty percent, or 6% of the total, of those units available to persons of very low-income.

Example: Over the life of the plan, 200 homes are built: 100 by the Agency, 100 by a private company within the Project Area. Thirty affordable homes must be established from the Agency action (15 very low-income homes, and 15 low/moderate units). As a result of the 100 built by the private company, 15 affordable homes (6 very low-income and 9 low/moderate-income units) must be established.

The commitments under this section are considered on a cumulative basis, and do not need to be met on a project-by-project basis. In addition, to satisfy the requirements of this section, the Agency is allowed to replace two affordable housing units outside the affected Project Area for every one required inside. This is referred to as the 2-to-1 rule.

Units developed for the replacement of those destroyed or removed, **do not** satisfy the requirements of the inclusionary rule. In other words, a unit built to replace one that was

destroyed does not count towards the total number of affordable housing units required under the inclusionary rule. Each affordable unit satisfies **either** the replacement rule **or** the inclusionary rule, but not both.

D. Length of Affordability

Units which are developed pursuant to (B) above must remain available to persons of low- and moderate-income for "the longest feasible time, but for not less than the period of the land use controls established in the redevelopment plan." The Code further requires that the units must be available for at least 55 years for rental units and 45 years for homeownership units.

Under Section 33413(c)(2) of the Code, the Agency may permit sales of homeownership units prior to the expiration of land use controls for a price in excess of that allowed, with the owner retaining a portion of the excess, provided the remainder of the proceeds are deposited back into the Low and Moderate Income Housing Fund. The amount of excess that the occupant is allowed to retain is dependent upon the length of occupancy. Within three years, the Agency is required to make available an equal number of units at the same income level as those sold.

E. Housing Element Goals and Policies

According to the Government Code, Section 65583, the Housing Element shall,

Consist of an identification and analysis of existing financial resources, projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory built housing, mobile homes and emergency shelters; and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The City has divided its housing goals and policies into four categories: (1) maintenance and preservation; (2) housing opportunities; (3) home ownership; and (4) environmental compatibility. To review the specific details of the adopted goals and policies, the Housing Element should be consulted.

3. Programs Contemplated in the 2005 Plan

The purpose of this section is to recap those programs identified in the adopted 2005 Implementation Plan in order to provide a basis for analysis of the Agency's progress toward its overall goals and objectives. This section is a summary only; for specific program details, the original documents should be reviewed. Since the adoption of the Implementation Plan in 2005, changes may have been made to the following programs, which are discussed later in this document.

A. Description of Anticipated 2005 Programs

In the 2005 Implementation Plan, the La Mirada Redevelopment Agency identified several housing programs aimed to increase or improve the community's supply of affordable housing. The majority of these programs are funded through the Low- and Moderate-Income Housing Fund; however, as described in the 2005 Implementation Plan, there are many supplemental funding sources used in conjunction with the Low and Moderate Income Fund to strengthen the overall success of the City's housing efforts. The programs listed below summarize those shown in the 2005 Plan. Details of the actual activities are included under the section titled **Statement of Completed Activities**.

Alondra Center North: The Agency intended to fulfill its goal of providing for the rehabilitation of Agency-owned property and advise, encourage and financially assist in the rehabilitation of property in the project area not owned by the Agency by developing a 4-acre blighted commercial center into a housing development. The center is located on the north side of Alondra Boulevard, between Escalona Road and Dalmatian Avenue. This would provide 40 single family homes, of which 15 percent will be for moderate-income affordable housing units.

Foster Park: The Agency intended to provide in Project Area 4 the installation and construction of capital public improvements and utilities necessary to improve streets, sidewalks, traffic signals, lighting, medians, block walls, sewer and drainage.

Home Improvement Grants: The Agency intended to implement several home improvement programs to assist homeowners within the Foster Park Neighborhood in the rehabilitation of their properties.

4. Statement of Completed Activities

A. Number of Units Constructed, Rehabilitated, or Price Restricted (Prior to 2004)

In prior years, several housing projects were initiated to enhance the City's supply of affordable housing. The general characteristics of these projects are listed below. This is only a brief synopsis of the programs and expenditures. A more detailed description is available in the 1999 and 2005 Implementation Plans.

