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.

URBAN COMMUNITY DEVELOPMENT COMMISSION
AGENDA
Tuesday, March 04, 2008
6:50 PM

WORKSHOP(S)

HEARING(S)

6:50 PM - PUBLIC HEARING - 2000 W. COMPTON BOULEVARD (PARCEL 6183-004-005)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. FEBRUARY 5, 2008

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

2. INFORMATIONAL - COMMUNITY REDEVELOPMENT AGENCY 2007 YEAR-END MANAGEMENT REPORT

3. INFORMATIONAL - VACANT LOT BEAUTIFICATION PROGRAM STATUS REPORT

UNFINISHED BUSINESS

NEW BUSINESS

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF COMPTON REDEVELOPMENT PROJECT AREA

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

FEBRUARY 5, 2008

The Urban Community Development Commission meeting was called to order at 8:36 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

Commissioners Present: **Calhoun, Dobson, Arceneaux, Perrodin**
Commissioners Absent: **Hall**

Other Officials Present: **C. Cornwell, A. Godwin, C. Evans**

APPROVAL OF MINUTES On motion by Calhoun, seconded by Dobson, the minutes of **January 8, 2008** were approved by the following vote on roll call:

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

EXECUTIVE SECRETARY'S REPORT

Request to Schedule a Workshop - Smart Growth Implementation Plan for the City of Compton, Martin Luther King, Jr. Transit Center On motion by Arceneaux, seconded by Dobson, the workshop was scheduled for 2/20/08 at 5 p.m., by the following vote on roll call:

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

Commissioner Calhoun informed the community that the Smart Growth Implementation Plan workshop is essential to the design of the Downtown Compton area and encouraged the residents to attend.

UNFINISHED BUSINESS There was no Unfinished Business.

NEW BUSINESS

ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY OF COMPTON'S 2007-08 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM

Chairperson Perrodin requested that the rumors concerning the city's First Time Homebuyers Program be addressed.

Dr. Kofi Sefa'boakye, representative of the Community Redevelopment Agency, stated that the approval of first time homebuyer funds was postponed for many potential residents, due to past lending practices.

Commissioner Calhoun questioned if there was a problem with the Country-Wide Loan Company and if an employee from the company was fired. Dr. Sefa'boakye replied affirmatively.

Commissioner Arceneaux also questioned if the City of Compton was affected by the interest rate and teaser loans that resulted in the nation's epidemic of massive foreclosures. Dr. Sefa'boakye replied affirmatively.

Commissioner Arceneaux inquired as to whether the agency had implemented any programs to assist Compton residents in avoiding foreclosures. Dr. Sefa'boakye affirmed that programs have been created to educate potential homebuyers on foreclosure prevention.

Commissioner Dobson requested the amount that is offered for first time homebuyers. Dr. Sefa'boakye indicated that up to $150,000.00 will be provided to first time homebuyers, according to agency guidelines.

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,698** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY OF COMPTON'S 2007-08 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM"** was adopted by the following vote on roll call:

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

AUDIENCE COMMENTS There were no Audience Comments.

COMMISSION COMMENTS There were no Commission Comments.

On motion by Dobson, seconded by Arceneaux, the meeting was adjourned at 8:51 p.m., by the following vote on roll call:

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

______________________________	______________________________
Clerk of the Urban Community Development Commission	**Chairman of the Urban Community Development Commission**

March 4, 2008

TO: **CHAIRMAN AND COMMISSINERS**

FROM: **EXECUTIVE SECRETARY**

INFORMATION: **THE COMMUNITY REDVELOPMENT AGENCY 2007 YEAR-END MANAGEMENT REPORT**

The attached report is a summary of Agency accomplishments for year- end 2007. For additional information on any of the projects contained in the report please contact the Redevelopment Agency.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

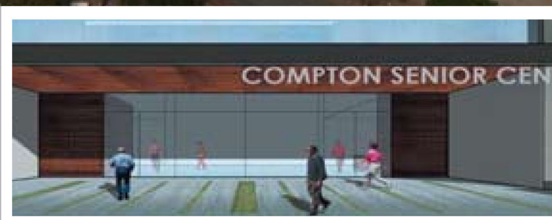
CHARLES EVANS
EXECUTIVE SECRETARY

2.

CITY OF COMPTON

THE COMMUNITY REDEVELOPMENT AGENCY

2007 YEAR END MANAGEMENT REPORT



205 S. Willowbrook Avenue Compton, California 90220
310-605-5511 www.comptoncity.org

EXECUTIVE SUMMARY

Today, urban communities in the Southern California Region are experiencing unprecedented resurgence of investor interest for retail, commercial and residential developments. Urban centers are once again seen as attractive, lively places to live and work. This resurgence calls for a new game plan for Compton to enhance its competitive position in the region to capture its fair share of these investments. The Community Redevelopment Agency (CRA) of the City of Compton is the economic vehicle through which the City implements development policies to eliminate slum, promote jobs, expand its tax base and reverse decades of economic decline. In order to keep pace with the growing momentum of economic growth in the region, the CRA accomplished several activities including infrastructure improvements, land assemblage, targeted acquisitions, specific plans initiatives and homeownership programs during this reporting period.

The CRA carries out this mandate through the use of excess tax increment funds, tax allocation bond proceeds and other federal and state resources. This report communicates the Agency's achievements and challenges in meeting its objectives for the fiscal year 2007. The report is organized into a narrative form and it is hoped that it would provide an insight into Agency operations during the fiscal year.

Kofi Sefa-Boakye
Director,
Community Redevelopment Agency
City of Compton
(310) 605-5511

2.

Agency Accomplishments

HIGHLIGHTS OF AGENCY ACCOMPLISHMENTS

- Coordinated the grand opening of the $40 million Willow Walk Town home development;
- Coordinated the grand opening for $80 million Gateway Town Center;
- Coordinated the ground breaking of the $10 million Alameda Court Townhome development;
- Established Vacant Lot Beautification Program, (Pocket Parks) to visually enhance vacant city/agency owned properties in the community;
- Executed Negotiation Agreement with a Redeveloper for development of 100 single family residential development;
- Identified sub-areas of the Redevelopment Project area for Specific Plan initiatives;
- Acquired privately -owned parcels in support land assembly for development;
- Provided homeownership opportunities for first time homebuyers through mortgage subsidy programs, housing rehabilitation programs through deferred loans and grants shelters for the homeless through grants.

COMMISSIONERS

Eric J. Perrodin, Mayor

Mayor Eric J. Perrodin has committed his life to public service. Perrodin grew up in Compton and later attended California State University Dominguez Hills, where he received a Bachelor's degree in Business Administration in 1982. Following undergraduate school, he joined the Compton Police Department. Perrodin was one of the youngest officers ever promoted to the position of Sergeant for the Compton Police Department. An advocate for education, Perrodin decided to return to school to become an attorney. He enrolled at Loyola Law School, attending classes at night while working days as a Compton Police Officer. Following graduation from Loyola, he passed the bar examination on his first attempt and was licensed to practice law in the State of California in 1995. After serving 12 years with the Compton Police Department, he left the force to become a Deputy District Attorney for Los Angeles County. Because of his strong belief in and advocacy for the City of Compton, Perrodin felt the need to give back to the city that had prepared him for success. The citizens of Compton elected Eric J. Perrodin to the office of Mayor on June 5, 2001. He won re-election in April 2005. Mayor Perrodin continues to strive for excellence. First and foremost, he wants to change the image of Compton. From his belief that with a new day comes a new philosophy, he coined the phrase, "Birthing a New Compton," which reflects his vision for the City. He believes this moniker reflects all that Compton embodies, and has made strides to disseminate this thought throughout the administration and to the residents and share holders in Compton.

Barbara J. Calhoun
Councilwoman District 1

Ms. Barbara Calhoun is a native of California. She attended John C. Fremont High School and later studied Labor Law at Trade Technical College in South Los Angeles. She has been employed by the City of Los Angeles as a Traffic Officer for 21 years. Committed to civic improvement and empowerment, Ms. Calhoun has served as President of the Service Employee's International Union (SEIU) Local 347 and is currently a member of the A. Philip Randolph Institute (APRI), the Coalition of Black Trade Unionists (CBTU), and the Coalition of Labor Union Women (CLUW). She also serves as the Vice Chair of the Western Region Women's Caucus for SEIU and as a delegate for the 52nd Assembly District and Executive Board. Throughout her years of public service, her passion and commitment to the well being of the citizens of Compton has never wavered. She passionately thanks her many supporters for their dedication and looks forward to working together with them to "Birth a New Compton."

2.

