CARSON REDEVELOPMENT AGENCY
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AMENDED IMPLEMENTATION PLAN (2010 -2014)

CARSON CONSOLIDATED PROJECT AREA

(Prepared Pursuant to Article 16.5 of the Community Redevelopment Law)

Fifth Implementation Plan	Adopted - July 20, 2010
Fourth Implementation Plan *for 2010-2014*	*Adopted -* October 22, 2009
Third Implementation Plan *for 2005-2009*	*Adopted -* October 23, 2006
Second Implementation Plan *for 2000-2004*	*Adopted -* August 2, 2000
First Implementation Plan *for 1994-1999*	*Adopted -* December 21, 1994

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EXECUTIVE SUMMARY

This is the amendment to the Implementation Plan previously prepared and adopted on October 22, 2009, for Redevelopment Project Area No. 1, the Merged and Amended Project Area and Redevelopment Project Area No. 4. This Implementation Plan has been prepared pursuant to the requirements of Section 33451.5 (c)(7) of the California Community Redevelopment Law, Health and Safety Code Section 33000, et. seq. ("CRL"), which requires that an amendment to the existing Implementation Plan be prepared in the event a redevelopment agency proposes to merge existing redevelopment project areas. The Carson Redevelopment Agency ("Agency") is in the process of amending the Redevelopment Plans for Redevelopment Project Area No. 1, the Merged and Amended Project Area, and Redevelopment Project Area No. 4 ("collectively, the "Project Areas"), herein referred to as the 2010 Amendments. The 2010 Amendments propose the following:

- Merge for administrative and financial reasons the Project Areas creating the Carson Consolidated Project Area;
- Reinstate and extend eminent domain (excluding residential uses) in certain portions of the Project Areas; and
- Add one public improvement project to the existing public improvement projects list, the Carson Sheriff's Station renovation and expansion.

The joint public hearing for the 2010 Amendments is scheduled on September 7, 2010.

I. INTRODUCTION

Since its activation, the Agency has adopted three redevelopment project areas: Redevelopment Project Area No. 1 adopted in 1971; the Merged and Amended Project Area most recently amended in 1996; and Redevelopment Project No. 4, adopted in 2002. The Merged and Amended Project Area incorporates Redevelopment Project Area No. 2, adopted in 1974, and Redevelopment Project Area No. 3, adopted in 1984. As described above, the Agency is in the process of amending the redevelopment plans for all three project areas for the purposes of merging all three project areas into one single project area, referred to as the “Carson Consolidated Project Area” or “Project Area.”

The CRL requires each redevelopment agency to adopt, after a public hearing, a five-year implementation plan (“Implementation Plan”) setting out programs, goals and objectives (including potential projects and estimated expenditures) proposed to be made over a five year planning period. The Implementation Plan must include an explanation of how the proposed programs, goals and objectives will help eliminate blight within the redevelopment project areas; and must include a description of how the redevelopment agency will comply with the affordable housing obligations set forth in Article 4 of the CRL and increase, improve and preserve the community’s supply of low and moderate income housing.

This Implementation Plan for the Project Area was prepared in compliance with Section 33490 of CRL and provides a clear and reasonable statement of the Agency’s current intent regarding activities in the Project Area for the period between 2010 and 2014. The Implementation Plan also identifies affordable housing activities proposed to be undertaken throughout the remaining life of each Project Area.

The Agency adopted its first Implementation Plan on December 21, 1994 for the five-year term between 1994 and 1999. The second Implementation Plan was adopted on August 2, 2000 for the five-year term between 2000 and 2004. The third Implementation Plan for 2005-2009 was adopted on October 23, 2006. The fourth Implementation Plan for 2010-2014 was adopted on October 22, 2009. This document is the fifth Implementation Plan prepared in connection with the 2010 Amendments to the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Areas and Project Area No. 4, pursuant to CRL Section 33451.5(c)(7) and covers the five-year period 2010 through 2014. Financial projections and expenditures are based on fiscal years 2009/10 through 2013/14.

