NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

URBAN COMMUNITY DEVELOPMENT COMMISSION
AGENDA
Tuesday, December 15, 2009
6:50 PM

WORKSHOP(S)

HEARING(S)

7:15 P.M. - Public Hearing - TO CONSIDER AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2014) FOR THE MERGED REDVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROJECT AREA A-1 **(Item 2)**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. December 1, 2009

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1.

COMMISSION COMMENTS

ADJOURNMENT

DECEMBER 1, 2009

The Urban Community Development Commission meeting was called to order at 7:14 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

ROLL CALL

Commissioners Present: **Calhoun, Dobson, Arceneaux, Jones, Perrodin**
Commissioners Absent: **None**

Other Officials Present: **C. Cornwell, D. Bennett, C. Evans**

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Rudolfo Ruval, Compton resident, requested an explanation of how the tax-payers dollars are being expended. Mr. Ruval also stated that he hopes the city's Christmas events will bring the Compton community closer.

William Kemp, Compton resident, spoke concerning the fiscal allocations awarded to the city's contractors and property developers via the City and Community Redevelopment Agency.

Joyce Kelly, Compton resident, spoke regarding the funds that were loaned to the Agency in December 2008. Ms. Kelly also spoke in opposition of this meeting being held and its relation to the Commission's compensation.

Lynn Boone, Compton resident, stated that the Agency is a separate entity from the city and questioned why the city would loan money to the Agency for property development. Ms. Boone further commented on the Sheriff's Department's contract and the Agency's hearing to implement a five-year plan for proposed developments.

APPROVAL OF MINUTES - There were no minutes to be approved.

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS - There was no New Business.

COMMISSION COMMENTS - There were no Commission Comments.

#1.

ADJOURNMENT

On motion by Dobson, seconded by Calhoun, the meeting was adjourned at 7:26 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Arceneaux, Jones, Perrodin
NOES: Commissioners - None
ABSENT: Commissioners - None

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

December 15, 2009

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1**

SUMMARY

Requesting the Commission to approve amendment#1 of the Agency's Five-Year Implementation Plan (2008-2009 through 2012-2013) for the Merged Redevelopment Project Area, Walnut Industrial Project Area, Walnut Industrial 1976 Annex Project Area, Walnut Industrial 1980 Project Area and Project Area A-1.

ACKGROUND

California Health and Safety Code Section 33490 requires that redevelopment agencies adopt implementation plans for their project areas every five years, containing the specific goals and objectives of the agency for the project areas, the specific programs (including potential projects), and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project areas and implement the low and moderate income housing requirements of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.).

On December 18, 2007, the Commission pursuant to resolution no. 1,692 approved the Agency's Five-Year Implementation Plan. The purpose of this report is to request amendment to the existing plan and incorporate additional projects that the Agency desires to implement during this same period. The proposed projects are in accordance with the goals and objectives outlined within the current plan. The action requested by the Commission is not to approve a new Five-Year Plan, but amend the existing plan to incorporate new projects into the plan.

#2.

STATEMENT OF THE ISSUE

The Agency has determined a need to amend the current Five-Year Implementation Plan in order to incorporate additional projects into the Plan. The proposed projects to be incorporated into the Five-Year Implementation Plan will be carried out through innovative redevelopment financing techniques including: Tax Allocation Bonds, Public-Private Partnerships, Recovery Zone Bonds and Tax Increment revenues during the time period of the existing Plan. Furthermore, the amendment will contain an explanation of how these goals, objectives, programs, projects, and expenditures will be carried out to eliminate blight within the Redevelopment Project Area.

As part of the Amendment process, the Agency is providing updated information on the accomplishments achieved thus far within the first 18 months of the implementation of the plan. Some of the goals accomplished to date are as follows:

1.) **Senior Activity Center –** The Agency has entered into an agreement with LOWE Enterprises to construct the new facility beginning in Fiscal Year 2010-2011.
2.) **North Downtown Specific Plan –** The Agency has entered into an agreement with Municipal Resources Center for the completion of the Environmental Impact Report. This report is scheduled to be completed in 2010.

