



Building A Better Long Beach

December 14, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and adopt resolutions approving and adopting the Five-Year Implementation Plans for the Downtown, West Long Beach Industrial, Poly High, West Beach, Los Altos, Central Long Beach and North Long Beach Redevelopment Project Areas. (All Project Areas – Citywide)

DISCUSSION

This report transmits for Redevelopment Agency (Agency) consideration seven resolutions and documents required in conjunction with the public hearing on the adoption of Implementation Plans for the Downtown, West Long Beach Industrial, Poly High, West Beach, Los Altos, Central Long Beach and North Long Beach Redevelopment Project Areas (Implementation Plans).

Community Redevelopment Law requires redevelopment agencies to adopt implementation plans every five years for each redevelopment project area. The Agency adopted previous five-year Implementation Plans for the seven aforementioned project areas, which were for fiscal years 2005-2009. The proposed Implementation Plans are for fiscal years 2010-2014. An implementation plan must describe goals and objectives for a project area, as well as the specific programs, including potential projects and estimated expenditures to be made during the five years covered by the Implementation Plan. An implementation plan must also include an explanation of how the goals, programs, potential projects and estimated expenditures will eliminate blight within the project area.

Each Implementation Plan must also describe how the Agency will increase, improve and preserve low- and moderate-income housing and meet the inclusionary housing requirement, if applicable. Because housing funds are distributed citywide, this is accomplished through an Affordable Housing Compliance Plan (Housing Plan) attached to each of the Agency's Implementation Plans. The Housing Plan includes a five-year housing program and a specific expenditure program for monies from the housing set-aside fund.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 14, 2009

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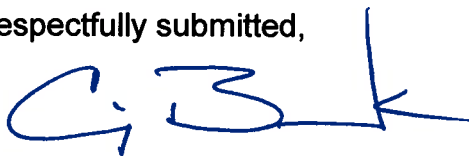
Each of the Implementation Plans was made available for public review. Presentations were made to each of the three Project Area Committees (PACs) on their corresponding plans; the PACs recommended approval. In addition, public notices were printed in the Long Beach Press-Telegram and posted in four locations in each of the project areas for a period of three weeks. As of this writing, no comments have been received.

The Agency Board is free to amend these Implementation Plans at any time after their adoption. As required by law, a mid-term review of the plans will be conducted.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a long horizontal stroke extending to the right.

**CRAIG BECK
EXECUTIVE DIRECTOR**

CB:AJB:LF:AA

Attachments: Exhibit A – Downtown Five-Year Implementation Plan
Exhibit B – West Long Beach Industrial Five-Year Implementation Plan
Exhibit C – Poly High Five-Year Implementation Plan
Exhibit D – West Beach Five-Year Implementation Plan
Exhibit E – Los Altos Five-Year Implementation Plan
Exhibit F – Central Five-Year Implementation Plan
Exhibit G – North Long Beach Five-Year Implementation Plan
Exhibit H – Affordable Housing Compliance Plan
Redevelopment Agency Resolutions (7)

EXHIBIT A

**DOWNTOWN LONG BEACH REDEVELOPMENT PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN**

Fiscal Year 2010 – Fiscal Year 2014
(October 1, 2009 - September 30, 2014)

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

*The mission of the Redevelopment Agency of the
City of Long Beach is to improve the blighted areas of Long Beach, revitalize
neighborhoods, promote economic development and the creation of jobs, provide
affordable housing and encourage citizen participation.*

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Attachment 2: Affordable Housing Compliance Plan

**Downtown Long Beach Redevelopment Project
Five-Year Implementation Plan
October 1, 2009 – September 30, 2014**

I. INTRODUCTION

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. This document is the Implementation Plan for the Downtown Long Beach Redevelopment Project Area ("Implementation Plan") for the period of October 1, 2009 through September 30, 2014 (Fiscal Years 2010-2014). Upon adoption by the Redevelopment Agency of the City of Long Beach ("Agency"), it will replace the prior Implementation Plan for 2005-2009.

Pursuant to Health and Safety Code Section 33490 this Implementation Plan contains: (1) the specific goals and objectives of the Agency for the Project Area; (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years; and (3) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five-year period and incorporates a program of activities to accomplish revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure.

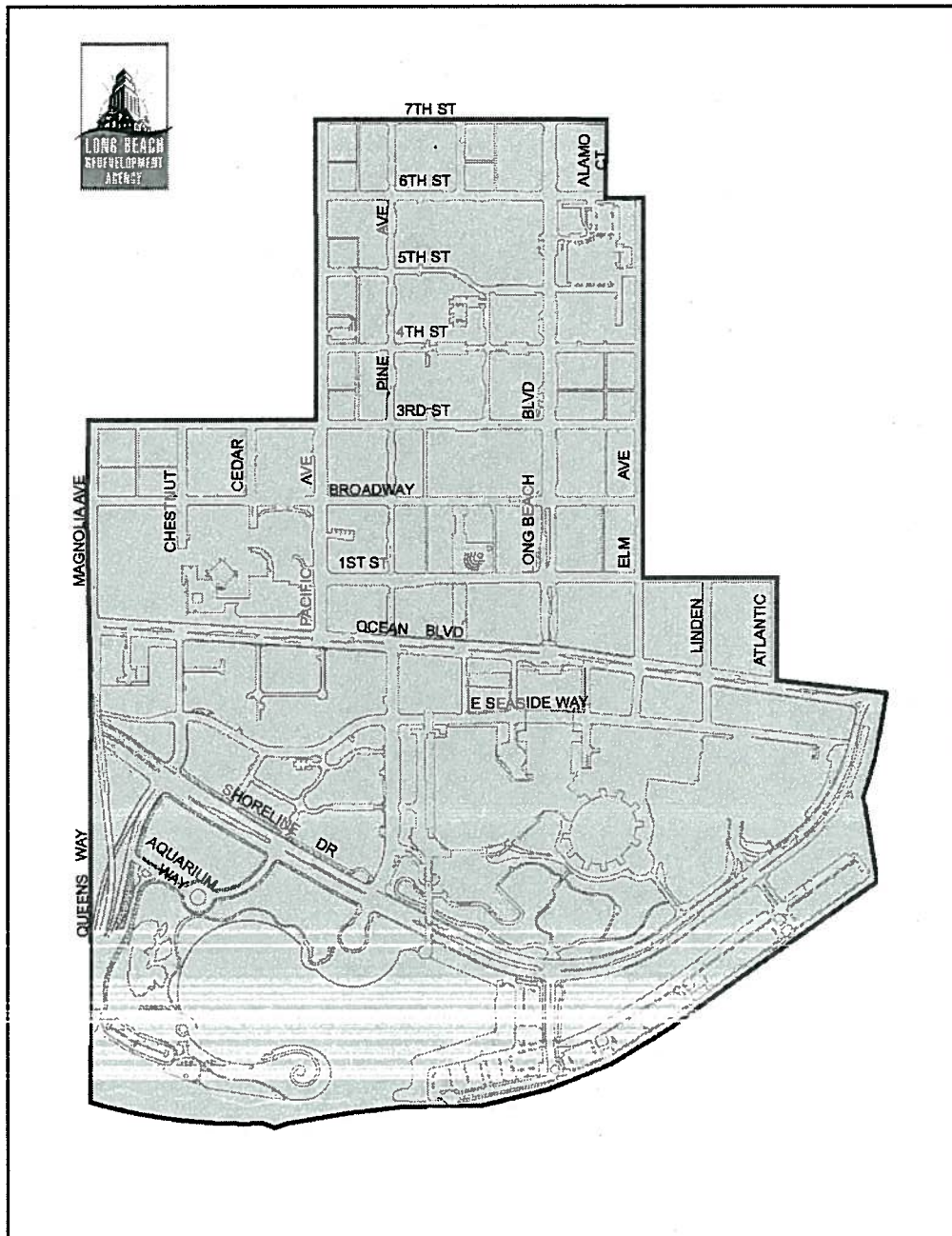
An Implementation Plan is composed of two major components: a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The housing component is included in the *Affordable Housing Compliance Plan*, which is a separate document and included as Attachment 2.

II. BACKGROUND

The Project Area was adopted on July 17, 1975. The Project Area includes 421 acres, all of which can be classified as urbanized. It is bounded generally on the west by Queens Way and Magnolia Avenue to 3rd Street and by Pacific Avenue from 3rd Street to 7th Street; on the north by 7th Street; on the east by Elm Avenue from 7th to 1st Street and Atlantic Avenue from 1st Street to Ocean Boulevard; and on the south by the shoreline from Queens Way to Alamitos Avenue. A map showing the Project Area boundaries is included as Figure 1.

Figure 1: Project Area Boundaries

DOWNTOWN REDEVELOPMENT PROJECT AREA MAP



Date of Adoption : 7/17/75
Size : 421 Acres



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The Project Area historically served as the main business and commercial center of the City. When the Project Area was adopted in 1975, it exhibited many of the characteristics of a declining urban commercial area. Major problems cited in the Report to City Council were changing socio-economic conditions within the downtown area of the City that reinforced the deterioration of the Project Area; the age and deterioration of many structures; functional and economic obsolescence; narrow and deteriorated alleys; the lack of focal points; the lack of adequate parking; underutilized parcels; incompatible land uses and negative visual impacts. Also cited was the great distance between major stores, shops and public facilities, which inhibited easy pedestrian movement. Finally, the Project Area was unable to compete effectively with new commercial centers in outlying areas of the City.

The Redevelopment Plan for the Project Area was adopted in 1975 and first amended in 1986 to set certain plan limitations required by the law. A second amendment, approved in 1986, revised land use designations within the Project Area. In 1994, a plan amendment was approved to comply with the plan limitations prescribed by AB1290. Several of these plan limitations were then amended again in September 1998 and March 1999.

III. BLIGHTING CONDITIONS

At the time of adoption of the Redevelopment Plan, the following blighting conditions characterized the Project Area:

- **A high vacancy rate** that was due to several factors. Downtown was unable to compete with more modern developments in outlying areas. As a result, major stores and office uses had left the downtown. New or expanding businesses did not choose Long Beach. In addition, the structural condition of many buildings required the relocation of tenants while repairs were made, or the demolition of the buildings if repairs, especially seismic strengthening, proved infeasible. Often, the only tenants interested in locating in the Project Area were marginal uses, including bars and “adult” businesses.
- **Incompatible uses** replaced many of the former tenants. For example, one six-block section of the Project Area contained nineteen bars; twenty cafés; nine adult bookstores; three adult theaters; a market; a dry cleaner and a shoeshine parlor all interspersed with offices.
- **Unreinforced masonry structures** constructed prior to and without regard to any earthquake regulations were frequently found in the Project Area; a total of 212 unreinforced buildings were inventoried when the Project Area was adopted. Sixty-two of these structures were occupied 24 hours per day, making the occupants subject to a substantially greater risk than the rest, which were occupied with office or retail uses nine or ten hours per day.

- **Age and obsolescence of structures** contributed to the Project Area's blight. Of the 400 buildings in the area north of Ocean Boulevard, 51% were over 50 years of age in 1975, 13% were over 60 years old and a small number were over 70 years old. Buildings varied greatly in height, with many of the upper stories of the two, three and four-story buildings having been closed off and abandoned for many years.
- **Deterioration and dilapidation:** Fifty percent of Project Area structures were found to be deteriorated and 13% were judged to be dilapidated. This deterioration and dilapidation seriously impacted the area's viability.
- **Lack of parking facilities** in relation to the centers of demand was a problem, even in 1975. Many of the surface lots scattered throughout the area were the result of the demolition of unsound structures, not of any plan to provide parking in logical locations. Additionally, many older buildings did not provide on-site parking when they were originally constructed.
- **Faulty planning:** Hydraulic landfill has been added to the area south of Seaside Way, resulting in approximately 200 acres of landfill extending out into the ocean. This has resulted in separation of the business area from any orientation to the shoreline. Many former resort-oriented structures were left as barriers between the downtown business area and the new shoreline, visually and physically isolating the downtown and limiting access to the water.
- **The relatively low household incomes** of the Project Area's residents limited the commercial viability of the Project Area. Most residents lived in older deteriorating hotels and rooming houses or small apartments, many above the first floor with no open living area provided. The median income of Project Area residents was approximately \$5,823 compared to the median income for the remainder of the City, \$10,823, according to the 1970 census.
- **Crime** and the perception of a lack of personal security impacted the desirability of the Project Area as a place to live, shop and work.

IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

The Agency has been working to correct these blighting conditions through a variety of programs to encourage private development in the Project Area. Since adoption of the Project Area in 1975, key components of the redevelopment plan have included:

- Assemblage of blighted properties for sale and redevelopment by private developers.
- Construction and subsequent expansion of the Convention Center and construction of the Civic Center.

- Pursuit of State and Federal grant monies to assist financing of rehabilitation and new development.
- Marketing of the downtown as an employment center, shopping area and visitor destination.
- Completion of key infrastructure projects including the upgrading of street lighting and streetscape improvements.

The following lists the accomplishments of the Agency based upon the goals contained in prior Implementation Plans:

GOAL 1: Encourage neighborhood revitalization through commercial and mixed-use development in the Downtown in conformance with the Redevelopment Plan and the Downtown Strategy for Development.

Accomplishments:

- Completed Insurance Exchange Building adaptive reuse project.
- Monitored the construction and completion of the Aqua development project by Genesis Real Estate Group.
- Monitored the construction and completion of the CityPlace Lofts development project by Urban Pacific Builders/West Millennium Homes.
- Facilitated development of the D'Orsay Hotel by working with developer to approve project revisions, secure project financing and/or locate a hotel development partner so that project can move forward.
- Negotiated and implemented the disposition and development agreements (DDAs) and monitored construction and completion of development of Promenade sites with The Olson Company, Lyon Realty Advisors, and Lennar South Coast Homebuilding.
- Negotiated DDA for Lyon Realty Advisors' West Gateway, oversaw design development and monitored construction of project.
- Assembled Broadway Block through acquisition of property and relocation of occupants to prepare the site for development. Entered into a Memorandum of Understanding (MOU) with California State University Long Beach (CSULB) for development of a Downtown graduate arts program and related student/faculty housing.
- Continued discussions and conducted feasibility analysis for the creation of an Art Exchange project to be located on the southeast corner of Long Beach Boulevard

and 3rd Street. Prepared conceptual drawings and initiated project entitlement process.

- Entered into discussions with CSULB related to the rehabilitation and re-activation of the Edison Cal-Rep Theater.
- Entered into an Exclusive Negotiating Agreement (ENA) with AloftLB, LLC for the development of a hotel on the southwest corner of Broadway and Long Beach Boulevard.
- Entered into an ENA with Urban Growth Long Beach for the development of a hotel on the northwest corner of Long Beach Boulevard and 1st Street.
- Acquired several properties to assemble the half-block for a development project along Pacific Avenue between 3rd and 4th Streets.
- Worked with the owner of Pine Square/Pacific Court to secure new retail or alternative uses for the underutilized AMC Theater space.
- Worked in partnership with Downtown Long Beach Associates and the City's Economic Development Bureau to provide incentive packages for appropriate retailers to establish on Pine Avenue and engaged a retail recruitment firm to focus on targeted retailers.
- Conducted a market study for greater Downtown Long Beach.

GOAL 2: Encourage open space and public art development in the Downtown in conformance with the Redevelopment Plan and the Downtown Strategy for Development

Accomplishments:

- Implemented The Promenade Open Space Master Plan and public art installation on three blocks of The Promenade between Ocean Boulevard and 3rd Street.
- Demolished the mid-block of The Promenade, installed a storm drain, commenced and monitored construction of the improvements. Developed conceptual plans for the north and south blocks.
- Worked with each of the artists selected for the three blocks of the Promenade to refine and implement their plans.
- Entered into a contract with Phantom Galleries to activate vacant storefronts through the installation of temporary art exhibits.

- Completed conceptual plans to redevelop the site adjacent to the WPA Mosaic into open space.

GOAL 3: Support the development of affordable housing in Long Beach.

Accomplishments:

- Transferred 20% of tax increment to the Housing Development Fund.
- Along with LBHDC, oversaw development of Jamboree Housing Company's Puerto del Sol project, from ENA through project completion. The project includes 63 units affordable to very low-income residents.
- Oversaw design development, entered into DDA, and monitored the construction of Lyon Realty Advisors' West Gateway project, which includes 26 affordable units.

GOAL 4: Encourage infrastructure and public improvements in conformance with the Redevelopment Plan and Downtown Strategy for Development.

Accomplishments:

- Implemented recommendations of the Downtown Parking Study.
- Enhanced directional signage to Downtown parking, including uniform public parking signage.
- Implemented way-finding signage program throughout the Downtown.
- Implemented DDA with Long Beach Transit on the redevelopment of the southeast corner of Pine Avenue and First Street with the new Long Beach Transit Visitor and Information Center. Monitored construction in accordance with the terms of the DDA.
- Refined conceptual plans for the open space and pedestrian linkages through the West Gateway area to The Promenade and Long Beach Boulevard.
- Continued public information program on changes in Downtown parking, including working with the Downtown Long Beach Associates (DLBA) on the creation of a website to provide parking information and an online reservation system.
- Relocated the Farmer's Market and the Arts and Crafts Fair to CityPlace. Continued to provide support to this weekly event.
- Selected artist and solicited construction and installation bids for the Ocean Boulevard median enhancement and lighting project.

- Prepared construction drawings, submitted for project entitlements and applied for additional funding for construction of CityPlace Garage enhancements and upgrades.

GOAL 5: Encourage effective Project Area administration in conformance with the Redevelopment Plan and Downtown Strategy for Development.

Accomplishments:

- Participated in Downtown Visioning Master Plan, a comprehensive revision of PD30 Zoning for height and density flexibility and for mixed-use project standards, and presented the vision to stakeholders, Agency, Planning Commission and City Council. Participated in the subsequent General Plan update process.
- Continued partnership with DLBA and Downtown businesses through contributions to marketing and economic development efforts. Attended DLBA meetings to report on Agency activities.
- Provided staff support for the Downtown Property Based Improvement District (PBID) and DLBA.
- Provide staff support to the Pine Avenue Task Force, the Downtown Business Advisory Committee, and Downtown Operations/Public Right-of-Way meetings.

V. IMPLEMENTATION PLAN GOALS AND OBJECTIVES

Over the next five years, the Agency will focus on implementing these objectives through the following goals. The relationship of each goal to conditions of blight within the Project Area is shown in Figure 2.

Goal 1: Encourage neighborhood revitalization through commercial and mixed-use development in the Downtown in conformance with the Redevelopment Plan and the Downtown Strategy for Development.

- Provide incentives to appropriate retailers to locate in Downtown.
- Implement DDA for West Gateway Project with Lyon Realty Advisors.
- Negotiate with developers for development of various sites, including:
 - The southern portion of the block at 1st Street, Long Beach Boulevard and Alta Way
 - The half-block bordered by 3rd and 4th Streets and Pacific Avenue

- The block at Long Beach Boulevard and Broadway (Broadway Block).
- A hotel project along Long Beach Boulevard between Alta Way and Broadway
- A hotel project along the Promenade north of Broadway (previously the D'Orsay hotel site)
- The current Long Beach Courthouse site
- Continue to work with the owner of Pine Square/Pacific Court on the conversion of underutilized AMC Theater space into a new commercial project or condominiums.
- Initiate dialog related to development of a new Civic Center/Library Master Plan in the Downtown area.
- Continue to pursue development of sites along Ocean Boulevard Corridor – southeast corner of E. Ocean Boulevard and Pine Avenue; southeast corner of W. Ocean Boulevard and Pacific Avenue; and other priority properties along Ocean Boulevard in the Downtown area.
- Facilitate the planning and development of a CSULB student housing project on the Broadway Block. Conduct financial feasibility and conceptual design for the development of a Downtown CSULB graduate arts program and related student/faculty housing.
- Finalize Art Exchange conceptual design, submit for project entitlements and construct the facility at the southeast corner of 3rd Street and Long Beach Boulevard.
- Implement the adaptive reuse of the American Hotel.

Goal 2: Encourage open space and public art development in the Downtown in conformance with the Redevelopment Plan and the Downtown Strategy for Development.

- Implement The Promenade Open Space Master Plan and public art installation on three blocks of The Promenade between Ocean Boulevard and 3rd Street. (South block, Victory Park, North block and Mural Park).
- Initiate plans to redevelop the 3rd Street and Promenade site adjacent to the WPA Mosaic into open space.

- Implementation of public art on key corridors – Ocean Boulevard is a priority.

Goal 3: Support the development of affordable housing in Long Beach.

- Transfer 20% of available Project Area tax increment to the Housing Development Fund.

Goal 4: Encourage infrastructure and public improvements in conformance with the Redevelopment Plan and Downtown Strategy for Development.

- Begin construction of open space and pedestrian linkages through the West Gateway Area to The Promenade and Long Beach Boulevard.
- Implement recommendations of the Downtown Parking Study.
- Implement Ocean Boulevard median enhancement, lighting and public art project between Golden Shore and Lime Street.
- Prepare conceptual master plan, identify funding options and timeline for implementation of Pine Avenue streetscape improvements from Shoreline Drive to 7th Street with east/west pedestrian linkages on 1st Street, Broadway and 3rd Street between Pacific Avenue and Long Beach Boulevard.
- Finalize funding and complete construction of garage enhancements and upgrades at CityPlace garage.
- Install video surveillance cameras to enhance public safety in targeted areas of Downtown.

Goal 5: Encourage effective project area administration in conformance with Redevelopment Plan and Downtown Strategy for Development.

- Continue partnership with Downtown Long Beach Associates and Downtown businesses through contributions to marketing and economic development efforts.
- Provide staff support for the Downtown Property Based Improvement District (PBID) and the Downtown Long Beach Associates (DLBA).

Figure 2: Linkage of Goals and Objectives to Blighting Conditions

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
CRL Section 33031 (Physical Blight)					
• Defective design and character of physical construction.	•		•		•
• Faulty interior arrangement and exterior spacing.	•		•		•
• High density of population and overcrowding.	•		•		•
• Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	•	•	•	•	•
• Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.	•		•		•
CRL Section 33032 (Economic Blight)					•
• An economic dislocation, deterioration, or disuse resulting from faulty planning.	•		•		•
• The existence of inadequate streets, public facilities, open spaces, and utilities.	•	•		•	•

VI. PROPOSED AGENCY PROGRAMS

Neighborhood Revitalization Program

The Agency proposes to continue implementing a comprehensive program designed to make the Downtown a more successful and inviting environment to shop, live and work. A City's potential to attract business, visitors and residents is related to the creation and perception of a City's downtown as a distinct and unique place. The Agency plans to implement the program in a variety of ways, which may include the following: acquisition and disposition of property to promote new development; the support of Downtown Long Beach Associates programs through the annual payment of the Property Based Improvement District assessments; and support for the Downtown Marketplace Program.

Blighting Conditions Addressed:

The Neighborhood Revitalization Program will remove incompatible uses located in the Project Area; assist with removal of deteriorated and dilapidated structures; reduce vacancy rates; and reduce the fear of crime and the perception of a lack of personal security.

Infrastructure/Public Improvements Program

The Agency will make capital improvements, as appropriate, to support the creation of new

housing, enhance new commercial and retail developments; construct, maintain and improve the Agency-owned parking facilities; assist in the development of traffic circulation improvements and promote historic preservation.

Blighting Conditions Addressed:

This program will address deterioration and dilapidation in the Project Area's infrastructure as well as assisting with the development of new parking facilities in the Project Area.

Corridor Revitalization Program

Implementation of this program may include the use of financial assistance to help bring new, highly-desirable commercial tenants to the Project Area; support for business assistance activities and focused marketing efforts to promote Project Area business and commercial interests.

Blighting Conditions Addressed:

Depending upon the specific program components emphasized during the five years covered by the Implementation Plan, this Program will remedy blight caused by the high vacancy rate in the Project Area; the replacement of incompatible uses with more appropriate uses; may assist in the repair and upgrading of unreinforced, deteriorated or dilapidated structures; and may upgrade or replace old or obsolete structures.

Affordable Housing Program

Existing programs to improve, preserve and increase the supply of affordable housing in the Project Area are proposed to continue.

Blighting Conditions Addressed:

The Affordable Housing Program will address the City-wide need for affordable housing. Any of the programs identified in this Implementation Plan that result in destruction or removal of dwelling units will be replaced pursuant to Health and Safety Code Section 33413(a).

The linkage between these proposed programs and blight alleviation in the Project Area are illustrated in Figure 3.

Figure 3: Linkage of Proposed Programs to Blight Alleviation

	Neighborhood Revitalization	Corridor Revitalization	Open Space/Public Art	Infrastructure/ Public Improvements	Housing	Effective Project Area Operations
CRL Section 33031 (Physical Blight)						
• Defective design and character of physical construction.	•	•			•	•
• Faulty interior arrangement and exterior spacing.	•	•	•		•	•
• High density of population and overcrowding.	•	•	•		•	•
• Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	•	•	•		•	•
• Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.	•	•			•	•
CRL Section 33032 (Economic Blight)						
• An economic dislocation, deterioration, or disuse resulting from faulty planning.	•	•			•	•
• The existence of inadequate streets, public facilities, open spaces, and utilities.			•	•	•	•

VII. EXPENDITURES

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities, state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (7) financing proceeds based upon revenues from special assessment or special tax districts. The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of alleviating the Project Area's various blighting conditions.

The Agency anticipates expenditures of approximately \$85.1 million over the next five years, with the majority of expenditures for programs and projects and the remainder for repayment of debt obligations and on-going operations and administration of Project Area Activities. The projected expenditures also include an allowance for a 1-time Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$8.38 million.

Figure 4: Estimated Expenditures

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	5-Year Totals	% of Totals
SERAF¹	8,382,642	-	-	-	-	8,382,642	10%
Financing Costs							
Debt Service	7,343,000	7,345,963	7,342,325	7,343,000	7,343,000	36,717,288	
Payment on City Loan	494,001	503,881	513,959	524,238	534,723	2,570,802	
Interest Expense - Short-term Loans	141,242	141,242	141,242	141,242	141,242	706,210	
Total - Financing Costs	7,978,243	7,991,086	7,997,526	8,008,480	8,018,965	39,994,300	47%
Operations²	1,773,958	1,814,486	1,856,231	1,893,356	1,931,223	9,269,253	11%
Programs							
Neighborhood Revitalization	4,293,000	4,365,000	2,665,000	-	-	11,323,000	
Corridor Revitalization	-	-	-	-	-	-	
Open Space/Public Art	3,157,000	2,957,000	2,142,000	-	-	8,256,000	
Infrastructure/Public Improvements	3,772,460	1,150,000	3,000,000	-	-	7,922,460	
Housing	-	-	-	-	-	-	
Total – Programs	11,222,460	8,472,000	7,807,000	-	-	27,501,460	32%
Grand Total - Expenditures	29,357,303	18,277,572	17,660,757	9,901,836	9,950,188	85,147,655	100%

Footnotes

¹SERAF = Supplemental Educational Revenue Augmentation Fund.

²Operations include personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

Attachment 1: Blight Definitions in Effect at the Time of Project Adoption

1971-1976 Blight Definitions

CRL Section 33031 (Physical Blight)

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 or a combination of the following factors:

- (a) Defective design and character of physical construction.
- (b) Faulty interior arrangement and exterior spacing.
- (c) High density of population and overcrowding.
- (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
- (e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.

CRL Section 33032 (Economic Blight)

A blighted area is characterized by:

- (a) An economic dislocation, deterioration, or disuse resulting from faulty planning.
- (b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
- (d) The existence of inadequate streets, public facilities, open spaces, and utilities.

Attachment 2: Affordable Housing Compliance Plan

EXHIBIT B

**WEST LONG BEACH INDUSTRIAL REDEVELOPMENT
PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN**

Fiscal Year 2010 - Fiscal Year 2014
(October 1, 2009 - September 30, 2014)

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

The mission of the Redevelopment Agency of the City of Long Beach is to improve the blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing, and encourage citizen participation.

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**West Long Beach Industrial Redevelopment Project
Five-Year Implementation Plan
October 1, 2009 – September 30, 2014**

I. INTRODUCTION

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. This document is the Implementation Plan for the West Long Beach Industrial Redevelopment Project Area ("Project Area") for the period of fiscal years 2010-2014 (October 1, 2009 through September 30, 2014). Upon adoption by the Redevelopment Agency of the City of Long Beach ("Agency"), it will replace the prior Implementation Plan for 2005-2009.

Pursuant to Health and Safety Code Section 33490, this Implementation Plan contains: (1) the specific goals and objectives of the Agency for the Project Area; (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years; and (3) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five-year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure.

An Implementation Plan is composed of two major components: a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The housing component is contained in the Affordable Housing Compliance Plan, which is a separate document and included as Attachment 2.

II. BACKGROUND

Project Area Setting

The Project Area was adopted on July 1, 1975. Consisting of approximately 1,368 acres held in approximately 600 different ownerships, the Project Area is bounded on the north by Pacific Coast Highway, on the south by Seaside Boulevard and Ocean Boulevard, on the east by the Los Angeles County Flood Control Channel, and on the west by the Long Beach City boundary. A map showing the Project Area boundaries is included as Figure 1.