Home Improvement Program: This is a home assistance program for low-to moderate-income La Mirada homeowners to assist in the correction of violation and repair in deteriorating conditions. The assistance is provided through an emergency grant of up to \$5,000, a home improvement grant of up to \$10,000, and a low-interest deferred loan of up to \$30,000. This program successfully assisted 92 homeowners.

Foster Park Home Improvement Grants: The Agency implemented several home improvement programs to assist homeowners within the Foster Park Neighborhood in the rehabilitation of other properties. Throughout the past five years (2005-09 Implementation Plan), the Agency issued 114 grants and 64 deferred loans to Foster Park homeowners.

Affordable Home Ownership Program: The Agency implemented this program, which is funded by the Agency. It provides below market purchase price on certain 1 and 2-bedroom condominiums to up to moderate-income first-time homebuyers. This program led to the successful purchase of 4 homes.

Alondra Center North: The Agency conducted a feasibility study concerning converting the Alondra Center North, a 4-acre commercial center, into a housing development with 40 single-family detached homes. Ten properties have since been acquired and demolished, and a request for housing development proposals was sent out in September. Six proposals were received, and Agency staff is considering a Disposition and Development Agreement.

Foster Park Enhancement Program: Design work is currently underway for improving roadways, drainage, curbs, gutters and accessibility as required by the ADA. Construction is scheduled to start early 2010. During the past five years, 100 new street lights were installed.

New Housing Units: Prior to 1985, there was no requirement for the reporting of affordable units that were added to the supply of affordable housing. Since 1985, the state has required an annual summary of affordable housing be included in the “*Redevelopment Agency's State Controller's Report*.” Therefore, the building of new homes before and after 1985 will be discussed in separate detail.

Pre 1985 Activities: Project Area 1, referred to as the Industrial-Commercial Project Area, was created in 1974. Part of the development, which occurred prior to 1985, included the construction of 237 detached units on 36 acres.

Post 1985 Activities: Within the Beach Boulevard Project Area, the Agency has assisted in the creation of 258 affordable housing units since 1985. Of these, 174 were moderate-income and 84 were low-income. The projects where these units were developed are as follows:

- 1. Glen at Hillsborough:** In total, 234 units were created, 39 of which were inside the project area. Thirty-one units were at above moderate-income, and eight affordable units and five very low income units were provided. This was constructed in Project Area 3 in 1989.

2. Hillsborough – Knolls, Heights, and Manors: The total number of units constructed in this 1990 project was 512, although only 48 of these homes were located inside of the project area. Forty-eight above-moderate units (market rate) were created, and zero affordable units were constructed. This is located in Project Area 3.

3. Hillsborough Collections – Point, Traditions, and Gallery: This development was created in 1996. There were 312 units created, 278 of which were inside the project area. A total of 278 units at above-moderate income were created. This is located in Project Area 3.

4. Shea Homes: This development is located in Project Area 3, and all 107 homes constructed are located inside the project area. All 107 homes were above-moderate units. They were created in 1998.

5. Somerset Homes: This 1998 development was also constructed in Project Area 3. All 161 homes created are inside of the project area. Two units were available at above-moderate, and 159 affordable units and 70 very low income units were provided.

6. Centex Homes: This 2003 development was built in Project Area 3. All 132 units were built in the project area, and all were above moderate units.

B. Number of Units Destroyed or Removed

There were no units destroyed or removed during the Agency’s history.

5. Identification of Future Activities

The following sections detail the programs that are anticipated for the five years of the Implementation Plan. Where appropriate, those programs not completed during the earlier Implementation Plans and are still under consideration, have been reiterated.

A. Number of Units to Be Constructed, Rehabilitated, or Price Restricted (2010-2020)

Alondra Center North: The Agency will continue working toward its goal of providing affordable housings to its residents. The proposed 40-unit development includes a 15 percent requirement for moderate-income affordable housing units. As of late 2009, the Agency had completed evaluating proposals, and Agency staff had recommended top development teams to the Agency. Agency staff had also begun negotiating a Disposition and Development Agreement. It is a primary housing goal of the Agency to have this site developed within 5 years.

Additional Housing Opportunities: The La Mirada City Council is looking for additional housing opportunities as a means of complying with Regional Housing Needs Assessment (RHNA) requirements set by the State of California.

Home Improvement Program: This is a home assistance program for low-to moderate-income La Mirada homeowners to assist in the correction of violation and repair in deteriorating conditions. The assistance is provided through an emergency grant of up to \$5,000 and a low-interest deferred loan of up to \$30,000. The Agency will continue providing this program to its residents as economic conditions permit.

