

10 sub-areas (the original 1971 sub-area in Project Area No. 1) will reach its expiration date on December 20, 2014. The remaining two sub-areas within Project Area No. 1 will continue until the expiration of their respective limits.

m) The elimination of remaining blight and the redevelopment of the Carson Consolidated Project Area could not reasonably be expected to be accomplished by private enterprise acting alone, or by governmental action, or both, without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, as more particularly set forth in the Agency's Report to Council, and the inability of individual property owners or developers to economically remove these blighting influences without public assistance, and the inadequacy of other governmental programs and financing mechanisms to eliminate blight, including the provision of adequate public improvements and facilities. The prevalence of unsafe and unhealthy buildings, hazardous waste issues that impair property values, low lease rates, high business vacancies and a high crime rate in the Carson Consolidated Project Area, as detailed in the Agency Report, are direct indicators that the private sector alone has been unable to marshal the private debt and equity resources to overcome such problems, and needs a catalyst, in the form of strategic redevelopment investment by the Agency, to overcome these adverse private property conditions. Furthermore, public/private partnership financing mechanisms (such as assessment districts, Mello-Roos, or Business Improvement Districts) in an area such as the Carson Consolidated Project Area are not feasible methods of blight elimination in this case because the Carson Consolidated Project Area already faces challenges in attracting private investment; therefore imposing additional taxes through assessments on property may in fact deter private investment by increasing costs paid annually by property owners.

n) The implementation of the 2010 Amendments will improve or alleviate the physical and economic conditions of blight in the Project Area as described in the Agency's Report to Council. This finding is based upon the facts more particularly set forth in the Agency's Report; the proposed projects and programs to implement the Existing Plan as facilitated by the 2010 Amendments are focused upon actions that improve or alleviate identified blighting conditions.

o) The matters set forth in Section 33367(d)(9), (d)(10), (d)(12) and (d)(13) of the CRL are not applicable to or affected by the 2010 Amendments and, consequently, as provided in CRL Section 33457.1, no findings with respect to such matters are warranted or required.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time residential occupants of the Carson Consolidated Project Area, if any, are displaced, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City at the time of their displacement. This finding is based upon the City Council's finding that no persons or families of low and moderate income shall be displaced from residences unless and until there are suitable housing units available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 4. The City Council is satisfied that written findings have been adopted in response to each written objection of an affected property owner or taxing entity received either