The Project Area can be divided into two portions separated by Anaheim Street. The northern portion of about 350 acres is an area of mixed land uses, including industry, commercial and housing. One of the principal goals of the redevelopment effort has been to replace residential uses with new industry. The southern portion of the Project Area, approximately 1,018 acres, is within the Long Beach Harbor District. With the purchase of the Union Pacific Resources Corporation (UPRC) properties, the Long Beach Harbor Department is the primary landowner within the Project Area south of Anaheim Street.

The purpose of the redevelopment effort is to provide assistance to aid in the creation of a healthy industrial environment, to speed the transition away from residential uses, and to significantly increase job opportunities in the Project Area. As a result of the settlement of litigation regarding the right of the Agency to use redevelopment in the Project Area, the use of eminent domain was temporarily prohibited and the time to use eminent domain specified in the Redevelopment Plan has since lapsed.

Physical Conditions

At the time that the Project Area was adopted, the area was suffering from a number of blighting influences. The largely industrial area north of Anaheim Street was scattered with incompatible residential uses that were poorly maintained and overcrowded. In addition, many of the industrial uses were economically and functionally obsolete and were poorly screened and/or maintained. The area also lacked adequate infrastructure and public improvements.

Historically, the area south of Anaheim Street was a salt marsh that was developed to form the original Inner Harbor. This development allowed larger ships to access the harbor, which in turn created the beginning of the Port of Long Beach's growth as an international shipping and distribution hub.

During the 1930s, an oil boom occurred in the harbor area. Much of the Wilmington Oil Field lies within the Project Area. The rapid extraction of resources from this field created major subsidence in portions of the Project Area. Water injection, landfills, and dikes were used to remedy the situation. Oil production within the Project Area is diminishing as the field is depleted and tertiary extraction methods are implemented.

Today, this area is characterized by port-related industrial land uses and petroleum production uses. Harbor operations have changed with market trends from piers and manual labor to container terminals and automated loading facilities.

Figure 1: Project Area Boundaries

WEST INDUSTRIAL REDEVELOPMENT PROJECT AREA



Date of Adoption: 7/1/75
Size: 1,368 Acres



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III. BLIGHTING CONDITIONS

General

When the Project Area was first designated in 1975, it was characterized by industrial and residential development on small, narrow lots serviced by inadequate infrastructure. Development was often poorly constructed and poorly maintained. The streets were unpaved; curb and gutter, storm drainage facilities, and street lighting were non-existent. Oil extraction activities had scarred the area, both visually and physically.

Even without the use of eminent domain, much has been done to improve the area. In particular, public infrastructure has been installed and upgraded. Lots have been consolidated and resold for modern, functional industrial development, and much of the contamination from earlier oil extraction activities has been removed.

Within the past year, the Agency and the Project Area Committee (PAC) have approved an Industrial Strategy Action Plan for the Project Area that maps the remaining actions to be undertaken to complete the revitalization of the area within the remaining eleven-year life of the project.

Physical Blighting Conditions

The following physical blighting conditions were identified when the Project Area was first established in 1975. Improvements in the conditions and their current status are discussed. The definitions of blight in the CRL at the time of Project Area adoption are included at Attachment 1.

- Functional and economic obsolescence of many existing uses, such as buildings that can no longer be effectively utilized for their original purpose because of size, construction and level of deterioration. There has been some improvement in this area, but obsolescence remains a problem.
- Vacant or underutilized parcels. Land within the Project Area was held in approximately 600 different ownerships, frustrating private attempts to overcome the numerous incompatibilities of land use, infrastructure and design and the shortage of contiguous sites/parcels large enough to attract new development. There has been lot consolidation and modern, functional development when possible through voluntary cooperation of private property owners.
- Scattered, poorly maintained and overcrowded residential uses. Many of the non-conforming residential uses have been removed, but some still remain.
- Poorly maintained commercial and industrial uses. Generally, maintenance has improved, but there are still problem areas.
- Mixed land uses squeezed together on small, narrow lots without sufficient setbacks. Industrial uses have created an environmental situation unsuitable for residential uses, but the original subdivision of the area and the development of the

infrastructure to residential standards left the lot sizes, road widths and utility service inadequate for industrial uses. Progress has been made but the area remains overcrowded and mixed, incompatible uses remain.

- Inadequate construction. Many of the industrial buildings in the area were made of corrugated metal, appearing to be no more than metal sheds. Some progress has been made in redeveloping industrial sites.

Economic Blighting Conditions

The following economic blighting conditions were identified when the Project Area was first established in 1975. Improvements in the conditions and their current status are discussed.

- Inadequate streets, curbs, gutters, street lighting, and landscaping in public areas. Through the redevelopment program, all streets in the Project Area have been paved and curbs and gutters installed; street lighting improvements have been made but are not complete. Some landscaping has been installed in public right-of-way but as a result some sidewalks are buckling, resulting in accessibility problems for the disabled.
- Heavy truck traffic pervading the area, interfering with other uses. This remains a problem today.
- Lack of landscaping on private property, including setbacks. There has been some minor improvement because of landscaping requirements for new construction. Inadequate lot size to allow for landscaping continues to restrict progress in this area.
- Many parcels used for open storage of refuse and debris as well as equipment and materials. This practice is visually unattractive and may create fire, safety and public health hazards for both residents and employees. Some of this material may also be hazardous waste, representing both a clean-up and disposal problem. Some progress has been made but this remains a problem today.
- Old, rusted and poorly maintained oil extraction equipment scattered throughout the Project Area and visually-dominating the southern portion. In addition, contaminated soil has resulted from oil-related and other industrial activities over time. Significant improvement has been made in this area but some contamination remains.
- An unattractive and poorly-maintained oil tank "farm" along the inner harbor. The oil tank farm remains.
- Inadequate storm drainage capacity in many areas, particularly south of Anaheim Street. Portions of the Project Area are subject to flooding during heavy rainfall.

Significant storm drainage improvements have been made but more upgrades are needed to alleviate flooding.

- Severe settling of land (subsidence) as a result of oil drilling and extraction in many portions of the Project Area. Progress has been made by injecting water back into the ground.
- An excessive number of "adult oriented" uses such as bars and liquor stores, leading to problems related to public safety and welfare. There has been improvement in this area.
- A high crime rate constituting a threat to public safety and having a negative impact on investment in the area. There has been significant improvement in this area but public safety remains a concern.
- The Flood Zone AR designation (a special flood hazard area) inhibiting growth of new businesses and expansion of existing businesses by creating additional financial burdens. This designation has been removed and is no longer a blighting condition.

IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

The original conditions of blight have been reduced substantially by past Agency activities within the Project Area. For example, the installation of extensive improvements to the street system, curbs, gutters, storm drainage system, streetlights, and water and sewer facilities have positively impacted both the function and safety of the area. Additionally, blight caused by the poor physical condition of structures and properties has been reduced through an Exterior Improvement Program as well as a Screening, Paving and Landscaping Program, which also provides for the debris removal for non-hazardous materials and helps alleviate unsightly open storage. Agency-facilitated residential, commercial and industrial property acquisitions, although slowed and complicated by the fact that the Agency lacks the power of eminent domain, have resulted in the removal of blighted structures and non-conforming residential uses, as well as the assemblage of substandard lots into parcels suitable for development. These Agency-owned properties have been made available to existing Project Area businesses for expansion and to others for the construction of new facilities. Each development project has resulted in the construction of new facilities that meet strict Architectural Design Standards reviewed and enforced by the PAC, the Planning and Building Bureau and the Agency.

Since the creation of the Project Area, the Agency, in partnership with the PAC, has completed a number of successful projects. Major accomplishments reflect the expenditure of over \$70 million for capital improvements and economic development activities including street, curb, gutter and sidewalk reconstruction and repair; water distribution system, sewer and storm drain installation; construction of the Westside Police Substation; facade, screening, paving, and landscaping efforts; port infrastructure improvements; economic development support and business assistance; design review and assistance; and relocation and property acquisition. Related redevelopment efforts have included the execution of 59 disposition and development agreements (DDAs)

resulting in substantial new development; 240 facade rebates; 108 rebates for screening, paving and landscaping; more than 158 exterior improvement rebates, and acquisition of properties as part of a strategic development program for the Project Area. Specific accomplishments include:

Neighborhood Revitalization:

- Adopted Industrial Strategy Action Plan.
- Identified willing sellers of residential properties, secured appraisals, and made offers; acquired the following nonconforming residential properties:
 - 1921 West 16th Street
 - 1881-1891 West 16th Street
 - 1662-1666 Seabright Avenue
 - 2025 West 17th Street
- Examined alternatives to control truck parking on local streets.
- Sold land to Long Beach Iron Works and monitored construction under an executed DDA for expansion of existing business (NWC 14th & Hayes Avenue).
- Sold land to Richard's Wheel & Chassis and monitored construction under an executed DDA for expansion of existing business (1452 West 14th Street).
- Sold land to Roberts Construction for relocation of a business to the Westside (2115 West 16th Street).
- Purchased non-conforming residential property at 1651-1657 Seabright Avenue, thereby expanded existing site for sale, and sold land to Parker Diving Services for relocation to West Long Beach.
- Sold land to Smith-Co Construction and monitored construction under an executed DDA for relocation to the Westside.
- Sold land to Pacific Pallet for expansion of existing business.
- Issued annual Request for Proposals for the following available Agency-owned properties:
 - 1881 and 1891 West 16th Street
 - 2110 West Cowles Street
 - 1709 Santa Fe Avenue
 - 1662, 1664 & 1666 Seabright Avenue
 - 2136 West 16th Street
- Responded to proposals resulting from Annual Request for Proposals.
- Provided funding for economic development activities in West Long Beach.
- Provided funding for small business assistance programs in West Long Beach.
- Examined alternatives to control truck parking on local streets.
- Worked with the PAC to help coordinate a survey and distribute information to truck drivers and the public regarding the Oversize Vehicle Parking Ordinance for Pacific Coast Highway.
- Monitor construction of new industrial projects approved under Disposition and Development Agreements including:
 - JCDS, Sudduth Tire Company at 2001 West Anaheim Street
 - Roberts Construction at 2151 West Gaylord Street
 - Roberts Construction at 2115 West 16th Street
 - JC Express at 2000-2011 West Cowles Street

- Removed visual blight by screening roof top equipment at the Police Crime Laboratory at 1400 Canal Avenue.
- Entered into Exclusive Negotiating Agreements with the following: Redbarn Pet Products at 2110 West Cowles Street; Dream Space Productions at 1709 Santa Fe Avenue, PAC Design at 1881 and 1891 West 16th Street, and Marinus Scientific at 1662-1666 Seabright Avenue.
- Provided funding for environmental clean up of Site Q1, including re-abandonment of a closed oil well.
- Created over 123,000 sq. ft. of new construction.
- Created at least 60 new jobs in the West Long Beach Industrial Redevelopment Project Area.
- Acquired three residential non-conforming properties and a crime-ridden motel for future development more appropriate for the area.
- Acquired various residential non-conforming properties for future development of industrial uses and sought to acquire neighboring properties of Agency owned land for purposes of land assembly for industrial development.
- Initiated discussions with various property owners neighboring Agency owned sites, regarding assembling sites in partnership with the Agency through Owner Participation Agreements. Target sites are located in: 1400 block of Cota Avenue, 1600 block of 17th Street, 2100 block of 16th Street, 1500 block of Santa Fe Avenue, 1600 block of Seabright Avenue, 1300 block of Canal Avenue, and 2100 block of 16th Street.
- Provided \$600,000 to the City's Economic Development Bureau for business retention and attraction activities.
- Created and offered an Energy Solutions Business Loan Program.
- Negotiated the acquisition of 1328 – 40 Canal Avenue.
- Recorded Certificate of Completion of DDA with Manana, LLC regarding the development at 2001 W. 14th St.
- Executed a DDA, monitored development, and recorded a Certificate of completion of the DDA with Glenn Dobbs for the development of a private parking lot for his properties.
- Executed a DDA, monitored development, and recorded a Certificate of completion of the DDA with Cal-Can Holdings, LLC (Redbarn Premium Pet Food Products) for the development of 2110 W. Cowles St.
- Renewed the CFIP allowing greater RDA contributions and brought on a roster of on-call architects, general contractors, and sign vendors.
- Completed design of 10 CFIP sites.
- Initiated the Commercial Fencing & Screening Program.
- Provided funding for the completion of Phase II of Pro-Active Code Enforcement Program.
- Provided funding for Neighborhood Services Bureau Commercial Exterior Rebates to business/property owners.
- Initiated land swap deal with 1650 Seabright Ave. to allow existing Westside businesses to expand within the project area.
- Initiated land swap deal with 1325 Harbor Ave. to allow existing Westside businesses to expand within the project area.
- Initiated land swap deal with 2144 W. 16th St. to allow existing Westside

- businesses to expand within the project area.
- Continued implementation of the Westside Industrial Strategic Action Plan.
- Offered the Energy Solutions Business Loan Program
- Demolished 1328 – 40 Canal Avenue.
- Negotiated an OPA with Cowelco regarding a land swap for 1328 – 40 Canal Ave. and 1325 Harbor Ave.
- Acquired 1650 Seabright Ave.
- Completed OPA with Parker diving for 1881 W. 16th St. and 1650 Seabright Ave.
- Recorded Certificate of Completion of DDA with Marinus Scientific regarding the development at 1662 – 66 Seabright Ave.
- Executed DDA and completed 75% of construction of development site at 1515 Judson Ave., in relation to DDA with Everbright Management, LLC.
- Completed following commercial façade improvement projects:
 - 2000 W. Cowles St.; and
 - 2125 W. 15th St.
- Provided funding for Neighborhood Services Bureau Commercial Exterior Rebates to business/property owners.
- Completed the Street & Alley Solar Lighting Demonstration Project to enhance public safety and promote green technology.
- Submitted a Request for Consideration of a Coastal Aquifer Variance and Basin Plan Amendment for the Westside to the Los Angeles Regional Water Quality Control Board for their Triennial Review.

Corridor Revitalization:

- Sold land to JCDS (Sudduth Tire Company), executed DDA and recorded Certificate of Completion for relocation to the Westside (NWC Anaheim Street & Hayes Avenue).
- Issued Annual Request for Proposals for 1709 Santa Fe Avenue.
- Entered into Exclusive Negotiating Agreements with Dream Space Productions at 1709 Santa Fe Avenue.
- Included traffic safety components to the streetscape improvement project for Pacific Coast Highway.
- Initiated 18 FIP projects throughout the Project Area. The first six projects underway are located on the major corridors of Pacific Coast Highway and Santa Fe Avenue.
- Initiated Pro-Active Code Enforcement Program on major corridors of Pacific Coast Highway and Santa Fe Avenue.
- Submitted PCH streetscape improvement plans to Caltrans.
- Executed Purchase & Sale Agreement and demolished 1545 – 1551 Santa Fe Ave. (aka La Hacienda Night Club).
- Recorded Certificate of Completion of DDA with JCDS regarding the development at 2001 W. Anaheim St.
- Completed facade improvement project at 1467 Pacific Coast Highway.
- Initiated the Commercial Fencing & Screening Program.
- Completed Phase I of Pro-active Code Enforcement Program.

- Provided funding for Neighborhood Services Bureau Commercial Exterior Rebates to business/property owners.
- Initiated the Harbor Avenue Security Camera Project to enhance public safety.
- Released Request for Proposals for 1675 Santa Fe Ave. for development opportunities.
- Offered the Energy Solutions Business Loan Program.
- Continued implementation of the Westside Industrial Strategic Action Plan.
- Completed SnugTop Water Tower lighting project.
- Completed construction bid documents for PCH streetscape improvement plans to Caltrans.
- Executed Purchase & Sale Agreement for 1525 Santa Fe Ave. (aka El Marazul Night Club).
- Completed facade improvement projects at:
 - 1536 PCH
 - 1401 Santa Fe Ave.
 - 1430 Santa Fe Ave.
 - 1450 Santa Fe Ave.
 - 1502 Santa Fe Ave.
 - 1700 Santa Fe Ave.
 - 1745 Santa Fe Ave.
- Initiated the Commercial Fencing & Screening Program.

Open Space/Public Art:

- Completed restoration of the SnugTop Water Tower.
- Initiated new public art project for Bob Lee Commemorative Bus Shelter.
- Utility Box Art Project in conjunction with five Cabrillo High School student artists underway.
- Marketed all Agency activities with banners advertisements.
- Partnered with Arts Council for Long Beach regarding public art installations.
- Completed new public art project for Bob Lee Commemorative Bus Shelter.
- Completed Utility Box Art Project in conjunction with five Cabrillo High School.

Infrastructure/Public Improvements:

- Identified and prioritized projects needed for flood control.
- Hired firm to design Phase I storm water system improvements.
- Purchased surveillance cameras to deter dumping in Westside Project Area.
- Worked with the Public Works Department to hire DMJM Harris, engineering firms, to research, design and prepare construction plans as Phase 1 of the Westside Storm Drain Improvement Project.
- Purchased and installed surveillance cameras to deter dumping in Westside Project Area.
- Coordination with Southern California Edison Company to consider the relocation of existing power poles in the Project Area.
- Continued to partner with the City's Public Works Department to administer the alley surveillance camera program. Also, explored the possibility of adding solar lighting to targeted alleys.

- Completed Public Works plan check process and started construction for phase one of Storm Drain and Pump Station Improvement Project.
- Initiated the Street & Alley Solar Lighting Project to enhance public safety and promote green technology.
- Submitted a Request for Consideration of a Coastal Aquifer Variance and Basin Plan Amendment for the Westside to the Los Angeles Regional Water Quality Control Board for their Triennial Review.
- Completed design of Phase 2 & 3 of Storm Drain and Pump Station Improvement Project.

Housing

- Contributed 20 percent of Project Area tax increment to the Housing Development Fund.
- Executed an ENA with Golden Pacific Partners for the development of housing at 5060-5090 Long Beach Blvd.

Effective Project Area Operation:

- Continued to provide staff support as appropriate to the West Long Beach Subcommittee.
- Continued to provide staff support and funding as appropriate to the Westside Project Area Committee.
- Provided staff support in completing and implementing the Industrial Strategy Action Plan.
- Formed the Westside Business Industrial Coordinating Committee to improve coordination between the Agency, Port of Long Beach, CSULB Technology Park and the Magnolia Industrial Group.
- Approved WPAC Administrative funding agreement for FY 2007-2008 and for FY 2008-2009.
- Promoted development sites throughout the Project Area.

V. IMPLEMENTATION GOALS AND OBJECTIVES

Over the next five years, the goals and objectives for the redevelopment of the Project Area will focus on the following goals. Linkage of each goal with conditions of blight within the Project Area is demonstrated in Figure 2.

Goal 1:

Strengthen the industrial character of the Project Area by retaining existing manufacturers and attracting new ones.

Goal 2:

Build the export development potential of existing and new Project Area businesses.

Goal 3:

Address real and perceived public safety by making the Project Area a clean, safe, and welcoming environment.

Goal 4:

Improve access in and out of the Project Area for both autos and trucks, and provide for convenient parking, especially for employees and customers of local businesses.

Goal 5:

Ensure that adequate infrastructure is in place to support the growth of existing businesses and other future development.

Goal 6:

Establish systems to prevent and/or mitigate environmental threats to the economic health and security of the Project Area.

Goal 7:

Strengthen existing partnerships and develop new ones with organizations whose activities can enhance the growth and development of the Project Area.

Goal 8:

Develop a comprehensive public relations, marketing, and communications program to market the Project Area as a dynamic industrial community.

Goal 9:

Enhance the image and identity of the Project Area as a prosperous industrial community through improved signage, clean-up efforts, and other actions designed to change the perceptions of the area.

Goal 10:

Create a more pleasant urban environment through an attractive streetscape program and design guidelines while preserving the industrial character of the Project Area.

Goal 11:

Provide a sound organizational structure to ensure the effective implementation of the Westside Industrial Strategy Action Plan.

Figure 2: Linkage of Goals to Blighting Conditions

	Project Area Goals										
	1	2	3	4	5	6	7	8	9	10	11
CRL Section 33031 (Physical Blight)											
Defective design and character of physical construction.	•	•		•			•	•	•	•	•
Faulty interior arrangement and exterior spacing.	•	•		•			•	•	•	•	•
High density of population and overcrowding.				•							•
Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.							•		•	•	•
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.	•	•		•			•	•	•	•	•
CRL Section 33032 (Economic Blight)											
An economic dislocation, deterioration, or disuse resulting from faulty planning.	•	•	•	•	•	•	•	•	•		•
The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.	•	•					•	•	•		•
The existence of inadequate streets, public facilities, open spaces, and utilities.				•	•		•			•	•

VI. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

The projects and programs described below are, by necessity, broad in nature. Specific planning activities and projects will be developed by the Agency, generally in connection with adoption of the Project Area's annual budget, and will be consistent with this Implementation Plan.

The following describes the proposed programs and potential projects for the next five years in the Project Area.

Neighborhood Revitalization

The purpose of the Neighborhood Revitalization Program is to make the Project Area a clean, safe, and welcoming environment. Appropriate actions may include: (1) investigating the possibility of establishing a Business Improvement District (BID) to provide security, manage parking, and offer other services; (2) eliminating container storage visual blight by enforcing existing codes, screening containers, and/or banning container storage on Project Area properties; (3) establishing a standing committee of WPAC, Agency, Port of Long Beach, and CSULB Technology Park representatives to plan and carryout solutions to problems that require a community-wide partnership; and (4) improving street lighting. Specific Agency activities will include:

- Acquiring properties that are blighting influences or non-conforming properties for future development.
- Continuing the Commercial Façade Improvement Program.
- Providing funding for economic development activities in West Long Beach.
- Supporting graffiti abatement.
- Continuing a pro-active Code Enforcement Program in West Long Beach Industrial Project Area.

Blighting Conditions Addressed:

The Neighborhood Revitalization Program will address physical blight such as deterioration, dilapidation and deferred maintenance of individual properties and area-wide blight resulting from outdoor use of property, dumping, graffiti, and similar activities. Community partnerships will be encouraged to find solutions to problems with area-wide impact.

Corridor Revitalization

The Corridor Revitalization Program is designed to create a sense of community for the whole area that can enhance its marketability and encourage further economic development. Projects may include:

- Acquiring properties that are blighting influences or non-conforming properties for future development.
- Continuing the Commercial Façade Improvement Program.
- Providing funding for economic development activities in West Long Beach.
- Supporting graffiti abatement.
- Continuing a pro-active Code Enforcement Program in West Long Beach Industrial Project Area.

Blighting Conditions Addressed:

This Program will address the elimination of blighting conditions that inhibit the creation of a thriving business community of small manufacturers, industrial firms, and other small businesses in a safe and welcoming environment. This may include the removal or renovation of poorly maintained residential, commercial, and industrial structures; calming truck traffic; adding landscaping; and eliminating adult-oriented businesses; and reducing the crime rate.

Open Space/Public Art

The goal of the Open Space/Public Art program is to contribute towards the development of open space and public art amenities in the Project Area. Activities will include:

- Continuing to support public art development in West Long Beach.
- Continuing to fund and work with Arts Council for Long Beach.

Infrastructure/Public Improvements

The Infrastructure/Public Improvements Program is designed to implement projects to improve the Project Area's infrastructure and public services. These projects may include:

- Completing Westside Street Enhancements.
- Completing solar alley and street lighting projects.
- Completing the surveillance camera project.

Blighting Conditions Addressed:

This program will address deficiencies in the Project Area's infrastructure and public service facilities, which will increase the desirability for private sector investment.

Housing

Existing programs to improve, preserve and increase the supply of affordable housing will continue. Since housing is a non-conforming use in the Project Area, proceeds from the Housing Set-Aside will be used outside the Area. In addition, expenditures of housing set-aside funds is governed by the terms set forth in Agency Resolution No. R.A. 13-96, adopted on July 2, 1996, which states, in part, that the Agency will assure that expenditures for low- and moderate-income housing will not be less than the amount contributed to the housing fund.

Blighting Conditions Addressed:

The Housing Program will serve to correct blight caused by scattered, poorly maintained and overcrowded residential uses located in an area with no support services or amenities by acquiring such units and relocating residents to more suitable locations outside of the Project Area. This selective acquisition and relocation effort will also facilitate other improvements in the project, for example, the opportunity to consolidate small individual lots into a larger parcel that is then resold for modern, functional industrial development.

Effective Project Area Operations

The goal of this program is to facilitate efficient administration of the Project Area. Actions will include:

- Continuing to work with Planning and Building Bureaus towards revising the General Plan and Zoning Ordinance for consistency with the West Long Beach Industrial Strategy Action Plan.
- Continuing to provide staff support to the Westside Project Area Committee.

Blighting Conditions Addressed:

Effective Project Area operations will enable the Agency to alleviate blighting conditions and improve the operating environment for industrial businesses in the Project Area in a cost-efficient and effective manner.

Figure 3: Linkage of Programs to Blight Alleviation

	Neighborhood Revitalization	Corridor Revitalization	Open Space/ Public Art	Infrastructure/ Public Improvements	Housing	Effective Project Operations
CRL Section 33031 (Physical Blight)						
Defective design and character of physical construction.	•	•		•	•	•
Faulty interior arrangement and exterior spacing.						•
High density of population and overcrowding.	•				•	•
Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.						•
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.	•	•	•		•	•
CRL Section 33032 (Economic Blight)						
An economic dislocation, deterioration, or disuse resulting from faulty planning.	•	•	•	•	•	•
The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.	•	•	•	•	•	•
The existence of inadequate streets, public facilities, open spaces, and utilities.			•	•		•

VII. EXPENDITURES

Tax increment revenue generated from a project area is a mainstay of redevelopment financing. The Project Area generates sufficient tax increment revenue annually to be able to finance projects, programs, and activities on a “pay-as-you-go” basis.

if needed, the Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local, state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (7) financing proceeds based upon revenues from special assessment or special tax districts.

The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of resolving the Project Area’s various problems.

Figure 4: Expenditures

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	5-Year Totals	% of Totals
SERAF¹	3,078,836	-	-	-	-	3,078,836	7%
Financing Costs							
Debt Service	3,089,693	3,081,253	3,083,238	3,083,000	3,083,000	15,420,184	
Int. Expense (Short-term Loans)	53,000	53,000	53,000	53,000	53,000	265,000	
Gas Bond Payment	533,471	533,471	533,471	533,471	533,471	2,667,355	
Total - Financing Costs	3,676,164	3,667,724	3,669,709	3,669,471	3,669,471	18,352,539	40%
Operations²	1,611,732	1,655,583	1,720,751	1,772,374	1,825,545	8,585,984	19%
Programs							
Neighborhood Revitalization	817,500	817,500	317,500	317,500	317,500	2,587,500	
Corridor Revitalization	142,000	517,500	517,500	517,500	517,500	2,212,000	
Open Space/Public Art	142,000	67,000	67,000	67,000	67,000	410,000	
Infrastructure/Public Improvements	8,360,000	1,450,000	150,000	150,000	150,000	10,260,000	
Housing	-	-	-	-	-	-	
Total - Programs	9,461,500	2,852,000	1,052,000	1,052,000	1,052,000	15,469,500	34%
Grand Total - Expenditures	17,828,232	8,175,307	6,442,460	6,493,845	6,547,016	45,486,859	100%

Footnotes:

¹SERAF = Supplemental Educational Revenue Augmentation Fund.

²Operations includes personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

Attachment 1: Blight Definitions in Effect at the Time of Project Adoption

1971 – 1976 Blight Definitions

CRL Section 33031 (Physical Blight)

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 or a combination of the following factors:

- (a) Defective design and character of physical construction.
- (b) Faulty interior arrangement and exterior spacing.
- (c) High density of population and overcrowding.
- (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
- (e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.

CRL Section 33032 (Economic Blight)

A blighted area is characterized by:

- (a) An economic dislocation, deterioration, or disuse resulting from faulty planning.
- (b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
- (d) The existence of inadequate streets, public facilities, open spaces, and utilities.

Attachment 2: Affordable Housing Compliance Plan

EXHIBIT C

**POLY HIGH REDEVELOPMENT PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN**

Fiscal Year 2010 – Fiscal Year 2014
(October 1, 2009 - September 30, 2014)

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

*The mission of the Redevelopment Agency of the
City of Long Beach is to improve the blighted areas of Long Beach, revitalize
neighborhoods, promote economic development and the creation of jobs, provide
affordable housing and encourage citizen participation.*

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ATTACHMENTS

Attachment No. 1: Blight Definitions at the Time of Project Adoption
Attachment No. 2: Affordable Housing Compliance Plan

**Poly High Redevelopment Project Area
Five-Year Implementation Plan
October 1, 2010 – September 30, 2014**

I. INTRODUCTION

Health and Safety Code Section 33490 requires Redevelopment Agencies to adopt implementation plans for each project area every five years. This document is the Implementation Plan for the Poly High Redevelopment Project Area ("Project Area") for fiscal years 2010-2014 (October 1, 2009 through September 30, 2014).

Pursuant to the Health and Safety Code Section 33490, this Implementation Plan contains: (1) the specific goals and objectives of the Redevelopment Agency of the City of Long Beach ("Agency") for the Project Area; (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years; and (3) an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five-year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure.