Affordable Home Ownership Program: The program provides below market purchase price on certain 1 and 2-bedroom condominiums to up to moderate-income first-time homebuyers. The Agency would like to continue providing this program to its residents, but it is dependent on economic conditions.

Additional Projects: The Agency anticipates assisting housing developers and property owners with projects designed to increase, improve, or preserve the community's supply of affordable housing. Such programs will be reviewed and implemented on a case-by-case basis and could include new construction, substantial rehabilitation, or the provision of affordability covenants. Over the course of the next five years, the Agency expects to react to several such projects. During the term of this plan, the Agency will examine the feasibility of building housing on various sites. If a project is found to be feasible, the Agency may proceed to the development stage of the project.

**Table 6
Summary of Affordable Units
To Be Built or Substantially Rehabilitated (2010-2014)**

Proposed Project	In Project Area?	Program	Units	Moderate	Low	Very-Low
Alondra Center North	Yes	Homebuyer	40	4	0	2
Total Proposed Units			40	4	0	2

Source: City of La Mirada Redevelopment Staff
Prepared By: A.C. Lazzaretto & Associates

B. Number of Units to Be Destroyed or Removed

The Agency does not expect to destroy or permanently remove any housing units from any of the Project Areas during the coming five years. Should circumstances change and the Agency decide to acquire homes that fall into the affordable income categories, before removal the Agency will develop a replacement housing plan and determine how the destroyed or removed units will be replaced. The units will be replaced as stipulated in the Code.

6. Housing Compliance

The following sections describe the ten-year goals and objectives for the La Mirada Redevelopment Agency in compliance with Code Sections 33413(a) and 33413(b)(2). These are the Code provisions dealing with “Inclusionary Housing” and “Replacement Housing” summarized and discussed above. Table 6, illustrates the overall anticipated compliance in the coming five years of the Agency increasing City's supply of affordable housing stock.

A. Replacement Requirements

To create the number of units required by the replacement housing rules, the Agency may opt to replace its affordable units outside the designated Project Areas. The Agency has already passed the necessary resolutions that enable the use of housing set-aside funds outside the Project Areas. As stated above, the Agency must create two units outside the Project Areas for every one unit required within the Areas. For example, if a low-mod unit is destroyed or removed, due to actions of the Agency, the unit must be replaced on one-to-one basis within the project area, or on a 2-to-1 basis if it is replaced outside the project area.

- a. Replacement Housing:** Because no homes were destroyed, it is not necessary to provide any replacement housing.

b. **Inclusionary Housing:** To meet the Inclusionary housing production requirements identified in Table 7 the Agency developed affordable housing in all classifications, both inside and outside the applicable project area. This information supports that the Agency is in full compliance with Section 33413 (b)(1). The Agency has developed an excess number of low and moderate-income housing units than required and plans to assure that additional units are constructed in the next five years. The production anticipated in the next five years is summarized in Table 6. This information supports that the Agency will be in full compliance with Section 33413 (a) at the end of this five-year plan.

B. Compliance

The Agency is currently in full compliance with the Health & Safety Code with respect to affordable housing and expects to remain in compliance over the life of this Plan. Table 7 and Table 8 illustrate the compliance of the City of La Mirada's housing supply pursuant to the low- and moderate-income market at anticipated total development.

**Table 7
Summary of Affordable Housing
Compliance of the La Mirada Redevelopment Agency
Housing Production Inside of Project Areas**

Housing Production Inside of Project Areas

Year	Development	Total Units in the Development	Units Located Inside the Project Area	Units at Above- Moderate	Required Affordable Units		Affordable Units Provided		Unmet Requirement/ (Surplus)	
					Affordable (15%)	Very- Low Income (6%)	Affordable (15%)	Very- Low Income (6%)	Affordable (15%)	Very- Low Income (6%)
Project Area 1 – Exempt										
Project Area 2 – Exempt										
Project Area 3										
1989	The Glen at Hillsborough	234	39	31	6	2	8	5	(2)	(3)
1990	Hillsborough – Knolls, Heights, & Manors	512	48	48	7	3	0	0	7	3
1996	Hillsborough Collections – Point, Traditions, & Gallery	312	278	278	42	17	0	0	42	17
1998	Shea Homes	107	107	107	16	6	0	0	16	6
1998	Somerset Glen	161	161	2	24	10	159	79	(135)	(69)
2003	Centex Homes	132	132	132	20	8	0	0	20	8
	Subtotal	1458	765	598	115	46	167	84	(52)	(38)
Project Area 4										
2010	Alondra Center North Housing Development	40	40	34	4	2	0	0	0	0
	TOTAL	1498	805	632	121	48	167	84	(46)	(36)

*The requirement for the “Very Low-Income” unit count is 6% of the total units located inside of the project area. These units are included in the “Affordable” unit count.