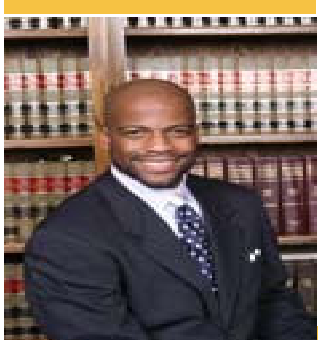
COMMISSIONERS

Lillie Dobson
Councilwoman District 2

Councilwoman Lillie Dobson was appointed to the Compton City Council on July 8, 2003 to fill a vacancy in District 2. The citizens of Compton elected her to the position in June 2005. Her legislative agenda consists of improving the quality of life of Compton citizens, reducing crime, citywide beautification, and increasing public safety. Prior to her appointment to the Compton City Council, Dobson made her mark as a successful businesswoman and proprietor of Hooper's Carpets located in Compton, and the Hooper Family Facility in Belzoni, Mississippi. In addition, she is co-owner of Solomon's Mortuary located in Los Angeles. A native of Mississippi, Dobson moved to California in 1957. She became a resident of Compton in 1958, where she attended Compton Community College and Long Beach Community College. Councilwoman Dobson is active in numerous civic and professional organizations.

vonne Arceneaux
Councilwoman District 3

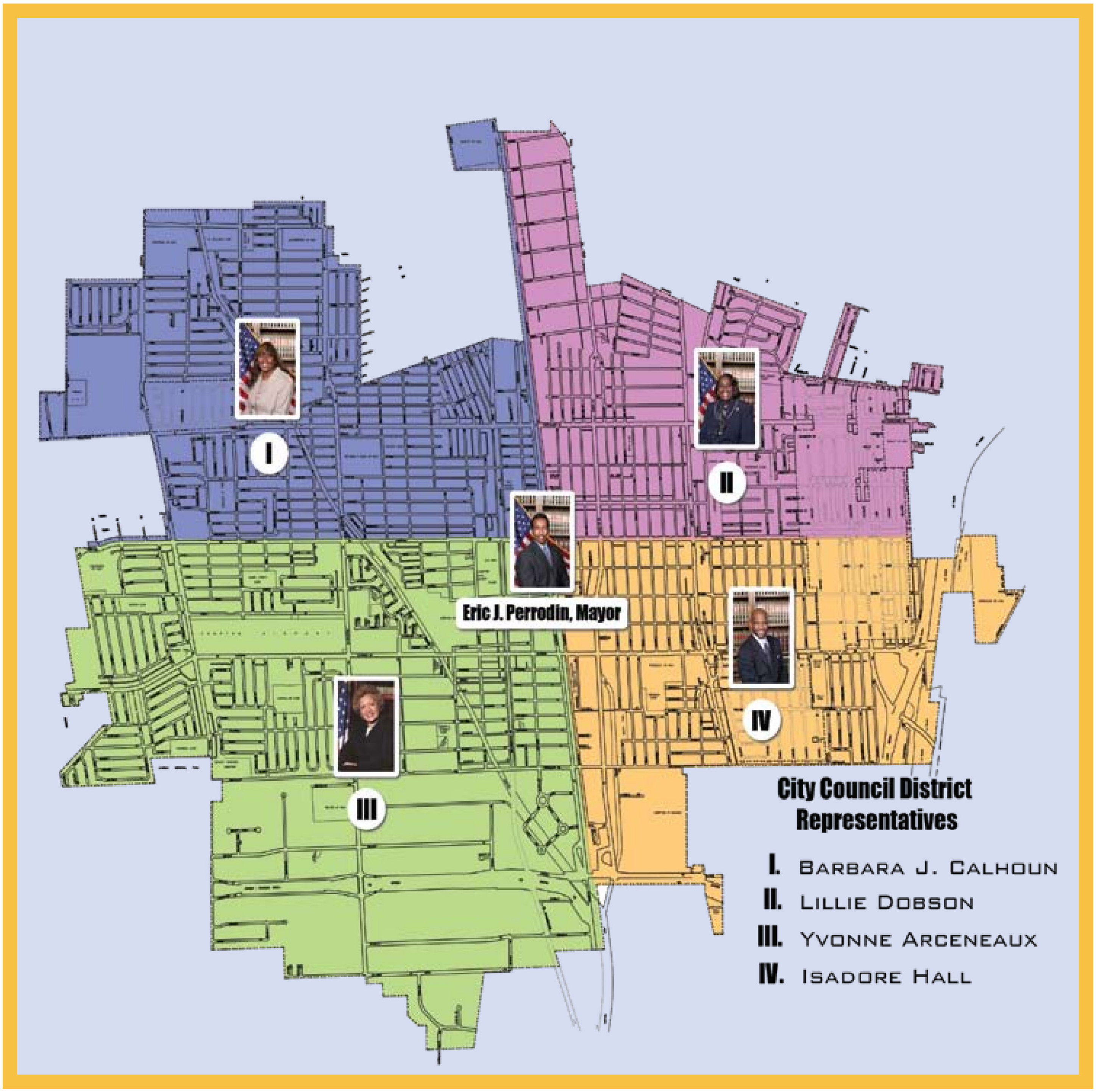
A native Californian, Councilwoman Yvonne Arceneaux retired from the Compton Unified School District after 26 years of dedicated service and commitment to the education of Compton's youth. Councilwoman Arceneaux was elected to the Compton City Council in 1993, to represent the Third District. Now serving her fourth term, she has the distinction of having the second longest tenure of service in the history of the Compton City Council. Mrs. Arceneaux takes pride in her community activism and involvement in numerous civic organizations. While serving as Councilwoman, Mrs. Arceneaux has been especially responsive to the needs of the community and has served as a formidable advocate on behalf of her constituents. Key focal points have been overall beautification of the City, with a special emphasis on improving and revitalizing the Compton Creek.



Isadore Hall, III,
Councilman - District 4

Councilman Isadore Hall, III was elected to the Compton City Council on April 15, 2003, as the representative of the Fourth District. The citizens of Compton re-elected him to the position in April 2007. Councilman Hall represents the City of Compton on the Metropolitan Water Board, the Gateway Cities Council of Governments, and the Southern California Association of Governments (SCAG). A seasoned manager, Hall has led successful initiatives for both the public school system and local municipalities. Hall understands how to effectively manage fiscal operations and develop progressive social, economic and educational opportunities for the community. A native of California, Hall has served as Director of the Lynwood Employment and Economic Development Center, as Senior Analyst of Classified Personnel for the Lynwood Unified School District, and as Director of the City of Los Angeles Community Services Department.

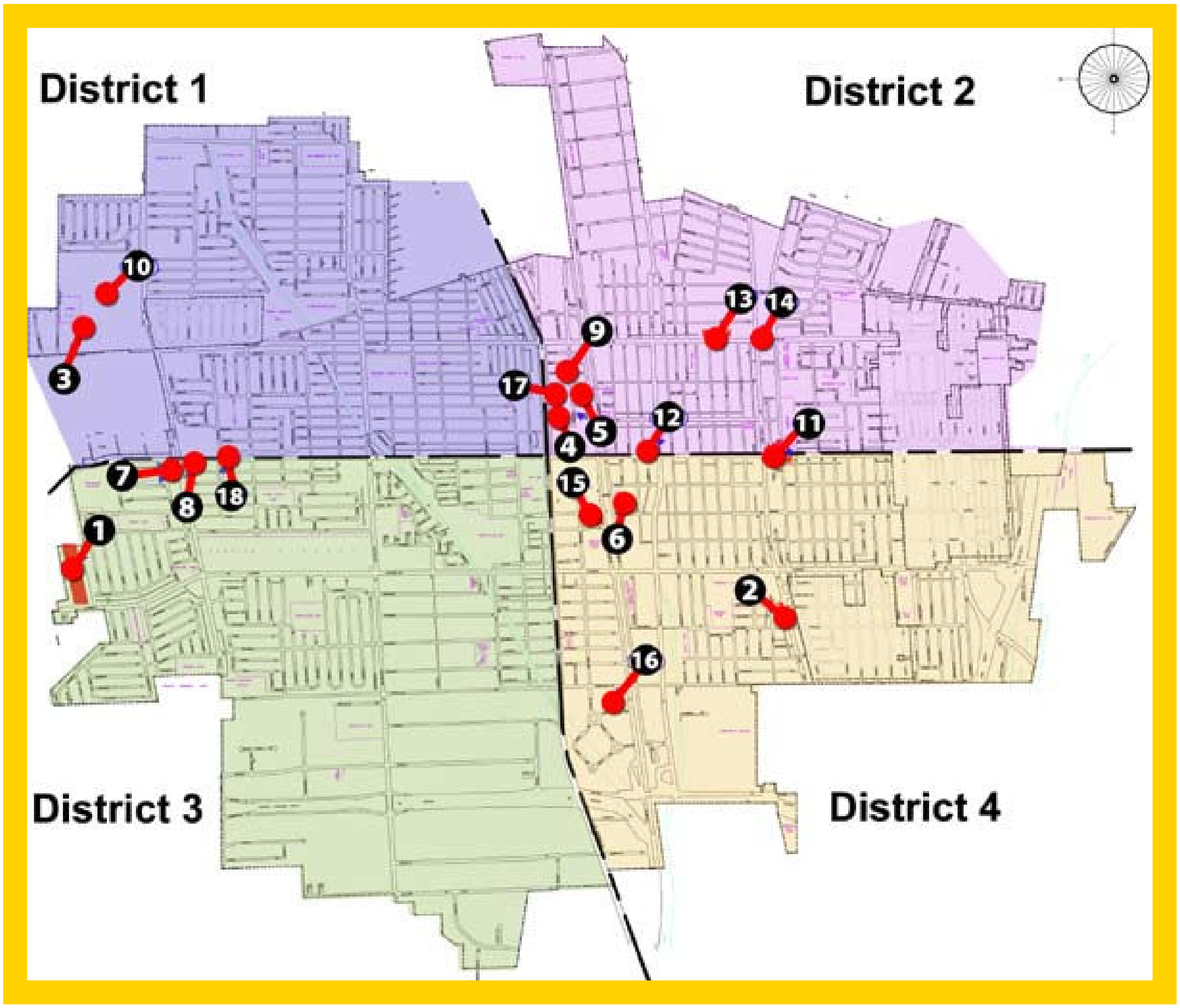
COUNCIL DISTRICTS



2.