An Implementation Plan is composed of two major components: a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs and expenditures will eliminate blight within the Project Area. The housing component is included in the *Affordable Housing Compliance Plan*, which has been prepared as a separate document and included as Attachment 2.

II. BACKGROUND

Project Area Setting

The Agency adopted the Project Area on April 3, 1973, as a Redevelopment Project Area under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq or "CRL"). In addition, the Department of Housing and Urban Development designated the area a Neighborhood Development Project (NDP). The NDP Program was a Federal Urban Renewal Program that provided funding for certain categories of California Redevelopment Projects. The Community Development Block Grant (CDBG) Program

subsequently replaced the NDP Program.

As shown on Figure 1, the Project Area encompasses 87.1 acres and includes the Polytechnic High School (High School). The High School campus originally occupied 20 acres and redevelopment activities added an additional 6.5 acres. The Project Area is bounded by Pacific Coast Highway to the north, Martin Luther King Jr. Avenue to the east, Anaheim Street to the south and Atlantic Avenue to the west.

Physical Conditions

The Project Area consists of the High School; surrounding residential properties, many of which were deteriorated; a strip commercial area along Atlantic Avenue also in a deteriorated condition; and a large vacant commercial structure initially occupied by a Safeway store through the 1960s and subsequently occupied by the Social Security Administration Offices. The large commercial structure currently houses a Smart and Final store. A small commercial strip is also located along Pacific Coast Highway.

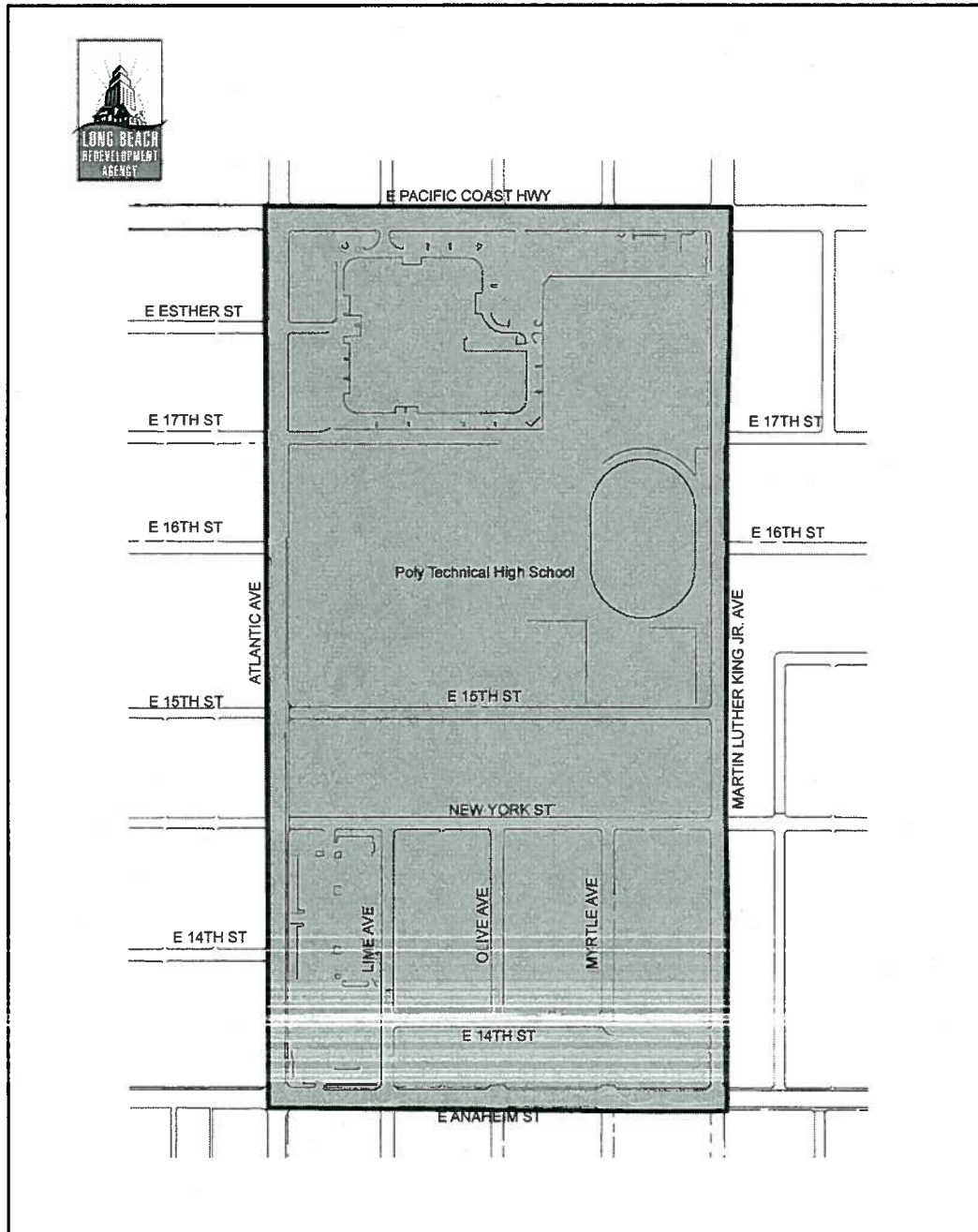
III. BLIGHTING CONDITIONS

At the time of Redevelopment Plan adoption, the following blighting conditions were among those most prevalent in the Project Area:

- **Physical deterioration and deficiencies in the infrastructure system.**
- **Severely deteriorated building stock.** The structural condition of nearly forty-eight percent (48%) of all residential buildings in the Project Area was rated as "deteriorated." Overall building conditions, including non-residential buildings, reflected minor deterioration in eighteen percent (18%) of the structures, moderate deterioration in twenty-three percent (23%) and major deterioration in thirty-six percent (36%) of Project Area structures. No new single-family housing units had been constructed in the Project Area for a number of years.
- **Dated commercial development characterized the Project Area.** Modern commercial uses avoided locating in the Project Area because of its deteriorated conditions.
- **School facilities were overcrowded.** Population growth and maturation within the Project Area had severely taxed the capacity of the High School serving the Project Area.

Figure 1: Map of Project Area

POLY HIGH REDEVELOPMENT PROJECT AREA



Date of Adoption: 4/3/73
Size: 87.1 Acres



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IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

The Agency has worked to correct the blighting conditions through the coordination and cooperation of various City departments and other agencies. These agencies include, but are not limited to, Long Beach Transit and the City of Long Beach Public Works and Water departments. The Public Works and Water departments have made infrastructure improvements that benefit institutional, residential, commercial and industrial properties throughout the City. Agency efforts to remove blighted conditions include:

1. Neighborhood Revitalization

- Acquired property at Atlantic Avenue and Pacific Coast Highway (PCH) to eliminate blight and allow for traffic improvement and open space development.

2. Corridor Revitalization

- Acquired property to allow for the construction of a new right turn lane at the intersection of Atlantic Avenue and PCH to alleviate traffic congestion around Poly High School.

3. Open Space and Public Art

- Acquired property at PCH and Martin Luther King Junior Avenue to provide open space and a gateway to Poly High School.

4. Infrastructure and Public Improvement

- Paved the 14th Street dirt alley in a residential neighborhood adjacent to Poly High School.
- Construction of a new right turn lane and landscaping at the intersection of Atlantic Avenue and PCH to alleviate traffic congestion around Poly High School.

5. Facilitate the Efficient Administration of the Project Area

- Continued supporting Project Area development and revitalization by implementing strategic initiatives and providing administrative assistance to community organizations.

6. Affordable Housing Programs

- Transferred 20 percent of Project Area tax increment to the Housing Development Fund.

V. IMPLEMENTATION PLAN GOALS AND OBJECTIVES

Over the next five years, the Agency will focus on the following goals for the Poly High Redevelopment Project Area:

- **Goal Number 1 - Neighborhood Revitalization**

Improving the quality of life in Project Area Neighborhoods through development of pedestrian-oriented streetscapes and neighborhood serving uses.

- **Goal Number 2 - Corridor Revitalization**

Achieving an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of the Redevelopment Plan developed through encouragement, guidance, appropriate controls and professional assistance to other participants and developers.

- **Goal Number 3 - Open Space and Public Art Development**

Enhancing Project Area livability and civic character through acquisition and development of new and existing parks, open space and public art resources.

- **Goal Number 4 - Infrastructure and Public Improvements**

Supporting Long Beach Unified School District in the expansion of Long Beach Poly High School as identified in the Central Strategic Guide for Development, which includes recommendations for the Project Area (Attachment 2 – Pacific Coast Highway Land Use Recommendations).

- **Goal Number 5 - Facilitate the Efficient Administration of the Project Area**

Supporting Project Area development and revitalization through the implementation of strategic initiatives and providing administrative assistance to community organizations.

- **Goal Number 6 - Support the Development of Affordable Housing in Long Beach**

Guiding and stimulating the development of sound and attractive residences available to persons of varied incomes and ages with emphasis on the provision of low-and/or moderate-priced housing.

The relationship of each goal to conditions of blight with the Project Area is shown in Figure 2.

Figure 2: Linkage of Goals to Blight Alleviation

Blighting Condition ¹	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6
CRL Section 33031:						
(a) Defective design and character of physical construction.	●	●		●	●	●
(b) Faulty interior arrangement and exterior spacing.	●	●		●	●	●
(c) High density of population and overcrowding.	●			●	●	●
(d) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities. • Inadequate Open Space	●	●	●		●	
(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses: • Age and Obsolescence • Deterioration and Dilapidation • Shifting Use • Mixed Character	●	●	●	●	●	●
CRL Section 33032:						
(a) An economic dislocation, deterioration, or disuse resulting from faulty planning: • Vacancies	●	●			●	●
(b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development: • Irregular Parcels	●	●			●	●
(c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions: • Problematic Ownership Patterns	●	●			●	●
(d) The existence of inadequate streets, open spaces and utilities: • Inadequate Public Improvements and Utilities • Inadequate Sidewalks, Curbs and Gutters • Inadequate Storm Drains, Streets and Alleys • Traffic, Circulation and Parking Problems • Overhead Utilities • Sewer System Deficiencies	●	●		●	●	
CRL Section 33033:						
... a prevalence of depreciated values, impaired investments, and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered: • Rapid Population Growth • Low Median Income • Housing Growth & Affordability • High Unemployment Rates • Grounds Maintenance Problems • High Vacancies • High Crime Rates	⊖	⊖	⊖	⊖	⊖	⊖

¹ Blight definitions contained in the CRL that were in effect when the Redevelopment Plan was adopted in 1973.

VI. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

The following narratives describe the proposed programs and potential projects to be undertaken in the Project Area during the five years covered by the Implementation Plan. The projects and programs described below are, by necessity, broad in nature. Specific planning activities and projects will be developed by the Agency, generally in connection with adoption of the Project Area's annual budget and may result in the need to amend this Implementation Plan.

A summary of the linkage of these programs and potential projects with conditions of blight within the Project Area is included in the matrix shown on

Figure 3.

Neighborhood Revitalization

Graffiti Removal Program – An innovative and effective program implemented to remove graffiti from public and private property as quickly as possible in order to improve neighborhoods and discourage further graffiti. The program is offered at no cost to property owners or tenants including free paint for property owners choosing to remove the graffiti themselves; a professional paint contractor to insure perfect paint match when necessary; and, a Graffiti Hotline for citizens to report "graffiti sightings" or request free paint.

Blighting Conditions Addressed:

The Neighborhood Revitalization Program will address physical blight such as deterioration, dilapidation and deferred maintenance. Additionally, new investments and home ownership opportunities will be encouraged through a general improvement in the area's appearance and first-time home buyer programs.

Corridor Revitalization

Commercial Façade Improvement Program – The Commercial Façade Improvement Program provides matching funds to revitalize commercial and industrial properties in the Project Area. The intent is to assist commercial property owners and tenants to improve or rehabilitate their building facades, fencing & landscaping.

Commercial Screening Program – The Commercial Screening Program assists in the addition or upgrade of screening of commercial and industrial properties within the Project Area. This will be achieved through matching grants to property owners or tenants of approved sites, from a single building to commercial centers or industrial parks. The intent is to assist property owners and/or tenants to improve or rehabilitate their building facades, fencing & landscaping.

Blighting Conditions Addressed:

This program will address the elimination of blighting conditions resulting from defective design, substandard design, deterioration and dilapidation of commercial and industrial structures. Commercial revitalization impacts both physical deterioration, such as the need for exterior paint or the need to acquire and combine parcels, and economic conditions such as unemployment. A more successful commercial area will naturally generate employment opportunities. This program will address functional and economic obsolescence, the need to optimize the use of vacant or underutilized parcels, and to correct conditions such as defective design through monetary support of private improvement efforts. The specific blighting conditions impacted will be dependent upon opportunities presented and the public and private participation in the various components of the program.

Open Space and Public Art

Open Space Program – The Agency has been actively involved in funding the creation of parks and open space. The Agency and Parks, Recreation and Marine Department staff have been working cooperatively in the acquisition and development of new projects by targeting sites within the Project Area.

Public Arts Program – The Agency has made a commitment to support the growing public art collection throughout the City. As part of improvements to public infrastructure, the Public Arts Program will be incorporated in a variety of projects such as street medians, sidewalk treatments, bus stop enclosures, murals, decorative metalwork, park developments and utility boxes. Vacant lots and empty storefronts awaiting development will also be enhanced through temporary public art installations that are rotated throughout the Project Area. The Agency has supported the growth of public art by entering into a contract with the Arts Council for Long Beach for the creation and installation of public art, as well as pursuing independent endeavors.

Infrastructure and Public Improvements

The Agency proposes to continue to include projects within its Capital and Public Improvements Program designed to improve the Project Area's infrastructure. These projects may include street and streetscape improvements; water distribution system improvements; sewer and storm drain improvements; repair and under grounding of utilities; construction or rehabilitation and upgrading educational or other public facilities and buildings; and public parking lot improvements.

Specific Projects Currently Proposed:

- **Poly Gateway – Martin Luther King Junior Boulevard and PCH** – Development of passive open space that will serve as a gateway to Poly High School.

Blighting Conditions Addressed:

This Program will address deficiencies in the Project Area's infrastructure and public service facilities, which will increase the desirability for private sector investment. In the Project Area, there currently exists a shortfall between current demand for open space and public improvements and the level of service provided. As public improvements are made, the shortfall or gap between adequate levels of service and current levels will be reduced.

Facilitate the Efficient Administration of the Project Area

Efficient Administration Projects

- Collaboration with the Arts Council for Long Beach

Affordable Housing Programs

Existing programs to increase the supply of affordable housing will continue. Expenditure of housing set-aside funds is to be governed by the terms set forth in Redevelopment Agency Resolution No. R.A. 20-93, adopted on August 23, 1993, which states, in part, that "the Agency will assure that expenditures for low- and moderate-income housing in the Project Area will not be less than the amount contributed to the housing fund from the Project."

Blighting Conditions-Addressed:

This program will address both the Project Area and City-wide need for affordable housing, and as such is not necessarily tied to the elimination of specific blighting conditions in the Project Area. However, general blighting conditions such as housing within inappropriate locations and overcrowding will be addressed.

Figure 3: Linkage of Proposed Programs to Blight Alleviation

Blighting Condition ¹	Neighborhood Enhancement	Corridor Revitalization	Open space and Public Art	Infrastructure and Public Improvements	Efficient Admin. of the Project Area	Affordable Housing
CRL Section 33031:						
(a) Defective design and character of physical construction.	●	●	●	●	●	●
(b) Faulty interior arrangement and exterior spacing.	●	●	●	●	●	●
(c) High density of population and overcrowding.						
(d) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities: <ul style="list-style-type: none"> Inadequate Open Space 			●		●	●
(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses: <ul style="list-style-type: none"> Age and Obsolescence Deterioration and Dilapidation Shifting Use Mixed Character 	●	●	●	●	●	●
CRL Section 33032:						
(a) An economic dislocation, deterioration, or disuse resulting from faulty planning: <ul style="list-style-type: none"> Vacancies 	●	●			●	●
(b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development: <ul style="list-style-type: none"> Irregular Parcels 	●	●		●	●	●
(c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions: <ul style="list-style-type: none"> Problematic Ownership Patterns 	●	●		●	●	
(d) The existence of inadequate streets, open spaces and utilities: <ul style="list-style-type: none"> Inadequate Public Improvements and Utilities Inadequate Sidewalks, Curbs and Gutters Inadequate Storm Drains, Streets and Alleys Traffic, Circulation and Parking Problems Overhead Utilities Sewer System Deficiencies 	●	●	●	●	●	
(e) The existence of lots or other areas which are subject to being submerged by water.	NA	NA	NA			NA
CRL Section 33033:						
... a prevalence of depreciated values, impaired investments, and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered: <ul style="list-style-type: none"> Rapid Population Growth [Overcrowding?] Low Median Income Housing [Household?] Growth & Affordability High Unemployment Rates Grounds Maintenance Problems High Vacancies High Crime Rates 	●	●	●	●	●	●

¹Blight definitions contained in the CRL that were in effect when the Redevelopment Plan was adopted in 1973.

VII. EXPENDITURES

Several financial constraints combine to limit the ability of the Agency to implement the Redevelopment Plan over the next five years. These constraints are primarily the result of the fact that its main financial resource, tax increment revenues, will not be sufficient to remove all of the existing blighting conditions over the next five years. The Agency will have a limited amount of revenues to expend on projects and programs.

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities, state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (7) financing proceeds based upon revenues from special assessment or special tax districts. The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of alleviating the Project Area's various blighting conditions.

The Agency anticipates expenditures of approximately \$2.7 million over the next five years, with the majority of expenditures for repayment of debt obligations and on-going operations and administration of Project Area activities. The projected expenditures also include an allowance for a one-time Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$168,093 in fiscal year 2009-10.

(Continued on the next page)

Figure 4: Expenditures

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	5-Year Totals	% of Totals
SERAF¹	168,093					168,093	6%
Financing Costs							
Debt Service	227,806	225,524	223,197	220,965	218,755	1,116,247	
Interest Exp. - Short-term Loans	1,000	1,000	1,000	1,000	1,000	5,000	
Total - Financing Costs	228,806	226,524	224,197	221,965	219,755	1,121,247	42%
Operations²	220,582	227,200	234,016	241,036	248,268	1,171,102	44%
Programs							
Neighborhood Revitalization	-	-	-	-	-	-	
Corridor Revitalization	25,000	25,000	25,000	25,000	25,000	125,000	
Open Space/Public Art	50,000	50,000	-	-	-	100,000	
Infrastructure/Pub. Improvements	-	-	-	-	-	-	
Affordable Housing	-	-	-	-	-	-	
Total - Programs	75,000	75,000	25,000	25,000	25,000	225,000	8%
Grand Total - Expenditures	692,481	528,724	483,213	488,002	493,023	2,685,442	100%

Footnotes:

¹SERAF = Supplemental Educational Revenue Augmentation Fund.

²Operations includes personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

Debt service payments assumed to decrease by one percent per year in fiscal years 2012-13 and fiscal years 2013-14.

Attachment 1: Blight Definitions at Time of Project Adoption

1971-1976 Blight Definitions

CRL 33031 (Physical Blight)

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 or a combination of the following factors:

- (a) Defective design and character of physical construction.
- (b) Faulty interior arrangement and exterior spacing.
- (c) High density of population and overcrowding.
- (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
- (e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.

CRL 33032 (Economic Blight)

A blighted area is characterized by:

- (a) An economic dislocation, deterioration, or disuse resulting from faulty planning.
- (b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
- (d) The existence of inadequate streets, public facilities, and utilities.
- (e) The existence of lots or other areas which are subject to being submerged by water.

Attachment 2: Affordable Housing Compliance Plan

WEST BEACH REDEVELOPMENT PROJECT AREA FIVE-YEAR IMPLEMENTATION PLAN

Fiscal Year 2010 – Project Expiration
(October 1, 2009 – January 1, 2012)

CITY OF LONG BEACH REDEVELOPMENT AGENCY



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

December 2009

*The mission of the Redevelopment Agency of the City of Long Beach
is to improve the blighted areas of Long Beach, revitalize neighborhoods,
promote economic development and the creation of jobs,
provide affordable housing and encourage citizen participation.*

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ATTACHMENT

Attachment 1: Blight Definitions at the Time of Project Adoption
Attachment 2: Affordable Housing Compliance Plan

**West Beach Redevelopment Project
Five-Year Implementation Plan
October 1, 2009 – January 1, 2012**

I. INTRODUCTION

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. This document is the Implementation Plan for the West Beach Redevelopment Project Area ("Project Area") for the period of Fiscal Year 2010 through project termination (October 1, 2009 through January 1, 2012). The Redevelopment Plan is set to expire on January 1, 2012, at which time the Agency will cease redevelopment activities in the Project Area.¹ Upon adoption by the Redevelopment Agency of the City of Long Beach ("Agency"), this Implementation Plan will replace the prior Implementation Plan for 2004-2009.

Pursuant to Health and Safety Code Section 33490, this Implementation Plan contains: (1) the specific goals and objectives of the Agency for the Project Area; (2) the specific programs, including potential projects, and estimated expenditures to be made during the next three years; and (3) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a three-year period and incorporates a program of activities to accomplish revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the three-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure.

An Implementation Plan is composed of two major components: a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The housing component for this Implementation Plan is included in the *Affordable Housing Compliance Plan*, which has been prepared as a separate document and included as Attachment 2.

II. BACKGROUND

The Project Area was adopted on July 21, 1964. The Project Area consists of 21 acres located approximately one-half mile west of the Civic Center complex and is bounded on

¹ The Agency may continue to collect tax increment to repay indebtedness until January 1, 2022.

the north by Ocean Boulevard, on the east by Magnolia Avenue, and on the south and west by Shoreline Drive. A map showing the Project Area boundaries is included as Figure 1. When adopted, the Project Area was developed with sub-standard commercial and multi-family structures, many of which had formerly served as shoreline homes for wealthy families in the 1920s and earlier. By the early 1960s, conditions had deteriorated to the point that the area could be characterized as an urban slum, with health and safety hazards predominant. Newspapers at the time unofficially referred to the area as “the jungle.”

III. PROJECT AREA BLIGHTING CONDITIONS

At the time of adoption of the Redevelopment Plan, the three primary blighting conditions that characterized the Project Area were:

- Physical deterioration and deficiencies in the infrastructure system
- A severely deteriorated building stock
- Dated, obsolete commercial development located in badly deteriorated structures

The blight definitions that were in effect at the time of Redevelopment Plan adoption are included as Attachment 1.

IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

The Agency has worked to correct the aforementioned blighting conditions through a number of successful efforts:

Public Improvements

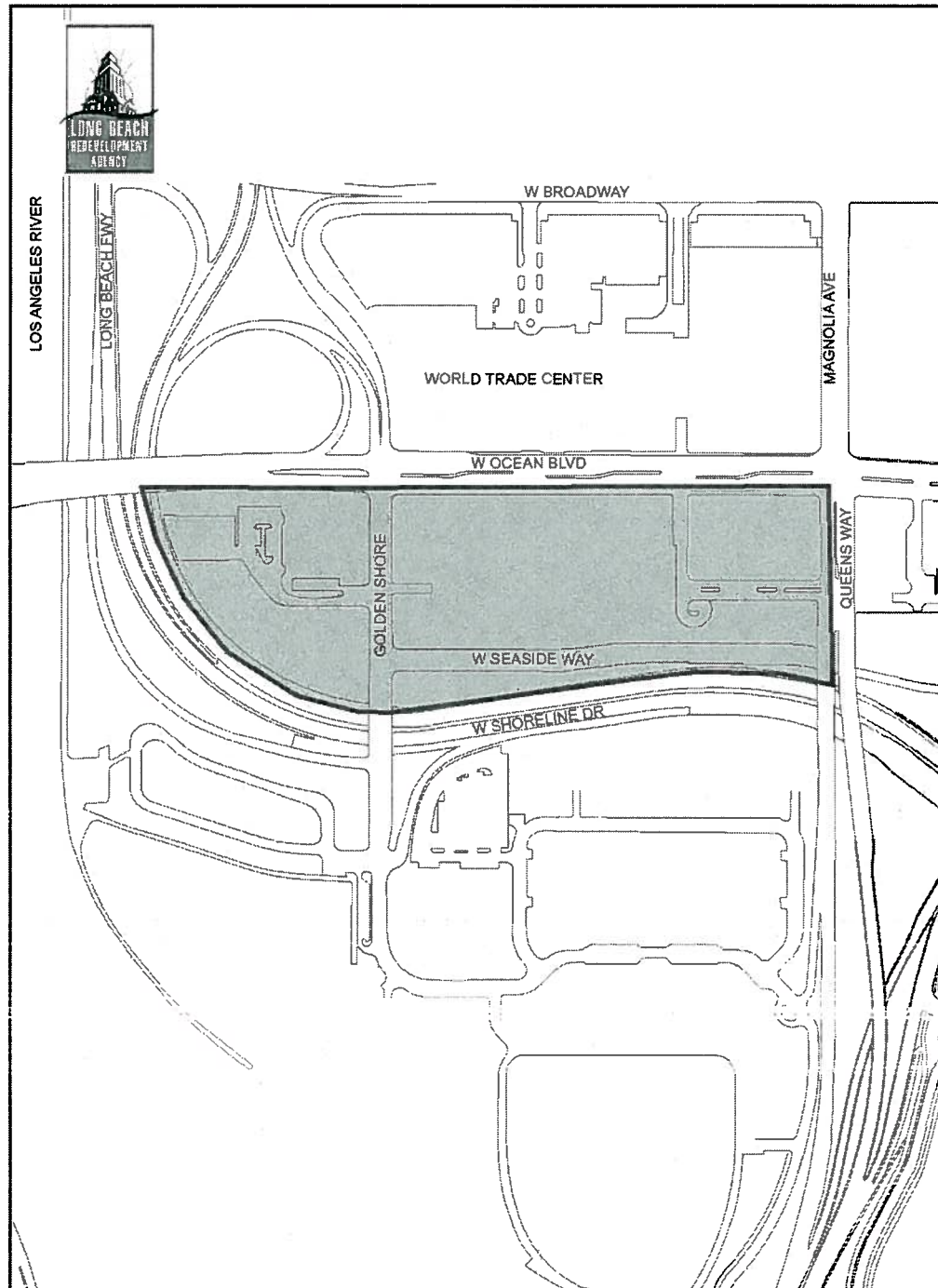
A number of major improvements were made adjacent to the Project Area, under Findings of Benefit. These included landscaping the I-710 Freeway between Pacific Coast Highway and Anaheim Street, the installation of an enhanced traffic signal system controlling the arteries serving the Project Area, the widening and improvement of Magnolia Avenue and the relocation installation of a water injection facility.

Land Purchase, Relocation and Clearance

The Agency acquired all properties in the Project Area, relocated the businesses and residents, and cleared the properties for future development. A total of 383 families were relocated, which included 341 individual households and 160 single-room occupants. Thirty-seven businesses were also acquired and relocated as a result of Agency activities.

Figure 1: Project Area Boundaries

WEST BEACH REDEVELOPMENT PROJECT AREA



Date of Adoption: 7/21/64
Size: 21 Acres



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Stimulation of New Development

The Agency's success at attracting new development to the Project Area consisting of mid- and high-rise office uses is reflected in the following chart of accomplishments:

Name	Type	Size	Year Completed
100 Oceangate (Oceangate Tower)	15-story office	200,000 sq. ft.	1972
400 Oceangate (Union Bank Center)	14-story office	158,000 sq. ft.	1975
1 Golden Shore (Molina Medical Center)	2-story office	32,000 sq. ft.	1977
11 Golden Shore (City National Bank)	6-story office	104,000 sq. ft.	1982
200 Oceangate (Arco Center)	14-story office	218,000 sq. ft.	1983
300 Oceangate (Arco Center)	14-story office	218,000 sq. ft.	1983

Affordable Housing Program

The Agency has deposited 20% of its tax increment into the Agency's low- and moderate-income housing fund.

V. IMPLEMENTATION PLAN GOALS AND OBJECTIVES AND RELATIONSHIP TO BLIGHT ALLEVIATION

Over the next three years, the goals and objectives for the Project Area focus on continued maintenance of the completed Project Area and responding to market-driven opportunities for intensification of parcels improved with low-rise commercial structures. While the majority of the resources of this Project Area are pledged to the repayment of bonds issued to finance the major improvements already completed, any newly available revenues may be directed towards Project Area enhancement programs. This effort would serve to maintain the success of this Project Area and minimize the risk of return of blighting conditions. Specific goals include:

Goal Number 1

Continue to support development of the West Ocean commercial corridor.

- Assist private sector developments in the Project Area in conformance with the Redevelopment Plan and Downtown Strategy for Development or other similar planning documents.

Goal Number 2

Participate in the Golden Shore Master Plan and entitlement process.

Goal Number 3

Provide additional recreation opportunities or other infrastructure improvements to benefit the Project Area.

- Assist with infrastructure improvements that benefit the Project Area

Goal Number 4

Support the development of affordable housing in Long Beach.