3.) **Alondra Landfill** - Agency entered into a Disposition and Development Agreement with Advanced Realty to develop 100 single family homes for the property known as the Alondra Landfill. The Agency is currently working with the redeveloper to perform an environmental (Natural Hazard) assessment of the site.
4.) **Gateway Towne Center** - Agency has recently entered into an agreement with Prism I.Q. Partners to provide fiscal assistance to secure permanent financing for the completion of the Gateway Towne Center.
5.) **415 W. Compton Blvd.** – The Agency has entered into an agreement with a construction company for the demolition of this subject property. The Agency aggressively marketing this site and is negotiating with several developers to build a Mixed-Use project.
6.) **1425 E.** Compton Blvd. - The Agency is aggressively marketing this site to and is negotiating with several developers to build a Mixed-Use project.
7.) **Willow Walk Project –** The Agency has assisted over 33 residents with down payment assistance to purchase homes within this 128-unit town home development. To date, the development is over 78% completed with only two phases remaining for 100% completion of the project.
8.) **Alameda Court –** Agency has assisted with development of this 28-unit townhome project through the use of HOME Funds and Tax Increment revenues. To date, the project is 90% complete and units are available for sale.
9.) **1117 Long Beach Blvd.** – The Agency has developed this site into a temporary pocket park, while still aggressively marketing the site including holding negotiations with potential developers
10.) **Brownfield Program –** The Agency is compiling a list of potential and current Brownfield sites within the City in order formulate strategic redevelopment plan for the remediation and redevelopment of these sites.
11.) **Vacant Lot Beautification Program –** The Agency continues to implement its vacant lot beautification program. Most recently, a grand opening was held for the Agency's Roller Rink Skate Park located at Bullis Rd. and Compton Blvd (202 Long beach?).
12.) **Rosecrans and McKinley –** The Agency is currently in a Disposition and Development Agreement with Golden Pacific Partners for a Mixed-Use project at this site.

#2.

RECOMMENDATION

Staff is requesting that the Commission approve amendment #1 to the Agency's Five-Year Implementation Plan for the Agency's Merged Redevelopment Project Area, consisting of the Rosecrans Project Area, Walnut Industrial Project Area, Walnut Industrial 1976 Annex Project Area, Walnut Industrial 1980 Annex Project Area and Project Area A-1.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

#2.

RESOLUTION NO. _________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, California Health and Safety Code Section 33490 requires that redevelopment agencies adopt implementation plans for their project areas every five years, containing the specific goals and objectives of the agency for the project areas, the specific programs (including potential projects), and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project areas and implement the low and moderate income housing requirements of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.); and

WHEREAS, on December 18, 2007, the Commission, pursuant to resolution no. 1,692, approved the Agency's Five-Year Implementation Plan; and

WHEREAS, the Agency has determined a need to amend the current Five-Year Implementation Plan in order to incorporate additional projects into the Plan project value. The proposed projects to be incorporated into the Five-Year Implementation Plan are scheduled to be carried out through various redevelopment financing methods including: Tax Allocation Bonds, Public-Private Partnership arranges and Tax Increment revenues within the time frame of the Plan; and

WHEREAS, the proposed projects are in accordance with the goals and objectives outlined within the current Five Year Implementation Plan. The action requested by the Commission is not to approve a new Five-Year Plan, but amend the existing plan to incorporate new projects into the plan; and

WHEREAS, the amendment will contain an explanation of how these goals, objectives, programs, projects, and expenditures will be carried out to eliminate blight within the Redevelopment Project Area; and

WHEREAS, on December 15, 2009, the Agency held a duly noticed public hearing on the proposed adoption of the Amendment at which time all persons desiring to comment on or ask questions concerning the Amendment were given the opportunity to do so. Prior to the public hearing on the Amendment, copies of the Amendment were available for public inspection in the Community Redevelopment Agency Office.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Executive Secretary is hereby authorized to incorporate and implement amendment#1 into the Five-Year Implementation Plan for fiscal years 2008-2013. A copy of which is attached hereto and incorporated herein.