COMMUNITY REDEVELOPMENT AGENCY

PROJECTS



1. Alondra Landfill -2815-2875W. Alondra Blvd.
   Residential Development / Advanced Real Estate, Inc.
2. Former McDonald's Site-1117S. Long Beach Blvd.
   Mixed-Use Development / To Be Determined
3. School District Site–1113-1125W. Rosecrans Blvd.
   Residential Development / Public/Private partnership
4. Seniors Activity Center–300N. Willowbrook Ave.
   Seniors Activity Center / Agency/Public Works
5. City Owned Parcels adjacent to Seniors Activity Center-201,209, 302
   Tamarind Ave. and 212N. Arbutus/ Mixed-use Development / TBD
6. City Yard–458S. Alameda St.
   Mixed-Use Development / To Be Determined
7. F&C Liquor and Compton/Central Project –2000W. Compton Blvd.,
   280N. Central Ave., 2008W. Compton Blvd. / Mixed-Use Development / TBD
8. Lee Homes Project–1800W. Compton Blvd.
   Retail Development / Jeff Lee
9. Downtown Specific Plan– Clockwise: Willowbrook Ave., Compton Blvd,
   Alameda Blvd. and Rosecrans Ave./ Specific Plan / Mark Brodeur
10. Atkinson Brickyard Area– Rosecrans at Central
    Specific Plan / Consultant to be selected
11. Rosecrans/Long Beach Plan– Rosecrans Ave. and Long Beach Blvd.
    Specific Plan / Consultant to be selected
12. Compton/Alameda Plan– Compton Blvd. between Alameda St. and
    Santa Fe Ave. / Specific Plan / Consultant to be selected
13. Rosecrans/Long Beach Plan– Rosecrans Blvd. at East Long Beach
    Specific Plan / Consultant to be selected
14. Corridor Improvement Project – Rosecrans Ave., Alondra Blvd., Artesia Blvd.,
    Long Beach Blvd., Corridor Improvement Project / Agency/Public Works
15. Alameda Court–501 and 521S. Alameda St.
    Residential Development / Alameda Court, LLC
16. Gateway Towne Center–200-230 Towne Center Dr. and 1521-1733
    S. Alameda St. / Mixed-Use Development / Prism-IQ Partners
17. Willow Walk–500N. Willowbrook Ave.
    Residential Development / Olsen Urban Housing
18. Property Acquisition–1426W. Compton Blvd.
    Mixed-Use Development / To Be Determined

ACCOMPLISHMENTS FOR FISCAL YEAR 2006-2007

GATEWAY TOWNE CENTER PROJECT PRISM-I.Q. PARTNERS, LLC

The Gateway Towne Center development, a product of a public/private partnership arrangement between the Community Redevelopment Agency and Prism-IQ Partners, is an $80 million retail commercial power center on the Alameda Street and the 91 Freeway in the City of Compton. Pursuant to the terms of a Disposition and Development Agreement (DDA), the Agency conveyed a 46- acre site to the developer for development of a retail commercial power center. In October 2007, the Agency and the Redeveloper, Prism-IQ partners coordinated an unprecedented grand opening of the shopping center which included such upscale tenants as Target, Home Depot, Best Buy, 24 Hour Fitness Magic Johnson Sport, Staples, Shoe Pavilion, Wells Fargo and Bank of America.

Major activities undertaken by the Agency in 2007 included coordinating with developer to complete demolition activities, installation of Pylon Signs and off-site improvement and construction of a Sheriff Substation to promote a safe and secure environment for shoppers and tenants at the subject premises. The development is projected to generate annual revenues for the City/Agency as much as $640,000 in property tax increment and $1.5 million per year in retail sales tax revenues.

2.

WILLOW WALK PROJECT
THE OLSON COMPANY
509 NORTH TAMARIND AVENUE

- **124 Townhomes**
- **Interior Park**
- **4,000 Sq. Feet Retail Space**

The $40 million Willow Walk Project consists of 124 townhomes, including live-work units, a home office, tandem garages, interior park space and approximately 4,000 square feet of neighborhood serving retail. In December 2006, the Agency in consultation with counsel and environmental consultant, determined that bifurcation of the subject parcel into two separate parcels (Phase I and Phase II) constituted the most pragmatic alternative to cause a residential development at the site. In March 2007, the Commission and City Council approved the Second Amendment to the Disposition and Development Agreement to reflect the bifurcation alternative.

Olson completed excavation of the hazardous soil at the dry cleaner area and Secor completed all testing and on-site analysis of the excavated material. In July 2007, the Agency received the official closure letter for the site from the Regional Water Quality Control Board. In August 2007, the Agency closed escrow on the site for $3,671,779. In September, Olson (developer) held a grand opening for the project and Phase one consisting of 16 homes was completed in December. To ensure that the homes are affordable to first time homebuyers, the Agency provided gap financing assistance to qualified buyers. During 2006-07, the Agency provided $927,220.93 in down payment and closing cost assistance to one (1) low income household and eight (8) moderate income households. This assistance included $150,000.00 in HOME Funds and $777,220.93 in Low Cost Housing Funds. The Agency made it possible for the participants to move into their new home during the holiday season (December 2007).

2.

ALAMEDA COURT, LLC
501 and 521 S. Alameda Street

- **28 Townhome Units**
- **1,2,3 & 4 Bedroom Homes**
- **Common Outdoor Area**
- **1,550 Sq. Foot Community Center**

The Alameda Corridor project is a $10 million mixed-use development of 28 townhome units comprising of two, three, and four bedroom for sale townhomes, including live-work units allowing for a home office, with attached garages; a common outdoor area; and an approximately 1,550 square feet community center. In February 2007, the City Council and Commission approved the Disposition and Development Agreement between the Agency and Alameda Court, LLC for the disposition of Agency-owned property at 501 and 521 South Alameda Boulevard. As part of the development, the Commission designated Long Term Housing Corporation, a partner of Alameda Court, as a Community Housing Development Organization (CHDO) which enabled the developer to receive $855,000 of HOME funds towards the development.

In November 2007, the Redeveloper held a groundbreaking ceremony for the development. Grading activities are currently underway and Redeveloper has begun demolition work at the subject site. Escrow closing and commencement of construction activity are expected in January 2008.

2.

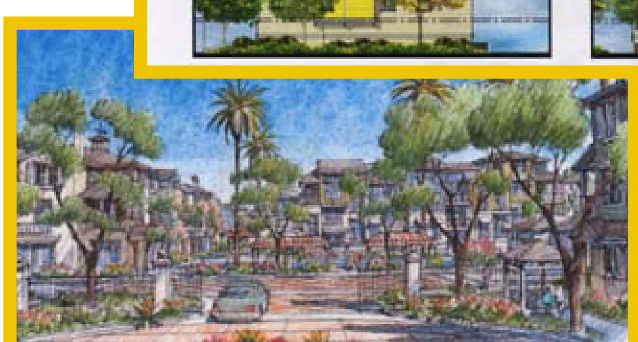
Golden Pacific Partners

The Agency is currently in an Exclusive Negotiation Agreement (ENA) with Golden Pacific Partners (GPP) to develop approximately 284 attached townhomes and 25,000 sq.ft. community serving retail space at the intersection of Rosecrans and Mckinley Avenues. The Agency and GPP have commenced structuring the DDA in connection with the proposed development. The terms of the DDA would require the developer to acquire Agency owned property, a waste transfer station owned by Allied Waste and other scattered parcels within the development. During the period, the developers presented a preliminary mixed use site plan. The conceptual design consists of approximately 284 attached town homes and 25,000 square feet of community serving retail space along Rosecrans. The Agency anticipates DDA execution by April 2008.

- **Development of 284 Townhomes**
- **Development of 25,000 Sq. Feet of Retail Space**
- **Located at Intersection of Rosecrans & Mckinley Avenues**

COMPTON UNIFIED SCHOOL DISTRICT (CUSD)

In September 2006, the Agency submitted an offer to the Compton Unified School District to purchase the District owned property located at 1420 North McKinley Avenue. The Agency intends to use the site for development of affordable housing. In April 2007, the Commission authorized the execution of the Purchase Agreement between the Agency and the school district. The Purchase and Sales Agreement and Escrow Instructions were fully executed and escrow was opened and closed during this period. The site would be conveyed to Golden Pacific Partners (GPP) in support of the proposed development.



- **Acquisition of District owned property on McKinley Ave.**
- **April 2007, purchased authorized by Commission**
- **Escrow process completed**

2.

NORTH DOWNTOWN SPECIFIC PLAN (PMC)

In June 2007, the Commission accepted the proposal submitted by PMC to develop the North Downtown Specific Plan. In July 2007, Agency staff scheduled Stakeholder interviews with PMC to provide feedback regarding the Specific Plan. In August 2007, PMC conducted a Community Outreach Workshop in Compton with City staff and residents and conducted a design charrette with Agency staff. During this period, PMC created a digital version of the Future Development Map. The final product will be an Illustrative Site Plan which will be hand rendered and include the FutureDevelopment Map and sketches of proposed developments. PMC also completed the draft Design Guidelines for new and existing developmentforthespecificplan area. PMCcompleted the text for the Vision Plan. Additionally, PMC completed work on five hand rendered vignette sketches during this period.