- Transfer 20% of available project area tax increment to the Housing Development Fund.

Goal Number 5

Serve as staff support to various committees and organizations.

- Provide staff support for the Downtown Property Based Improvement District (PBID) through the Downtown Long Beach Associates (DLBA) and the Arts Council of Long Beach.

The link between the above goals and preventing the return of blight and supporting the continued success of the Project Area are illustrated in Figure 2.

Figure 2: Linkage of Goals and Objectives to Blighting Conditions

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
BLIGHTING CONDITIONS					
Deteriorated building stock	•	•		•	•
Obsolete and aged building types	•	•		•	•
Deterioration and deficient infrastructure	•	•	•		•

VI. PROPOSED REDEVELOPMENT AGENCY PROGRAMS AND POTENTIAL PROJECTS

The following narratives describe the proposed programs and potential projects to be undertaken in the West Beach Redevelopment Project Area during the time frame covered by the Implementation Plan. The linkage between these proposed programs and the prevention of blight and support of the continued success of the Project Area is shown in Figure 3.

Infrastructure/Public Improvements Program

This Program may include improvements to signage, traffic regulation devices, parks, street lighting or other categories of infrastructure, as needed from time-to-time.

Blighting Conditions Addressed:

This Program will address deficiencies in the infrastructure system and will indirectly support the elimination of vacancies by improving the Project Area's desirability. Additionally, the Agency may respond to market-driven opportunities for intensification of parcels improved with low-rise commercial structures.

Housing Program

Existing programs to improve, preserve and increase the supply of affordable housing are proposed to continue.

Blighting Conditions Addressed:

This Program will address the City-wide need for affordable housing and as such is not tied to elimination of a specific blighting condition in the Project Area.

Figure 3: Linkage of Programs and Projects to Blighting Conditions

	Infrastructure/ Public Improvements	Housing
BLIGHTING CONDITIONS		
Deteriorated building stock		●
Obsolete and aged building types		●
Deterioration and deficient infrastructure	●	

VII. EXPENDITURES

The Agency has used a combination of tax increment revenues, bond proceeds, and loans for redevelopment activities in the Project Area. For the remaining three years of activities in the Project Area, the primary funding sources were tax increment revenues. Estimated expenditures are shown in Figure 4. The Agency anticipates expenditures of approximately \$4.17 million over the remaining three years, with the majority of expenditures for repayment of debt obligations, including debt service on outstanding bonds.

Figure 4: Expenditures

	FY 09-10	FY 10-11	FY 11-12	3-Year Totals	% of Totals
SERAF¹	363,400	-	-	363,400	9%
Financing Costs					
Debt Service	841,717	838,570	844,077	2,524,364	
Int. Expense - Short-term Loans	1,059	1,091	1,123	3,273	
Total - Financing Costs	842,776	839,661	845,200	2,527,637	61%
Operations²	139,541	143,727	148,039	431,307	10%
Programs					
Neighborhood Revitalization	-	-	-	-	
Corridor Revitalization	-	-	-	-	
Open Space/Public Art	-	-	-	-	
Infrastructure/Public					
Improvements	350,000	300,000	197,987	847,987	
Housing	-	-	-	-	
Total – Programs	350,000	300,000	197,987	847,987	20%
Grand Total - Expenditures	1,695,717	1,283,388	1,191,226	4,170,331	100%

Footnotes:

¹SERAF = Supplemental Educational Revenue Fund.

²Operations include personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

Attachment 1: Blight Definitions at the Time of Project Adoption

1963 - 1970 Blight Definitions

CRL 33030

It is found and declared that there exist in many communities blighted areas which constitute either social and economic liabilities, or both, requiring redevelopment in the interest of the health, safety, and general welfare of the people of such communities and the State. These blighted areas are characterized by one or more of the conditions set forth in Sections 33031 to 33034 inclusive.

CRL 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 or a combination of the following factors:

- (a) Defective design and character of physical construction.
- (b) Faulty interior arrangement and exterior spacing.
- (c) High density of population and overcrowding.
- (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
- (e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.

CRL 33032

A blighted area is characterized by:

- (a) An economic dislocation, deterioration, or disuse resulting from faulty planning.
- (b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
- (d) The existence of inadequate streets, public facilities, and utilities.

CRL 33033

A blighted area is characterized by a prevalence of depreciated values, impaired investments, and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

CRL 33034

A blighted area is characterized by:

- (a) In some parts of a blighted area, a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.
- (b) In other parts of the blighted area, a loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

CRL 33038

It is found and declared that blighted areas may include housing areas constructed as temporary government-owned wartime housing projects, and that such areas may be characterized by one or more of the conditions enumerated in Sections 33031 to 33034, inclusive.

Attachment 2: Affordable Housing Compliance Plan

EXHIBIT E

**LOS ALTOS REDEVELOPMENT PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN**

Fiscal Year 2010 – Fiscal Year 2014
(October 1, 2009 - September 30, 2014)

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

December 2009

*The mission of the Redevelopment Agency of the
City of Long Beach is to improve the blighted areas of Long Beach, revitalize
neighborhoods, promote economic development and the creation of jobs, provide
affordable housing and encourage citizen participation.*

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ATTACHMENT

Attachment 1: Definitions of Blight at Time of Los Altos Redevelopment Plan Adoption
Attachment 2: Affordable Housing Compliance Plan

**Los Altos Redevelopment Project
Five-Year Implementation Plan
October 1, 2009 – September 30, 2014**

I. INTRODUCTION

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. This document is the Implementation Plan for the Los Altos Redevelopment Project Area ("Project Area") for fiscal years 2010-2014 (October 1, 2009 through September 30, 2014). Upon adoption by the Redevelopment Agency of the City of Long Beach ("Agency"), it will replace the prior Implementation Plan for 2005-2009.

The Implementation Plan must describe the Redevelopment Agency's specific goals and objectives for the Project Area during the five-year period of the Plan. It must also include the specific programs, including potential projects, and estimated expenditures that an Agency proposes to make during the five-year period. The Plan must contain an explanation of how the programs will eliminate blight within the Project Area and implement the Agency's low- and moderate-income housing obligations. An Implementation Plan is a policy and program document; it does not identify specific project locations.

An Implementation Plan is composed of two major components: a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs and expenditures will eliminate blight within the Project Area. The housing component is included in the *Affordable Housing Compliance Plan*, prepared as a separate document and included as Attachment 2.

II. BACKGROUND

General Background

The Agency adopted the Project Area on December 10, 1991. The Project Area is 45 acres in size and contains 25 parcels. All of the land in the Project Area is completely developed and privately owned except for the public rights-of-way. A map showing the Project Area boundaries is included as Figure 1. The Project Area includes two large shopping centers and several smaller centers and commercial buildings. One of the two large shopping centers is located north of Stearns Street and the other is south of Stearns Street. No residential uses are included within the Project Area. At the time of Project Area adoption, the shopping center located south of Stearns Street was a collection of commercial buildings developed over a 40-year period beginning in 1956. These structures exhibited signs of obsolescence, poor maintenance and an inability to maintain economic viability in the retail marketplace. The purpose of the redevelopment effort was

to provide public assistance to aid in the rehabilitation and expansion of retail services in order to stimulate and retain private investment in the area.

III. BLIGHTING CONDITIONS

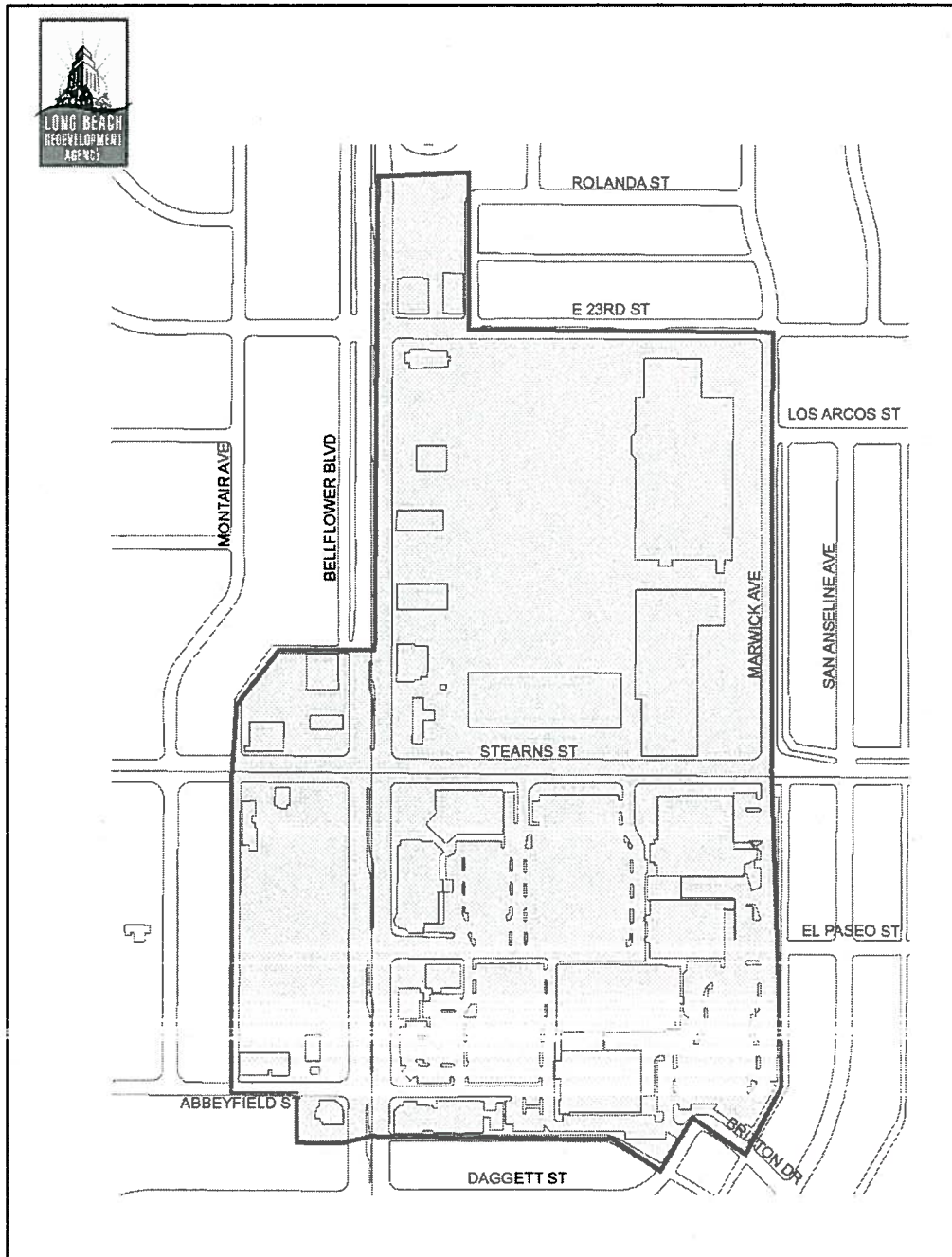
At the time of adoption of the Redevelopment Plan, several blighting conditions were found in the Los Altos Project Area. The blighting conditions listed below were most apparent in the portion of the Project Area south of Stearns Street:

- Physical deterioration and deficiencies in the infrastructure system.
- Poor site conditions, including significant trash, debris and graffiti.
- Property ownership too diverse for modern, integrated development. The 38 parcels in the Project Area represented 23 different owners, making land assemblage difficult. In addition, the parking lot surrounding the shopping center was encumbered by multiple interests, preventing effective management and maintenance.
- Deteriorated building stock. Seventy-seven percent (77%) of buildings were found to be in need of rehabilitation.
- The area included many small, irregular lots and buildings with faulty spacing. Two of the area's anchors, Broadway and Target, were separated by over 800 feet, making it difficult for shoppers to walk from one store to the other.
- Obsolete and aged building types were predominant in the area. Exterior design and layout were dated. Many retail outlets were oriented towards interior walkways and adjacent parking areas rather than the street, resulting in poor visibility, limited access and poor customer draw.
- The character of the uses, which included a mix of retail and professional services, was not compatible with modern shopping preferences. The vacancy rate was nearly 30% at the time the Redevelopment Plan was adopted.
- Retail sales for the shopping center were significantly below the regional average.

The definitions of blight in effect at the time of Redevelopment Plan adoption are included as Attachment 1.

Figure 1: Project Area Map

LOS ALTOS REDEVELOPMENT PROJECT AREA



Date of Adoption: 12/10/91
Size: 45 Acres



TECHNOLOGY SERVICES/GIS/CMU/ER
LOSALTOS_REDEV08.MXD 5/12/08

IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

During the last fifteen years (1994-2009), many of the goals contained in the Redevelopment Plan have been accomplished. The Agency, in partnership with a shopping center developer, substantially rebuilt the aging shopping center located at the southeast corner of Bellflower Boulevard and Stearns Street. The new Los Altos Market Center contains 300,000 square feet of new and renovated retail space and was constructed at a cost of \$22 million. Construction of the shopping center began in January 1995 and was completed in November 1997.

The Los Altos Market Center has been very successful and, as part of the development of the center, public art and landscaping were installed in the Stearns Street median. These investments have improved the economic vitality of the shopping center and stimulated private investment in the remaining portions of the Project Area, which consists mainly of the older shopping center north of Stearns Street and smaller commercial developments.

In order to finance the redevelopment of the Project Area, the Agency structured a loan from the West Long Beach Industrial Redevelopment Project to the Project Area. In 2005, the loan agreement was amended to allow the sale of bonds for the Project Area and use of the bond proceeds to accelerate repayment of the loan to the West Long Beach Industrial Redevelopment Project. During the 2005-2009 period, the primary focus of redevelopment efforts has been on repaying the loan with bond proceeds and sales tax revenue generated in the Project Area; maintaining City services and ongoing operations within the Project Area; providing reserves for capital replacement for public amenities; and funding repaving of alleys in the Project Area.

V. IMPLEMENTATION GOALS AND OBJECTIVES

During the five-year period (2010-2014) of this Implementation Plan, the Redevelopment Agency will concentrate its efforts on the following goals:

Goal Number 1

The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, small and irregular lots; faulty exterior spacing; obsolete and aged building types; mixed character or shifting uses; vacancies; incompatible and uneconomic land uses; substandard alleys; and inadequate or deteriorated public improvements, facilities and utilities.

Goal Number 2

The replanting, redesign and development of undeveloped areas that are stagnant or improperly utilized.

Goal Number 3

The provision of opportunities for participation by owners and tenants in the revitalization of their properties.

Goal Number 4

The strengthening of retail and other commercial functions in the Project Area.

Goal Number 5

The expansion and improvement of the community's supply of housing, particularly housing available to low- and moderate-income persons and families.

The linkage of each of the goals listed above with conditions of blight in the Project Area is demonstrated in Figure 2.

Figure 2: Linkage of Goals and Objectives to Blighting Conditions

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
CRL 33031					
(a) Defective design and character of physical construction.	•	•	•	•	•
(b) Faulty interior arrangement and exterior spacing.	•	•	•	•	•
(d) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.	•	•	•	•	•
CRL 33032					
(a) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.	•	•	•	•	•
(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) The prevalence of depreciated values, impaired investments, and social and economic maladjustment.	•	•	•	•	•

VI. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

The proposed programs and potential projects to be undertaken in the Project Area during the five years covered in the Implementation Plan are described in the following paragraphs. A summary of the linkage of these programs and potential projects with conditions of blight within the Project Area is included in the matrix shown on Figure 3.

The Redevelopment Agency used funds from the West Long Beach Industrial Project Area to assist the rehabilitation of the Los Altos Market Center through a loan agreement between the Project Areas. Most of the Project Area revenues over the five-year term of this Plan will be used to repay that obligation. As funds are available, the Agency will undertake the types of programs described below.

Infrastructure/Public Improvements Program

The Public Improvements Program is designed to implement projects that will improve and maintain the Project Area's infrastructure. Proposed projects include street improvements, public art and streetscape projects.

During the prior fifteen years, the Redevelopment Agency was responsible for the installation of public art and landscaping of street medians. These improvements have required continuing maintenance and repairs. Additional repairs will likely be necessary during the term of this Implementation Plan. In addition, if funds are available, the Agency will consider additional public improvements needed to address physical deterioration and deficiencies in the public infrastructure of the Project Area and continue to support the installation and maintenance of public art and landscaping.

Blighting Conditions Addressed:

This program will correct infrastructure deficiencies in the Project Area, and provide and maintain public art, streetscape and landscaping to encourage enhancement and maintenance of private sector investment.

Corridor Revitalization Program

The purpose of the Corridor Revitalization Program is to encourage restoration, modernization and improvement of commercial structures in the Project Area.

The reconstruction of the Los Altos Market Center significantly improved the most blighted portion of the Project Area. However, there are aging, but still active, commercial structures in the Project Area. Over time, these structures may affect the viability of the entire shopping district that constitutes the Project Area. The Agency will actively monitor the Project Area and encourage the modernization of the area's older retail facilities.

Blighting Conditions Addressed:

This program will address the elimination of blighting conditions resulting from defective design, substandard design, deterioration and dilapidation of commercial structures.

Housing Program

The existing program to improve, preserve and increase the supply of affordable housing

will continue. Because there is no housing located within the Project Area, the Project Area's 20% Housing Set-Aside will be used outside the area.

Blighting Conditions Addressed:

This program will address the City-wide need for affordable housing, and as such is not tied to elimination of a specific blighting condition in the Project Area.

Figure 3: Linkage of Proposed Programs to Blight Alleviation

	Infrastructure / Public Improvements	Corridor Revitalization	Housing
CRL 33031			
(a) Defective design and character of physical construction.		•	•
(b) Faulty interior arrangement and exterior spacing.		•	•
(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.		•	•
CRL 33032			
(a) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.		•	•
(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) The prevalence of depreciated values, impaired investments, and social and economic maladjustment.	•	•	•

VII. EXPENDITURES

The Agency has used a combination of tax increment revenues, bond proceeds, and loans for redevelopment activities in the Project Area. A key source of revenues has been loan proceeds from the West Long Beach Industrial Project Area, which were used to assist the rehabilitation of the Los Altos Market Center. This loan has nearly been repaid by sales tax revenue, tax increment revenue and 2005 bond proceeds. Through a tax sharing agreement, the County of Los Angeles is currently deferring its share of tax increment revenue in order for the Agency to undertake its activities.

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues, bonds and loans. These other

methods include: (1) grants and contributions from local entities, state or federal government programs; (2) advances from developers; (3) public/private partnerships; (4) proceeds from the sale or lease of Agency-owned property; (5) leveraging of tax increment revenues; and (6) financing proceeds based upon revenues from special assessment or special tax districts.

The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues and, to a lesser degree, sales tax revenues as the primary revenue source for expenditures in the Project Area during the five-year period. Estimated expenditures are shown in Figure 4. The Agency anticipates expenditures of approximately \$6.04 million over the next five years, with the majority of expenditures for repayment of debt obligations, including debt service on outstanding bonds, loan repayment to the West Long Beach Industrial Redevelopment Project, and repayment of the deferred tax increment owed to the County.

Figure 4: Expenditures

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	5-Year Totals	% of Totals
Financing Costs							
Debt Service ¹	405,183	407,833	404,495	405,000	405,000	2,027,511	
Payments to School District ²	27,162	27,707	28,263	28,828	29,405	141,365	
Interest Expense - Short-term Loans	675	675	675	675	675	3,375	
Loan Repymnt - West LBI RPA	332,000	332,000	332,000	332,000	332,000	1,660,000	
Loan County Tax-sharing Agrmnt	283,019	290,848	299,069	308,041	317,282	1,498,259	
Total - Financing Costs	1,048,039	1,059,063	1,064,502	1,074,544	1,084,362	5,330,510	88%
Operations³	133,842	137,557	141,385	145,627	149,995	708,406	12%
Programs							
Corridor Revitalization	-	-	-	-	-	-	
Housing	-	-	-	-	-	-	
Infrastructure/Public Improvements	-	-	-	-	-	-	
Total - Programs	-	-	-	-	-	-	0%
Grand Total - Expenditures	1,181,881	1,196,620	1,205,887	1,220,171	1,234,357	6,038,916	100%

Notes:

¹Debt service payments estimated at \$405,000 for fiscal years 2012-13 and 2013-14.

²Payments to school districts assumed to increase by 2% per year in 2012-13 and 2013-14.

³Includes reserves for capital replacement. Operations include personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

ATTACHMENT 1

Blight Definitions in Effect at the Time of Los Altos Redevelopment Plan Adoption

(Sec. 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 a 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 or a combination of the following factors:

- (a) Defective design and character of physical construction.
- (b) Faulty interior arrangement and exterior spacing.
- (c) High density of population and overcrowding.
- (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
- (e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.

(Sec. 33032) A blighted area is characterized by properties which suffer from economic dislocation, deterioration, or disuse because of one or more of the following factors which cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

- (a) The subdividing and sale of lots of irregular form and shape and inadequate 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) The prevalence of depreciated values, impaired investments, and social and economic maladjustment.
- (e) The existence within the Lake Tahoe Basin of substandard public or private facilities and improvements, insufficient open space, or water quality protection systems which do not comply with the environmental threshold carrying capacities established by the Tahoe Regional Planning Agency and the regional plan in accordance with the Tahoe Regional Planning Compact set forth in Section 66801 of the Government Code.

(Section 33038) It is found and declared that blighted areas may include housing areas constructed as temporary government-owned wartime housing projects, and that such areas may be characterized by one or more of the conditions enumerated in Sections 33031 to 33034, inclusive.

Note: Blight definitions in effect from 1976 through December 31, 1993.

Attachment 2: Affordable Housing Compliance Plan

EXHIBIT F

**CENTRAL LONG BEACH REDEVELOPMENT PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN**

Fiscal Year 2010 – Fiscal Year 2014
(October 1, 2009 - September 30, 2014)

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

*The mission of the Redevelopment Agency of the
City of Long Beach is to improve the blighted areas of Long Beach, revitalize
neighborhoods, promote economic development and the creation of jobs, provide
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ATTACHMENT

- Attachment No. 1: Blight Definitions in Effect at Time of Project Re-adoption
Attachment No. 2: Affordable Housing Compliance Plan

**Central Long Beach Redevelopment Project
Five-Year Implementation Plan
October 1, 2009 – September 30, 2014**

I. INTRODUCTION

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. This document is the Implementation Plan for the Central Redevelopment Project ("Implementation Plan") for the period of fiscal years 2010-2014 (October 1, 2009 through September 30, 2014). Upon adoption by the Redevelopment Agency of the City of Long Beach ("Agency"), it will replace the prior Implementation Plan for 2005-2009.

The Implementation Plan must describe the Agency's specific goals and objectives for the project area during the five-year period of the Plan. It must also include the specific programs, including potential projects and estimated expenditures, that an agency proposes to enact during the five-year period. The Plan must contain an explanation of how the programs will eliminate blight within the project area and implement the Agency's low- and moderate-income housing obligations. An Implementation Plan is a policy and program document; it does not identify specific project locations.

An Implementation Plan is composed of two major components: a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs and expenditures will eliminate blight within the Project Area. The housing component is included in the *Affordable Housing Compliance Plan*, which has been prepared separately and included as Attachment 2.

II. BACKGROUND

The Central Long Beach Redevelopment Project Area (Project Area) was originally adopted on September 21, 1993. Under AB 598, special enabling legislation was enacted following the civil disturbances in 1992, during which the majority of local damage occurred in the Project Area. Structural damage to Project Area buildings during the civil disturbances totaled over \$19 million, or 91 percent of the City total. However, after 1993, property values declined and the Project Area generated no income.

On March 6, 2001, the Redevelopment Agency Board and City Council approved the re-adoption of the Project Area. Subsequently, property values have increased and the Project Area is now generating tax increment that can be used to support redevelopment activities.

The Project Area consists of 2,619 acres, 100 percent of which can be classified as urbanized. It is generally located in southern Long Beach, south of the I-405 (San Diego) Freeway, north of downtown, east of the I-710 (Long Beach) Freeway and west of Redondo Avenue. The Project Area includes major north-south portions of Long Beach Boulevard, Pacific and Atlantic Avenues, and major east-west sections of Willow Street,

Pacific Coast Highway, Anaheim and Seventh Streets. Also included are major portions of Martin Luther King Jr. Avenue and Alamitos Avenue (see Figure 1).

The Project Area is characterized by severely deteriorated residential areas; large underutilized buildings located along Long Beach Boulevard and formerly occupied by auto dealerships; deficient buildings that house retail outlets with limited market potential; and by environmental problems. The Project Area has inadequate public facilities and is in need of public improvement; it lacks neighborhood-serving uses; has limited public open spaces, few recreational opportunities, and inadequate utilities. The overall purpose of the redevelopment effort is to re-direct and concentrate commercial facilities in significant centers and along major arterial corridors, while accommodating residential needs and preserving existing neighborhoods.

III. BLIGHTING CONDITIONS

During the process of re-adopting the Project Area in 2001, the conditions of blight were identified through parcel-by-parcel field surveys that focused on deterioration and assessed the exterior condition of each structure and site within the Project Area. In addition to assessing structural and site conditions, the study identified the presence of structure-related blighting conditions other than deterioration, such as age and obsolescence, faulty exterior arrangement and interior spacing, and defective design.

The following blighting conditions were noted in one or both of the aforementioned surveys, and the Strategic Guide for Development of the Central Strategic Area (Strategic Guide), which confirmed the remain blighting influences that require correction. The Agency Board adopted the Strategic Guide in June 2005.

Buildings and Structures:

1. **Deterioration and dilapidation** were noted to a moderate-to-substantial degree in 20 percent of all blocks within the Project Area at the time of re-adoption. In addition, 78 percent of all the blocks were moderately to substantially impacted by structures that exhibited deferred maintenance.
2. **Defective design and character of physical construction** remained significant blighting influences area-wide and 29 percent of the blocks contained faulty alterations such as illegal garage conversions, evidenced by characteristics of inadequate ventilation and light, or the use of faulty materials. Conditions include failure to meet modern building standards established to ensure the health and safety of building occupants. Buildings of unreinforced masonry and "bootlegged" additions were examples found in the Project Area. The additions reflected poor craftsmanship utilizing scrap material, with little regard to integration with the original design. Exterior plumbing and electrical utility systems were also a blighting influence in this classification, since they reflect haphazard craftsmanship.

CENTRAL REDEVELOPMENT PROJECT AREA MAP



Furthermore, the bootlegged additions reduced on-site parking, which significantly impacted street parking. This was evidenced in the residential areas between 7th and 10th Streets east of Alamitos Avenue.

3. **Age and obsolescence**, including physical layout of properties, remained a problem at the time of re-adoption. Fifty percent of the Project Area's building stock was built before 1950, of which 23 percent was constructed from 1920-29, while 1,346 buildings, or 12 percent of the total, was constructed prior to 1920. In total, 40 percent of the blocks within the Project Area contained structures that were obsolete.

An example of obsolescence was found on Long Beach Boulevard, where the once thriving automobile dealerships have been made obsolete by modern "auto malls" that are usually located adjacent to freeways. Atlantic Avenue, Pacific Avenue, Anaheim Street and Pacific Coast Highway, among other commercial areas, are outdated commercial strips with no off-street parking and outdated commercial property design.

4. **Shifting use** was a characteristic of the Project Area and other areas that were stagnating or in decline. Symptoms included buildings or commercial outlets shifting from one use to another because of an increase in turnover in business operations and tenancies, usually because of numerous marginal start-ups and subsequent failures. Shifting may also occur when buildings are converted from original uses to uses inconsistent with their original design. Shifting uses indicate that private enterprise is either unwilling or unable to invest sufficient capital to construct or rehabilitate properties to meet modern space or market requirements.

5. **Incompatible uses**, characterized by incompatible residential, commercial and industrial uses located in close proximity, were prevalent at the time of re-adoption. Forty-one percent of the blocks in the Project Area contained incidents of incompatibility. This led to negative visual impacts and environmental problems such as excessive noise, traffic and environmental hazards. Major examples are residential - industrial land use conflicts, as well as oil drilling activities adjacent to residential uses.

Most incompatible uses occurred along major commercial thoroughfares such as Long Beach Boulevard; Atlantic Avenue; Pacific Coast Highway; and Anaheim Street; within industrial areas along Daisy and Orizaba Avenues; and areas north of East 31st Street where oil drilling is prevalent.

6. **Faulty interior arrangement and exterior spacing** include conditions of insufficient floor area, inadequate building setbacks and inadequate parking. Many buildings constructed in the Project Area over the years to comply with older building and zoning standards were built with little or no regard for buildings on adjacent parcels. Structures with inadequate setbacks tend to limit light and

ventilation. Inadequate off-street parking impacts both commercial and residential sections of the Project Area.

7. **Abnormally high vacancies** characterize the area and continue to be a significant problem in the Project Area. The negative visual impact of vacant buildings serves as an impediment to revitalization and reinvestment.