Section 2. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, City Attorney, City Controller, Community Redevelopment Agency, and City Clerk.

Section 3. The Implementation Plan, as amended by the Amendment, may be further

amended from time to time in accordance with Health and Safety Section 33490.

Section 4. The adoption of the Amendment does not constitute an approval of any specific program, project or expenditure and does not constitute a project within the meaning of Section 21000 of the Public Resources Code.

Section 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of ___________, 2009.

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#2.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of __________, 2009.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#2.

Amendment No. 1 to the Redevelopment and Housing Five-Year Implementation Plan (AB1290)

City of Compton Community Redevelopment Agency
205 South Willowbrook Avenue
Compton, CA

DECEMBER 15, 2009

the AGENCY @ COMPTON
COMMUNITY REDEVELOPMENT AGENCY

CITY OF COMPTON

ACKNOWLEDGEMENTS

Redevelopment Agency Board

Chair
ERIC J. PERRODIN

Vice-Chair
YVONNE ARCENEAUX

Members
BARBARA J. CALHOUN
LILLIE DOBSON
DR. WILLIE O. JONES

CHARLES EVANS
Executive Secretary

DR. KOFI SEFA-BOAKYE
Community Redevelopment Agency Director

MICHAEL L. ANTWINE
Community Redevelopment Agency Deputy Director

INTRODUCTION

This document is Amendment No. 1 to the Five-Year Implementation Plan ("Amendment") for the Compton Merged Redevelopment Project Area ("Project Area") of the Compton Community Redevelopment Agency ("Agency"). The Amendment identifies newly anticipated projects, programs, and estimated expenditures to be undertaken during the Implementation Plan period. The Amendment also modifies components of the Ten Year Housing Compliance Plan as well as the Housing Section of the Implementation Plan.

In accordance, with California Community Redevelopment Law ("CRL") §33490(c) the Redevelopment Agency is authorized to amend the Implementation Plan when the Agency intends to undertake projects not identified in the Plan.

The Merged Project Area Five-Year Implementation Plan 2008/09-2012/13 ("Implementation Plan") presented the goals and objectives, anticipated projects and programs, and estimated expenditures for the planning period. The adoption of the Implementation Plan does not constitute an approval of any specific program or project. The purpose of the Implementation Plan is to provide a framework to guide the Agency for implementation of its goals and evaluate its progress.

Amendment of Implementation Plan is Not a "Project" Under CEQA

Pursuant to CRL Section 33490 (a)(1)(B), the adoption of this Amendment to the Implementation Plan does not constitute a project within the meaning of Section 21000 of the Public Resources Code (the "California Environmental Quality Act" [CEQA]). Further, the Amendment does not constitute an approval of any specific program, project, or expenditure; therefore inclusion in the Implementation Plan does not eliminate the potential required review pursuant to CEQA at the time of approval of the program, project, or expenditure, to the extent that it would be otherwise required.

#2.

ADDITIONAL PROJECTS TO BE UNDERTAKEN

In accordance with Section 33490 of the CRL, the Agency must identify the specific programs, including potential projects, and estimated expenditures proposed to be made during the implementation plan period, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Merged Project Area. The following table identifies those additional potential projects the Agency intends to undertake as well as a conceptual project description, blighting condition to be addressed and proposed expenditures for the 2008/09-2012/13 implementation plan period. The housing units identified in the Conceptual Project Description column are not expected to be constructed during this Implementation Plan period. Funds identified for development projects will be utilized for acquisition, remediation and infrastructure improvements that will allow for the development of the sites identified.