Source: City of La Mirada Redevelopment Agency Staff
Prepared By: A.C. Lazzaretto & Associates

**Table 8
Summary of Affordable Housing
Compliance of the La Mirada Redevelopment Agency
Affordable Housing Units Created Outside Project Areas**

Affordable Housing Units Created Outside of Project Areas

Year	Development	Total Units in the Development	Units Located Outside the Project Area	Units at Above-Moderate	Affordable Units Provided	Very Low Income Units Provided
1989+	AHOP – Hillsborough, Attached	234	195	158	37	0
1989	The Vistas (HUD)**	75	75	1	74	74
1991	AHOP – Windermere Townhomes	63	63	58	5	0
1996	Vista Alicante	100	100	0	100	49
1999+	DPAP	11	11	0	11	0
2002	Breezewood	122	122	2	120	24
2002	PRR	2	2	0	2	0
TOTAL		607	568	219	349	147
2-FOR-1 CALCULATION		-	-	-	175	74

**The Vistas Development was built before the site was included in Project Area 4.
***These “Very Low-Income” units are included in the “Affordable” unit count.

Source: City of La Mirada Redevelopment Agency Staff
Prepared By: A.C. Lazzaretto & Associates

Should the Agency approve any additional redevelopment projects prior to the revision of this Plan, any and all units that are destroyed or removed from the housing supply will be replaced within the time specified. Furthermore, any new housing which is built within the project areas, regardless whether or not it is a result of the redevelopment activity will be treated pursuant to the replacement and inclusionary rules. This will also be done throughout the life of all the project areas.

7. Replacement Housing Location and Means of Financing

At any future date, if the Agency contemplates the removal of housing or the displacement of families, a detailed replacement housing plan will be prepared and adopted in advance, in accordance with the applicable State and Federal laws.

8. Plan for Using the Low and Moderate Income Fund

Under the requirements of the Code, the Agency is required to identify a plan for using the annual deposits in the Low and Moderate Income Fund. This section will describe (1) the current balance of the Fund; (2) the annual deposit estimate; (3) the annual expenditures; and (4) the number of units to be developed as a result of those expenditures.

A. Current Balance

According to the Department of Administrative Services for the City of La Mirada, as of June 30, 2009, the fund balance of the Low and Moderate Income Fund as of July 1, 2009 was negative \$3,617,671. During the past five years, the Agency acquired the Alondra Center. In order to do so, the Agency used all the available balance in the Housing Fund and also borrowed funds, which resulted in the negative balance. This negative fund balance will continue until the Agency is able to sell the former Alondra Center property to a housing developer. The Agency believes that the property will be sold sometime during the 2010-2011 fiscal year. In the meantime the Housing Fund will continue to carry a negative fund balance.

B. Annual Deposit Estimate

Exhibit 3 describes the anticipated deposits into the Low and Moderate Income Housing Fund during the next five fiscal years. Figures are based on the projections prepared for all four project areas. The Housing Fund will receive approximately \$2.9 million per year during the five fiscal years. If and when the Alondra Center property is sold, the Housing Fund will receive a substantial payment. However, given the current economy, there is no assurance that a responsible developer of housing will be able to purchase the property in the next five years. Another uncertainty is the specific amount that a developer would pay for the land is subject to the finalization of negotiations based on a response to a Request for Proposal circulated during 2009.

C. Annual Expenditures of the Low and Moderate Income Fund

It is anticipated that additional housing programs will take place over the next five years, but it is not possible to predict when they will occur or the cost of the assistance. Exhibit 3 describes the anticipated expenditures of the Low and Moderate Income Housing Fund. Major expenditure categories include: administrative costs, professional services; and expenditures for remediation.