Properties

8. **Parcels of irregular shape and inadequate size** dominate in some sections of the Project Area, leading to economic dislocation, deterioration and disuse. This situation is commonly the result of historical subdivision and development patterns as well as shifting economic and commercial trends.
9. **Ownership patterns** within a block are a critical indicator of the private sector's ability to upgrade their properties or to undertake new development. Many commercially-zoned areas in the Project Area are made up of narrow or shallow lots, requiring the assembly of two or more lots to accommodate expansion or new development. Such lots are often under individual ownership, making private assembly difficult and time-consuming. Higher density or updated development is unlikely without a major land assembly effort.
10. **Inadequate public improvements, facilities and utilities** inhibit private owners and developers in their efforts to upgrade or develop their properties. These conditions characterize the majority of the Project Area.
11. **Lack of or deteriorated sidewalks, curbs, and gutters** pose potential safety, flooding, and health problems to the Project Area. The lack of and poor condition of the infrastructure is a deterrent to investment and reinvestment if comparable areas with more updated improvements are found elsewhere.
12. **Storm drain, street, and alley conditions** throughout the Project Area are demonstrably poor. These conditions cause both negative impacts on the day-to-day lives of those living and doing business in the Project Area, as well as serving as an impediment to potential investors.
13. **Traffic, circulation, and parking deficiencies** are significant blighting factors in the Project Area. Several east-west streets in the southern portion of the Project Area are narrow, which hampers circulation. High traffic volumes on Anaheim Street, Pacific Coast Highway and Long Beach Boulevard also present circulation difficulties. Substandard alleys, especially in some residential areas, serve to impede access. Their condition restricts access for large delivery vehicles and emergency vehicles, and makes two-way traffic difficult. Parking on the major commercial corridors is limited.

14. **Overhead utilities** are typically found in the alleys behind major Project Area arterials and, similar to inadequate lot size and depth; restrict the character of development, which can occur without relocation or under grounding. Overhead lines also adversely impact the Project Area's appearance and investment potential by looking cluttered and outdated.
15. **Sewer system deficiencies** in the Project Area are aggregating at a faster rate than maintenance can occur or new sewers can be built.

Social Conditions

16. **Rapid population growth** in the Project Area led to severe overcrowding conditions. At the time of re-adoption, the Project Area's population totaled 96,800 people, which equated to 23,700 persons per square-mile compared to 9,149 people per square-mile for the rest of the City. This situation has also strained the existing public service delivery system, which has struggled to keep up with the increased demand for services in the Project Area. The population in the Project Area was much younger overall than the City average, leading to problems with gangs, drugs and related criminal activities. Educational levels were also lower than City averages, indicating a trend toward a growing disparity between the educated and the less-educated residents.
17. The **lower median income** of Project Area residents, as compared with the City median has been a significant blighting influence. The Project Area's per capita income at the time of re-adoption was \$11,100 compared to \$20,700 for the rest of the City. This relatively low income has adversely affected the Project Area in three ways. First, Project Area residents had little disposable income to maintain or improve their properties; secondly, it is common for more than one household to share a dwelling unit so it is affordable; and finally, low Project Area incomes makes business attraction challenging and new business survival tenuous.
18. There was **an inadequate amount of open space** for Project Area residents. City standards call for eight acres per 1,000 residents, which equates to approximately 800 acres required for the Project Area. Including parks immediately adjacent to Project Area boundaries, only 61 acres of parks were available for Project Area use at the time of re-adoption.
19. **Crime rates** have been comparatively higher than those of the City and significantly higher for most serious crimes. Gangs and drugs are blamed as major contributors to the crime problem in the Project Area. The perception of the Project Area as a dangerous place to live and work discourages in-migration of relatively affluent residents, new business owners and investors, and often makes favorable financing difficult to obtain.

Economic Conditions

20. **Impaired investments** in the Project Area are generally characterized by the following indicators: negative taxable retail sales tax trends; low commercial building permit activity; high business turnover and low stability; high commercial vacancy rates; a large number of vacant and underutilized lots; and wholesale relocation of the new auto sales business out of the Area.

IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

The Agency has worked to correct the blighting conditions in the Project Area through a number of successful efforts.

Neighborhood Revitalization

- Completed entitlements of a 350-unit mixed-use development on Ocean Boulevard and Alamitos Avenue.
- Acquired 532-558 Willow Street as part of the land assembly for the Atlantic Avenue and Willow Street development site to allow for a commercial development to support Memorial Hospital.
- Completed land assembly and entered into an Exclusive Negotiating Agreement for the development of live/work units at 825-837 East 7th Street.
- Incorporated the recommendations identified in the Central Design Guidelines into new projects to encourage pedestrian-oriented development within the Project Area.
- Completed the development of an Implementation Plan to further the improvements in the Long Beach Design District.
- Facilitated the entitlement of 351 residential units and 42,000 square feet of ground floor retail in a mixed-used project at the southwest corner of Long Beach Boulevard and Anaheim Street.
- Completed site acquisition of 612 Sunrise Boulevard to provide a gateway entrance to the Sunrise Hotel District.
- Entered into Disposition and Development Agreements (DDAs) for the rehabilitation of four historic homes pursuant to the Willmore District Implementation Plan.
- Completed historic rehabilitation of a historic home moved to 419 Daisy Avenue.
- Provided additional funding in conjunction with the Neighborhood Code Enforcement Program to focus more resources on the Pacific Avenue and Hellmann area neighborhoods.
- Provided additional funding in conjunction with the Graffiti Removal Program throughout the Project Area.

- Provided funding through the East Village Artist Loan Program to assist the Garage Theatre with interior renovations.

Corridor Revitalization

- Completed the Alamitos Corridor Street Enhancement Plan that identifies opportunity sites for streetscape improvement.
- Entered into a Property Exchange Agreement with the State of California for the development of a regional courthouse near Broadway and Magnolia Avenue.
- Initiated the Downtown Community Plan and Program Environmental Impact Report to update the existing zoning standards and to provide design guidelines for future development.
- Completed extensive exterior and on-site improvements to *The Willow* retail center located at Willow Street and Caspian Avenue.
- Acquired and conveyed three blighted parcels on the northeast corner of Pacific Coast Highway and Walnut Avenue to Long Beach City College for the expansion of its Pacific Coast Campus.
- Completed the revision of the Planned Development Ordinance (PD30) to allow more compatible uses within the Arts District and Downtown.
- Constructed Renaissance Square, a 12,000-square-foot retail/service center at 1900 Atlantic. The facility will house Union Bank of California on the ground floor and a center to support working families on the second floor.
- Acquired property at Pine Avenue and Pacific Coast Highway to assemble a suitable retail development site.
- Completed the Long Beach Boulevard Redevelopment Study in collaboration with Southern California Association of Governments (SCAG). Staff assisted in the preparation of financial and visioning tools to prepare for growth and enhanced livability on Long Beach Boulevard.

Open Space and Public Art

- Facilitated the construction of park and open space facilities in collaboration with the Departments of Parks, Recreation and Marine and Public Works including Homeland Cultural Center, Rosa Parks Park, Seaside Park and Drake/Chavez Greenbelt.
- Constructed the Downtown Dog Park at Pacific Avenue and 9th Street
- Commissioned and installed temporary art throughout the Project Area's vacant lots and storefronts.

- Provided funding for land acquisition to allow for the development and/or expansion of parks including Drake/Chavez Greenbelt, McBride Park Expansion, Orizaba Park Expansion, and Pacific Right of Way Bike Trail.

Infrastructure and Public Improvements

- Completed the installation of pedestrian lighting in coordination with the 1st Street Reconstruction Project in the East Village District.
- Completed the construction of Phase I streetscape improvements to the Magnolia Industrial Area.
- Completed landscaped medians along Martin Luther King Jr. Boulevard.
- Completed refurbishment and replanting of existing medians on Santa Fe Avenue.
- Facilitated the development of the new state-of-the-art Mark Twain Library.
- Completed land assembly to allow for the development of a new public safety building at Anaheim Avenue and Walnut Avenue.

Facilitate the Efficient Administration of the Project Area

- Provided staff and administrative support to the Central Project Area Committee.
- Supported the implementation strategies for the eight targeted Neighborhood Centers for concentrated redevelopment activities as identified in the Central Long Beach Strategic Guide for Development.
- Continued to apply the recommendations identified in the Central Design Guidelines to all new projects in the Project Area.
- Continued to collaborate with the Planning Bureau to facilitate Long Beach 2030 and the Downtown Community Plan.
- Continued to partner with the Arts Council of Long Beach on new public art.
- Continued support of events and organizations throughout the Project Area.

Affordable Housing Programs

- Obtained funding and completed construction of the Long Beach Senior Housing Project located at Atlantic Avenue and Vernon Street.
- Purchased 21 properties on Atlantic Avenue between 20th Street and Hill Street in cooperation with the Long Beach Housing Development Corporation (LBHDC) for development of additional affordable housing.
- Assisted in the design development of a workforce housing project at 2000-2200 Atlantic Avenue.

- Assisted in the design development of a mixed-income housing project at 1235 Long Beach Boulevard.
- Provided 20% of the available Project Area tax increment to the Housing Development Fund.

V. IMPLEMENTATION PLAN GOALS AND OBJECTIVES

Over the term of the Implementation Plan, the Agency will focus on the following goals for Central Long Beach Redevelopment Project Area while implementing the Strategic Guide recommendations. Linkage of each goal with conditions of blight within the Project Area is demonstrated in the matrix shown in Figure 2.

Goal 1: Neighborhood Revitalization

Improving Project Area neighborhoods through the implementation of quality of life programs, services and initiatives.

Goal 2: Corridor Revitalization

Revitalizing major Project Area arterials through a coordinated set of strategies including land use and zoning changes; creation of improved pedestrian and vehicular uses; targeted business attraction; and retention efforts.

Goal 3: Open Space and Public Art Development

Enhancing the Project Area's livability and civic character through the development of new open space opportunities and installation of art in the public realm.

Goal 4: Infrastructure and Public Improvements

Strengthening the economic base of the Project Area and community through infrastructure and public improvements to stimulate new residential, commercial and industrial expansion, employment and economic growth.

Goal 5: Facilitate the Efficient Administration of the Project Area

Supporting Project Area development and revitalization by the planning and implementation of strategic initiatives, while providing administrative assistance to community organizations.

Goal 6: Support the Development of Affordable Housing in Long Beach

Expanding and improving the community's housing supply, particularly housing available to low- and moderate-income persons and families.

Figure 2: Linkage of Goals to Blight Alleviation

Blighting Condition	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6
PHYSICAL BLIGHT						
Buildings in which it is unsafe for persons to live or work: <ul style="list-style-type: none"> Deterioration and dilapidation Defective design Faulty or inadequate utilities 	•				•	•
Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots: <ul style="list-style-type: none"> Substandard design Inadequate parking 	•	•			•	•
Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or portions of the project area.	•	•			•	•
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.	•	•			•	•
ECONOMIC BLIGHT						
Depreciated or stagnant property values or impaired investments, including, but not necessary limited to properties containing hazardous wastes: <ul style="list-style-type: none"> Properties contaminated with hazardous wastes 	•	•	•	•	•	•
Abnormally high business vacancies.	•	•			•	
Abnormally low lease rates.	•	•			•	
Residential overcrowding and an excess of bars, liquor stores, or businesses that cater exclusively to adults that has lead to problems of public safety and welfare.	•	•			•	
A high crime rate that constitutes a serious threat to the public safety and welfare.	•	•			•	
CONTRIBUTING CONDITIONS						
Inadequate public improvements, parking facilities, or utilities.		•	•	•	•	

VI. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

The following narratives describe the proposed programs and potential projects to be undertaken in the Project Area during the five years covered by the Implementation Plan. A summary of the linkage of these programs and potential projects with conditions of blight within the Project Area is included in the matrix shown in Figure 3.

Neighborhood Revitalization Program

Neighborhood Revitalization activities are designed to improve the quality of life in Long Beach neighborhoods through a variety of means. Code enforcement, graffiti abatement, acquisition of blighted and negative use properties, and the development of mixed-use and affordable and market rate housing are some of the strategies the Agency employs under this program. In addition, the Agency will continue, as opportunities arise, to participate in major land use management efforts designed to encourage pedestrian-oriented streetscapes and neighborhood serving uses. These may include design for development, development strategies, and advice to the City's Planning and Building Bureaus regarding appropriate zoning for neighborhoods, the development of architectural design guidelines, and the completion of other related land use studies. Neighborhood Revitalization activities will address physical blight such as deterioration, dilapidation and deferred maintenance.

Neighborhood Revitalization Activities / Potential Projects

- **Neighborhood Code Enforcement Program** – An ongoing program implemented in conjunction with the City's Neighborhood Services Bureau; The Code Enforcement Division responds to complaints of violations of the Long Beach Municipal Code that include substandard buildings; property maintenance; inoperative vehicles; weed abatement; and land use violations. When violations are identified, the responsible parties are contacted and requested to abate the conditions. Failure to correct violations could result in a citation or a referral to the City Prosecutor's office. The Neighborhood Code Enforcement Program will address physical blight such as deterioration, dilapidation and deferred maintenance.
- **Graffiti Removal Program** – An innovative and effective program implemented to remove graffiti from public and private property as quickly as possible in order to improve neighborhoods and discourage further graffiti. The program is offered at no cost to property owners or tenants including free paint for property owners choosing to remove the graffiti themselves; a professional paint contractor to insure perfect paint match when necessary; and a Graffiti Hotline for citizens to report "graffiti sightings" or request free paint. The Graffiti Removal Program will also address physical blight. Additionally, new investments and economic opportunities will be encouraged through a general improvement in the Project Area's appearance.
- **Shoreline Gateway** – The construction of 2.2 acres of previously acquired parcels located at the northwest corner of Ocean Boulevard and Alamitos Avenue as 350+ for sale condominium units and 20,000 square feet of retail space.

- **Willmore Implementation Plan** – The implementation of strategies identified in the Willmore Implementation Plan to further development of the Willmore District by addressing priority issues, long-term goals, and near-term actions.
- **Orizaba Design District** – A strategic design initiative to further the development of the Orizaba Design District, an area transitioning from industrial warehouse to creative office uses. The intent is to work closely with the key stakeholders in the area and address development strategies to brand the area as a design/creative class district; to identify immediate improvements that can be made in the public realm; to identify short, medium and long-term strategies to support opportunities; and address challenges as the area develops.
- **Willmore Historic Home Preservation** – Reducing blight by facilitating the rehabilitation and preservation of historic properties and the development of vacant and underutilized properties. Additionally, the Agency seeks to create homeownership opportunities by selling the homes to future residents.
- **Atlantic and Willow Development Site** – Assisting with expansion efforts of the Memorial Medical Center through the attraction and development of medical related facilities, offices and bio-tech enterprises.
- **Long Beach Courthouse** – The implementation of the Property Exchange Agreement with the State of California for the construction of a regional court facility.

Corridor Revitalization Program

The Agency plans to implement Corridor Revitalization in a variety of ways. These may include projects such as business assistance and expansion, building and facade improvement assistance, formation of business improvement districts, and the promotion of new and continuing private sector investment. In addition, the Agency will continue, as opportunities arise, to participate in major land use management efforts designed to encourage commercial activities. These may include design for development, development strategies, and advice to the City's Planning and Building Bureaus regarding appropriate zoning for commercial corridors, the development of architectural design guidelines, and the completion of other related land use studies. Commercial Revitalization activities will address physical blight such as deterioration, dilapidation and deferred maintenance.

Corridor Revitalization Activities / Potential Projects

- **Commercial Façade Improvement Program** – The Commercial Façade Improvement Program provides matching funds to revitalize commercial and industrial properties in the Central Redevelopment Project Area. The intent is to assist commercial property owners and tenants to improve or rehabilitate their building façades and landscaping. The Commercial Façade Improvement Program will address physical blight such as deterioration, dilapidation and deferred maintenance.

- **Commercial Screening Program** – The Commercial Screening Program assists in the addition or upgrade of screening of commercial and industrial properties within the project area. This will be achieved through matching grants to property owners or tenants of approved sites, from a single building to commercial centers or industrial parks. The intent is to assist property owners/tenants to improve/rehab their building fencing & landscaping. The Commercial Screening Program will address physical blight such as deterioration, dilapidation and deferred maintenance.
- **Long Beach Boulevard Master Plan** – Update of PD-29 to allow for the development of compact, pedestrian-oriented commercial and residential uses along Long Beach Boulevard, which maximize previous high-capacity transit infrastructure investments. The goal is to facilitate development of locations along the corridor suitable for a sustainable, walkable, mixed-use community.
- **Atlantic Avenue and Vernon Street** – The development of property acquired at Vernon Street and Atlantic Avenue in collaboration with a developer
- **Pine Avenue and Pacific Coast Highway** – The redevelopment of previously purchased properties to allow for neighborhood serving commercial uses.
- **Avenue and Anaheim Street** – The adaptive reuse of a vacant Art Deco building and the development of uses tying medical related opportunities on Atlantic Avenue near St. Mary's Medical Center to other commercial uses appropriate to Anaheim Street and Long Beach Polytechnic High School.
- **Anaheim Street and Walnut Avenue** – The design and development of public emergency and disaster response facilities to enhance the Project Area safety.
- **Martin Luther King Junior Boulevard and Pacific Coast Highway** – The assemblage and development of parcels to accommodate a modern design retail/commercial project, enhance consumer services and increase business and employment opportunities.
- **Pacific Avenue and Pacific Coast Highway** – Assemble and development of a 65,000-square-foot site for retail center anchored by 15,000-square-foot store and an additional 5,000 square feet of retail.

Open Space and Public Art

The Agency has been actively involved in funding the creation of parks and open space. The Agency and Parks, Recreation and Marine Department staff have been working cooperatively in the acquisition and development of new projects by targeting sites within the redevelopment area. These improvements will assist in the removal of blight by enhancing open space in densely populated neighborhoods currently underserved by these types of amenities, improving safety of the residents, and helping to create safe, more cohesive and economically dynamic communities in the Project Area.

The Agency has also made a commitment to support the growing public art collection throughout the City. As part of improvements to public infrastructure, the Public Arts Program will be incorporated in a variety of projects such as street medians, sidewalk treatments, bus stop enclosures, murals, decorative metal work, park developments and utility boxes. Vacant lots and empty storefronts awaiting development will also be enhanced through temporary public art installations that are rotated throughout the redevelopment Project Area. The Agency's investment in public art is instrumental in leveraging other redevelopment projects, decreasing blight and contributing to positive neighborhood transformations.

Open Space and Public Art Activities

- **Public Arts Program** – The Agency has supported the growth of public art by entering into a contract with the Arts Council for Long Beach for the creation and installation of public art, as well as pursuing independent endeavors.
- **Drake/Chavez Park Expansion** – The construction of a new pedestrian greenbelt connecting Drake and Chavez Parks and expanding open space opportunities within the Project Area.
- **MacArthur Park / Homeland Center Development** – The construction of a new community theatre and the renovation of existing facilities.
- **Seaside Park** – Development of a 2.5-acre park. Park amenities will include a soccer field and playground.
- **Rosa Parks Development** – Development of a blighted property to create a passive park.
- **McBride Park Expansion** – The construction of a new senior center and the expansion of the existing teen, recreational and community facilities.
- **Orizaba Park Expansion** – The development of acreage for park space and the construction of new recreation amenities, including a new community center.
- **Pacific Right-of-Way Bike Trail Development** – The acquisition and development of the undeveloped portions of the former Pacific Electric Railroad right-of-way for the creation of the Pacific Electric Railroad right-of-way bike trail project.
- **Craftsman Park** – The development of additional open space in the Project Area through the construction of a neighborhood park at 8th and Orange featuring strolling, play, and picnic areas.

Infrastructure and Public Improvements

The Agency proposes to continue to include projects designed to improve the Project Area's infrastructure. These projects may include street and streetscape improvements; water distribution system improvements; sewer and storm drain improvements; repair and under grounding of utilities; construction or rehabilitation and upgrading of police, fire, public health, educational; and other public facilities buildings and public parking lot

improvements. Depending upon the specific projects undertaken under this goal, one or more of the conditions of blight will be addressed. As capital improvements are made, the shortfall or gap between adequate levels of service and then current levels will be reduced.

Infrastructure and Public Improvement Projects

- **Magnolia Industrial District Street Enhancement** – Development of streetscape enhancement to improve the infrastructure deficiencies in the Magnolia Industrial District.
- **Alamitos Corridor Streetscape Enhancement** – Implementing streetscape enhancements along Alamitos Corridor that assesses and proposes improvements such as landscaping, pedestrian street lighting, median landscaping, traffic flow improvements and public art.
- **Wrigley Village Improvements** – Facilitating right-of-way and other improvements in Wrigley Village consisting of the planting of parkway and median trees on public streets; landscaping; pedestrian street/building lighting; median lighting; and landscaping. It will also feature traffic calming, mid-block pedestrian crossings and public art.
- **East Village Streetscape Improvement** – Implementation of streetscape improvements in the East Village District.
- **Public Facility Expansion** – Facilitating the development and expansion of new and existing public facilities including fire stations; emergency response centers; public libraries; senior centers; teen and recreational centers; and regional public facilities that are employment generators.
- **Cherry Widening Project** – Assisting the City of Signal Hill with right-of-way acquisition of properties in Long Beach for the design and construction of traffic management construction around the intersection of Cherry Avenue and Pacific Coast Highway.
- **Orizaba Design District Improvements** – Improving infrastructure through reconstruction of streets and sidewalks in the Orizaba Design District to aid in the area's transition from industrial to pedestrian usage.

Facilitate the Efficient Administration of the Project Area

- Implementation of the Strategic Guide for Development for Central Study Area
- Implementation of the Central Long Beach Design Guidelines
- Provision of staff support to the Central Project Area Committee
- Provision of staff support to the East Village Steering Committee and East Village Association
- Implementation of the Downtown Community Plan

Affordable Housing Programs

Existing programs to increase the supply of affordable housing will continue. In addition, blighting conditions such as housing in inappropriate locations and overcrowding may be impacted.

Figure 3: Linkage of Projects and Programs to Blight Alleviation

Blighting Condition	Neighborhood Revitalization	Corridor Revitalization	Open Space and Public Art	Infrastructure/ Public Improvements	Efficient Admin. of Project Area	Affordable Housing
PHYSICAL BLIGHT						
Buildings in which it is unsafe for persons to live or work: <ul style="list-style-type: none"> • Deterioration and dilapidation • Defective design • Faulty or inadequate utilities 	•				•	•
Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots: <ul style="list-style-type: none"> • Substandard design • Inadequate parking 	•	•			•	•
Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or portions of the project area.	•	•			•	•
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.	•	•			•	•
ECONOMIC BLIGHT						
Depreciated or stagnant property values or impaired investments, including, but not necessary limited to properties containing hazardous wastes: <ul style="list-style-type: none"> • Properties contaminated with hazardous wastes 	•	•			•	•
Abnormally high business vacancies.	•	•			•	
Abnormally low lease rates.	•	•			•	
Residential overcrowding and an excess of bars, liquor stores, or businesses that cater exclusively to adults that has lead to problems of public safety and welfare.	•	•			•	
A high crime rate that constitutes a serious threat to the public safety and welfare.	•	•			•	
CONTRIBUTING CONDITIONS						
Inadequate public improvements, parking facilities, or utilities.			•	•	•	

VII. EXPENDITURES

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities, state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (7) financing proceeds based upon revenues from special assessment or special tax districts. The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of alleviating the Project Area's various blighting conditions.

The Agency anticipates expenditures of approximately \$63.7 million over the next five years, with the majority of expenditures for programs and projects and remainder for repayment of debt obligations and on-going operations and administration of Project Area Activities. The projected expenditures also include an allowance for a 1-time Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$7.2 million.

(Continued on next page)

Figure 4: Expenditures

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	5-Year Totals	% of Totals
SERAF¹	7,229,460	-	-	-	-	7,229,460	11%
Financing Costs							
Debt Service	3,660,685	3,658,406	3,657,284	3,730,430	3,805,038	18,511,843	
Int. on City Interim Loan	115,515	118,375	121,307	123,733	126,208	605,138	
Total - Financing Costs	3,776,200	3,776,781	3,778,591	3,854,163	3,931,246	19,116,981	30%
Operations²	4,172,041	3,225,930	3,275,368	3,340,875	3,407,693	17,421,907	27%
Programs							
<i>Neighborhood Revitalization</i>							
Neigh. Code Enforcement	322,000	322,000	322,000	322,000	322,000	1,610,000	
Graffiti Abatement	125,000	125,000	125,000	125,000	125,000	625,000	
Subtotal - Neigh. Revital.	447,000	447,000	447,000	447,000	447,000	2,235,000	
<i>Corridor Revitalization</i>							
Econ. Development Svs	125,000	125,000	125,000	125,000	125,000	625,000	
Renaissance Square	25,000	25,000	25,000	25,000	25,000	125,000	
LBCC & Kroc	100,000	1,900,000	-	-	-	2,000,000	
Comm. Façade Prgm	600,000	750,000	750,000	750,000	750,000	3,600,000	
Comm. Screening Prgm	50,000	100,000	100,000	100,000	100,000	450,000	
Anaheim & Walnut	85,000	950,000	1,000,000	-	-	2,035,000	
Long Beach Bl. Master Plan	100,000	100,000	-	-	-	200,000	
Subtotal - Corridor Revit.	1,085,000	3,950,000	2,000,000	1,000,000	1,000,000	9,035,000	
<i>Open Space/Public Art</i>							
Orizaba Park Expansion	-	700,000	3,000,000	-	-	3,700,000	
Public Art Development	100,000	200,000	-	-	-	300,000	
Arts Council Support	42,000	42,000	42,000	42,000	42,000	210,000	
Subtotal - Open Space/Pub. Art	142,000	942,000	3,042,000	42,000	42,000	4,210,000	
<i>Infrastructure/Public Improv.</i>							
East Village Streetscape	500,000	-	-	-	-	500,000	
Magnolia Ind. Dist. Streetscape	1,000,000	-	-	-	-	1,000,000	
Wrigley Village Improvements	500,000	500,000	500,000	-	-	1,500,000	
Orizaba Design District	500,000	500,000	500,000	-	-	1,500,000	
Subtotal - Infra.e/Pub. Improv.	2,500,000	1,000,000	1,000,000	-	-	4,500,000	
<i>Housing</i>	-	-	-	-	-	-	
Total - Programs	4,174,000	6,339,000	6,489,000	1,489,000	1,489,000	19,980,000	31%
Grand Total - Expenditures	19,351,701	13,341,711	13,542,959	8,684,038	8,827,939	63,748,348	100%

Footnotes

¹SERAF = Supplemental Educational Revenue Augmentation Fund.

²Operations include personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

Attachment No. 1: Blight Definitions in Effect at Time of Project Re-adoption*

1994-2006 Blight Definitions	
CRL Section 33031(a) (Physical Blight)	
(1)	Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or similar factors.
(2)	Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate building size given present standards and market conditions, lack of parking, or other similar factors.
(3)	Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
(4)	The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
CRL Section 33031(b) (Economic Blight)	
(1)	Depreciated or stagnant property values or impaired investments, including but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).
(2)	Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
(3)	A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
(4)	Residential overcrowding or an excess of bars, liquor stores, or businesses that cater exclusively to adults that has led to problems of public safety and welfare.
(5)	A high crime rate that constitutes a serious threat to the public safety and welfare.
*Blight definitions in effect in March 2001. Project Area was adopted in September 1993.	

Attachment No. 2: Affordable Housing Compliance Plan

EXHIBIT G

**NORTH LONG BEACH REDEVELOPMENT PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN**

Fiscal Year 2010 – Fiscal Year 2014
(October 1, 2009 - September 30, 2014)

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562) 570-6400

*The mission of the Redevelopment Agency of the City of Long Beach
is to improve the blighted areas of Long Beach, revitalize neighborhoods,
promote economic development and the creation of jobs, provide
affordable housing and encourage citizen participation.*

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ATTACHMENTS

Attachment 1: Blight Definitions at the Time of Project Adoption
Attachment 2: Affordable Housing Compliance Plan

**North Long Beach Redevelopment Project
Five-Year Implementation Plan
October 1, 2009 – September 30, 2014**

I. INTRODUCTION

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. This document is the North Long Beach Redevelopment Project Five-Year Implementation Plan ("Implementation Plan") for the period October 1, 2009 through September 30, 2014 (Fiscal Years 2010-2014). Upon adoption by the Redevelopment Agency of the City of Long Beach ("Agency"), it will replace the Implementation Plan for 2005-2009.

Pursuant to Health and Safety Code Section 33490, this Implementation Plan contains: (1) the specific goals and objectives of the Agency for the North Long Beach Redevelopment Project Area; (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years; and (3) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five-year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure.

An Implementation Plan is composed of two major components, a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The housing component for this Implementation Plan is included in Affordable Housing Compliance Plan, which has been prepared as a separate document and included as Attachment 2.

II. BACKGROUND

Project Area Setting

The North Long Beach Redevelopment Project Area (Project Area) was adopted on July 16, 1996. The Project Area consists of 10 non-contiguous areas referred to as parcels 1 through 10. The Project Area includes approximately 7,540 acres of land and 4,967 acres of harbor waterfront property within the Port of Long Beach. The total size of the

Project Area is 12,507 acres (see Figure 1).