Compton Community Redevelopment Agency
Redevelopment Fund - Added Projects

Project #	Project Name	Project Summary	Conceptual Project Description	Blighting Conditions to be Removed	Projected Expenditures
1	**MLK Transit Center**	Bus & Rail Transit Station - Public Facility	Reconstruction of the MLK Transit Center and associated street improvements and bus cueing modifications	Inadequate Community Facilities	$14,500,000
2	**Parking Structure**	600 Space Public Parking Structure - 4 levels	1 level subterranean and 3 above ground levels (150 spaces per floor)	Inadequate Public Improvements & Facilities	$19,800,000
3	**Community Center**	Community Center - Public Facility	Approximately 20,000 sq.ft. community center situated on two floors	Inadequate Community Facilities	$16,000,000
4	**Alameda Corridor Street Improvements**	Streetscape Design & Construction	Street light upgrades, decorative lighting elements, tree replacement, street fixtures (benches, bollards, trash receptacles), median modifications and construction	Inadequate Public Improvements & Facilities	$3,485,000
5	**Street Light Improvements**	Streetscape Design & Construction	Street light upgrades, decorative lighting elements, tree replacement, street fixtures (benches, bollards, trash receptacles), median modifications and construction	Inadequate Public Improvements & Facilities	$3,000,000
6	**Compton Blvd. Streetscape & Infrastructure**	Streetscape Design & Construction	Street light upgrades, decorative lighting elements, tree replacement, street fixtures (benches, bollards, trash receptacles), median modifications and construction	Inadequate Public Improvements & Facilities	$4,000,000
7	**Rosecrans Ave. Streetscape**	Streetscape Design & Construction	Street light upgrades, decorative lighting elements, tree replacement, street fixtures (benches, bollards, trash receptacles), median modifications and construction	Inadequate Public Improvements & Facilities	$2,500,000
8	**Willowbrook Avenue Streetscape**	Streetscape Design & Construction	Street light upgrades, decorative lighting elements, tree replacement, street fixtures (benches, bollards, trash receptacles), median modifications and construction	Inadequate Public Improvements & Facilities	$2,500,000
9	**Greenleaf Blvd. Streetscape**	Streetscape Design & Construction	Street light upgrades, decorative lighting elements, tree replacement, street fixtures (benches, bollards, trash receptacles), median modifications and construction	Inadequate Public Improvements & Facilities	$2,500,000
10	**Jackie Robinson Sports Complex**	Sports Park	Project will consist of land acquisition and funding assistance for the development of a minor league baseball stadium (approx 5000-7000 capacity) and little league baseball diamonds	Inadequate Community Facilities	$10,200,000
11	**Alondra Dumpsite, 17 Acres**	100 Single Family Homes	Project will consist of infrastructure improvements, facility upgrades	Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings; Lack of Commercial Facilities	$2,000,000
12	**Compton Creek Master Plan & Improvements**	Compton Creek Master Plan Implementation	Project will incorporate multiple-benefit opportunities, including flood protection, water quality and water conservation improvements, reduction of illegal dumping and non-point source pollution, recreation opportunities such as bike and pedestrian paths as well as the restoration of natural resources	Inadequate Community Facilities	$10,200,000