With the anticipated revenues and expenditures for the Low and Moderate Income Housing Fund, it is expected that at the end of the five-year period there will be a balance of \$3,244,360, including the balance of the Housing Bond. As a result, it is not anticipated that the Agency would have an "excess surplus," as defined by Redevelopment Law and, therefore, no plan is required for the expenditure of said excess. Table 8 illustrates this anticipated activity in the Housing Fund. One major unknown is whether or not the State of California will remove funds from the Agency during the next two fiscal years. The State passed legislation which requires the Agency to send over \$4.6 million to Sacramento to offset the State budget shortfall. The law referred to as 'SERAF', permits the Agency to borrow money from the Housing Fund to pay this demand. In order to be prudent the Agency shows this payment going to the State and the funds are deducted from the Housing Fund. Exhibit 3 has a line item for this expenditure entitled "SERAF Housing Loan".

D. Units to be Developed Through the Housing Fund

As mentioned previously, the Agency expects that 6 additional moderate-income housing units will be constructed in a project that will be built on the former Alondra Center site. In addition, the Agency will continue to provide Housing Assistance Grants and Home Improvement Loans. The budget for these funds are depicted in Table 9.

**Table 9
Summary of Units to Be Developed Each Year Through
The Use of the Low and Moderate Income Fund**

	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Housing Assistance Grants	\$0	\$0	\$0	\$100,000	\$100,000	\$200,000
Home Improvement Loans	\$0	\$0	\$0	\$200,000	\$200,000	\$400,000
Home Assistance Grants using CDBG funds	\$5,000	\$0	\$0	\$0	\$0	\$5,000
Home Improvement Loans using CDBG funds	\$45,000	\$50,000	\$50,000	\$50,000	\$50,000	\$245,000
Other Programs	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$50,000	\$50,000	\$50,000	\$350,000	\$350,000	\$850,000

Source: Redevelopment Agency Staff
Prepared By: A.C. Lazzaretto & Associates

9. Summary

The La Mirada Redevelopment Agency has taken reasonable measures to maintain the quality and standard of living for all of its residents. The Agency has completed projects that have supplied housing to the less fortunate, and currently complies with all sections of the California Health & Safety Code pursuant to affordable housing. The Agency plans on maintaining its focus on rehabilitation and revitalization of the current housing supply as the City is almost fully urbanized. As opportunities present themselves, the Agency expects to assist in the development of new, affordable housing within the City.



Exhibit 1
Capital Project Fund

LA MIRADA REDEVELOPMENT AGENCY
CAPITAL PROJECT FUND

	Actual 2008-09	Projected 2009-2010	Projected 2010-2011	Projected 2011-2012	Projected 2012-2013	Projected 2013-2014	Projected 2014-2015	Projected 2015-2016
1 BEGINNING CASH (A)	12,749,774	12,227,875	2,786,005	2,661,005	2,536,005	2,410,005	2,278,005	2,140,005
2								
3 REVENUES								
4 INTEREST-INVESTMENTS	78,559	120,000	15,000	15,000	14,000	8,000	2,000	2,000
5 MATURED INVESTMENTS	0	0	0	0	0	0	0	0
6 TRANSFER IN FROM DEBT SVC	712,964	717,800	717,800	717,800	717,800	717,800	717,800	717,800
7 OTHER	9,777	0	0	0	0	0	0	0
8								
9 TOTAL CASH PROVIDED	801,301	837,800	732,800	732,800	731,800	725,800	719,800	719,800
10								
11 EXPENDITURES								
13 ADMINISTRATIVE COSTS	656,000	656,000	656,000	656,000	656,000	656,000	656,000	656,000
14 PROFESSIONAL SERVICES	109,762	109,330	110,000	110,000	110,000	110,000	110,000	110,000
15 OPERATION OF ACQ PROPERTY	19,405	25,000	25,000	25,000	25,000	25,000	25,000	25,000
16 CIP CONTRIBUTION	479,579	9,423,540	0	0	0	0	0	0
17 CIP STREET SIGNAGE	0	0	0	0	0	0	0	0
18 HOUSING ASSISTANCE	1,500	4,000	5,000	5,000	5,000	5,000	5,000	5,000
19 OTHER	56,954	61,800	61,800	61,800	61,800	61,800	61,800	61,800
20								
21 TOTAL EXPENDITURES	1,323,200	10,279,670	857,800	857,800	857,800	857,800	857,800	857,800
22								
23 INCREASE (DECREASE)	(521,899)	(9,441,870)	(125,000)	(125,000)	(126,000)	(132,000)	(138,000)	(138,000)
24								
25								
26 ENDING CASH BALANCE	12,227,875	2,786,005	2,661,005	2,536,005	2,410,005	2,278,005	2,140,005	2,002,005

(A) Cash balance includes investments of \$1,947,831.

*Agency Cash Flows are based on preliminary figures and are subject to change.

Exhibit 2
Debt Services Fund

LA MIRADA REDEVELOPMENT AGENCY
DEBT SERVICE FUND

	Actual 2008-09	Projected 2009-2010	Projected 2010-2011	Projected 2011-2012	Projected 2012-2013	Projected 2013-2014	Projected 2014-2015	Projected 2015-2016
1 BEGINNING CASH BALANCE	4,151,141	4,784,069	2,051,976	1,156,356	1,059,782	2,687,121	3,785,529	1,233,948
2 REVENUES								
3 TAX INCREMENT	14,981,725	14,894,530	14,639,215	14,931,999	15,230,639	15,535,252	15,845,957	16,162,876
4 SERAF	0	(4,834,757)	(995,391)	0	0	0	0	0
5 SERAF HOUSING LOAN	0	3,721,906	995,391	0	0	0	0	0
6 SALES TAX	42,280	30,000	30,000	30,000	30,000	30,000	30,000	30,000
7 INTEREST INCOME	199,114	70,000	87,500	87,500	120,000	120,000	135,000	139,050
8 TRANSFER IN FOR DEBT SVC PYMT	1,512,560	1,598,100	1,594,795	1,594,013	1,591,033	1,591,193	1,591,918	1,587,698
9 TOTAL CASH PROVIDED	16,735,678	15,479,779	16,351,510	16,643,512	16,971,672	17,276,445	17,602,875	17,919,624
10 EXPENDITURES								
11 PROFESSIONAL SERVICES	7,454	7,454	7,454	7,454	7,454	7,454	7,454	7,454
12 FISCAL AGENT FEES	28,975	28,975	28,975	28,975	28,975	28,975	28,975	28,975
13 CITY LOAN INTEREST PAYMENT	2,170,977	3,721,675	2,791,560	2,170,977	310,140			1,240,560
14 CITY LOAN PRINCIPAL PAYMENT	0	0	0	0	0	0	0	0
15 COUNTY LOAN REPAYMENT	0	0	0	0	0	0	0	0
16 DEBT SERVICE INTEREST EXPENSE	3,169,091	3,058,450	2,938,112	2,809,948	2,783,246	2,742,916	2,603,285	2,476,920
17 DEBT SERVICE PRINCIPAL PAYMENTS	2,380,000	2,475,000	2,575,000	2,700,000	2,925,000	3,868,540	4,006,580	4,096,730
18 REIMBURSEMENT OF SALES TAX	1,235,317	532,510	543,160	554,020	565,100	576,400	587,930	543,270
19 STAPLES AGREEMENT	0	0	0	0	0	0	0	0
20 PASS-THROUGHS - CONTRACTUAL	3,177,358	3,366,915	3,366,970	3,387,441	3,550,744	3,690,019	3,842,244	4,007,883
21 AB 1389 PASS THROUGHS	439,840	440,000	440,000	440,000	440,000	440,000	440,000	440,000
22 CY PASS THROUGH - COUNTY DEDUCTION	305,031	313,187	313,256	316,072	321,746	324,963	328,213	331,495
24 TAX INCREMENT ADMIN FEES	470,201	571,000	597,000	621,000	648,000	673,920	700,877	728,912
25 TRANSFERS OUT FOR 20% S/A	2,000,706	2,978,906	2,927,843	2,986,400	3,046,128	3,107,050	3,169,191	3,232,575
26 TRANSFERS OUT FOR CP ADMIN	717,800	717,800	717,800	717,800	717,800	717,800	717,800	717,800
27 SERAF HOUSING LOAN REPAYMENT	0	0	0	0	0	0	3,721,906	995,391
28 TOTAL EXPENDITURES	16,102,750	18,211,872	17,247,130	16,740,087	15,344,333	16,178,038	20,154,456	18,847,966
29 INCREASE (DECREASE)	632,928	(2,732,093)	(895,620)	(96,575)	1,627,340	1,098,407	(2,551,580)	(928,342)
30 ENDING CASH BALANCE	4,784,069	2,051,976	1,156,356	1,059,782	2,687,121	3,785,529	1,233,948	305,606

*Agency Cash Flows are based on preliminary estimates and are subject to change.

Exhibit 3
Housing Fund

LA MIRADA REDEVELOPMENT AGENCY
HOUSING FUND

	Actual 2008-09	Projected 2009-2010	Projected 2010-2011	Projected 2011-2012	Projected 2012-2013	Projected 2013-2014	Projected 2014-2015	Projected 2015-2016
1 BEGINNING CASH BALANCE	(3,617,671)	(2,479,074)	(6,133,874)	(472,417)	652,520	1,885,815	3,244,360	8,450,805
2								
3 REVENUES								
4 FUND 513 (Bond Proceeds)								
5 SALE OF PROPERTY	0	0	5,600,000	0	0	0	0	0
6 FUND 520 (20% Set-Aside)								
7 TRANSFER IN/20% SET-ASIDE	2,996,345	2,978,906	2,927,843	2,986,400	3,046,128	3,107,050	3,169,191	3,232,575
8 INTEREST-INVESTMENTS	163,494	8,000	10,000	18,750	60,000	120,000	180,000	180,000
9 HELP LOAN REPAYMENT (PRINC & INT)	217,360	200,000	200,000	200,000	204,000	208,080	212,242	216,486
10 FP LOAN REPAYMENT (PRINC & INT)	21,520	20,000	20,000	20,000	20,400	20,808	21,224	21,649
11 AHOP RESALES	0	515,000	0	0	0	0	0	0
12 OTHER	190,970							
13 SERAF LOAN REPAYMENT	0	0	0	0	0	0	3,721,906	995,391
14 TOTAL CASH PROVIDED	3,589,689	3,721,906	8,757,843	3,225,150	3,330,528	3,455,938	7,304,563	4,646,101
15 EXPENDITURES								
16 FUND 513 (Bond Proceeds)								
17 ADMINISTRATIVE COSTS	6,360	6,360	0	0	0	0	0	0
18 PROFESSIONAL SERVICES	41,973	135,000	0	0	0	0	0	0
19 ENGINEERING & DESIGN	0	30,000	0	0	0	0	0	0
20 PROPERTY ACQUISITION	0	0	0	0	0	0	0	0
21 TRANSFER TO BALANCE SHEET	0	0	0	0	0	0	0	0
22 REMEDIATION	245,994	1,660,500	0	0	0	0	0	0
23 FUND 520 (20% Set-Aside)								
24 ADMINISTRATIVE COSTS	176,840	176,840	183,200	183,200	183,200	183,200	183,200	183,200
25 PROFESSIONAL SERVICES	8,184	32,000	15,000	15,000	15,000	15,000	15,000	15,000
26 OPERATION OF ACQ PROPERTY	10,825	10,000	0	0	0	0	0	0
27 AFFORDABLE HOUSING/ADMINISTRATION	767	6,000	8,000	8,000	8,000	8,000	8,000	8,000
28 HOUSING ASSISTANCE GRANTS	71,021	0	100,000	100,000	100,000	100,000	100,000	100,000
29 HOME IMPROVEMENT LOANS	376,568	0	200,000	200,000	200,000	200,000	200,000	200,000
30 SERAF HOUSING LOAN	0	3,721,906	995,391	0	0	0	0	0
31 TOTAL EXPENDITURES	938,532	5,778,606	1,501,591	506,200	506,200	506,200	506,200	506,200
32 OTHER CASH USES:								
33 TRANSFER OUT/PRINCIPAL & INT (HSG BOND)	1,512,560	1,598,100	1,594,795	1,594,013	1,591,033	1,591,193	1,591,918	1,587,698
34								
35 TOTAL CASH USES	2,451,092	7,376,706	3,096,386	2,100,213	2,097,233	2,097,393	2,098,118	2,093,898
36								
37 INCREASE (DECREASE)	1,138,597	(3,654,800)	5,661,457	1,124,937	1,233,295	1,358,545	5,206,445	2,552,203
38								
39 ENDING CASH BALANCE	(2,479,074)	(6,133,874)	(472,417)	652,520	1,885,815	3,244,360	8,450,805	11,003,009

*Agency Cash Flows are based on preliminary estimates and are subject to change.

Exhibit 4
Redevelopment Project Areas Map