The majority of land in the Project Area is located within Parcel 1. Parcel 1 is located north of the San Diego Freeway (I-405) and is bordered by the cities of Compton and Paramount to the north, the City of Lakewood to the east, and the City of Carson to the west. Parcel 1 is primarily residential in character, but is intersected with several major commercial and industrial corridors: Atlantic Boulevard, Long Beach Boulevard, Cherry Avenue, Paramount Boulevard, Del Amo Boulevard, Market Street, South Street and Artesia Boulevard. For the most part, the residential areas are composed of relatively sound single-family neighborhoods with pockets of overcrowded and deteriorating structures. In contrast, the commercial properties along these corridors consist of aging strip commercial buildings characterized by physical deterioration, substandard design and a lack of adequate parking.

The second largest area within the Project Area is Parcel 5, which contains the Port of Long Beach. The remaining eight Parcels, totaling 444 acres, are areas of deteriorated and underutilized commercial and industrial properties, or vacant sites that suffer from contamination due to past oil production activities. The only exception is Parcel 8, a four-block residential area that is deteriorated and impacted by a high crime rate.

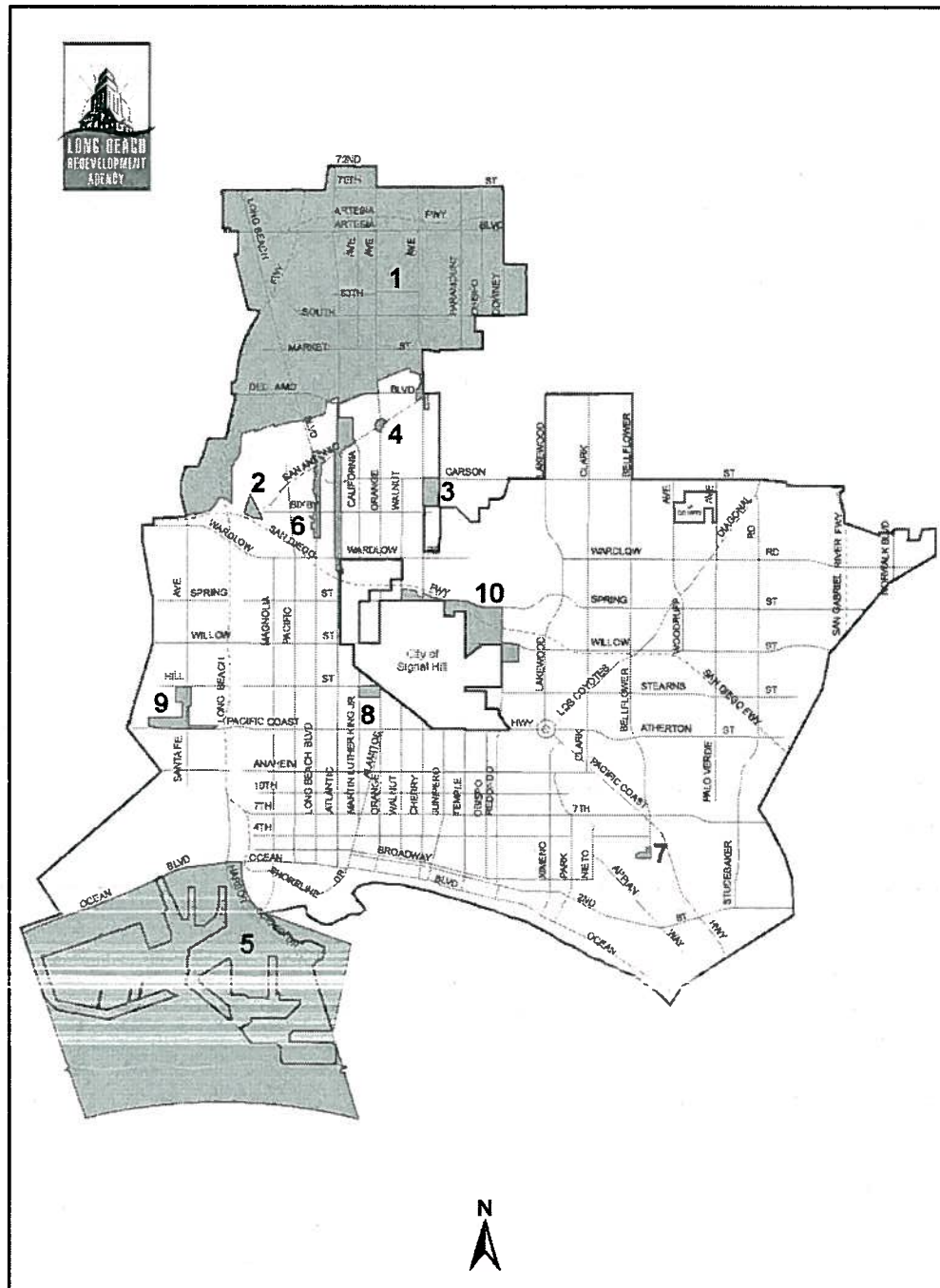
General Conditions

In North Long Beach, the desire for redevelopment originated in the community. For many years, property owners, business tenants, and residents have been concerned about the deteriorating physical and economic conditions along the commercial corridors that extend throughout the area and the negative impact these conditions have had on the surrounding residential areas.

While the push for redevelopment was borne from the concerns of the neighborhood, it has evolved into an effort not only to help alleviate blighting influences within the community, but also to show strong, long-term public support for the revitalization of the economic health of the Project Area.

Figure 1: Project Area Boundaries

NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



Date of Adoption: 7/16/96
Size: 12,507 Acres
Source: NLB Redevelopment Plan

TECHNOLOGY SERVICES/GIS/CMU/ER
NORTHLB_REDEV_0008.MXD/PDF 6/10/08

As part of the redevelopment of this area, the Agency proposes to assist in the revitalization of commercial, industrial, and residential uses throughout the Project Area. As part of these efforts, the Agency will assist in improving the commercial corridors in North Long Beach through rehabilitation and modernization to retain existing and attract new businesses, address lack of adequate public parking, address the lack of adequate public facilities, address the lack of open/green space, construct public improvements, and assist in hazardous waste remediation and facility modernization.

The Agency will facilitate the redevelopment and development of underutilized sites for contemporary commercial/industrial/residential use, as well as work with existing businesses to rehabilitate and/or modernize their operations. Throughout the Project Area, the Agency will work to upgrade and improve the housing stock and encourage home ownership, as well as provide affordable housing.

III. PROJECT AREA BLIGHTING CONDITIONS

General

There are numerous physical and economic blighting conditions that are prevalent throughout the Project Area. Due to the large size of the Project Area and its diversity of land use, the physical and economic blighting conditions that impact the Project Area vary greatly depending on the area. Therefore, distinct approaches and methodology will be necessary to address the blighting conditions within the different subareas of the Project Area.

At the time of the adoption of the Redevelopment Plan, a survey of existing physical conditions (and to a lesser degree economic conditions) was performed to evaluate the severity of blight within the Project Area. The survey included commercial and industrial areas and selected residential areas. The definitions of blight in effect at the time of Redevelopment Plan adoption are included as Attachment 1. Conditions in the Project Area were re-evaluated in 2008 when the Redevelopment Plan was amended to extend the Agency's authority to utilize eminent domain to acquire property in the Project Area.

In the residential areas, economic blighting conditions were most prevalent. These conditions have contributed to the lack of home ownership and the decline of the adjoining commercial corridors.

Physical Blighting Conditions

Prior to adoption of the Project Area, several physical blighting conditions were noted, including the following:

- Deterioration and dilapidation were noted in 66 percent of the 8,678 buildings that were surveyed. Of these, 24 percent were in need of moderate to extensive rehabilitation.
- Characteristics of defective design affected 11 percent of the buildings surveyed in the Project Area. Characteristics of defective design included inadequate pedestrian and vehicular access, substandard exterior building material, faulty additions, inadequate setbacks and deficient lighting/ventilation.
- Faulty or inadequate utilities, which include exposed wiring, substandard exterior plumbing, and excessive concentration of utilities, were observed in 11 percent of all the structures surveyed.
- Characteristics of substandard design were associated with commercial and industrial properties throughout the Project Area. Conditions of substandard design surveyed in portions of the Project Area included inadequate loading area, outdoor storage or production, excessive lot coverage, or obsolescence affecting 24 percent of commercial uses and 53 percent of industrial uses.
- Many older commercial structures located within the Project Area suffer from inadequate parking. Only 16 percent of the commercial parcels had adequate parking per current zoning standards.
- The incompatibility of residential uses adjacent to industrial and commercial corridors has negatively impacted parts of the Project Area due to deteriorated buildings, marginal uses, and crime that was associated with commercial uses. These impacts were evidenced by lower home ownership, lower median home values and rents, and higher instances of residential overcrowding.
- When the Project Area was adopted, it was estimated that 28 percent of all parcels were of inadequate size and under multiple ownership. Of this total, approximately 4,265 were estimated to be residential parcels, 392 were estimated to be commercial parcels, and 131 were estimated to be industrial parcels.

Most of the physical blighting conditions noted above remain and still need to be addressed. As noted in the 2008 analysis of blighting conditions, less than six percent of properties have had major rehabilitation or new construction, despite the fact that 16 percent of the buildings in the Project Area were in need of moderate to extensive rehabilitation at the time of adoption. In addition, the Project Area has a disproportionate share of the serious code violations that occur in the City. The inadequate building sizes and lack of parking have also made it difficult to attract commercial and retail uses to the Project Area. An analysis of building and parcel sizes

indicated that many of the properties in the Project Area are not of adequate size to accommodate the types of retailers that the Project Area currently lacks, including basic categories of goods such as general merchandise, apparel, home furnishings and appliances.

Economic Blighting Conditions

Prior to adoption of the Project Area, several economic blighting conditions were noted, including the following:

- At the time the Project was adopted, there were 451 businesses, including 333 underground storage tanks in the Project Area that contained hazardous materials on-site. Of the 333 underground storage tanks, 123 had some level of contamination.
- High business vacancies: At the time of adoption of the Project Area, nearly 15 percent of the 1,165 commercial tenant spaces surveyed in the Project Area were vacant.
- Interviews with real estate brokerage firms indicate that the monthly lease rates in the Project Area were considerably lower than competitive areas. Low lease rates were attributed to low demand in the market and the perception of the amount of crime in the area.
- Residential overcrowding occurred throughout the Project Area.
- An excess of bars, liquor stores, and other uses that cater exclusively to adults were causing problems of public safety and welfare for residents and businesses. There are several uses located within the Project Area that were adult entertainment oriented.
- At the time the Project Area was adopted, one-fourth of all the crimes that occurred in the City of Long Beach took place in the Project Area. This was of particular concern when considering that only 15 percent of the total population of the City of Long Beach lived in the Project Area. Compared with other areas of the City, the level of crime in the Project Area has been substantially reduced over the last five years; however, much work remains.

Most of the economic blighting conditions noted above remain and still need to be addressed. The analysis of economic conditions in 2008 indicated that property sales prices were depreciated for single-family, multi-family, industrial and retail properties on a per-square-foot basis. Retail sales growth in the Project continued to lag growth rates in the City as a whole, and there were several categories of retail sales in which the area did not capture its share of sales (retail sales leakage). Based upon the analysis

of business licenses, business growth in the Project Area has been flat relative to the balance of the City. Lease rates for retail, office and industrial space were lower than rates elsewhere in the City. There continued to be a general consensus in the community that it was underserved by grocery stores and banks.

In addition to the blighting conditions described above, the Project Area contains deficiencies in the public infrastructure system that contributes to the stagnation of development and, more specifically, limits the reuse of the existing commercial corridors in the Project Area. The public improvement deficiencies include: storm drains, overhead utilities, parking, streetscape, and other infrastructure deficiencies. The combination of these deficiencies and physical and economic blighting characteristics exceeded what could be expected to be remedied through private sector action alone.

IV. REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES

The Agency has worked to correct the blighting conditions in the Project Area through a number of successful efforts, such as the following:

Neighborhood Revitalization:

- Provided funding for the following Neighborhood Enhancement Areas: California/Cherry, Coolidge Triangle Dairy, De Forest Park, Del Amo, Grant, Hamilton, Bret Harte, Jane Adams, Jordan, Lindberg, McKinley, Ramona Park, and Sutter neighborhoods.
- Provided a pro-active Code Enforcement program on all the major commercial corridors in North Long Beach.
- Executed an Exclusive Negotiation Agreement (ENA) with Golden Pacific Partners for the development of housing at 5060 – 5090 Long Beach Boulevard.
- Facilitated the presentation of affordable senior housing at 3290 Artesia Boulevard.
- Implemented the Multi-Family Improvement program.
- Acquired 5100 – 5110 Long Beach Boulevard to expand the housing project at 5060 – 5090 Long Beach Boulevard and Initiated Disposition and Development Agreement (DDA) negotiations with Golden Pacific Partners for the development of housing.
- Facilitated the entitlement process for the affordable senior housing project at 3290 Artesia Boulevard.

- Completed the design of one-way street couplet in Dairy Neighborhood.

Corridor Revitalization:

Completed eight commercial facade projects (5644 Atlantic Avenue, 3777 Long Beach Boulevard, 3811 Long Beach Boulevard, Jerome Nash, 5166 Atlantic, Starr Video, Angie Beeks, and Fantuzo), initiated construction on four projects.

- Acquired over a dozen properties in the Village Center for use as parking, open space or public facilities.
- Developed and implemented a Commercial Area Litter Abatement demonstration project.
- Developed and implemented a Commercial Area Graffiti Removal demonstration project.
- Provided funding for economic development activities in North Long Beach.
- Provided funding for small business assistance programs in North Long Beach.
- Completed the following commercial facade projects:
 - 1707-1727 South Street
 - 1717-1729 South Street
 - 3821 Atlantic Avenue
 - 4129-49 Atlantic Avenue
 - 4301 Atlantic Avenue
 - 4320 Atlantic Avenue
 - 4335 Atlantic Avenue
 - 4343 Atlantic Avenue
 - 6350 – 6380 Long Beach Boulevard
 - Verizon Building
- Acquired three properties in the Village Center for use as parking:
 - 5564 Atlantic Avenue;
 - 5648 Atlantic Avenue; and
 - 5722-5730 Linden Avenue.
- Acquired 37 properties in the two northern blocks of the Village Center (i.e. the blocks bounded by Linden Avenue on the west, Lime Avenue on the east, 59th Street on the north and South Street on the south) for a future mixed-use development.

- Completed acquisition of four blighted motels and two liquor stores.
- Selected a developer for the North Village Center and began negotiations.
- Acquired the following properties for future development:
 - 510 E. South Street
 - 4321 Atlantic Avenue
 - 5616 – 5618 Atlantic Avenue
 - 5645 Atlantic Avenue
 - 5649 Atlantic Avenue
 - 5661 Atlantic Avenue
 - 5701 Atlantic Avenue
 - 5708 – 5710 Atlantic Avenue
 - 5927 Atlantic Avenue
 - 5936 Atlantic Avenue
 - 5941 Atlantic Avenue
 - 5948 Atlantic Avenue
 - 6620-6630 Atlantic Avenue
 - 5714-18 Atlantic Avenue
 - 306 E. Home Street
 - 4860 Long Beach Boulevard
 - 4870 Long Beach Boulevard
 - 5096 Long Beach Boulevard
 - 5098 Long Beach Boulevard
 - 5365 Long Beach Boulevard
 - 5369 – 5373 Long Beach Boulevard
 - 5368 Long Beach Boulevard
- Issued two Request For Proposals for development of two priority sites:
 - NEC Atlantic Avenue and Artesia Boulevard
 - NEC Long Beach Boulevard and Home Street (formerly Waite Motel)
- Completed working with existing property owner to facilitate redevelopment of the former Home Base site into a new Target Department Store.
- Initiated contract for exterior and public improvements for Long Beach BMW.
- Cleared blighted Motel sites on 4800 block of Long Beach Boulevard.
- Completed the City's conceptual site plan review and Technical Advisory Committee review, and initiated the CEQA Environmental Impact Report for the North Village Center development.

- Initiated ENA negotiations with development team regarding the Atlantic and Artesia site.
- Extended Cooperative Agreement with CSULB for the development of the remaining developable site at Technology Park.
- Initiated acquisition negotiations for 5738 – 5740 Atlantic Avenue.
- Completed construction of new medians on Atlantic Avenue in front of Jordan High School.
- Initiated designs for Del Amo Boulevard median improvement project from Long Beach Boulevard to Cherry Avenue.
- Initiated construction bid process for Long Beach Boulevard median improvement project from Bort Street to Victoria Street.
- Obtained Planning Commission and City Council approvals for development of Fire Station #12.
- Worked with the North Long Beach Project Area Committee (NPAC) to identify new façade improvement commercial corridors: Artesia Boulevard; Long Beach Boulevard from Del Amo Boulevard to 53rd Street; Santa Fe Avenue from PCH to Hill Street; and various sites in the Bixby Knolls Business Improvement Area.
- Acquired 5640 Atlantic Avenue for the expansion of the planned North Village Public Parking lot at 5640 – 5648 Atlantic Avenue. Also re-designed parking lot.
- Acquired 5400 and 5412 Long Beach Boulevard for the expansion of the planned Virginia Village Public Parking lot at the northeast corner of Long Beach Boulevard and Market Street.
- Funded Bixby Knolls Improvement Association beautification and promotions agreement.
- Supported the preservation of 620 – 638 E. South Street.
- Completed offsite improvements for Long Beach BMW.
- Acquired property and completed OPA for 5301 Long Beach Boulevard for the expansion of El Ranchito Restaurant parking lot.
- Approved design, completed plan check and re-negotiated OPA with GASKA

regarding Marshall's Department Store development and façade improvement project for the Bixby Knolls Shopping Center.

- Completed Hyett Palma Bixby Knolls Economic Enhancement Study.
- Executed lease with Bixby Knolls Business Improvement Association for EXPO building.
- North Village Center development:
 - Certified EIR;
 - Executed DDA;
 - Concluded acquisition negotiations with AutoZone; and
 - 75 percent through plan check.
- Atlantic and Artesia development:
 - Initiated DDA negotiations; and
 - Acquired 685 Artesia Boulevard for Phase 2 site development.
- Extended Cooperative Agreement with CSULB for the development of the remaining developable site at Technology Park.
- Completed construction of new medians for Long Beach Boulevard from Victoria Street to Bort Street.
- Initiated construction bids for Del Amo Boulevard median improvement project from Long Beach Blvd to Cherry Avenue.
- Initiated design and construction bids for Atlantic Avenue median improvement project Del Amo Boulevard to 56th Street.
- Initiated design and construction bids Atlantic Avenue median improvement project Alcha Street to Poppy Street.
- Initiated design and construction bids for Artesia Boulevard median improvement project Atlantic Avenue to Obispo Street.
- Completed Virginia Village façade improvement projects:
 - 5358 Long Beach Boulevard;
 - 5360 - 66 Long Beach Boulevard;
 - 5413 - 15 Long Beach Boulevard; and
 - 5417 Long Beach Boulevard.
- Completed design, plan check and construction of North Village public parking lot

at southeast corner of South Street and Linden Avenue.

- Completed design of Virginia Village Public Parking lot at the northeast corner of Long Beach Boulevard and Market Street.
- Initiated 14 and completed the following fencing improvement projects:
 - Lindsey Academy
 - 6990 Paramount Boulevard
 - 6999 Paramount Boulevard
 - 6701 Cherry Avenue
- Funded and administered tenant improvements for “Kids Talk Radio”.

Open Space/Public Art:

- Completed construction of two new mini-parks at Market and Dairy and at Plymouth Street and Elm Avenue, and new park on 55th Way.
- Supported neighborhood efforts to create beauty and pride through funding of the Neighborhood Partners Program, including the Orizaba Tunnel North Face Mural and Andy Street Mural.
- Provided funding for completion of new teen center at Admiral Kidd Park.
- Provided funding for the design and construction drawings for Scherer Park.
- Provided funding for the design for Houghton Park Community Center.
- Acquired 5550 Paramount Boulevard, initiated the CEQA process and land fill closure plan activity for the expansion of Pops Davenport Park.
- Continued to support the NPAC and the BKBIA by providing utility box art and with the installation of street pole banners.
- Continued to fund and work with Arts Council for Long Beach.
- Acquired 4951 Oregon Avenue, completed designs and initiated plan check for Oregon park development.
- Completed installation of Orange Twist.
- Completed installation of Paramount Petroleum Art Piece.

Infrastructure/Public Improvements:

- Completed construction of Paramount Boulevard gateway median.
- Completed design work and began construction of new gateway median on Long Beach Boulevard.
- Awarded construction contracts to repave or reconstruct 26 streets in North Long Beach totaling 3.3 miles.
- Completed reconstruction and replanting of four existing gateway median projects on Artesia Boulevard and Del Amo Boulevard, as well as one additional new median project along Atlantic Avenue in Bixby Knolls.
- Completed construction of Paramount Boulevard median extension (Artesia Boulevard to 68th Street).
- Completed streetscape improvements for the North Village at South Street and Atlantic Avenue and the Historic Core at Market Street and Long Beach Boulevard.
- Completed construction of new gateway medians on Atlantic Avenue and Cherry Avenue.
- Began design of new median improvements for Long Beach Boulevard between Victoria and Bort Streets.
- Completed design and began construction contracts to repave or reconstruct 26 streets in North Long Beach and completed construction (Areas C, D and E) consistent with the Street Enhancement Master Plan.
- Began construction of new medians on Atlantic Avenue in front of Jordan High School.
- Completed installation of new traffic control signals on Atlantic Avenue at Cartagena Street and Marshall Street intersections.
- Completed repaving project on Long Beach Boulevard from Wardlow Road to San Antonio Drive.
- Completed repaving project with new medians on Long Beach Boulevard from San Antonio Drive to Del Amo Boulevard.

- Completed installation of fencing at Orizaba Tunnel Mural site
- Completed design and initiated construction bids for street work project on Long Beach Boulevard from Del Amo Boulevard to 56th Street.
- Completed construction of Atlantic Avenue street work from Bixby Road to San Antonio Drive and from 52nd Street to South Street.

Housing

- Transferred 20 percent of project area tax increment to the Housing Development Fund for the purpose of increasing or enhancing affordable housing in North Long Beach.
- Continued implementation of the Grisham Apartments rehabilitation project, which will provide 94 units of affordable housing.
- Prioritized potential sites for development of new market rate housing.
- Provided Set-aside funding to complete acquisition financing of the 528-unit North Point affordable housing rehabilitation project.
- Acquired the following sites in North Long Beach for new market rate housing development and home ownership opportunities:
 - Waite Motel development site
 - Long Beach Boulevard Motels site
 - 306 E. Home Street site
- Executed an ENA with Golden Pacific Partners for the development of housing at 5060 – 5090 Long Beach Boulevard.
- Initiated the acquisition negotiations for 5100 – 5110 Long Beach Boulevard to expand the housing project at 5060 – 5090 Long Beach Boulevard.
- Facilitated the presentation of affordable senior housing at 3290 Artesia Boulevard.

Effective Project Area Operations

- Completed the North Long Beach Design Guidelines
- Continued implementation of the North Long Beach Design Guidelines.

- Continued implementation of the Bixby Knolls Design Guidelines.
- Worked with the NPAC and the Economic Development Bureau to develop targeted business assistance programs and marketing activities in North Long Beach.
- Worked with PAC to implement marketing program for North Village and Historic Core, including publication of North Village/Historic Core Newsletters, display of street banners, utility box art, anti-litter program, graffiti removal program.
- Assisted NPAC with publication of the North PAC Review newsletter.
- Provided staff support to the NPAC and NPAC subcommittees.
- Provided staff support to the North Long Beach Strategic Guide Steering Committee.
- Continued seasonal street banner program.
- Continued Redevelopment in Review quarterly project report.
- Added a new Communications Officer to staff.
- Continued to work with Planning and Building Bureaus towards revising the General Plan and Zoning Ordinance for consistency with the North Long Beach Strategic Guide for Redevelopment.
- Continued design of streetscape improvements for Virginia Village.
- Continued construction contracts to repave or reconstruct 26 streets and Areas C, D and E.
- Continued implementation of the North Long Beach Design Guidelines.
- Identified southwest corner of Atlantic Avenue and 52nd Street as a potential development site. Initiated acquisition negotiations with various property owners at that site.
- Continued to work with Planning and Building Bureaus towards revising the General Plan and Zoning Ordinance for consistency with the North Long Beach Strategic Guide for Redevelopment.

V. IMPLEMENTATION PLAN GOALS AND OBJECTIVES

Over the next five years, the goals and objectives for the redevelopment of the Project Area will focus on the following goals. Linkage of each goal with conditions of blight within the Project Area is demonstrated in Figure 2.

Goal Number 1

The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, removal or remediation of buildings in which it is unsafe or unhealthy for persons to live or work, reconciliation of incompatible and uneconomic land uses and the consolidation of small and irregular lots.

Goal Number 2

The assembly of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation in the Project Area.

Goal Number 3

The re-planning, redesign and redevelopment of portions of the Project Area to enhance the image of the Project Area, to create a sense of identity, and to address areas that are stagnant or improperly utilized.

Goal Number 4

The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial and industrial expansion, employment and social and economic growth.

Goal Number 5

The establishment and implementation of performance criteria to assure high design standards and environmental quality and other design elements that provide unity and integrity to the entire Project.

Goal Number 6

The improvement of the community's supply of housing, particularly affordable housing available to low- and moderate-income persons and families with an emphasis on home ownership.

Figure 2: Linkage of Goals and Objectives to Blighting Conditions

Blighting Condition	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6
PHYSICAL BLIGHT						
Buildings in which it is unsafe for persons to live or work: <ul style="list-style-type: none"> Deterioration and dilapidation Defective design Faulty or inadequate utilities 	•		•		•	•
Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots: <ul style="list-style-type: none"> Substandard design Inadequate parking 	•	•	•	•	•	•
Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or portions of the project area.	•	•	•		•	•
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.	•	•	•		•	•
ECONOMIC BLIGHT						
Depreciated or stagnant property values or impaired investments, including, but not necessary limited to properties containing hazardous wastes: <ul style="list-style-type: none"> Properties contaminated with hazardous wastes 	•	•	•	•	•	
Abnormally high business vacancies.	•	•	•			
Abnormally low lease rates.	•	•	•			
Residential overcrowding and an excess of bars, liquor stores, or businesses that cater exclusively to adults that has lead to problems of public safety and welfare.			•			•
A high crime rate that constitutes a serious threat to the public safety and welfare.			•			•
CONTRIBUTING CONDITIONS						
Inadequate public improvements, parking facilities, or utilities.			•	•		

VI. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

The following narratives describe the proposed programs and potential projects to be undertaken in the Project Area during the five years covered by the Implementation Plan. A summary of the linkage of these programs and potential projects with the conditions of blight within the Project Area is included in the matrix shown on Figure 3.

Infrastructure/Public Improvements:

Contribute towards infrastructure/public improvements

- Add infrastructure improvements including reconstructing major streets, collector streets, local streets, curbs, gutters, alleys, sidewalks and other public works.
- Complete North Long Beach Fire Station Facility.
- Provide improvements that increase the usage of the South Waterfront.
- Work with Library Services to provide a new North Library to the community.

Blighting Conditions Addressed:

This program will address deficiencies in Project Area infrastructure and public service facilities, which will increase the desirability for private sector investment. There currently exists a shortfall between current demand for open space and public improvements and the level of service provided in the Project Area. As public improvements are made, the shortfall or gap between adequate levels of service and current levels will be reduced.

Open Space/Public Art:

Contribute towards open space/public art development.

- Continue to support public art development in North Long Beach.
- Continue to fund and work with Arts Council for Long Beach.

Neighborhood Revitalization:

Contribute towards neighborhood revitalization.

- Continue a Pro-active Neighborhood Code Enforcement Program in North Long Beach.

- Provide funding for several Neighborhood Enhancement Areas.
- Support graffiti abatement.

Blighting Conditions Addressed:

The Neighborhood Revitalization Program will address physical blight such as deterioration, dilapidation and deferred maintenance. Additionally, new investments and home ownership opportunities will be encouraged through a general improvement in the area's appearance and first-time home buyer programs.

Corridor Revitalization:

Contribute towards corridor revitalization.

- Complete Vons Development.
- Complete Osh/Sears Development.
- Complete facade improvement projects.
- Continue to support Economic Development Bureau's business incentive services.
- Continue marketing North Long Beach Redevelopment activities.
- Complete the North Village Center development.
- Complete the revitalization of Virginia Village.
- Acquire blighted properties for future development.
- Continue the Commercial Fencing and Screening Program.
- Complete Bixby Knolls Gateway improvements.

Blighting Conditions Addressed:

This program will address the elimination of blighting conditions resulting from defective design, substandard design, deterioration, and dilapidation of commercial structures. Commercial revitalization impacts both physical deterioration, such as the need for exterior paint or the need to acquire and combine parcels, and economic conditions

such as unemployment. A more successful commercial area will naturally generate employment opportunities. The specific blighting conditions impacted will be dependent upon opportunities presented and the public and private participation in the various components of the Program. This Program will address functional and economic obsolescence, the need to optimize the use of vacant or underutilized parcels, and to correct conditions such as defective design through monetary support of private improvement efforts.