13	**Alondra Blvd. & Atlantic Ave 157,270 sq.ft.**	Approximately 160,000 sq.ft. Mixed Use w/ Housing & Retail	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of an approx. 160,000 sq.ft. horizontal mixed use project. Approx. 90,000 of retail and 65 housing units	Irregular/Inadequate Lots; Depriciated or Stagnant Property Values	$3,000,000
14	**Alondra Blvd. & Grandee Ave 18,225 sq.ft.**	Approximately 18,000 sq.ft. Mixed Use w/ Housing & Retail	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of approx. 4,000 sq.ft. of retail and 6-8 housing units	Irregular/Inadequate Lots; Depriciated or Stagnant Property Values	$3,000,000
15	**City Yard, Alameda Ave. Approx. 5 acres**	110,000 sq.ft. Class A - Light Industrial Business Park	Site remediation to facilitate disposition and development of a 110,000 sq.ft. light industrial park	Unsafe/Unhealthy and Dilapidated/Deteriorated Buildings	$2,000,000
16	**Santa Fe Blvd 20,386 Sq. Ft.**	Mixed Use w/ Housing & Retail	Funds will be utilized for land acquisition.	Irregular/Inadequate Lots; Depriciated or Stagnant Property Values	$1,630,880
17	**School District Site, North Mckinley 6.7 acres**	Approx. 145,000 sq.ft. retail development	Agency bond proceeds will be utilized for project assistance and site remediation. Intent is to facilitate development of approx. 145,000 sq.ft. of retail	Unsafe/Unhealthy and Dilapidated/Deteriorated Buildings	$2,500,000
18	**SWC Compton/Central Project 86,332 Sq. Ft.**	Approximately 130,000 sq.ft. Mixed Use Commercial & Retail w/ Housing	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of approx. 40,000 sq.ft. of retail and 35-50 housing units	Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings; Lack of Commercial Facilities	$10,000,000
19	**1800 Central 9 acres**	Approximately 450,000 sq.ft. Mixed Use Commercial & Retail w/ Housing	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of approx. 200,000 sq.ft. of retail and 125-150 housing units	Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings; Lack of Commercial Facilities	$15,000,000
20	**Morris Site, 1434 W. Compton Blvd 32,538 Sq. Ft.**	Approximately 32,000 sq.ft. Mixed Use Commercial & Retail	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of approx. 20,000 sq.ft. of retail and 3-5 housing units	Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings; Lack of Commercial Facilities	$1,200,000
21	**415 W. Compton 24,340 Sq. Ft.**	Approximately 20,000 sq.ft. Mixed Use w/ Housing & Retail	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of approx. 6,000 sq.ft. of retail and 6-8 housing units	Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings; Lack of Commercial Facilities	$50,000
22	**1716 East Rosecrans (7.33 Acres)**	Approximately 320,000 sq.ft. Mixed Use Commercial & Retail	Agency bond proceeds will be utilized for land acquisition. Intent is to facilitate development of approx. 100,000 sq.ft. of retail and 100-150 housing units	Physical Conditions that Limit the Economic Viability and Use of Lots/Buildings; Lack of Commercial Facilities	$638,000
23	**Performing Arts Center**	Performing Arts Center - Public Facility	Funds will be utilized to facilitate the construction of a 2,000 - 5,000 fixed seat performing arts center/arena venue	Inadequate Community Facilities	$25,000,000