- **June 2007, Proposal Accepted by Commission**
- **July 2007, Feedback Interviews with Stakeholders Scheduled**
- **August 2007, Community Outreach Workshop in Compton**
- **Completed Draft Design Guidelines**
- **Completed Test for Vision Plan**
- **Completed Vignette Sketches of Site**

CIM GROUP, INC.

In August 2007, the Commission approved the resolution which authorizes an Exclusive Negotiation Agreement between the Agency and CIM Group, Inc. to work out the terms and conditions of a public/private arrangement culminating in Disposition and Development Agreement (s) for the acquisition of certain Agency/City owned properties within the Redevelopment Project Area. During this report period the Agency undertook massive land assemblage, targeted acquisitions for subsequent conveyance to CIM in furtherance of retail commercial developments in the community. Major projects underway include: North Downtown revitalization, Compton/Central retail/ residential project, Atkinson Brickyard Urban Village Project.

- **North Downtown Revitalization**
- **Compton/Central Retail/ Residential Project**
- **Atkinson Brickyard Urban Village Project**

2.

ALONDRA LANDFILL
(2815-2875 WEST ALONDRA BOULEVARD)

- **$63 Million Residential Development**
- **100 Single Family Homes**
- **5,000 Sq. Ft. Building Lots**
- **Gated Community**
- **17.9 Acre Building Site**

The Alondra Landfill project is a proposed $63 million residential development comprising of 100 single family homes on 5,000 sq. ft. lots in a gated community on a 17.9 acre Agency owned site. During Fiscal Year 2006-2007, the Agency drafted a Disposition and Development Agreement (DDA) with the Redeveloper which outlined specific roles and responsibilities of the Agency and Advanced Real Estate Services (Redeveloper) for a proposed residential development. Under the terms of a draft DDA, the developer proposes to acquire the site for $16 million. The current appraisal of the site is estimated at $9,360,000.00 per results of appraisal conducted at the site by DMD. Yet the site would be conveyed in 'as is' condition to the Redeveloper for $16,250,000.

During this period, the Agency conducted Phase I&II environmental assessment of the site. Additionally, the Agency directed Keyser Marston Associates (KMA) to prepare economic feasibility study on the proposed development of 104 single family dwellings at the Alondra Landfill Site. The results of the study indicated that the home prices proposed by Advanced appear to be reasonable for the marketplace, even taking into account the current slow down in market activities. The Agency anticipates finalizing the deal points of the DDA with the Redeveloper in February 2008.

1117 SOUTH LONG BEACH BOULEVARD

During Fiscal Year 2006-2007, the Agency met with various developers interested in developing 1117 South Long Beach Boulevard. The site consists of a 56,509 square foot vacant lot. The site was a former McDonald's Restaurant and was granted to the City in 2001. The property was appraised at fair market value of $847,500.

On December 18, 2006, the Agency received a letter of interest from The Acevedo Group to purchase and develop the subject site. On Tuesday, July 10, 2007, the City Council adopted Resolution No. 22,354 authorizing an Exclusive Negotiation Agreement (ENA) between the City of Compton and The Acevedo Group to work out the terms and conditions leading to a Disposition and Development Agreement for the purchase and development of the above referenced property. The Redeveloper proposal was to partner with MWH Development Corporation and American Remedial Technologies Inc., as a joint venture, to construct 20 single-family dwellings consisting of two and three story town-homes. However, due to the housing market crises, the Redeveloper's interest in developing the site was deterred.

1117 South Long Beach Blvd.

- **56,509 Sq. Ft. Building Site**
- **Appraised Value $847,500.**
- **December 2006, Letter of Interest from Acevedo Group**

- July 2007, Commission & ENA Authorized between Compton & Acevdo

2.

SENIOR ACTIVITY CENTER

- **2-story Building**
- **27,900 Sq. Ft.**
- **Courtyards, Shaded & Planting Patios**
- **Recreational, Exercise, Crafts & Multi-purpose Rooms**
- **2-story Atrium Lobby**
- **Kitchen Facility**
- **Administrative & Conference Areas**

During Fiscal Year 2006-2007, the Urban Community Development Commission approved Resolution Number 1,669 for the Agency to inter into a contract with Base Architecture to provide architectural engineering design services for the development of the Compton Senior Activity Center (Senior Center). The intent of the Senior Center is to be part of the Compton Transit Station Facility, sharing parking and common landscaped grounds. The Senior Center will consist of a two-story 27,900 sq. ft.,U-shaped building creating a courtyard, features planting and shaded patios in its multi-level flat roof areas. Dedicated activity rooms for exercise, crafts, and recreational activities; in addition to a large open multi-purpose room are part of the building's design. Administrative and conference areas are also provided along with a kitchen facility. The building features a two-story tall atrium lobby area adjacent to the courtyard.

Additionally, during this period, a ProfessioaServices Agreement was executed between the Community Redevelopment Agency and KFM GeoScience (KFMg) to perform Geotechnical Design Investigative Services and Associated Environmental Screening-Level Assessment for the proposed new parking structure and the proposed new Compton Senior Activity Center, located at 300-310 North Willowbrook Avenue. Agency staff continued communications with BASE Architecture, Bryan A. Stirrat & Associates (BAS), for thedevelopment of the proposed Compton Seniors Activity Center. The field work for geotechnical investigation by KFMg, with environmental screening by BAS was conducted during this period. Groundwater monitoring and analytical testing was also scheduled during this period.

415 WEST COMPTON BOULEVARD

During Fiscal Year 2006-2007, the Agency continued to negotiate with redevelopers interested in developing certain Agency owned property located at 415 West Compton Boulevard (approx. 19,950 sq.ft.). To make the property more appealing for potential development at the site, on December 18, 2007, Resolution No. 1,691 was adopted by UCDC to purchase 413 West Compton Boulevard (approx. 4,391 sq. ft.). The property is adjacent to the Agency owned property at 415 West Compton Boulevard. Combined, the two properties will encompass approximately 24,340 sq. ft. for development. Under the terms of the Agreement, the Agency is purchasing the subject site for $205,000. The intent of the Agency is to assemble scattered parcels for the purposes of facilitating integrated mixed-use developments for the subject area.

- **19,950 Sq. Ft. Development Site**
- **Acquiring Adjacent Property through Res #1,691**
- **24,340 Sq. Ft. New Total Development Space**

2.

VACANT LOT BEAUTIFICATION PROGRAM (POCKET PARKS)

During Fiscal Year 2006-07, the Agency in conjunction with the Parks and Recreation Department launched the Vacant Lot Beautification Program commonly known as the Pocket Parks Program (i.e., including landscaping, irrigation, and maintenance). The objective of the Program is to formulate a beautification program principally to deter dumping on vacant lots throughout the City, and thereby enhance the community. During this period the Agency identified ten (10) vacant lots that are owned by the Agency and six (6) vacant lots owned by the City, totaling sixteen (16) Agency/City owned surplus properties. Approximately 73 public/privately owned vacant lots have been identified throughout the community.

- **16 Potential Sites Owned by City/Agency**
- **47 Potential Private Sites Identified**
- **October 2007, First Pocket Park Opened**
- **All Park Sites Available for Private Purchase & Redevelement**

On October 13, 2007, the Agency had a Grand Opening of the first pocket park located at 201 North Long Beach Boulevard, in District 2. It was a pleasure to see so many officials, employees, and citizens within the community collaborating in making the pocket park complete by planting flowers, trees, and shrubs throughout the park. As part of generating private interest in the program, the Agency sent out Owner Participation Letters and Lease Agreements to private owners of vacant lots.
Although the pocket parks being develop on vacant lots throughout the community are on a temporary basis, the Agency is hoping to attract potential developers to construct meaningful projects that will improve the City's social, economic, and physical environment. Currently, Agency is working on posting signs on all the pocket parks, advertising that the property is for sale for development.

2.

FIRST TIME HOMEBUYERS PROGRAM

During the Fiscal Year 2006-2007, the Agency provided $6,982,536.17 in down payment and closing cost assistance to twenty low income households and forty-five (45) moderate income households. This assistance included $2,420,289.24 in HOME Funds and $4,562,246.93 in Low Cost Housing Funds.

First Time HomeBuyers Program

City of Compton
Community Redevelopment Agency

- **Assistance to 20 Low-income Households**
- **Assistance to 45 Moderate-income Households**
- **Provided Total Combined Assistance of $6,982,536.17**

2.

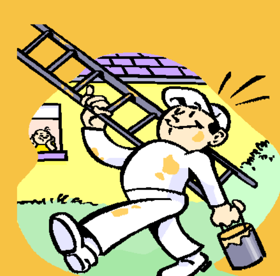
RESIDENTIAL REHABILITATION PROGRAMS

Through the Residential Rehabilitation Programs, the Agency has been providing residential assistance to senior citizens, the disabled, and families on fixed incomes in the City of Compton. The Residential Rehabilitation Programs currently include the Fix-It Grant, the Emergency Assistance Grant, and the Deferred Equity Loan Program. These programs have addressed such homeownership issues as handicapped grab bars, electrical service, gas lines, termite work and inspections, sub-flooring, roofing, plumbing and fixtures, water lines and service, windows, etc., in an effort to bring the properties in compliance with the City's Municipal Code and facilitate neighborhood revitalization.