Housing

- Continue to support the Multi-Family Improvement Program.

Blighting Conditions-Addressed:

This program will address both the North Long Beach and the City-wide needs for affordable housing, and as such is not necessarily tied to the elimination of specific blighting conditions in the Project Area. However, general blighting conditions such as housing in inappropriate locations and overcrowding will also be addressed.

Effective Project Area Operation:

Facilitate efficient administration of the Project Area

- Continue to work with Planning and Building Bureaus towards revising the General Plan and Zoning Ordinance for consistency with the North Long Beach Strategic Guide for Redevelopment.
- Continue to provide staff support to the NPAC.
- Continue to provide staff support to the NPAC subcommittees.

(Continued on the following page)

Figure 3: Linkage of Proposed Programs to Blight Alleviation

Blighting Condition	Infrastructure/ Public Improvements	Open Space/ Public Art	Neighborhood Revitalization	Corridor Revitalization	Housing	Effective Project Area Operations
PHYSICAL BLIGHT						
Buildings in which it is unsafe for persons to live or work: <ul style="list-style-type: none"> Deterioration and dilapidation Defective design Faulty or inadequate utilities 	•		•	•	•	•
Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots: <ul style="list-style-type: none"> Substandard design Inadequate parking 			•			•
Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or portions of the project area.			•	•		•
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.	•			•	•	•
ECONOMIC BLIGHT						
Depreciated or stagnant property values or impaired investments, including, but not necessary limited to properties containing hazardous wastes: <ul style="list-style-type: none"> Properties contaminated with hazardous wastes 		•	•	•	•	•
Abnormally high business vacancies.				•		•
Abnormally low lease rates.				•		•
Residential overcrowding and an excess of bars, liquor stores, or businesses that cater exclusively to adults that has lead to problems of public safety and welfare.	•		•	•	•	•
A high crime rate that constitutes a serious threat to the public safety and welfare.	•	•	•	•		•
CONTRIBUTING CONDITIONS						
Inadequate public improvements, parking facilities, or utilities.	•	•		•		•

VII. EXPENDITURES

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities,

state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (7) financing proceeds based upon revenues from special assessment or special tax districts. The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of alleviating the Project Area's various blighting conditions.

The Agency anticipates expenditures of approximately \$122.7 million over the next five years, with the majority of expenditures for programs and projects and remainder for repayment of debt obligations and on-going operations and administration of Project Area Activities. The projected expenditures also include an allowance for a 1-time Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$10.6 million in fiscal year 2009-10.

Figure 4: Estimated Expenditures

	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	5-Year Totals	% of Totals
SERAF¹	10,638,657	-	-	-	-	10,638,657	9%
Financing Costs							
Debt Service	6,794,462	6,794,194	6,793,470	6,997,274	7,207,192	34,586,592	
Fiscal Agency Fees	45,931	45,931	45,931	45,931	45,931	229,655	
Interest Expense - Short-term Loans	175,000	200,000	200,000	200,000	200,000	975,000	
Total - Financing Costs	7,015,393	7,040,125	7,039,401	7,243,205	7,453,123	35,791,247	29%
Operations²	2,533,618	2,599,680	2,663,496	2,743,401	2,825,703	13,365,898	11%
Programs							
Neighborhood Revitalization	1,325,000	1,100,000	1,100,000	1,100,000	1,100,000	5,725,000	
Corridor Revitalization	11,887,000	1,297,000	1,472,000	-	-	14,656,000	
Open Space/Public Art	3,342,000	342,000	4,342,000	-	-	8,026,000	
Infrastructure/Public Improvements	11,700,000	12,850,000	9,250,000	-	-	33,800,000	
Housing	150,000	150,000	150,000	150,000	150,000	750,000	
Total – Programs	28,404,000	15,739,000	16,314,000	1,250,000	1,250,000	62,957,000	51%
Grand Total – Expenditures	48,591,668	25,378,805	26,016,897	11,236,606	11,528,826	122,752,802	100%

Footnotes:

¹SERAF = Supplemental Educational Revenue Augmentation Fund.

²Operations include personnel expenses, operating services and supplies, City services and overhead, and financial management department services.

Debt service costs assumed to increase 3% per year in fiscal years 2012-13 and 2013-14.

Attachment 1: Blight Definitions at the Time of Project Adoption

1994-2006 Blight Definitions

CRL 33031(a) (Physical Blight)

- (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or similar factors.
- (2) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate building size given present standards and market conditions, lack of parking, or other similar factors.
- (3) Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
- (4) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

CRL 33031(b) (Economic Blight)

- (1) Depreciated or stagnant property values or impaired investments, including but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).
- (2) Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- (3) A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- (4) Residential overcrowding or an excess of bars, liquor stores, or businesses that cater exclusively to adults that has led to problems of public safety and welfare.
- (5) A high crime rate that constitutes a serious threat to the public safety and welfare.

Attachment 2: Affordable Housing Compliance Plan

EXHIBIT H

DRAFT – 12/03/09
AFFORDABLE HOUSING COMPLIANCE PLAN
FIVE-YEAR IMPLEMENTATION PLAN
OCTOBER 1, 2010—SEPTEMBER 30, 2014

I. INTRODUCTION

California Redevelopment law requires redevelopment agencies to report to the public every five years on activities relative to each of its project areas. The report, known as a five-year implementation plan, must include information relative to the impacts of the redevelopment project on affordable housing in the community. This includes both affordable housing that will be removed from the housing stock due to project activities and affordable housing that will be produced either in response to various legal requirements for production or as a result of tax increment funding generated by the project area. Additionally, at least once within the five-year term of an implementation plan, redevelopment agencies must conduct a review of that plan and evaluate the progress of the redevelopment projects.

The Redevelopment Agency of the City of Long Beach (Agency) currently has seven redevelopment project areas. The Los Altos and West Beach Project Areas contain no housing units or land zoned for residential use. The West Long Beach Industrial Project Area is primarily industrial with a small number of non-conforming residential uses. The remaining project areas (Downtown, Central, North, and Poly High) contain residential areas. The Agency has chosen to prepare five-year implementation plans for each project area concurrently and to prepare one Affordable Housing Compliance Plan to attach to each implementation plan.

Each of the project areas has a stated goal of expanding and improving the community's supply of housing, particularly housing available to low- and moderate-income persons and families. Set-aside funds from all project areas are pooled together for use citywide. The money is then used to help finance the production of affordable housing to meet the requirements of the California Community Redevelopment Law and to add to the affordable housing stock throughout the City.

Revitalization and stabilization of residential neighborhoods through preservation, rehabilitation, and infill development is an important goal of the Central, North, and Poly High Redevelopment Project Areas.

Neighborhood stabilization and affordable housing needs will be addressed through a series of projects, programs, and expenditures as discussed later in this Affordable Housing Compliance Plan.

The remaining sections of this Affordable Housing Compliance Plan describe California Community Redevelopment Law requirements, define applicable terms, describe the seven redevelopment project areas in the City of Long Beach, estimate deposits into the Housing Set-Aside Fund and discuss use of those funds, analyze present and future replacement housing requirements, and analyze present and future inclusionary housing requirements.

II. GENERAL DISCUSSION

California Redevelopment Law Requirements

A California redevelopment agency has three primary responsibilities relative to affordable housing:

1. To deposit and expend a percentage of tax increment revenue for the provision of affordable housing (housing set-aside requirement).
2. To replace affordable housing units removed from the housing stock as a result of redevelopment activities (replacement housing requirement).
3. To cause specified percentages of new or rehabilitated housing units in a project area to be available at affordable housing cost (inclusionary housing requirement).

A five-year implementation plan must address the redevelopment agency's performance relative to each of these responsibilities in enough detail for each of the five years to measure performance. This includes the following:

1. Plans for using annual deposits into the Housing Set-Aside Fund.
 - a. Housing Set-Aside Funds must be spent on very low-, low- and moderate-income housing projects in proportion to the unmet need for housing as defined in Government Code Section 65584 (income targeting requirement).
 - b. A cap is applied to the amount of Housing Set-Aside Funds that can be spent on housing that is subject to age restrictions (age restriction requirement).
2. Identification of planned projects that will result in the destruction of existing affordable housing and identification of proposed locations for housing to replace units removed for project activities (replacement housing requirement).

3. Estimates of new housing units to be constructed within the project area if adopted after 1975 and both a five-year and a ten-year plan to produce affordable housing in response to new housing production (inclusionary housing requirement).
4. An explanation of how the goals, objectives, projects and expenditures will implement the low- and moderate-income housing set-aside and housing production requirements.

This information will by its nature include the number of housing units to be rehabilitated, price-restricted, assisted or destroyed.

Interested readers are referred to California Community Redevelopment Law as amended by AB1290, AB315, AB637, and SB701, and particularly Sections 33334.2, 33334.4, 33334.6, 33143, and 33490 for more detailed information about these legal requirements.

Definitions

Very Low-Income Household

Household whose gross income is 50 percent or less of the area median income.

Low-Income Household

Household whose gross income is greater than 50 percent but not greater than 80 percent of the area median income.

Moderate-Income Household

Household whose gross income is greater than 80 percent but not greater than 120 percent of the area median income.

Affordable Owner-Occupied Housing Cost

For any owner-occupied housing, affordable housing costs shall not exceed the following:

- For very low-income households the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- For lower-income households whose gross incomes exceed the maximum income for very low-income households and do not exceed 70 percent of the area median income adjusted for family size, the product of 30 percent times 70 percent of the area median income adjusted for family size. In addition, for any lower-income household that has a gross income that equals or exceeds 70 percent of the area median income adjusted for family size, it shall be optional for any state or local

funding agency to require that affordable housing cost not exceed 30 percent of the gross income of the household.

- For moderate-income households whose gross incomes exceed the maximum income for lower-income households and do not exceed 110 percent of the area median income adjusted for family size, the product of 35 percent times 110 percent of the area median income adjusted for family size. In addition, for any moderate-income household that has a gross income that equals or exceeds 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 35 percent of the gross income of the household.

Affordable Renter-Occupied Housing Cost

For any rental housing development, affordable rent, including a reasonable utility allowance, shall not exceed:

- For very low-income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- For lower-income households whose gross incomes exceed the maximum income for very low-income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower-income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not exceed 30 percent of gross income of the household.
- For moderate-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not exceed 30 percent of the gross income of the household.

Developed by the Agency

"Developed by the Agency" means the Agency has contracted directly with a building contractor for the construction or rehabilitation of dwelling units.

New Dwelling Units

"New dwelling units" means dwelling units for which the final certificate of occupancy was issued during the year indicated.

Substantial Rehabilitation

"Substantial rehabilitation" means rehabilitation, the value of which constitutes at least 25 percent of the after rehabilitation value of the dwelling inclusive of the land value.

Substantially Rehabilitated Dwelling Units

Prior to January 1, 2002, "substantially rehabilitated dwelling units" means all substantially rehabilitated multi-family dwelling units with three or more units regardless of agency assistance, or substantially rehabilitated single-family dwellings with one or two units with agency assistance.

Since January 1, 2002, "substantially rehabilitated dwelling units" means all units substantially rehabilitated with agency assistance.

Redevelopment Project Areas

West Beach Redevelopment Project

The West Beach Redevelopment Plan was adopted on July 21, 1964, and terminates on January 1, 2012. It encompasses about 21 acres in the downtown area of the City of Long Beach. When formed the project area contained dated commercial development in badly-deteriorated structures. It is now developed with six new substantial office buildings that have successfully revitalized the area. The project area contains no residential units.

Poly High Redevelopment Project

The Poly High Redevelopment Plan was adopted on April 3, 1973, and terminates on April 3, 2016. It encompasses about 67.1 acres and was formed primarily to enlarge Polytechnic High School and to rehabilitate its older residential neighborhood. While this mission has generally been accomplished, improvements continue to be made.

Downtown Redevelopment Project

The Downtown Redevelopment Plan was adopted on June 17, 1975, and terminates on June 17, 2017. It contains about 421 acres and was characterized by a declining urban commercial area. Many of the businesses were adult-oriented; the residents had relatively low household incomes; and the perception of a lack of personal security impacted the desirability of the project area. New commercial centers (CityPlace and the Pike) and an influx of new housing are the most recent signs of a successful revitalization effort.

West Long Beach Industrial Redevelopment Project

The West Long Beach Industrial Redevelopment Plan was adopted on July 1, 1975, and terminates on July 1, 2015. It contains about 350 acres north of Anaheim Street and about 1,018 acres south of Anaheim Street within the Long Beach harbor district. It was originally formed to create a more modern industrial park near the Port of Long Beach. However, this Redevelopment Plan was legally challenged and the settlement

included a general agreement to not use eminent domain in the project area. The goals of this area now are to strengthen its industrial character by removing non-conforming residential uses to create new opportunities for industrial development, and by improving public infrastructure.

Los Altos Redevelopment Project

The Los Altos Redevelopment Plan was adopted on December 10, 1991, and terminates on December 10, 2032. The project area contains about 45 acres including two large shopping centers and other miscellaneous commercial uses. There are no residential units within the project boundaries. The purpose of this redevelopment effort was to aid in the rehabilitation and expansion of retail services in order to stimulate and retain private investment in the area. This mission has generally been accomplished.

North Long Beach Redevelopment Project

The North Long Beach Redevelopment Plan was adopted on July 16, 1996 and terminates on July 16, 2027. It consists of 10 non-contiguous land areas totaling approximately 7,540 acres of land and 4,967 acres of harbor waterfront property within the City of Long Beach. The majority of the land is located north of the San Diego Freeway (I-405). The Plans' primary goal is to improve the commercial corridors that extend through the area by halting the negative impact the corridors' deteriorating conditions have on the surrounding residential areas.

Central Redevelopment Project

The Central Long Beach Redevelopment Plan was originally adopted on September 21, 1993, and readopted on March 6, 2001. The new Plan expires on March 6, 2032. The Project Area contains about 2,619 acres of urbanized land generally located south of the San Diego Freeway (I-405). It is characterized by severely deteriorated residential areas, underutilized buildings along its commercial corridors, and inadequate public improvements and facilities. The overall redevelopment effort is to redirect and concentrate commercial facilities in significant centers, thereby accommodating residential needs and preserving existing neighborhoods.

III. SUMMARY OF PREVIOUS FIVE YEARS

For the previous Implementation Plan period, Section 33490(a)(2)(C)(iv) of the CRL requires the following to be disclosed:

1. The amount of Housing Set-Aside Funds used to assist extremely-low, very-low and low income units:

Table 1
Housing Set-Aside Fund Expenditures:
FY05 – FY09

	Expenditures
Extremely-Low Income	\$1,205,645
Very-Low Income	23,102,770
Low Income	3,454,011
Total	<u>\$27,762,426</u>

2. Identify the extremely-low, very-low and low income units assisted:

Table 2
Identification of Units Assisted with Housing Set-Aside Funds:
FY05 – FY09

Location	Assistance Amount	Extremely-Low Income Units	Very-Low Income Units	Low Income Units
530 Elm	\$1,891,274	7	5	4
Neo Zoe	2,669,253	0	0	5
Olive Villas	6,839,253	0	0	10
Puerto Del Sol	13,211,447	0	63	1
Menorah Housing	3,150,470	0	66	0
Total	<u>\$27,762,426</u>	<u>7</u>	<u>134</u>	<u>20</u>

3. The amount of Housing Set-Aside Funds used to assist families with children and the identification of the family units assisted:

Table 3 Family Units Assisted with Housing Set-Aside Funds: FY05 – FY09		
Location	Assistance Amount	Number of Units
Neo Zoe	\$2,669,253	5
Olive Villas	6,839,982	10
Puerto Del Sol	13,211,000	64
Total	\$22,720,235	79

4. Identify the extremely-low, very-low and low income units produced with local subsidy other than Housing Set-Aside Funds:

Table 4 Identification of Units Assisted with Other Local Funds: FY05 – FY09					
Location	Local Source	Assistance Amount	Extremely-Low Income Units	Very-Low Income Units	Low Income Units
Orcutt	CalHOME	\$300,000	0	6	0
483 Gaviota	HOME	120,000	0	0	1
Pacific City Lights	HOME	4,037,000	0	10	31
3301 Santa Fe	HOME	78,000	0	0	1
Decro	HOME	16,369,000	0	64	256
Total		\$20,904,000	0	80	289

IV. THE HOUSING SET-ASIDE FUND

The Long Beach Housing Development Company

California Community Redevelopment Law requires redevelopment agencies to deposit 20 percent of their tax increment revenues into a Housing Set-Aside Fund to be used to produce affordable housing within the community. This is also known as "set-aside" money. The Agency generally deposits its set-aside money from all seven project areas into the City of Long Beach's Housing Development Fund for use by The Long Beach Housing Development Company (LBHDC) for affordable housing. However, the Agency does occasionally use its money directly to fund affordable housing in a project area.

The LBHDC was reestablished by the City Council in January 1988 in order to better implement the goals, policies, and objectives of the Housing Element of the City of Long Beach General Plan. LBHDC is a nonprofit public benefit corporation created by the City to aid in the support, financing and development of affordable housing based on needs identified in the Housing Element.

Although set-aside money is generally not spent directly by the Agency on affordable housing projects, it is the major source of revenue in the City's Housing Development Fund and is used exclusively to assist in the production of affordable housing within the City of Long Beach. It is used to leverage other funds to maximize the City's ability to produce affordable housing.

Other revenue sources used in conjunction with set-aside funds include the following:

- Affordable Housing Program (AHP) grant funds awarded by the Federal Home Loan Bank
- Building Equity and Growth in Neighborhoods (BEGIN) grants by State of California Department of Housing and Community Development
- CalHome grants by State of California Department of Housing and Community Development
- Community Development Block Grant (CDBG) funds by Federal Department of Housing and Urban Development
- HELP funds by CalHFA
- HOME funds by Federal Department of Housing and Urban Development

- City of Industry set-aside funds allocated by Los Angeles County Community Development Commission
- Multi-Family Housing Program (MHP) funds by State of California Department of Housing and Community Development
- Mortgage Revenue Bond proceeds
- Low-Income Housing Tax Credits
- Federal Neighborhood Stabilization Program funds

In June 2004 the City Council of the City of Long Beach adopted a Housing Action Plan¹ that addresses projects from LBHDC's two primary revenue sources: redevelopment tax increment set-aside funds and HOME funds.

Housing Set-Aside Fund Deposits

Table 5 below shows projected (Fiscal Year 2010 [FY10] through FY14) deposits into the Agency's Housing Set-Aside Fund and then into the City's Housing Development Fund during the current Implementation Plan period by project area:

Table 5					
Set-Aside Deposits into Housing Set-Aside Fund: FY10 – FY14					
Project	FY10 ²	FY11	FY12	FY13	FY14
Central	\$0	\$4,980,000	\$5,128,000	\$5,214,000	\$5,303,000
Downtown	0	5,037,000	5,116,000	5,202,000	5,289,000
North	0	10,384,000	10,646,000	10,826,000	11,008,000
West Industrial	0	2,527,000	2,560,000	2,603,000	2,647,000
Los Altos	0	177,000	181,000	185,000	188,000
Poly High	0	204,000	207,000	211,000	215,000
West Beach	0	442,000	448,000	455,000	463,000
Total	\$0	\$23,752,000	\$24,288,000	\$24,696,000	\$24,803,000

Use of Housing Set-Aside Fund Revenues

It is anticipated that these funds will be used to complete the projects and programs started in previous years.

¹ A copy of the Housing Action Plan can be found at <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=4076>.

² The Plan assumes that the Agency will suspend the FY10 set-aside deposit for the FY10 SERAF payment to the State of California. This estimated \$19.36 million will be repaid to the Housing Fund within five years.

Housing Set-Aside Fund Cash Flow Analysis

Revenues

The gross revenues deposited into the Housing Set-Aside Fund include the following:

1. Housing Set-Aside – Twenty percent (20%) of the estimated gross property tax increment generated within the Project Areas must be deposited into the Housing Set-Aside Fund throughout the projection period.
2. Interest Income – Proceeds generated from the Housing Set-Aside Fund.
3. Bond Proceeds – The Agency does not anticipate issuing a bond secured with Housing Set-Aside Funds. However, in FY10, the Agency will deposit \$5 million in interest income generated from the 2005 tax allocation bond.
4. Other – Accounts for proceeds derived from loan repayments, miscellaneous fees, rental income and grants.

Table 6

Total Deposits into Housing Set-Aside Fund: FY10 – FY14

Project	FY10	FY11	FY12	FY13	FY14
Set-Aside Funds	\$0	\$23,752,000	\$24,288,000	\$24,696,000	\$25,113,000
Interest Income	300,000	300,000	300,000	300,000	300,000
Bond Proceeds	5,000,000	0	0	0	0
Other	300,000	300,000	300,000	300,000	300,000
Total	\$5,600,000	\$24,352,000	\$24,888,000	\$25,296,000	\$25,713,000

Expenditures

The Agency will incur the following costs throughout the Five-Year Implementation Plan period:

1. Administration Costs – This category includes costs such as salaries, overhead, consultant and legal fees; and supply costs incurred to implement the Affordable Housing Program. The actual expenditures amounts necessary to implement the Affordable Housing Program will be determined during the LBHDC budget process.
2. Projects and Programs – The estimated cost of future projects and programs that will be assisted with Housing Set-Aside Funds.
3. Bond Debt Service – The Agency is obligated to make debt service payments on the 2005 Tax Allocation Bond through 2040. Only the share of the debt service attributable to the Affordable Housing Program is included in the cash flow.

The Housing Set-Aside Fund expenditures are projected to total \$160 million for the Five-Year Implementation Plan period. Table 7 summarizes the projected expenditures.

Table 7					
Total Housing Set-Aside Fund Expenditures: FY10 – FY14					
Project	FY10	FY11	FY12	FY13	FY14
Administration	\$5,085,000	\$5,193,000	\$5,305,000	\$5,418,000	\$5,519,000
Projects & Programs	35,355,000	23,740,000	25,851,000	13,100,000	15,000,000
Bond Debt Service	4,418,000	3,521,000	4,022,000	4,520,000	3,521,000
Total	\$44,858,000	\$32,454,000	\$35,178,000	\$23,038,000	\$24,041,000

Cash Flow During Five-Year Implementation Plan Period

The projected cash flow generated by the Housing Set-Aside Fund is detailed in Table 8.

Table 8					
Housing Set-Aside Fund Cash Flow: FY10 – FY14					
Project	FY10	FY11	FY12	FY13	FY14
Beginning Balance	\$60,768,000	\$21,510,000	\$13,408,000	\$3,118,000	\$5,376,000
Revenues	5,600,000	24,352,000	24,888,000	25,296,000	25,713,000
(Less) Expenditures	(44,858,000)	(32,454,000)	(35,178,000)	(23,038,000)	(24,041,000)
Net Cash Flow	(\$39,258,000)	(\$8,102,000)	(\$10,290,000)	\$2,258,000	\$1,672,000
Ending Balance	\$21,510,000	\$13,408,000	\$3,118,000	\$5,376,000	\$7,048,000

The projections provided in this Plan provide an illustrative example of how the Affordable Housing Program could be financed on an annual basis through FY14. However, the timing and specific amounts of the expenditures may be adjusted over time. Specific decisions on each of these items will be made as part of the Agency's and LBHDC's annual budget processes.

Excess Surplus Calculation

The project areas are subject to the "excess surplus" requirements imposed by Section 33334.12. Excess surplus is defined as any unexpended and unencumbered funds in the Housing Set-Aside Fund that exceed the aggregate amount deposited into the Housing Set-Aside Fund during the preceding four fiscal years.³

³ Excess surplus calculations do not account for funds derived from the issuance of bonds.

Section 33334.12 provides the Agency with three years to encumber any excess surplus funds.

Table 9

Excess Surplus Calculation: FY10 – FY14

Project	FY10	FY11	FY12	FY13	FY14
Ending Balance	\$21,510,000	\$13,408,000	\$3,118,000	\$5,376,000	\$7,048,000
Max. Allowable Balance	\$72,049,000	\$56,197,000	\$61,695,000	\$66,109,000	\$72,736,000
Excess Surplus	\$0	\$0	\$0	\$0	\$0

As illustrated in Table 9, based on the ending balance and projected deposits into the Housing Set-Aside Fund, the Agency does not currently have an excess surplus balance. Moreover, given the activities proposed in this Plan, the Agency is not anticipated to incur an excess surplus balance at any point through September 30, 2014.

Proportional Expenditures of Housing Set-Aside Funds

The project areas are subject to the Section 33334.4 requirement that a redevelopment agency expend Housing Set-Aside Funds in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met between January 1, 2002 and December 31, 2014, and then again through the termination of the project areas. The results of the proportionality tests are presented in Table 6, and described in the following sections.

Income Targeting Proportionality Test

The income targeting proportionality test requires a redevelopment agency to expend Housing Set-Aside Funds in proportion to the unmet housing needs that have been identified for the community pursuant to Government Code Section 65584. The proportionality test used in this report is based on the 2006 - 2014 Regional Housing Needs Assessment (RHNA)⁴ figure prepared by Southern California Association of Governments (SCAG), which covers the time period of this Affordable Housing Compliance Plan.

⁴ Per RHNA estimates presented in the City of Long Beach Housing Element.

The RHNA established the following unmet need for affordable housing in Long Beach:

Table 10			
Income Targeting Proportionality Requirements			
Income Category	Total Units	% of Total	Expenditure Proportionality
Very-Low Income	2,321	43%	At Least 43%
Low Income	1,485	27%	At Least 27%
Moderate Income	1,634	30%	At Most 30%
Totals	5,440	100%	

To comply with the Section 33334.4 requirements, the Agency must spend at least 43% of the Housing Set-Aside Funds on projects and programs dedicated to very low-income households, and no more than 30% of the Housing Set-Aside Funds on projects and programs dedicated to moderate-income households. Section 33334.4 provides the Agency with the flexibility to allocate Housing Set-Aside Funds in any way that complies with the defined minimum for very low-income expenditures and the defined cap for moderate-income expenditures.

The following summarizes the actual expenditures incurred by the Agency between January 1, 2002 and FY 2009:

Table 11		
Actual Housing Set-Aside Fund Expenditures:		
January 1, 2002 – FY 2009		
Income Category	Expenditures	% of Total
Very-Low Income	\$51,387,000	43%
Low Income	38,820,000	33%
Moderate Income	28,809,000	24%
Totals	\$119,016,000	100%

The following summarizes the income category allocations of the proposed expenditures for FY 2010 through December 31, 2014:

Table 12 Projected Housing Set-Aside Fund Expenditures: FY10 – December 31, 2014				
	Very-Low Income	Low Income	Moderate Income	Total
FY 2010	\$15,203,000	\$16,970,000	\$3,182,000	\$35,355,000
FY 2011	10,208,000	11,395,000	2,137,000	23,740,000
FY 2012	11,116,000	12,408,000	2,327,000	25,851,000
FY 2013	5,633,000	6,288,000	1,179,000	13,100,000
FY 2014	6,450,000	7,200,000	1,350,000	15,000,000
10/1 – 12/31/14	0	0	0	0
Total	\$48,610,000	\$54,261,000	\$10,175,000	\$113,046,000
% of Total Expenditures	43%	48%	9%	100%

The following summarizes the projected income allocations for expenditures between January 1, 2002 and December 31, 2014.

Table 13 Projected Housing Set-Aside Fund Expenditures: January 1, 2002 – December 31, 2014		
Income Category	Expenditures	% of Total
Very-Low Income	\$99,997,000	43%
Low Income	93,081,000	40%
Moderate	38,984,000	17%
Totals	\$232,062,000	100%

As shown in Table 13, 43% of the Housing Set-Aside Funds are allocated to very low-income households, 40% of the Housing Set-Aside Funds to low-income households and 17% of the Housing Set-Aside Funds to moderate-income households. The combined actual, projected and unidentified expenditures comply with the income targeting standards imposed by Section 33334.4.

Age-Restricted Proportionality Test

Section 33334.4 also requires redevelopment agencies to cap assistance for age-restricted housing based on the percentage of very low- and low-income senior citizens within the very low and low-income household in the community. In the City of Long Beach, very low- and low-income senior citizens⁵ account for 18% of the City's total very low- and low-income population.

⁵ Persons 62 years or older.

The following summarizes the actual expenditures incurred by the Agency between January 1, 2002 and FY 2009:

Table 14 Actual Housing Set-Aside Fund Expenditures: January 1, 2002 – FY 2009		
Product Type	Expenditures	% of Total
Age Restricted	\$6,445,000	5%
Non-Age Restricted	112,571,000	95%
Totals	\$119,016,000	100%

The following summarizes the age-restricted allocations of the proposed expenditures for FY 2010 through December 31, 2014:

Table 15 Projected Housing Set-Aside Fund Expenditures: FY10 – December 31, 2014			
	Age Restricted	Non-Age Restricted	Total
FY 2010	\$0	\$35,355,000	\$35,355,000
FY 2011	0	23,740,000	23,740,000
FY 2012	9,500,000	16,351,000	25,851,000
FY 2013	9,840,000	3,260,000	13,100,000
FY 2014	0	15,000,000	15,000,000
10/1 – 12/31/14	0	0	0
Total	\$19,340,000	\$93,706,000	\$113,046,000
% of Total Expenditures	17%	83%	100%

The following summarizes the projected age-restricted allocations for expenditures between January 1, 2002 and December 31, 2014.