HOUSING SECTION – AMENDMENT

The Compton Community Redevelopment Agency is required to comply with affordable housing requirements set forth the California Health and Safety Code ("HSC"). The affordable housing mandates include the requirement to set aside 20% of annual tax increment revenue for affordable housing (HSC 33333.8) and to target expenditures to meet the affordable housing needs of the community (HSC 33334.4).

The CRL provides definitions and requirements for the allocation of housing funds as summarized below:

> The CRL defines and limits assisted income categories as follows:
> Very-low Income - persons or households whose gross income does not exceed 50% of the area's median income;
> Low Income - persons or households whose gross income are greater than 50% but do not exceed 80% of the area's median income; and
> Moderate-Income – persons or households whose gross income are greater than 80% but do not exceed 120% of the area's median income.
> Additionally, Section 50106 of the CRL defines Extremely Low-Income as persons and families at 30% of the area median, adjusted for family size.

The CRL also requires the Agency target its expenditures of housing set-aside funds on the provision of housing affordable to very-low, low, and moderate-income households. Projects assisted through housing set-aside funds must remain affordable to households that fit these income categories for a period of 45 years for ownership units and 55 years for rental units.

> The CRL defines Affordable Housing Cost as:
>
> Very-low - Not more than 30% of 50% of the County median household income;
> Low - Not more than 30% of 70% (or 60% for rental projects) of the County median household income; and
> Moderate - Not more than 35% of 110% (or 30% of 120% for rental projects) of the County median household income.

Purpose

Since 1976, redevelopment agencies have been required to assure that at least 30% of all new or substantially rehabilitated units developed by an agency are available at affordable costs to households of very-low, low, or moderate income. Of this 30%, not less than 50% are required to be available at affordable costs to very-low income households. Further, for all units developed in the project area by entities other than an agency, the CRL requires that at least 15% of all new or substantially rehabilitated dwelling units within the project area be made available at affordable costs to low or moderate income households. Of these, not less than 40% of the dwelling units are

#2.

required to be available at affordable costs to very-low-income households. These requirements are applicable to housing units as aggregated, and not on a project-by-project basis to each dwelling unit created or substantially rehabilitated unless so required by an agency.

In 1994, the CRL was amended to require redevelopment agencies to prepare a plan that demonstrated how the agency would achieve the aforementioned affordable housing mandates. Commonly referred to as a Housing Compliance Plan, the CRL also requires agencies to update the Compliance Plan every five years in conjunction with the preparation of their Five-Year Implementation Plan.

This section of Amendment No. 1 to the Compton Merged Redevelopment Project Implementation Plan provides an explanation of how the additional programs, potential projects and estimated expenditures identified in this Amendment No. 1 will implement the low and moderate-income housing set-aside and housing production requirements as stated in Health and Safety Code Sections 33334.2, 33334.4, 33334.6, 33413 and 33490.

AFFORDABLE HOUSING – PROJECTS

The Redevelopment Agency has housing goals and objectives for the five-year implementation plan period that will be addressed through specific programs and activities. The following table identifies those additional/modified affordable housing projects the Agency intends to undertake as well as a conceptual project description, condition to be addressed and proposed expenditures for the 2008/09-2012/13 implementation plan period.

Compton Community Redevelopment Agency
Housing Fund - Added Projects

Project #	Project Name	Project Summary	Conceptual Project Description	Condition to be Addressed	Projected Expenditures
1	**Willow Walk**	100 + Townhome Development	124 townhome development, fully entitled. Units are two and three bedroom and 2-3 stories in height	Lack of Affordable Housing	$3,500,000
2	**Alameda Court, Alameda Avenue 1.4 acres**	28 New Townhomes	28 townhomes, units are two stories in height and project is fully entitled	Lack of Affordable Housing	$2,100,000
3	**First Time Homebuyer Program**	Silent Second Program	Provides silent second trust deed loans up to $150,000. Funding is based upon HUD affordable income criteria. Project shouldbe considered exempt from CEQA.	Lack of Affordable Housing	$2,000,000

AGENCY PROGRAMS - GENERAL

Program: New construction. The Agency will provide technical assistance to non-profit and for-profit developers desiring to construct new housing in the City. This includes assistance with Agency programs and City inclusionary housing requirements and State density bonus implementation activities.

Program: Replacement Housing. Replacement units are required to be provided for any unit the Agency causes to be removed. The replacement units must be new or newly rehabilitated low and moderate-income units and provided within four years of the destruction or removal. The replacement units can be anywhere in the City of Compton, and are not limited to the Compton Merged Project Area. All the replacement units must be affordable to persons and households of low and moderate-income. All of the units must be available at affordable housing cost to the same level of households (very low, low, or moderate-income) as the persons who were displaced from the destroyed or removed units. All affordability controls must be made enforceable by recorded covenants.

From 2004-05 through 2008-09 there were no Agency assisted projects that destroyed units; however, there is a potential that one or more of the projects considered in this Implementation Plan could include the removal of housing units, although this cannot be determined until the specific projects are undertaken. If any units are destroyed by future Agency assisted projects, the Agency will strive to replace those units on-site however, if onsite replacement is not feasible other locations do exist for the replacement of low and moderate units if any are removed.

Projects:

(a) **Impact Identification.** As non-housing related projects are established, the impact on housing contained in the project will be identified, both in terms of the number of units and the level of affordability. A Replacement Housing Plan will be prepared in conjunction with a development agreement, if needed.

(b) **Initiate Replacement Activities.** There are several options for replacement units, from new construction to contributions to increase the number of affordable units in a private development.

(c) **Complete Replacement Activities.** The replacement units must be provided within four years of the removal of units. Depending upon the timing of the removal, replacement activities could conclude past the term of this Implementation Plan term.

ESTIMATED HOUSING FUND RESOURCES

One of the Agency's primary sources of revenues for housing program implementation is the annual 20% housing set-aside deposits. These deposits reside in the Agency's Low and Moderate Income Housing Fund (the "Housing Fund"). The CRL requires that not less than 20% of all tax increment revenue allocated to the Agency must be used to increase, improve, and preserve the community's supply of housing available, at affordable housing cost, to persons and families of very-low, low, and moderate incomes. Other sources of Housing Fund revenues include interest earnings, loan repayments, federal HOME and HELP funds, and developer loan proceeds.

The Merged Project Area will generate total estimate of $5,385,546 in Agency funds for housing programs through fiscal years 2009-2011. The Compton Community Redevelopment Agency has been extremely proactive in ensuring that the quantity, quality and variety of affordable housing projects developed meet the needs of the community. The Agency's efforts have culminated in several awards from development organizations. The Agency has projects on the horizon that should continue the success of the recent past in the City of Compton.

The Agency has used partnerships with nonprofits and for profit developers, State and Federal Funding sources, creative project planning, owner participation agreements, and disposition & development agreements to achieve covenants for affordable housing projects. The leadership of the Agency will continue to use all of the tools possible to continue providing additional affordable units for the remainder of the five-year implementation plan. Tax Increment is a primary funding source for the affordable housing activities in Compton.

#2.

TEN YEAR RESIDENTIAL PRODUCTION & HOUSING OBLIGATION

The 2008/09-2012/13 Implementation Plan identified approximately 244 housing units currently under development. The Plan further stated and accounted for an additional thirteen units to be constructed in the Merged Project Area per year over the Compliance Plan period. Given the dramatic decline in the residential market as well as the credit crunch the world economy has been experiencing over the past two years, it cannot be stated with any certainty that 13 units will be produced yearly in the Merged Project Area over the Compliance Plan period. The Agency has been extremely proactive since the adoption of the 2008/09-2012/13 Implementation Plan to address affordable housing with particular emphasis on their identified very-low income deficit. To that end, the following projects have been modified or developed to provide additional affordable housing.

A. Olson Company (Willow Walk)

The Agency proposes to provide an additional $3,500,000 to the Willow Walk project to provide affordable housing opportunities to residents of low and moderate incomes. The Agency is presently finalizing the terms of the project but it is expected that approximately 28 homes will be made available for low and moderate-income families.

B. Alameda Court

The Agency proposes to provide an additional $2,100,000 to the Alameda Court project to provide affordable housing opportunities to residents of low and moderate incomes. The Agency is presently finalizing the terms of the project but it is expected that approximately 28 homes will be made available for low and moderate-income families.

C. LINC Housing (Seasons at Compton)

The Agency has entered into a Disposition and Development Agreement with LINC Housing for the development of approximately 80 low-income housing units.

D. META Housing

The Agency has entered into a Disposition and Development Agreement with META Housing for the development of approximately 75 very low-income housing units.

Production and Inclusionary Housing Requirements

To comply with the CRL, the Agency must meet the projected inclusionary obligation. The affordability of the units must be deed restricted for at least 55 years for rental units and 45 years for ownership units. As discussed before, approximately 211 units will be subject to inclusionary requirements through the Willow Walk, Alameda Court, LINC Housing and META

#2.

Housing projects, of which at minimum 75 units will be available and affordable to very low income households. As Agency funds will be used to assist in the development of these units, the affordability controls will meet redevelopment requirements. The following table outlines the Agency's inclusionary housing obligation status.

COMPTON COMMUNITY REDEVELOPMENT AGENCY RECONCILIATION OF AFFORDABLE INCLUSIONARY UNITS SECOND TEN YEAR HOUSING STRATEGY (COMPLIANCE) PLAN	New Construction	Substantial Rehab.	Total	Inclusionary Requirement	Low/Mod. Requirement	Very Low Requirement	Inclusionary Production	Low/Mod Production	Very Low Production	Inclusionary Need (-) or Surplus+	Very Low Need or Surplus
TIME FRAME							Credited Units				
Through 6-30-2001 (Actual) Agency Developed 1/	-	-	-	-	-	-					
Through 6-30-2001 (Actual) Privately Developed 1/	660	32	692	104	62	42					
Total Pre June 30, 2001	**660**	**32**	**692**	**104**	**62**	**42**					
Pre 2001 Affordable Inclusionary Units Produced and Restricted							**75**	**69**	**6**		
1st Planning Period (2000/01 - 2003/04)							**49**	**49**	**-**		
Deficit Units incurred from housing developed prior to June 30, 2001				104	62	42					
2000/01 through 2003/04											
Agency Developed -	-	-	-	-	-	-					
Privately Developed -	73	-	73	11	7	4					
Total 1st Planning Period	**733**	**32**	**765**	**115**	**69**	**46**	**124**	**118**	**6**	**9**	**(40)**
2nd 10 -Year Planning Period (2004/05-2013/14)				**Unmet Need**			**9**	**49**	**(40)**		
1ST 5 YEARS -2004/05 -08/09							**26**	**26**	**-**		
Projected Units 04/05-08/09											
Agency Developed -	-	-	-	-	-	-					
Privately Developed	64	4	68	10	6	4					
SUBTOTAL	**64**	**4**	**68**	**10**	**6**	**4**	**25**	**69**	**(44)**	**15**	**(48)**
SUBTOTAL UNITS NEEDED FOR 1ST 5 YEAR PERIOD (DEFICIT)							**25**	**69**	**(44)**		
2ND 5 YEARS -2009/10-13/14							**211**	**136**	**75**		
Projected Units											
Agency Developed -	-	-	-	-	-	-					
Privately Developed	247	-	247	37	22	15					
SUBTOTAL	**247**	**-**	**247**	**37**	**22**	**15**	**199**	**183**	**16**	**199**	**16**
Total 2nd 10 -Year Planning Period (2004/05-2013/14)	**311**	**4**	**315**	**47**	**28**	**19**	**199**	**183**	**16**		

Inclusionary Housing Obligation Status

Overall, the existing and projected inclusionary housing units will provide a surplus of 199 affordable housing units with a surplus of 16 very low-income units.

The projected housing units identified on Page 3 of this Amendment are not anticipated to be constructed during this Implementation Plan period and have therefore not been included Reconciliation of Affordable Housing Units Table. The actual activities contemplated by the Agency with respect to the Redevelopment Fund projects identified on Page 3 will be site acquisition, remediation and infrastructure improvements that will allow for the development of the sites identified.

#2.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Community Redevelopement**

RESOLUTION TITLE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1.**

Kofi Sefa-Boakye	**12/10/2009 2:48:50 PM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Ruth Rugley	**12/10/2009 3:12:49 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**12/10/2009 3:41:37 PM**
CITY CONTROLLER	DATE
Charles Evans	**12/10/2009 3:08:55 PM**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.