Residential Rehabilitation

City of Compton
Community Redevelopment Agency

- **Handicapped Grab Bars**
- **Electrical Service**
- **Gas Lines**
- **Termite Inspections & Repair**
- **Sub-flooring**
- **Roofing**
- **Plumbing**
- **Water Lines & Service**
- **Windows**



EMERGENCY ASSISTANCE PROGRAM
FIX IT REPAIR GRANT

EMERGENCY ASSISTANCE PROGRAM

During the Fiscal Year 2006-2007, the Emergency Assistance Program (EAP) was allocated $191,243 through the Low Cost Housing Fund. During this period, approximately sixteen (16) properties were completed; (17) properties were in the rehabilitation process (i.e. documents, inspections, permits, invoices, purchase order, bid proposals, and agreements).

FIX IT REPAIR GRANT

The Fix-It Repair Grant program, with a $174,843.00 Low Cost Housing Fund allocation, completed approximately twenty-one (21) applicants during the 2006-2007 fiscal year. During this period, nineteen properties were in the rehabilitation process (i.e. documents, inspections, permits, invoices, purchase order, bid proposals, and agreements). As of June 30, 2007, all funds for this program had been spent.

2.

DEFERRED EQUITY LOAN (DEL)

During fiscal year 2006-2007, the Deferred Equity Loan Program (DEL) had a funding allocation of $153,500.00 HOME Funds serviced approximately eleven (11) applicants. During this period, approximately seven (7) properties were completed; (4) properties were in the rehabilitation process (i.e. documents, inspections, permits, invoices, purchase order, bid proposals, and agreements). As of June 30, 2007, all funds for this program had been spent.

PROJECT NAME: LOAN PAYOFFS		
16	**Deferred Equity Loan**	**$396,223.81**
16	**First Time Homebuyer**	**$182,898.40**
16	**Emergency Assistance Grant**	**$26,399**
8	**Deferred Equity Loan Interest Payment**	**$1,740.00**
5	**Proceeds of Sale (Agency Properties)**	**$315,879.56**
1	**Commercial Façade Program**	**$8,010**

CITY OF COMPTON

BIRTHING A NEW COMPTON

REBUILDING FOR THE FUTURE

Community Revelopment Agency 205 S. Willowbrook Avenue Compton, California 90220
310-605-5511 www.comptoncity.org

Icon Planning & Design Studio, Inc.

3.

March 4, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

INFORMATION: VACANT LOT BEAUTIFICATION PROGRAM STATUS REPORT

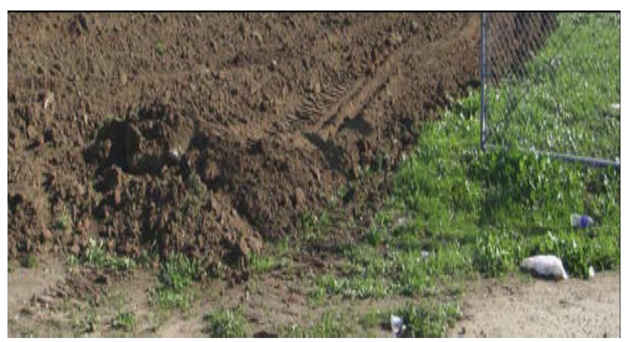
The following is a status report of the Vacant Lot Beautification Program.

Parks and Recreation has started the second phase of pocket park construction of three Agency and City owned properties. This phase, commenced on January 12, 2008, included properties located at 2815 West Alondra Boulevard, 1117 South Long Beach Boulevard, and 201, 209, and 312 North Tamarind Avenue:

2815 – 2875 West Alondra Boulevard

On Saturday, January 12, 2008, a two-man crew started the grading work. Because this location was once the City's old dumpsite, a bulldozer was rented so that the soil could be cultivated down about two feet in order to bring up any large rocks, trash, and any other unwanted materials underneath the soil.

The rain the week before made it very easy for this property to be graded. Crews did run into some problem when cultivating. On the west end of the property we found a lot of brick dust left over from the old baseball park that once resided at this location and large deposit of red bricks that had to be dug out and remove to another location on the property.



Once all of this material was removed, the hole was refilled with new soil and the grading of this location was completed.

The first phase has been completed at this location and when purchase requisitions have been prepared, the crew will start the second phase of construction.

1117 S. Long Beach Boulevard

On Saturday, January 12, 2008, a four-man crew started taking out the concrete and asphalt at this location. This crew has worked about eight days on this project breaking up the concrete and asphalt and putting it into large piles to be hauled away.

The removal of this material has proven to be a little harder than what was expected. The plan was to have the City's waste contractor deliver 20-yard bins so that the crew could fill them but we have not been able to get them emptied fast enough.

Most of the paving materials have been removed and put into piles. In order for us to stay on track with this park, Parks and Recreation is recommending that we contract a trucking service to haul this material away. Quotes have been solicited from three different vendors to have the asphalt removed.

201, 209, and 312 North Tamarind

On Saturday, January 12, 2008, a four-man crew started taking out the concrete and asphalt at this location. Park crews had to remove a large concrete slab where the old employment building was located.

As you can see, crews are breaking out the slab and getting it ready to be hauled away. There is a lot of concrete and asphalt debris to be hauled away.

Because the City's trash hauler may not be able to move the material fast enough, it is recommended that a trucking contractor be hired to remove this material as.

Crews have completed the breaking up and pilling of the paving materials at this location. In order to keep this project on course we must get approval for all purchase requisitions that are needed for completing the pocket park projects.

3.

1500 - 1520 E. Compton Boulevard (Compton & Bullis Road)

As indicated in previous reports, the committee has commenced work on the proposed roller rink at the subject site. Specifications are being developed for this site to solicit bids for the construction of an outdoor roller rink (see attached diagram).

OTHER ISSUES

Over the past several weeks, the recently completed Pocket Park at Long Beach Boulevard has experienced some theft problems. Per City Council request, Park and Recreation staff is coordinating with Street Maintenance Department to install lighting for all the vacant lots.

To encourage private owners to participate in the Vacant Lot Beautification Program, the Agency prepared and distributed thirty-five Owner Participation Letters and Lease Agreements. Several owners have already agreed to participate in the Program, and one owner has agreed to sell his property located at 412 West Alondra Boulevard to the Agency. The property is currently being appraised for acquisition purposes.

It is anticipated that the completion of the pocket parks at the above locations will be in April 2008.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

CE:KSB:LM:DLD

Attachment

March 4, 2008

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **AUTHORIZATION TO ADOPT A RESOLUTION OF NECESSITY TO INITIATE CONDEMNATION PROCEEDINGS TO ACQUIRE PARCEL 6183-004-005, LOCATED AT 2000 WEST COMPTON BOULEVARD, COMPTON, CALIFORNIA FOR A MIXED USE PROJECT IN THE CITY OF COMPTON REDEVELOPMENT PROJECT AREA**

SUMMARY

That the Community Redevelopment Agency of the City of Compton (hereinafter, the "Agency") authorize the adoption of a Resolution of Necessity ("RON") to initiate condemnation proceedings to acquire parcel 6183-004-005 (including all tenant interest in the parcel), which site is also identified as 2000 West Compton Boulevard ("Subject Parcel").

BACKGROUND

The recommendation to request that the Commission adopt a RON to acquire by condemnation the Subject Parcel (and any tenant interests therein) for the purpose of eliminating blight by implementing a mixed-use residential development (hereinafter, the "Project"), consistent with the Redevelopment Plan. Adoption of the RON will permit staff to actively proceed with the Project in a timely manner. The Subject Parcel lies within the Community Redevelopment Agency of the City of Compton Project Area (hereinafter, the "Project Area"). The Redevelopment Plan for the Project Area (hereinafter, the "Redevelopment Plan") was adopted by the City Council on December 10, 1991 by Ordinance No. 1865 and amended on November 16, 2004 by Ordinance No. 2114**.** The adoption of the Redevelopment Plan conclusively establishes the findings of blight as required by California Redevelopment Law.

In 2006, the Agency authorized the Project's development at the corner of Compton Boulevard and Central Avenue in the City of Compton. On July 24, 2007, the Commission authorized an Exclusive Negotiation Agreement (ENA) with CIM Group Inc., a Hollywood-based equity investment firm, the terms and conditions for acquisition and development of certain parcels inclusive of the Subject Parcel in the Project Area. CIM Group Inc., has been instrumental in designing mixed-use developments throughout the nation. Subsequent to the Commission's action, the Agency began to assemble parcels including the Subject Property in connection with the proposed development**.**

In August 2007, the owner of the Subject Parcel was provided with an opportunity to participate in this redevelopment. On September 27, 2007, the Agency executed an ENA with CIM. The Project will be located on an approximately 2.20 acre site within the Project Area and will be developed with approximately 21 townhomes on 43,560 square feet of land, and 12,000 square feet of retail space with 48 surface parking stalls.