Table 16 Projected Housing Set-Aside Fund Expenditures: January 1, 2002 – December 31, 2014		
Product Type	Expenditures	% of Total
Age Restricted	\$25,786,000	11%
Non-Age Restricted	206,277,000	89%
Totals	\$232,062,000	100%

As shown in Table 16, only 11% of the Housing Set-Aside Fund monies are allocated to age-restricted housing projects. Thus, the Agency's allocation of Housing Set-Aside Funds to age-restricted projects is below the expenditure test requirements imposed by Section 33334.4.

V. REPLACEMENT HOUSING REQUIREMENTS

Legal Requirements

Redevelopment agencies must replace affordable housing units removed from the housing stock as a result of redevelopment activities. A unit is defined as affordable if it is occupied, or if vacant would be expected to be occupied, by a household with an income of 120 percent of median average income or less. Replacement dwelling units are to be available at an affordable housing cost to persons in the same or a lower income category as the persons displaced from those destroyed or removed housing units. In addition a replacement unit must have the same or a greater number of bedrooms than the unit being demolished.

Analysis of Replacement Housing Requirements

Table 17 shows affordable housing units removed by redevelopment activities prior to the current Five-Year Implementation Plan period and affordable housing units that may be removed during the current Five-Year Implementation Plan period by redevelopment activities based on projects currently planned for each project area. Table 18 shows the affordable housing units that have been produced and affordable housing units that are planned for production within the next five years. All units listed qualify as replacement units for housing destroyed or removed.

While the location of the units removed and produced are designated by project area, it is important to remember that replacement housing units can be produced anywhere within the City of Long Beach so long as they are available within four years of the units being removed from the market and their affordability is deed restricted in accordance with applicable law. Units produced must also have the same or greater number of bedrooms than the units removed.

Table 17
Historical and Projected Removed Units
Plan Adoption - FY14

Removed Units	Removal Date	Very-Low Income Units					Low Income Units					Moderate Income Units					Total Number of Units			
		Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	VL	Low	Mod
Willow - Long Beach Blvd.	1994	20	1	0	0	0	0	0	0	0	0	0	5	1	0	0	0	21	0	6
Renaissance Walk	2000	9	17	5	2	0	0	1	1	1	0	0	0	0	0	0	0	33	3	0
P&L Land Development	2001	0	1	0	0	0	0	0	4	0	0	0	0	0	0	0	0	1	4	0
Renaissance Square	2001	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1
Broadway Lofts - Mark James	2002	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0
Mark Twain Library & CRI	2003	0	2	6	2	0	2	0	0	3	3	0	0	0	0	0	0	10	8	0
Grisham Community Hsg	2003	0	7	0	0	0	0	0	0	0	0	0	0	0	1	0	0	7	0	1
3rd Street Parking	2005	21	14	0	0	0	1	1	0	0	0	0	0	0	0	0	0	35	2	0
Jamboree Hsg Project	2005	1	4	2	0	1	0	1	2	0	0	0	0	1	0	0	1	8	3	2
Atlantic Senior (Menorah)	2006	1	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0
Atlantic Ave. Motel	2006	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Atlantic - Anaheim - Art Deco Hotel	2006	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	0
W. Industrial Nonconforming Uses	2006	0	6	0	0	0	0	0	3	0	0	0	0	1	0	0	0	6	3	1
Cai Rec Park Expansion	2006	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0
Shoreline Gateway	2006	25	1	0	0	0	4	0	0	0	0	0	1	0	0	0	0	26	4	1
Coronado	2006	2	20	7	0	0	0	6	3	1	0	0	0	0	0	0	0	29	10	0
Long Beach Blvd Motels	2006-08	0	10	1	1	0	0	3	0	0	0	0	0	0	0	0	0	12	3	0
Washington School & Central Hsg	2006-09	0	12	12	10	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0
Atlantic & Willow Acquisition	2007	0	2	0	0	0	0	1	0	0	0	0	0	3	0	0	0	2	1	3
Pine & PCH Acquisition	2007	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	6	1	0
1814 Pine Avenue	2007	0	5	0	0	0	0	0	1	0	0	0	0	0	0	0	0	5	1	0
Ronald McDonald House	2007	1	1	3	0	0	2	1	1	0	0	0	1	0	0	0	0	5	4	1
North Village Cntr - NE Quadrant	2007	1	4	2	0	0	0	1	0	0	0	0	0	0	0	0	0	7	1	0
North Village Cntr - NW Quadrant	2007	0	3	2	0	0	0	1	2	1	0	0	0	0	2	0	0	5	4	2
North Village Cntr - SE Quadrant	2007	3	2	0	2	0	1	1	1	1	0	0	0	0	1	0	0	7	4	1
Waite Motel Block	2007	0	3	1	0	0	0	0	5	2	0	0	0	1	0	0	0	4	7	1
West Gateway 9 & 10	2007	38	25	5	2	0	5	9	3	0	0	0	1	3	0	0	0	70	17	4
West Gateway 11	2007	16	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0
Orizaba Park Exp.	2009	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
Seaside Park	2009	0	2	2	0	1	0	0	0	0	1	0	0	0	1	0	1	5	1	2
5927 Atlantic Avenue	2009	0	8	0	0	0	0	0	0	0	0	0	0	1	0	0	0	8	0	1
5936 Atlantic Avenue	2009	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Units Pending Removal																				
Broadway Block	TBD	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0
Broadway Lofts - American	TBD	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0
652 Alamos Avenue	TBD	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
1463 Cola Avenue	TBD	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
2144 W. 16th Street	TBD	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Promenade & 3rd	TBD	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
530-542 E. Willow	TBD	0	2	0	0	0	0	0	3	0	0	0	0	1	0	0	0	2	3	1
Total Units (Through 2009)		169	162	63	23	2	15	40	20	8	0	0	8	11	6	0	1	419	83	27
Total Units (2010+)		23	3	2	0	0	0	3	2	1	0	0	0	1	0	0	0	28	6	1
Total Bdrms (Through 2009)		169	162	126	69	8	15	40	40	24	0	0	8	11	12	0	4	534	119	40
Total Bdrms (2010+)		23	3	4	0	0	0	3	4	3	0	0	0	1	0	0	0	30	10	1

Table 18
Historical and Projected Replacement Housing Fulfillment Units
Plan Adoption - FY14

Fulfillment Units	Completion Date	Very-Low Income Units					Low Income Units					Moderate Income Units					Total Number of Units			
		Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	VL	Low	Mod
Units Through 2009 1213 Smith Place 1212 Leigh Court 1214 Leigh Court Lois Apartments - 321 W. 7th Ment Hall Apts. - 1035 Lewis Atlantic Apartments - 814 Atlantic Seamist Apts. - 14th & Atlantic 1355 Wesley Drive Casa Corazon - 4th & Elm Freeman Apts. - 1528 Freeman 1353 Wesley Drive 435 E. 7th Street 437 E. 7th Street 1010 E. 12th Street 1012 E. 12th Street 1014 E. 12th Street Evergreen Apts. - 1823 E. 68th 74 E. 55th Street 5818 Gardenia Avenue 5810 Gardenia Avenue 5800 Gardenia Avenue 2655 Santa Fe Avenue Northpointe - 5441 Paramount Grisham/Ruth/Peace/49th Pacific City Lights Apartments Olive Villas - 1856 Long Beach Puerto del Sol (Jamboree Housing) Neo Zoe - 1500 Pine Menorah Housing Villages at Cabrillo - Phase III	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0
	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0
	18	56	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	0	0
	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5	0
	0	0	2	0	0	0	0	0	7	0	0	0	0	10	0	0	0	2	7	10
	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	3	1	0	0	0	0	0	8	5	0	0	0	19	0	0	4	13	19
	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
0	0	0	0	0	1	0	0	0	0											

Table 19 below shows that based on redevelopment activities through FY09, 529 affordable housing units with 693 bedrooms have been removed from the market by redevelopment activities, and 1,139 units with 2,351 bedrooms have been produced. It also shows that for every category of housing unit, by income level and number of bedrooms, housing produced equals or exceeds the bedroom count as the housing removed.

Table 19
Replacement Housing Fulfillment Status Summary Through FY09

	Very Low Income # of Bedrooms				Low Income # of Bedrooms				Moderate Income # of Bedrooms				
	0/1	2	3	4	0/1	2	3	4	0/1	2	3	4	5
Units Produced	209	202	141	20	33	352	101	10	6	47	17	1	0
Adjustments ⁶	122	(122)	0	0	22	(22)	0	0	13	(13)	0	0	0
Units Removed	(331)	(63)	(23)	(2)	(55)	(20)	(8)	0	(19)	(6)	0	(1)	(1)
Surplus/(Deficit)	0	17	118	18	0	310	93	10	0	28	17	0	(1)

Table 19 documents the current status of replacing housing removed by redevelopment activities and shows that the Agency has met its replacement housing requirements, with the exception of one five-bedroom moderate income unit. The Agency plans to replace this unit with a five-bedroom unit in the Habitat for Humanity project, which will have irrevocable 45-year moderate income restrictions.

Based on current and projected redevelopment and housing activities it is estimated that 35 housing units will be removed from the market with a total of 41 bedrooms. However, it is also estimated that 499 affordable housing units will be produced with a total of 765 bedrooms. Therefore, it appears that there is ample affordable housing stock being produced to replace units removed from the market by redevelopment activities. Table 20 summarizes the projected status of replacement housing by number of bedrooms and time periods.

⁶ Per California Health & Safety Code §33413, replacement dwelling units must be available at affordable housing costs to persons in the same or lower income category as the persons displaced from any destroyed or removed units.

Table 20
Replacement Housing Fulfillment Status Summary: FY10 – FY14

	Very Low Income # of Bedrooms				Low Income # of Bedrooms				Moderate Income # of Bedrooms				
	0/1	2	3	4	0/1	2	3	4	0/1	2	3	4	5
Surplus/(Deficit)	0	17	118	18	0	310	93	10	0	28	17	0	(1)
Units Produced	234	29	18	0	67	39	22	0	13	44	26	6	1
Units Removed	(26)	(2)	0	0	(3)	(2)	(1)	0	(1)	0	0	0	0
Surplus/(Deficit)	208	44	136	18	64	347	114	10	12	72	43	6	0

While additional projects that would remove housing are being explored on a conceptual level in the four active project areas—Downtown, West Industrial, North, and Central—the data shows that there is sufficient affordable housing stock being produced to fulfill the replacement housing requirements.

VI. INCLUSIONARY HOUSING REQUIREMENTS

Legal Requirements

Inclusionary housing has many meanings depending on the context of its use. For the purposes of this Affordable Housing Compliance Plan, inclusionary housing refers to a redevelopment agency's obligation to cause a specified percentage of new or rehabilitated housing produced in a project area to be available at affordable housing cost. It does not matter whether the housing is market rate or cost restricted, nor does it matter if the housing is privately or publicly produced. This is also known as the Project Area Housing Production Requirement.

Applicability of Inclusionary Housing Requirements by Project Area

Redevelopment projects adopted prior to January 1, 1976, are not subject to this legal requirement. For the City of Long Beach, this excludes the West Beach, Poly High, Downtown, and West Long Beach Industrial Projects. This leaves the Central, North, and Los Altos Redevelopment Projects subject to inclusionary housing requirements. Los Altos is a pure commercial project area comprised of major retail complexes on the east side of Bellflower Boulevard north of Daggett Street and South of Los Coyotes Diagonal. Therefore, inclusionary housing obligations are only tracked for the Central and North Redevelopment Projects.

Method of Calculation of Inclusionary Housing Requirements

The percentage of housing units that must be available at an affordable housing cost varies by whether the housing constructed or rehabilitated was developed by a redevelopment agency or by another party. The Agency has not produced housing per

the definition contained in Section II above. (A written agreement with the Agency requiring affordable housing covenants does not meet the definition of Agency-produced housing.)

For housing constructed or substantially rehabilitated by persons or entities other than a redevelopment agency, at least 15 percent developed within the project area must be available to households of low- or moderate-income. Of this number, not less than 40 percent must be available to very low-income households. For example, for every 100 units produced, 15 must be affordable. Of these 15, at least 6 must be available to households with very low-income and the remaining 9 can be available to households of low- or moderate-income. Any fraction is rounded up, so for 101 units produced, 16 must be affordable and of that total, 7 must be available to very low-income households.

The definition of substantial rehabilitation changed in January 1, 2002. Prior to that time any substantially rehabilitated units counted if they were in complexes of three or more units (triplexes or larger). Duplexes and single-family residences only triggered inclusionary housing if they were rehabilitated with redevelopment agency assistance.

After January 1, 2002, the only substantially rehabilitated housing that triggers inclusionary housing requirements is rehabilitation completed with redevelopment agency assistance. Again, per the definition of agency-assisted housing, the Agency has not assisted with the rehabilitation of housing units.

The law requires that inclusionary housing requirements be met every 10 years. If the requirements are not met within the 10-year period, the Agency is required to meet the requirements on an annual basis. If at the end of the 10-year period the redevelopment agency has exceeded the requirements, the redevelopment agency may carry over the surplus units and count them toward the requirements of the following ten-year period.

As with replacement housing production, inclusionary housing must also be deed-restricted with affordability covenants. Ownership units must be deed restricted for 45 years and rental units must be deed restricted for 55 years. If owner-occupied affordable units are sold at market rates, a redevelopment agency has three years from the date of sale to produce an equal number of affordable units at the same income level as those sold.

Inclusionary Housing Requirements

The residential development that has occurred within the post-1976 portions of the City's Project Areas, specifically the North and Central Long Beach Redevelopment Project Areas, is detailed in Table 21. The resulting inclusionary housing production obligations are quantified in Table 22.

Housing Development FY93 Through FY09

According to City records, private parties constructed 1,046 residential units within the Project Areas between FY93 and FY04. During the previous Implementation Plan period, an additional 855 residential units were constructed within the Project Areas. These developments triggered the requirement to produce 286 low- and moderate-income units, and 115 units that must be set-aside for very low-income households.

Projected Housing Development FY10 Through Termination of Project Areas

1. The Agency anticipates that a total of 411 units will be constructed between FY10 and FY14 and 426 units are projected to be constructed between FY15 and FY19.
2. A total of 57 units are anticipated to be rehabilitated between FY10 and FY14 with the use of Agency assistance. No units are anticipated to be substantially rehabilitated between FY15 and FY19.
3. The City's Planning Bureau estimates that the total number of potential new and substantial rehabilitation housing units within the Redevelopment Project Areas at 5,095 between FY20 and the termination date of the Project Areas.

The projected 6,035 units of new development and Agency assisted substantial rehabilitation projects generate an inclusionary housing production requirement for 906 income-restricted units. Of this total, at least 363 units must be allocated to very low-income households

Table 21
Housing Development Analysis Through End of the Project Area Life

Projects	Construction Type	Units Built / Substantially Rehabilitated In Project Area	Completion Year
Projects Developed Between FY93 - FY09			
Balance Forward (FY93-FY04)	New & Rehab	1,046	FY93 - FY04
Lofts on 4th (834 E. 4th Street)	New Construction	8	2004
429 Almond	Agency Assisted Sub Rehab	4	2004
Grisham/Ruth/Peace/49th	Agency Assisted Sub Rehab	96	2004
Orcutt (108-143 Corbin Way)	Agency Assisted Sub Rehab	6	2005
483 Gaviota	Agency Assisted Sub Rehab	1	2007
Pacific City Lights (1601 Pacific Avenue)	New Construction	42	2007
1500 Pine Avenue	New Construction	22	2008
Puerto del Sol (Jamboree Housing)	New Construction	84	2008
Olive Villas	New Construction	58	2008
Villages at Carbrillo - 2001 River	New Construction	81	2008
Cedar Court - 1855, 1865, 1895	Agency Assisted Sub Rehab	42	2008
Cerritos Court - 842 & 858	Agency Assisted Sub Rehab	23	2008
Ocean Breeze (Sr.) - 854 MLK	Agency Assisted Sub Rehab	16	2008
Orange Ave. - 1000	Agency Assisted Sub Rehab	19	2008
Ocean Gate - 1070 MLK	Agency Assisted Sub Rehab	20	2008
1034 Alamos Apts.	Agency Assisted Sub Rehab	30	2008
Lime Street Apts. - 1060	Agency Assisted Sub Rehab	16	2008
Cedar Court South - 1843-1849	Agency Assisted Sub Rehab	32	2008
Seabreeze (Sr.) - 745 Alamos	Agency Assisted Sub Rehab	44	2008
Linden Garden Court - 6371	Agency Assisted Sub Rehab	24	2008
Artesia Court - 3281-3283	Agency Assisted Sub Rehab	36	2008
Valentine Gardens - 6185, 6191, 6195 Linden	Agency Assisted Sub Rehab	18	2008
530 Elm Avenue	Agency Assisted Sub Rehab	17	2008
3301 Santa Fe	Agency Assisted Sub Rehab	1	2008
Private Developments	Private Developer	69	2008
Menorah Housing	New Construction	66	2009
Projects To Be Developed Between FY10 - FY19			
Lyon-Westgateway - 421 W. Broadway	New Construction	26	2010
Courtyards	New Construction	46	2010
Coronado - 20th/Atlantic-Hill	New Construction	48	2011
Meta Housing - 2355 LB Blvd	New Construction	38	2011
116 West 14th Street	Agency Assisted Sub Rehab	3	2011
124 West 14th Street	Agency Assisted Sub Rehab	1	2011
228 West 14th Street	Agency Assisted Sub Rehab	1	2011
469-471 West 17th Street	Agency Assisted Sub Rehab	5	2011
1494 Henderson Avenue	Agency Assisted Sub Rehab	4	2011
1486 Henderson Avenue	New Construction	3	2011
1650 Magnolia Avenue	Agency Assisted Sub Rehab	1	2011
1730 Magnolia Avenue	Agency Assisted Sub Rehab	2	2011
1732-34 Magnolia Avenue	Agency Assisted Sub Rehab	1	2011
1736 Magnolia Avenue	Agency Assisted Sub Rehab	2	2011
1752 Magnolia	Agency Assisted Sub Rehab	1	2011
Palace Hotel - 2842 E. Anaheim	Agency Assisted Sub Rehab	14	2011
1842 Locust	New Construction	6	2012
1950 Henderson Avenue	New Construction	5	2012
1960 Henderson Avenue	New Construction	5	2012
105 W. 14th Street	New Construction	3	2012
1339-47 Pine Avenue	New Construction	6	2012
1348 Pacific	New Construction	3	2012
1411 Pine Avenue	New Construction	3	2012
1718 Magnolia Avenue	New Construction	2	2012
1836 Locust Avenue	Agency Assisted Sub Rehab	5	2012
1850 Locust Avenue	Agency Assisted Sub Rehab	4	2012
1905-07 Pine Avenue	Agency Assisted Sub Rehab	7	2012
1911 Pine Avenue	Agency Assisted Sub Rehab	6	2012
5370 Lime Ave	New Construction	1	2012
Ramona Park Apts - 3290 Artesia	New Construction	60	2012
Meta Housing LB/Anaheim - Senior Apartments	New Construction	67	2013
Meta Housing LB/Anaheim - Ownership Units	New Construction	40	2013
Meta Housing - 2114 LB Blvd	New Construction	47	2014
Barcelona	New Construction	50	2014
North Village Center	New Construction	61	2015 - 2019
Shoreline Gateway	New Construction	365	2015 - 2019
Projects Developed Through the Project Areas Termination			
Multi-Family Rehab	Agency Assisted Sub Rehab	379	2020 - Termination
Single-Family Rehab	Agency Assisted Sub Rehab	128	2020 - Termination
Multi-Family & Single-Family	New Construction	4,588	2020 - Termination
Total Housing Development		7,936	

Completion Year	Total Units
1985 - 2009	1,901
2010 - 2019	940
2020 - Project Area Termination	5,095
Total Housing Development	7,936

Inclusionary Housing Production Obligation

The housing production figures stated above indicate that the current inclusionary housing obligation and the anticipated obligations total 1,122 units. Table 22 below provides a summary of the Agency's obligation:

Table 22			
Housing Production Obligation Through Project Area Termination			
Timing	Very Low Income	Low/Mod Income	Total
Projects Developed between FY93 – FY09	115	171	286
Projects Developed between FY10 – FY19	57	84	141
Projects Developed between FY20 – P.A. Termination	306	459	755
Total	478	714	1,192

Inclusionary Housing Production Fulfillment

Table 23 identifies the inclusionary housing units that have been produced to date, as well as the units projected to be produced in the future.

Table 23
Inclusionary Housing Fulfillment Analysis

	Year Built	Project Type	Covenant Terms (Years)	Total Units Produced	Total Countable Units	Very-Low Income Units	Low Income Units	Moderate Income Units
Inside Redevelopment Project Areas								
Redevelopment Plan Adoption - FY 2004				704	702	241	451	10
<u>FY 2005 - FY 2009</u>								
Pacific City Lights Apartments	2007	Apartments	55	42	41	31	10	0
530 Elm Avenue	2008	Apartments	55	16	16	12	4	0
Puerto Del Sol (Gordon & 3rd Street)	2008	Apartments	55	64	64	63	1	0
Menorah Housing	2009	Apartments	55	66	65	65	0	0
<u>2010 - 2014</u>								
Courtyards	2010	Apartments	55	46	46	26	20	0
Lyon West Gateway	2010	Apartments	55	26	26	0	26	0
Meta Hsg - 2355 LB Blvd	2011	Apartments	55	47	47	17	21	9
Palace Hotel - 2652 E. Anaheim	2011	Apartments	55	27	27	27	0	0
Ramona Park	2012	Apartments	55	61	60	13	47	0
Meta Hsg. LB/Anaheim (Rental)	2013	Apartments	55	145	30	30	0	0
Barcelona	2014	Apartments	55	50	38	2	13	23
Meta Hsg - 2114 LB Blvd	2014	Apartments	55	47	47	17	21	9
2015 - 2019								
2020 - Project Area Termination								
Outside Redevelopment Project Areas								
Redevelopment Plan Adoption - 1999				0	0	0	0	0
<u>FY 2000 - FY 2009</u>								
Villages at Carbrillo - Phase III	2009	Apartments	55	81	40.5	28	12.5	0
<u>2010 - 2014</u>								
Villages @ Cabrillo - Phase IV	2014	Apartments	55	200	100	100	0	0
2015 - 2019				0	0	0	0	0
2020 - Project Area Termination				0	0	0	0	0
Total Fulfillment Units inside Project Areas				1,341	1,209.0	544.0	614.0	51.0
Total Fulfillment Units Outside Project Areas				281	140.5	128.0	12.5	0.0
Total Fulfillment Units				1,622	1,349.5	672.0	626.5	51.0

	Total Countable Units	Very-Low Income Units	Low Income Units	Moderate Income Units
Total Housing Fulfillment Units				
Redevelopment Plan Adoption - 2009	928.5	440.0	478.5	10.0
2010 - 2014	421.0	232.0	148.0	41.0
2015 - 2019	0.0	0.0	0.0	0.0
2020 - Project Area Termination	0.0	0.0	0.0	0.0
Total Housing Fulfillment Units	1,349.5	672.0	626.5	51.0

Table 24 summarizes the historical and projected inclusionary housing production units:

Table 24			
Housing Production Obligation Through Project Area Termination			
	Very Low Income	Low/Mod Income	Total
<u>Units Developed Inside Project Areas:</u>			
Between FY93 – FY09	412.0	476.0	888.0
Between FY10 – FY19	132.0	189.0	321.0
Between FY20 – Project Area Terminations	0.0	0.0	0.0
Total Units	554.0	665.0	1,209.0
<u>Units Developed Outside Project Areas: ⁷</u>			
Between FY93 – FY09	28.0	12.5	40.5
Between FY10 – FY19	100.0	0	0.0
Between FY20 – Project Area Terminations	0.0	0	0.0
Total Units	128.0	12.5	140.5
<u>Total Countable Units Developed:</u>			
Between FY93 – FY09	440.0	488.5	928.5
Between FY10 – FY19	232.0	189.0	421.0
Between FY20 – Project Area Terminations	0.0	0.0	0.0
Total Units	672.0	677.5	1,349.5

Table 25 illustrates the current surplus in inclusionary housing production units and the projected future surplus in inclusionary housing production units.

Table 25			
Housing Production Obligation Surplus/(Deficit) Through Project Area Termination			
Timing	Very Low Income	Low/Mod Income	Total
Surplus/(Deficit) between FY93 – FY09	325.0	317.5	642.5
Surplus/(Deficit) between FY10 – FY19	500.0	381.5	881.5
Surplus/(Deficit) between FY19 – Termination ⁸	116.0	0.5	116.5

The Agency has produced a surplus of very low- and low/moderate-income units. As such, the Agency is currently in compliance with their inclusionary housing obligation and the Agency anticipates remaining in compliance with their future obligation until the termination of the Project Area.

⁷ Production units developed outside of the Project Areas are counted on a two for one basis when meeting inclusionary housing obligations.

⁸ Seventy-eight very-low income units are estimated to be used to meet the 78 low/moderate income unit deficit.

Methods of Meeting Future Inclusionary Housing Requirements

The Agency plans to satisfy its inclusionary housing requirements by one or more of the following methods, with an emphasis on housing available to lower-income households:

1. The expenditure of housing set-aside funds (20 percent of its tax increment revenues) through the LBHDC to produce very low-, low-, and moderate-income dwelling units.
2. The imposition of covenants or restrictions requiring that specified numbers of housing units newly-developed or substantially-rehabilitated with Agency assistance be and remain affordable to very low-, low-, and moderate-income households.
3. The purchase or acquisition by regulation or agreement of long-term affordability covenants on existing multi-family units.

On June 20, 2006, the City of Long Beach established the Housing Trust Fund. The Housing Trust Fund will serve as a source of revenue to meet, in part, the housing needs of the City's extremely low- and above-moderate-income households. The LBHDC is exploring revenue sources for the Housing Trust Fund.

VII. ABILITY TO COMPLY WITH OBLIGATIONS PRIOR TO TIME LIMIT OF EFFECTIVENESS OF REDEVELOPMENT PLAN

Section 33490(a)(4) of the CRL requires a project area that is within six years of the time limit of effectiveness of the Redevelopment Plan to explain how the Agency will meet the housing obligations.

The West Beach Project Area will terminate in FY13. It is expected that the West Beach Project Area will be in compliance with the inclusionary and replacement housing obligations as well as the proportionality obligations. The Agency will continue to receive Set-Aside Funds from the Project Area for 10 years to meet existing debt obligations.

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE DOWNTOWN REDEVELOPMENT
PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the Downtown Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of

reviewing the Redevelopment Plan and the corresponding Implementation Plan for the Downtown Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the Downtown Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE WEST LONG BEACH INDUSTRIAL
REDEVELOPMENT PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the West Long Beach Industrial Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of

reviewing the Redevelopment Plan and the corresponding Implementation Plan for the West Long Beach Industrial Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the West Long Beach Industrial Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE POLY HIGH REDEVELOPMENT
PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the Poly High Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of

reviewing the Redevelopment Plan and the corresponding Implementation Plan for the Poly High Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the Poly High Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE WEST BEACH REDEVELOPMENT
PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the West Beach Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of

reviewing the Redevelopment Plan and the corresponding Implementation Plan for the West Beach Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the West Beach Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE LOS ALTOS REDEVELOPMENT
PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the Los Altos Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of

reviewing the Redevelopment Plan and the corresponding Implementation Plan for the Los Altos Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the Los Altos Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE CENTRAL REDEVELOPMENT PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the Central Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of reviewing the Redevelopment Plan and the corresponding Implementation Plan for the

Central Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the Central Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING AND ADOPTING THE IMPLEMENTATION
PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT
PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), requires that each five years the Redevelopment Agency of the City of Long Beach (the "Agency") must adopt a Five Year Implementation Plan for its redevelopment project, and that at least once within the five-year term of the implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for the redevelopment project and evaluating the progress of the redevelopment project; and

WHEREAS, as required by Health and Safety Code Section 33490, the Agency previously prepared and adopted an AB 1290 Five-Year Implementation Plan (the "Implementation Plan") pertaining to the North Long Beach Redevelopment Project (the "Project") containing the specific goals and objectives of the Agency for the Project, the specific programs, including potential projects and estimated expenditures proposed to be made during the five year term of the Implementation Plan for the Project, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413; and

WHEREAS, the Agency has reviewed and updated the Implementation Plan and, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on December 14, 2009, for the purpose of

reviewing the Redevelopment Plan and the corresponding Implementation Plan for the North Long Beach Redevelopment Project and evaluating the progress of the Redevelopment Project, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City of Long Beach, and was posted in at least four (4) permanent places within the Project Area, as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The Agency hereby approves and adopts the updated Five-Year Implementation Plan for the North Long Beach Redevelopment Project, in substantially the form currently on file with the Agency Secretary and presented to the Agency at the public hearing held on December 14, 2009, subject to any further minor, technical or clarifying changes that may be approved by Agency Counsel.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair