



Building A Better Long Beach

Item 7

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Conduct a public hearing to review and adopt the Mid-Term Review Updates of the Implementation Plans for the Central, Downtown, Los Altos, North, Poly High, West Beach, and West Long Beach Industrial Redevelopment Project Areas. (All Project Areas – Citywide)

DISCUSSION

The Community Redevelopment Reform Act of 1993 (AB 1290) requires redevelopment agencies to adopt five-year implementation plans for each project area. The Redevelopment Agency of the City of Long Beach (Agency) in 2004 adopted new Five-Year Implementation Plans for the period 2004 – 2009 for the Central, Downtown, Los Altos, North, Poly High, West Beach, and West Long Beach Industrial Redevelopment Project Areas (Project Area Implementation Plans).

Implementation plans describe the goals and objectives for each project area, as well as the specific programs, projects and estimated expenditures to be made during the five years covered by the plans. Implementation plans must include an explanation of how the goals and objectives, programs, potential projects, and estimated expenditures will eliminate blight within the project area and implement certain Community Redevelopment Law requirements related to low- and moderate-income housing.

Community Redevelopment Law (Section 33490 of the Health and Safety Code) requires redevelopment agencies, at least once between the second and third years of the five-year term of the implementation plan, to conduct a public hearing for the purpose of reviewing the implementation plan and evaluating the progress of the redevelopment project to which it applies. The purpose of the subject hearing is to meet this requirement of the law.

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During this mid-term review, the portions of the Project Area Implementation Plans related to low- and moderate-income housing have been more fully addressed and presented in the Mid-Term Review Updates (Exhibits A-G). The substantive changes are presented in the Affordable Housing Compliance Plan (Exhibit H). Only one Affordable Housing Compliance Plan, rather than one for each project area, has been prepared because housing set-aside funds from all project areas are pooled together. The funds are used to finance the production of affordable housing throughout the City of Long Beach (City) per the Agency and City's agreement to transfer redevelopment set-aside funds into the City's housing development fund, administered by the Long Beach Housing Development Company (LBHDC).

The Affordable Housing Compliance Plan now includes the following information:

- **Housing Set-Aside Fund:** Actual deposits for FY05-FY07 are \$107,652,000 and total revenues for Plan Period FY05-FY09 are an estimated \$167,608,000. For the duration of the plan, the Agency does not incur an excess surplus of housing set-aside funds; as a result, the Agency meets the legal requirement to spend its housing set-aside in a timely manner. Lastly, expenditures by the Agency meet both income and age restricted proportionality tests.
- **Replacement Housing:** Ample affordable housing stock is being produced to replace units removed from the market by redevelopment activities. It is estimated that 370 housing units will be removed from the market with a total of 459 bedrooms. The Agency has produced a surplus of replacement housing as it is estimated that 588 affordable housing units have been or will be produced with a total of 1,272 bedrooms.
- **Inclusionary Housing:** Inclusionary housing refers to the Agency's obligation to cause a specified percentage of new or rehabilitated housing in a project area to be available to very low- and low/moderate-income households in project areas adopted since 1975 (i.e. North and Central). During the plan period of FY05-FY09, the Agency's obligation is 169 units, of which 100 units must be restricted as low- and moderate-income households and at least 69 as very-low income households. During the plan period, the Agency has produced a surplus of 463 very low-income units and 429 low/moderate-income units.

As required by Community Redevelopment Law, a notice of this public hearing has been posted at four locations in each of the project areas. The notice has also appeared in the Long Beach Press-Telegram. In addition to the notification requirements of Community Redevelopment Law, Agency staff has reviewed the Project Area Implementation Plans with the respective Project Area Committees (PAC) as follows:

- Central PAC – May 1, 2008
- West Long Beach Industrial PAC – May 14, 2008
- North Long Beach PAC – May 22, 2008

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SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:LAF:th

- Attachments:
- Exhibit A – Central Long Beach Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit B – Downtown Long Beach Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit C – Los Altos Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit D – North Long Beach Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit E – Poly High Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit F – West Beach Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit G – West Long Beach Industrial Redevelopment Project Area Five-Year Implementation Plan: Mid-Term Review Update
 - Exhibit H – Affordable Housing Compliance Plan Five-Year Implementation Plan: Mid-Term Review Update