The proposed RON sets forth four findings to be made by the Commission include: 1) whether the public interest and necessity requires the Project; 2) whether the Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury; 3) whether the Subject Parcel is necessary for the Project; and 4) whether the offer required to be made by Section 7267.2 of the Government Code has been made to the owner or owners of record, or the offer has not been made because the owner (s) cannot be located with reasonable diligence. A two thirds vote of the members of the Commission is required to adopt the proposed RON. Staff recommends that the Commission make these four findings based on the following objectives:

First, the Project is a necessary component of the Project Area. A few specific objectives of the Redevelopment Plan for the Project Area, which are fulfilled by this Project are: the elimination of blight; the construction of townhome residential development and retail outlets in the neighborhood; and the funding of simple commercial development sites. Affordable for sale housing in the Project Area is in critical short supply. The proposed development will expand the supply of affordable housing for low to moderate income homebuyers in the community. Community residents will benefit greatly from this Project. Among the other objectives of the Redevelopment Plan are job generation and attraction of moderate households into the community. The Project will eliminate the current blighted conditions on the Subject Parcel, thereby facilitating the development of a modern, quality residential development that would transform a blighted neighborhood into a vibrant area as well as enforcing environmental standards. The results of this Project would generate substantial revenues to the City of Compton, provide direct new employment, and provide additional economic benefit to the City from the purchases of goods and services by tenants, their employees, visiting customers and suppliers.

Second, the Project to be located on the Subject Parcel creates an attractive design for the community and the historically significant Compton Boulevard location (see map, Attachment "B".) It will transform the Project Site, currently a liquor store, into a vibrant mixed used residential and retail center that will stimulate developments in the surrounding area. Utilizing the Subject Parcel for the Project is an intentional development strategy employing the concept of focusing investment on a prominent corner where it can be seen and can encourage continued investments along Compton Boulevard. Additionally, the Project provides an attractive buffer between the surrounding retail, school and neighborhood commercial uses and the light industrial uses located around the Subject Parcel. For these reasons, the Agency plans to develop the Project to achieve the greatest public good with the least private injury.

Third, the Subject Parcel is one of 12 parcels needed to develop the Project (see map, Attachment "C"). Although it represents approximately 4% percent or 4,000 square feet of the Project Site, it is a strategically located parcel. The Subject Parcel is necessary for the Project because of its proximity to a major intersection and public transit as well as its central location in the area of market demand for a new commercial retail development. Combined with the other parcels, the Subject Parcel provides a buffer and accomplishes many of the goals of the Redevelopment Plan for the Project Area.

Fourth, on December 20, 2007 and January 25, 2008, the Agency submitted in writing to the current owners, Javier and Hilda Ortiz, an offer to purchase the Subject Parcel, including payment for any loss of business goodwill. On January 14, 2008, the Agency staff initiated telephonic contact with Mr. Ortiz and briefly discussed the Agency's offer. Although Agency Staff will continue to offer to negotiate a mutually agreeable purchase of the Subject Parcel it is staff's opinion that Agency efforts to acquire the Subject Parcel through negotiations have reached an impasse in that a voluntary acquisition is unlikely. Accordingly, in compliance with the California Code of Civil Procedure, notice of this public hearing was sent to Javier and Hilda Ortiz on February 13, 2008.

Agency staff contends that this Project is a critical component to the redevelopment of the area and that acquiring the Subject Parcel through condemnation will provide great public benefit. Based on the prior actions of the Commission, City Council and Mayor concerning the Project, along with the actions taken to implement the Project as approved and the positions taken by Javier and Hilda Ortiz to date, staff recommends adoption of the RON to acquire the Subject Parcel by condemnation.

Project Milestones

Construction of the Project is anticipated to begin in 2009. Critical milestones that must be completed prior to start of construction include:

Land assembly	April	2008
Agency approval of final drawings	April	2008 to July 2009
Building permit and other government approvals	July	2008 to July 2009
Commencement of construction	August	2009
Completion of construction	January	2011

Project Benefits

In addition to creating residential developments to augment the supply of affordable housing, other tangible benefits of the Project include increased retail sales tax revenues and improved employment opportunities for residence in the surrounding neighborhood. The Project will facilitate creating a safe, modern and attractive community serving commercial facility in place of the current blighted land uses. As a result of the Project, the current physical blighting conditions would be eliminated. Additionally, the Project will stabilize local businesses, provide local shopping opportunities for residents, and provide new employment opportunities.

The special eminent domain counsel selected for this action is David S. Cunningham III, of Meyers Nave. There is no conflict of interest known that exists with regard to any Agency officer or employee concerning this action.

RECOMMENDATION

That the Commission authorize the adoption of the Resolution of Necessity ("RON") to initiate condemnation proceedings to acquire parcel 6183-004-005 (including all tenant interest in the parcel), which site is also identified as 2000 West Compton Boulevard ("Subject Parcel").

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

Attachments: Attachment A, Resolution of Necessity
Attachment B, Project Map
Attachment C, Site Map

RESOLUTION NO. __________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF COMPTON REDEVELOPMENT PROJECT AREA

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, amended and adopted by the City Council on December 10, 1991 by Ordinance No. 1865 and amended by Ordinance No. 2,114 adopted by the Commission on November 16, 2004; and

WHEREAS, the Urban Community Development Commission of the City of Compton (hereinafter, the "Commission") authorize the adoption of a Resolution of Necessity ("RON") to initiate condemnation proceedings to acquire parcel 6183-004-005 (including all tenant interest in the parcel), which site is also identified as 2000 West Compton Boulevard ("Subject Parcel"); and

WHEREAS, the recommendation requests that the Commission adopt a RON to acquire by condemnation the Subject Parcel (and any tenant interests therein) for the purpose of eliminating blight by implementing a mixed-use residential development (hereinafter, the "Project"), consistent with the Redevelopment Plan and the adoption of the RON will permit staff to actively proceed with the Project in a timely manner; and

WHEREAS, the owner of the Subject Parcel in August 2007 was provided with an opportunity to participate in the redevelopment; and

WHEREAS, the Agency on September 27, 2007 executed an ENA with CIM Group Inc. for a Project to be located on an approximately 2.20 acre site within the Project Area and will be developed with approximately 21 townhomes on 43,560 square feet of land, and 12,000 square feet of retail space with 48 surface parking stalls; and

WHEREAS, in compliance with the Redevelopment Law, the Commission on February 12, 2008 scheduled a public hearing (by minute motion) for March 4, 2008 to consider the adoption of a Resolution of Necessity; and

WHEREAS, the notice of the joint public hearing was published in the *Compton Bulletin* on February 20, 2008 and February 27, 2008.

THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, CALIFORNIA ("AGENCY"), DOES HEREBY RESOLVE AND DETERMINE, BY A VOTE OF NOT LESS THAN TWO THIRD OF ITS MEMBERS AS FOLLOWS:

Section 1. The acquisition of the hereinafter described real property, or interest in real property, as more particularly described in Exhibit A ("the Property"), is for the following public purposes: the elimination of blight, and redevelopment in connection with the construction of approximately 21 townhomes on 43,560 square feet of land, with 48 surface parking stalls, which is located in the City of Compton Redevelopment Project Area (the "Project Area"). The Redevelopment Plan for the City of Compton Redevelopment Project Area was adopted by the City Council of the City of Compton on December 10, 1991 by Ordinance Number 1,865 ("Ordinance") and amended on November 16, 2004 by Ordinance No. 2,114. The Redevelopment Plan is incorporated herein by this reference and made a part of the hearing as though fully set forth herein. The Agency is authorized to acquire the property, or interest in the Property, pursuant to the Community Redevelopment Law of the State of California (Part One of Division 24, Health and Safety Code) including, without limitation, Health and Safety Code Section 33391 (b).

Section 2. On the basis of the information contained in that certain memorandum to the Agency dated March 4, 2008, (the "Agency Memorandum") which is incorporated herein by this reference, and all other evidence and testimony presented to the Agency at the time of the hearing on the Resolution of Necessity hereby declares, finds and determines that:

(a) The public interest and necessity require the Project.

(b) The proposed Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury in that the acquisition of the subject fee interest will further the Redevelopment Plan's goal of addressing the issue of blight on the current site, will and prove an increased public safety, and that the Project is designed in a manner which minimizes the acquisition of or interference with private property by minimizing the number of properties to be subjected to acquisition as a result of construction of the Project.

(c) As further explained in the Agency Memorandum, the acquisition of the Property, or interest in real property, is necessary for the proposed Project.

(d) The offer required by section 7267.2 of the Government Code has been made to the owner or owners of record.

(e) The Property is being acquired for a stated public purpose, to wit, the elimination of blight and shall be used for that purpose within two years which is consistent with the provisions of the Code of Civil Procedure section 1263.615.

Section 3. The Agency is hereby authorized and empowered to acquire by condemnation fee title to the Subject Property, unless a lesser estate is expressly described, excepting and reserving to the owner there of all oil, gas and mineral substances, together with the right to explore for an extract such substances, provided that the surface opening of any well, whole, shaft, or other means of exploring for, reaching or extracting such substances shall not be located within the Project Area and shall not penetrate any part or portion of the Project Area within 500 feet of the surface thereof. The Subject Property to be acquired, or interest in real property, it is generally located and described in Exhibit A attached hereto and incorporated herein by this reference.

Section 4. The law firm of Meyers Nave Riback Silver & Wilson, Special Eminent Domain Counsel, and the Agency's Legal Counsel, are hereby authorized to prepare and prosecute in the name of the Agency, such proceeding or proceedings in the proper court having jurisdiction thereof, as are necessary for acquisition of the Subject Property; and to prepare and file all pleadings, documents, briefs, and other instruments and to make such arguments and to take such actions as may be necessary in their opinion to acquire that Property. The Agency Special Eminent Domain Counsel are specially authorized to take whatever steps and/or procedures are available to then under the Eminent Domain Law of the State of California (Code Of Civil Procedure, title VII, Chapters 1-12, Sections 1230.010-1273.050) to complete this acquisition.

Section 5. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency's Legal Counsel, City Controller, Community Redevelopment Agency, and Clerk.

Section 6. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of ___________, 2008.

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

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

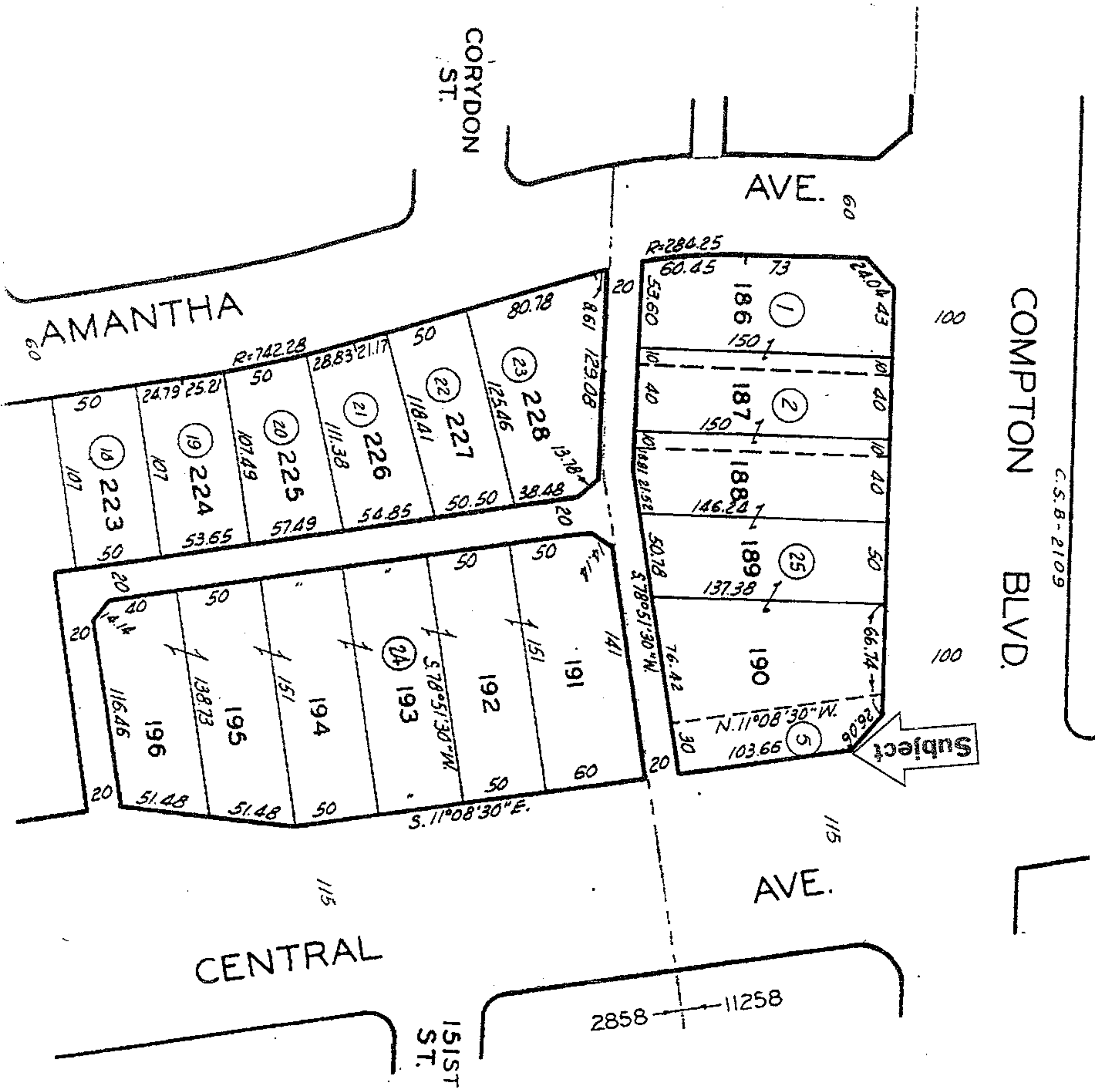
I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of __________, 2008.

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

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

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

4.


CORYDON ST.
AVE.
AMANTHA
COMPTON BLVD.
C.S.B-2109
Subject
AVE.
CENTRAL
151ST ST.
2858
11258

PROJECT SUMMARY

- SITE AREA:
  RESIDENIAL: 1.11 AC 48,548 SF +/-
  RETAIL: .99 AC 43,355 SF +/-

- RESIDENTIAL SUMMARY

  DUPLEX HOMES:
  PLAN A 2BED +DEN/ OPT. 3BED- 1,964 SF 11 UNITS
  PLAN B 3BED - 1,977 SF 10 UNITS

  TOTAL: 21 UNITS

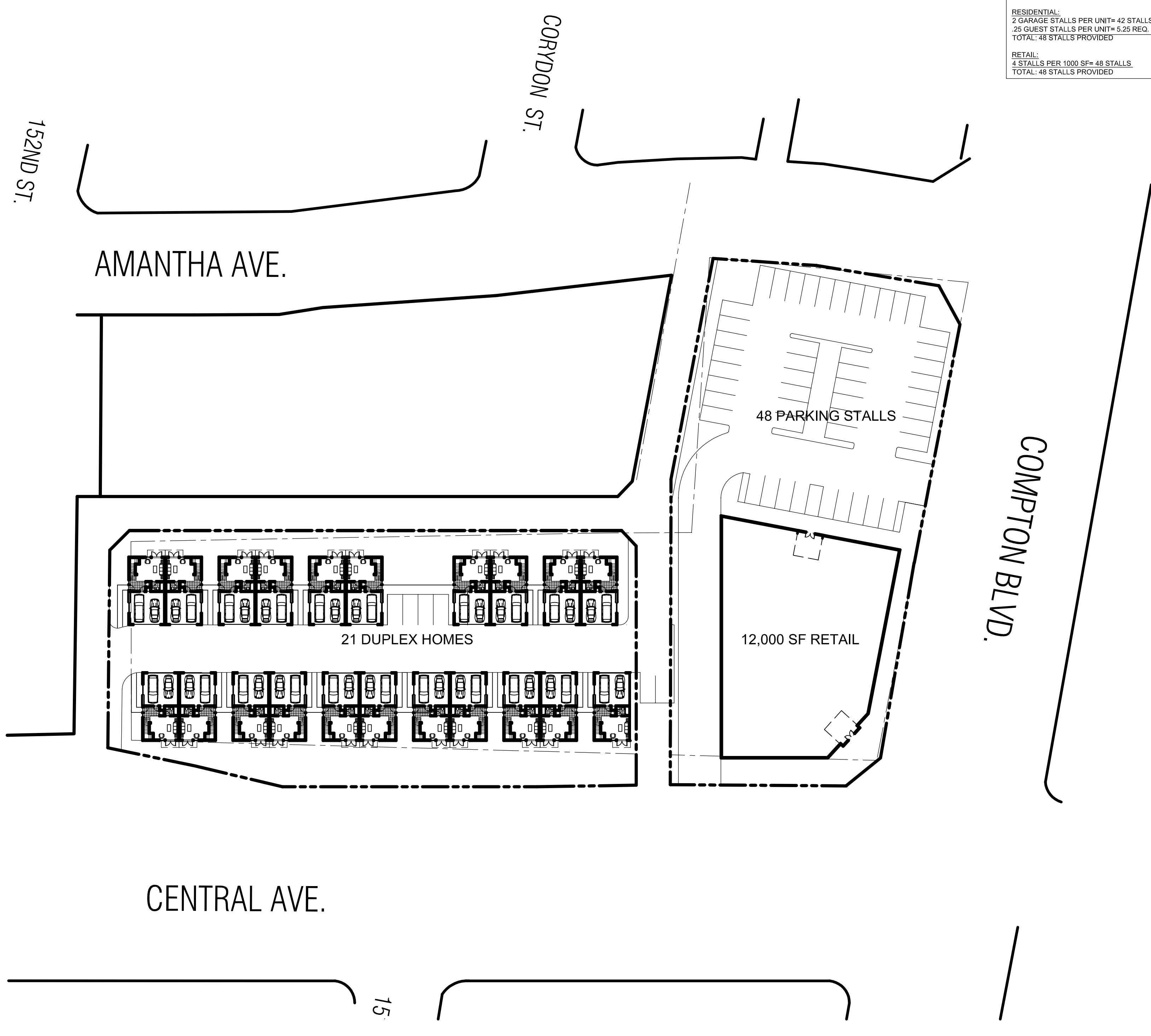
- DENSITY: 18.84 DU/AC

- RETAIL SUMMARY
  TOTAL RETAIL : 1,700 SF

- PARKING SUMMARY CHART:

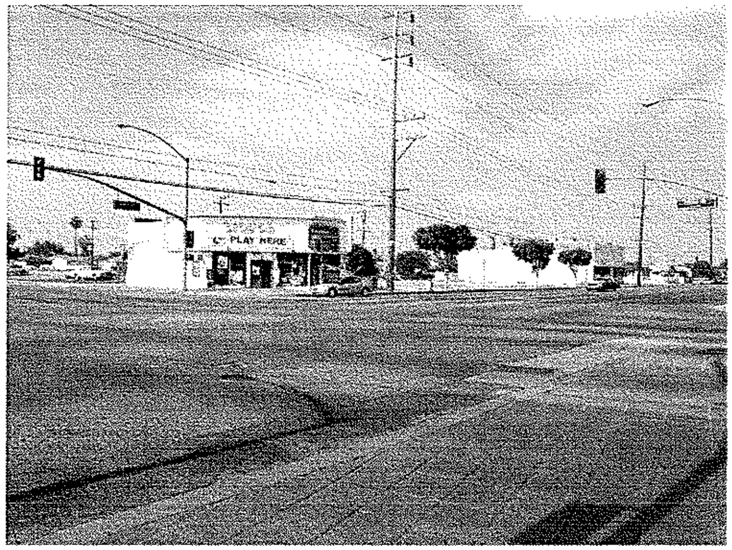
RESIDENTIAL:
2 GARAGE STALLS PER UNIT= 42 STALLS REQ
.25 GUEST STALLS PER UNIT= 5.25 REQ.
TOTAL: 48 STALLS PROVIDED

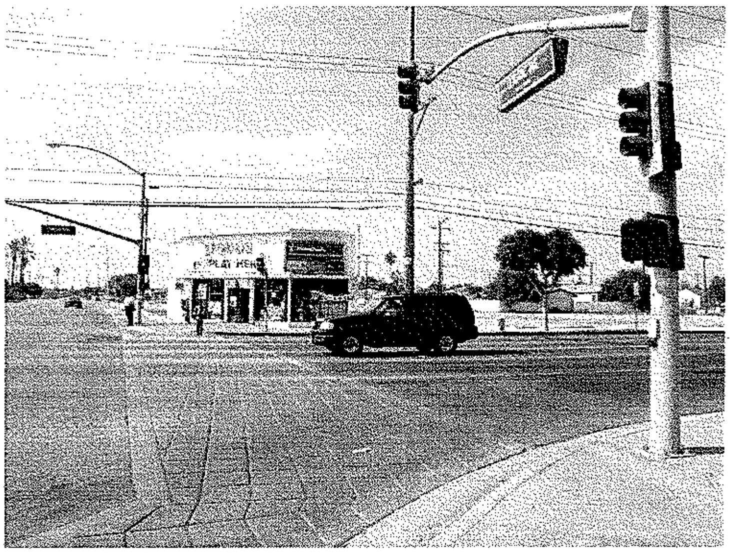
RETAIL:
4 STALLS PER 1000 SF= 48 STALLS
TOTAL: 48 STALLS PROVIDED

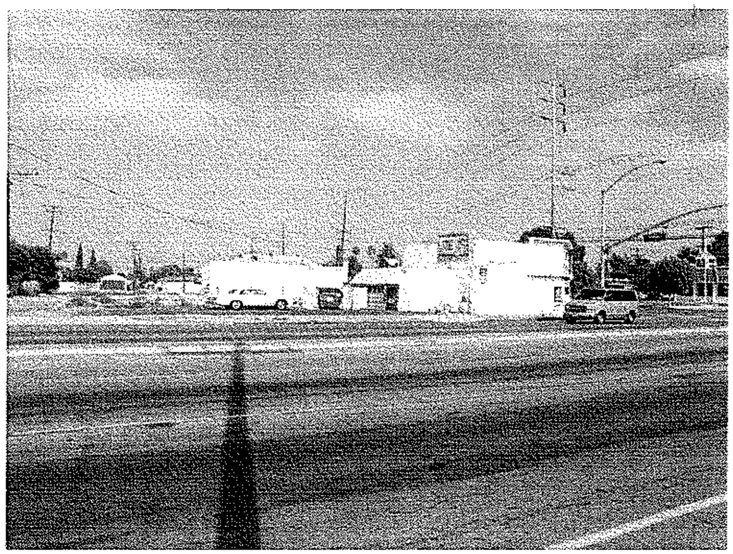


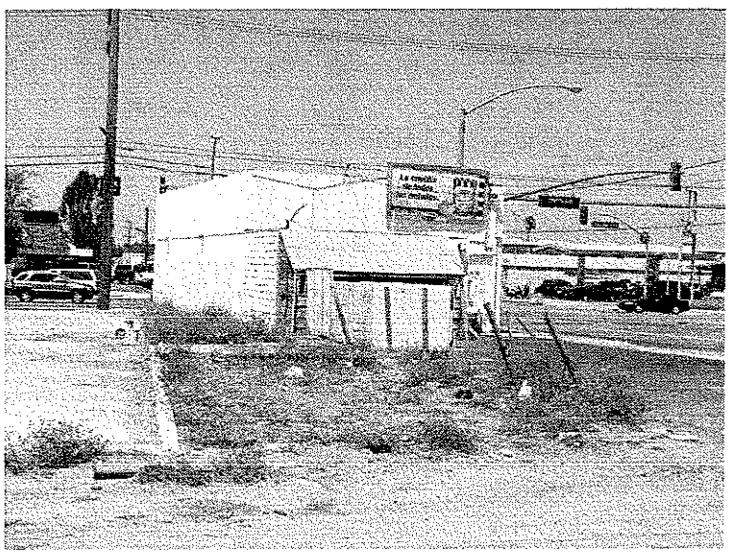
4.

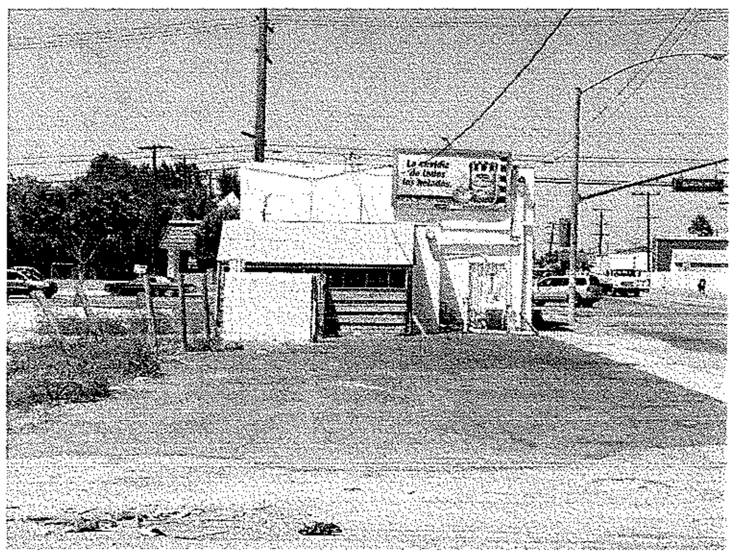
Subject Property Pictures











City of Compton
COMMUNITY REDEVELOPMENT AGENCY

KOFI SEFA-BOAKYE
Director

(310) 605-5511
Fax. (310) 637-3484

SENT VIA CERTIFIED MAIL

February 13, 2008

Mr. Javier Ortiz
Mrs. Hilda Ortiz
9819 Sunglow Street
Pico Rivera, California 90660

Subject: Notice of Public Hearing to Adopt the Resolution of Necessity

Dear Mr. & Mrs. Ortiz:

Notice is hereby given that the Urban Community Development Commission (the "Commission"), acting as the Community Redevelopment Agency (the "Agency") of the City of Compton and the City Council will hold a joint public hearing on Tuesday, March 4, 2008 at 6:50 p.m., in the City Council Chambers, City Hall, 205 South Willowbrook Avenue, Compton, CA, to consider the adoption of a Resolution of Necessity ("RON") to initiate condemnation proceedings to acquire parcel 6183-004-005 (including all tenant interest in the parcel), which site is also identified as 2000 West Compton Boulevard, Compton, CA.

The Agency is therefore required to give written notice of the hearing by first class mail to the owner (s) prior to the hearing. Additionally, the owner (s) has a right to be heard regarding the findings that the Agency must make in adopting the Resolution of Necessity and may file, in writing with the City Clerk of the City of Compton at 205 South Willowbrook Avenue, Compton, CA 90220, a statement of objections to the proposed Resolution of Necessity. The owner (s) may also appear before the Commission/Council and show cause why the proposed Resolution of Necessity should not be adopted. Failure to file a written request to appear at the Hearing within 15 days of the mailing of this notice could result in the owner (s) waiving the right to appear at the hearing.

If you have any questions or concerns, please contact Kofi Sefa-Boakye at 310-605-5511.

Sincerely,

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

4.

Javier Ortiz
9819 Sunglow Street
Pico Rivera, California 90660

February 15th, 2008

Via Facsimile and U.S. Mail
Attn: Kofi Sefa-Boakye, Director
City of Compton
Community Redevelopment Agency
205 South Willowbrook Ave.
Compton, California 90220
Fax: 310-637-3484

Re: Real Property and Business Located at 2000 West Compton Blvd., City of Compton, California; Offer to Compromise Pursuant to Evidence Code Section 1152

Dear Mr. Sefa-Boakye:

This Letter is in response to the Public Hearing notice received from this agency Thursday the 14th of February. Hearing to be held on March the 4th at 6:50 PM. We hereby request an opportunity to speak at the public hearing. If you have any question, please do not hesitate to contact us at (562)715-4142.

Thank you Sincerely,

Javier Ortiz

Encl.

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, FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF COMPTON REDEVELOPMENT PROJECT AREA**

<ManagersName>	**<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
<BudgetName>	**<BudgetDate>**
BUDGET OFFICER	DATE
<CityManager>	**<CityManagerDate>**
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.