The Implementation Plan is a policy statement rather than an unalterable course of action. It has been prepared to assist in setting priorities for redevelopment activities within the Project Area for the five year period. The Implementation Plan incorporates the currently known Agency financial conditions in developing programs, goals and objectives to accomplish revitalization efforts for the Project Area. However, new issues and opportunities may be encountered over time. Therefore, this Implementation Plan may be amended if necessary to effectuate its purposes.

The Implementation Plan is composed of two separate components: a Redevelopment Component and an Affordable Housing Component.

The Redevelopment Component revisits the programs, goals and objectives established by the previous implementation plan; defines near-term goals and objectives; defines the Agency’s strategy to achieve those goals and objectives; presents the projects, programs and expenditures that have been developed as a means to achieve the goals and objectives; and describes how the goals and objectives, projects, programs and expenditures will eliminate blight within the Project Area.

The Affordable Housing Component explains how the Agency will fulfill the various CRL requirements pertaining to low and moderate income housing. Specifically, the Affordable Housing Component demonstrates how the Agency will meet the statutory requirements for the expenditure of the twenty percent tax increment set-aside for affordable housing purposes.

A. IMPLEMENTATION PLAN REQUIREMENTS

The CRL requires the Agency to adopt a new Implementation Plan every five years. The Implementation Plan must also be reviewed at least once during the five-year period. Both the adoption and the review must take place at public hearings. The purpose of the public hearings is to hear testimony of all interested parties regarding the Implementation Plan. The review of the Implementation Plan and the public hearing must take place no earlier than two years and no later than three years after the adoption of the Implementation Plan. Implementation Plan updates during the five-year planning period are permitted and may be necessary if the Agency wishes to undertake activities that were not contemplated in the adopted Implementation Plan.

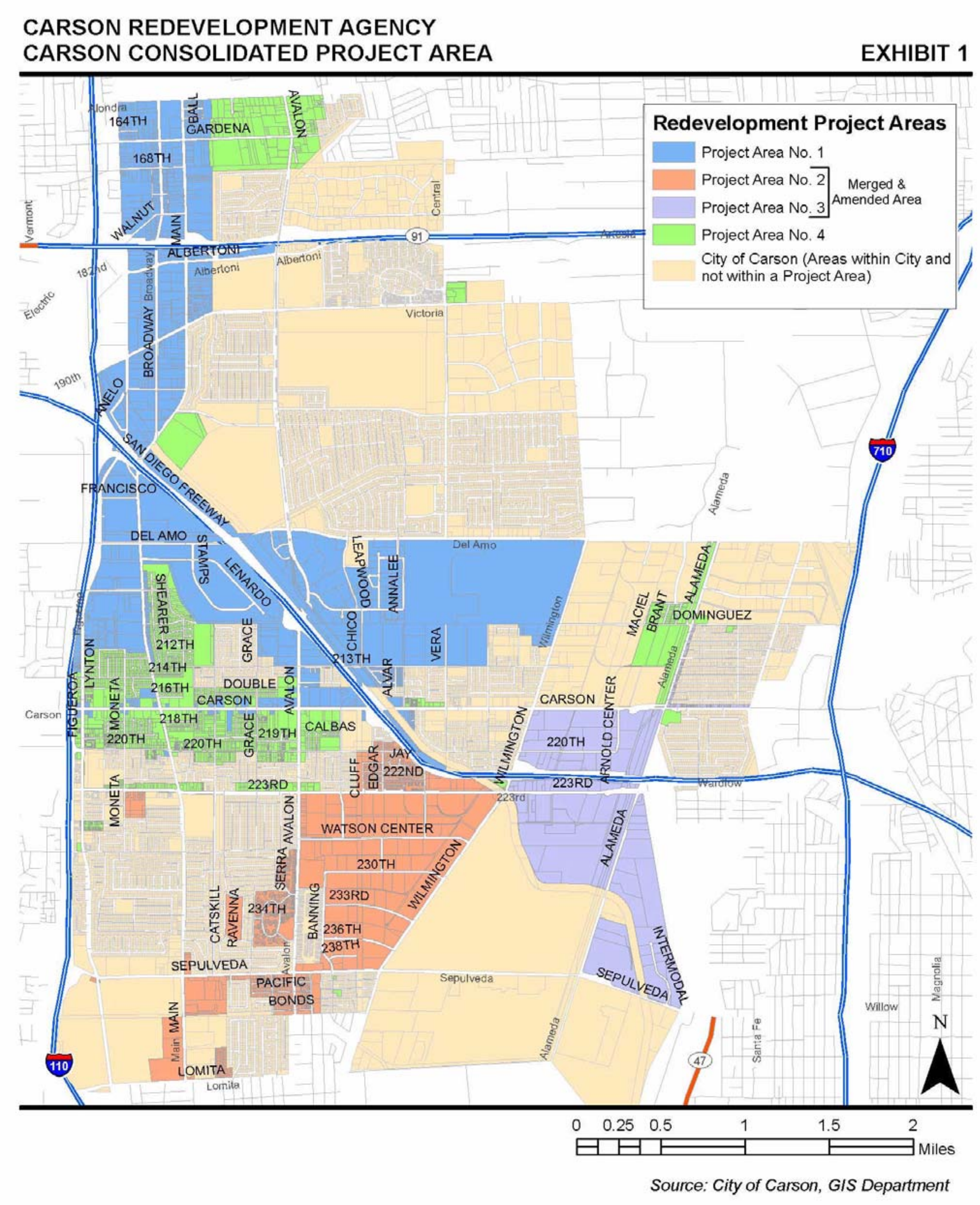
II. REDEVELOPMENT COMPONENT

Although the 2010 Amendments propose to merge the Project Areas for administrative and financial purposes, the redevelopment plans for Redevelopment Project Area No. 1, the Merged and Amended Project Area, and Redevelopment Project Area No. 4 ("Carson Consolidated Project Area") will continue to exist as stand-alone documents to be implemented. As such, the Redevelopment Component section of this Implementation Plan addresses each Project Area separately.

A. PROJECT AREA DESCRIPTIONS

Map 1 on the following page depicts the location of each of the project areas that comprises the Carson Consolidated Project Area. A description of each of the individual project areas, described separately, follows Map 1.

Map 1 - Map of Carson Consolidated Project Area



Project Area No. 1 was adopted in 1971, and covered approximately 635 acres primarily in the City's center. In 1975, 1984, and 1996, the project area was expanded by a combined total of 1,000 acres to include the Carson Street corridor, refinery operations, and a portion of northwest Carson. Project Area No. 1 is configured generally in the shape of an "L", with its vertical extension bounded by Alondra Boulevard on the north, Figueroa Street on the west, Main Street on the east; and its horizontal extension bounded by Del Amo Boulevard on the north, Carson Street on the south, Figueroa Street on the west, and Wilmington Avenue on the east (see Map 1 on the previous page).

From the 1940s through the 1960s, many environmentally harmful land uses operated within the City. More than 500 acres were occupied by 17 landfills, each with varying levels of toxicity, and a total of 88 auto salvage yards operated without any regulations in place. Other industrial activities such as metal production, paper product production, chemical processing, electronics manufacturing, automobile dismantling and petroleum refining have also had negative effects on the City's environment. As a result of past land uses, Redevelopment Project Area No. 1 contains a number of environmental blighting conditions that pose barriers to redevelopment.

Redevelopment Project Area No. 1 includes a mix of residential, commercial and industrial uses. The original Project Area adopted in 1971 included the commercial areas along Interstate 405 between Del Amo Boulevard and Carson Street. Although there have been notable developments such as the South Bay Pavilion regional shopping center, this project area still has many areas in need of redevelopment, including a large vacant parcel on Figueroa Street at Del Amo Boulevard and the now vacant Don Knott car dealership site at Avalon Boulevard near 213th Street. The 1984 Amendment Area included a large, older industrial area between Figueroa Street on the west, Main Street on the east, 213th Street on the south and Alondra Boulevard on the north. The area includes a mix of older and newer industrial uses. In some instances, the industrial uses are deteriorated and obsolete. Also within this area are heavy industrial uses such as salvage yards along with other lighter industrial and commercial uses. One of the notable commercial uses in this area is the Carson Town Center near the intersection of Figueroa Street and Torrance Boulevard. A mix of older and newer multiple- and single-family housing units is located in the area generally along Main Street and south of Torrance Boulevard. The quality and level of maintenance of the residential uses varies greatly. The homes vary from larger two story homes built in the last thirty years to older, smaller homes, some of which are in need of maintenance. Mixed with the single-family homes are multiple-family units also varying in condition. The 1996 Amendment Area includes the oil refinery operations in the area south of Del Amo Boulevard and west of Wilmington Avenue and the Carson Street Corridor. The Carson Street Corridor includes a broad range of uses including mobile home parks, neighborhood serving commercial and automotive uses.

The most identifiable commercial projects in Redevelopment Project Area No. 1 have been assisted by the Agency, including the Carson Town Center anchored by a Super K-mart that includes approximately 190,000 square feet of retail and approximately 925,000 square feet of industrial space, and the South Bay Pavilion which is a regional shopping center anchored by Target, JC Penney and IKEA. To address the environmental issues within Redevelopment Project Area No. 1, the Agency recently commissioned a Brownfield inventory study to identify sites burdened by the presence of hazardous substances, pollution, or contamination. In addition, the Agency has invested a great amount of resources and obtained BEDI grant funds for the remediation of contaminated sites. One project benefiting from the Agency's remediation efforts is the Boulevards at South Bay, a mixed-use project that will include 1.2 million square feet of retail, restaurant and family entertainment space, and up to 1,200 residential units. The Boulevards at South Bay project will be built on the former Cal Compact Landfill, a former 157-acre property that was used to receive municipal waste prior to the City's incorporation. Pursuant to an owner participation agreement with the developer, in 2009 the Agency provided approximately $70 million to the developer towards the environmental remediation of the site and is committed to provide an additional $50 million toward the ultimate remediation of the Boulevards site.

To address the long-term revitalization of the Carson Street Corridor, the Agency completed the Carson Street Mixed-Use District Master Plan, which includes a long-term strategy for improvement of the corridor, including new mixed-use development, commercial revitalization and public improvements. One of the earlier projects the Agency assisted was the development of Carson City Hall and the Congresswoman Juanita Millender-McDonald Community Center. Throughout the project area, the Agency has acquired and assembled obsolete, deteriorated buildings and underutilized sites and is marketing them for development. The majority of the Agency-owned vacant sites are identified by white, low fenced enclosures and red signs announcing “Carson Makes Sense” and advertising development opportunities. A notable acquisition was the abandoned and partially constructed hotel at 501 East Albertoni Street. The Agency cleared the site and prepared it for development of a 3.5-acre neighborhood retail center, currently with the following tenants: El Pescador, Fat Burger, Panda Express, Eclipse Coffee, Freshberry, DD’s (apparel) and a military recruiter.

The Merged and Amended Project Area was adopted in 1996, bringing together the redevelopment plans for Redevelopment Project Area No. 2 and Redevelopment Project Area No. 3, and adding the northeast corner of Sepulveda Boulevard and Alameda Street to the project. The Merged and Amended Project Area contains an estimated 1,430 acres and covers potions of east and south Carson along Carson Street, Alameda Street, 223rd Street, Avalon Boulevard, Sepulveda Boulevard, Lomita Boulevard, Wilmington Avenue, and Main Street.. The Redevelopment Project Area No. 2 component was originally adopted in 1974 and later amended to add territory in 1982, and 1996. Redevelopment Project Area No. 2 contains approximately 730 acres and includes a 500-acre business park, residential neighborhoods, and various commercial, industrial and public properties. The other component of the Merged and Amended Project is Redevelopment Project Area No. 3, which was originally adopted in 1984 and amended in 1996 to add territory to the project. Redevelopment Project Area No. 3 covers approximately 700 acres, focusing mainly on heavy industrial land uses along the corridors of Carson and Alameda Streets.

Building obsolescence has been a persistent blighting condition along Carson Street east of Alameda Street, and along Sepulveda Boulevard west of Avalon Street. These areas are characterized by an incompatible mix of residential and commercial land uses. Many of the commercial uses are low-end or marginally successful uses. In some instances, single-family uses have been converted to commercial buildings that do not function successfully for contemporary commercial users and add to the deteriorated appearance of the corridors.

The original Redevelopment Project Area No. 2 included a small section south of Sepulveda Boulevard near Wilmington Avenue developed with residential uses. In 1975, the largest portion of the Project Area was added. This area is now developed as the Watson Industrial Center, which has replaced an older industrial section with newer industrial buildings. In 1982, an approximately 30-acre site was added to the Project Area that was developed with commercial and retail uses. Finally, in 1996 the commercial frontage along Sepulveda Boulevard from Dolores Street to Figueroa Street and industrial sites along Main Street from Sepulveda Boulevard to Lomita Boulevard were added to the Project Area. One of the sites at the southeast corner of Sepulveda Boulevard and Main Street has since been redeveloped into a Home Depot retail center.

Project Area No. 3 encompasses primarily heavy industrial users along Alameda Street, Carson Street and Wilmington Avenue. Alameda and Carson Streets have a mix of residential and commercial uses. The southern half of the Project Area had some of the most intensive industrial users in the South Bay including a sulfur recovery plant, auto wrecking yards, a portion of ARCO’s processing facilities, and an intermodal container storage facility.

Similar to those conditions identified in Project Area No. 2, building obsolescence is a prevalent blighting condition along Alameda Street north of Carson Street. Also within this area is a mix of incompatible older residential, industrial and commercial uses. There is also a mix of incompatible residential and commercial uses along Carson Street. Although generally a commercial street, there are several residential units and mobile home parks located along the corridor. Redevelopment of the Carson Street corridor is further impeded by small parcel sizes.

Project Area No. 4 was adopted in 2002 to address numerous blighting conditions that existed outside of Redevelopment Project Area No. 1 and the Merged and Amended Project Area. These conditions included physical deterioration of buildings and facilities, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, substandard storm drainage in residential housing tracts, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare. In addition to complimenting Project Area No. 1 and the Merged and Amended Project Area, the adoption of Project Area No. 4 was intended to create an opportunity to merge all of the Project Areas into a single financial and administrative unit, capable of achieving the Agency's redevelopment goals throughout the entire City.

Project Area No. 4 encompasses approximately 1,034 acres in 10 non-contiguous areas throughout the City (see Map 1). The boundaries of the Project Area stretch from Alondra Boulevard on the north to areas south of Sepulveda Boulevard. The east-west boundaries include Figueroa Street on the west and Santa Fe Avenue on the east. The Project Area boundaries encompass a wide mix of uses, including industrial, commercial and residential.

To further the redevelopment of Project Area No. 4, the Agency recently adopted the Carson Street Mixed-Use District Master Plan to identify blighting conditions in the area and to establish development standards and design guidelines for development of the Carson Street Corridor. The Carson Street Corridor is a 1.75 mile section of Carson Street located between the San Diego (I-405) Freeway on the east and the Harbor (I-110) Freeway on the west and bordered by Project Area No. 4 to the north and south. The Carson Street Corridor is the subject location of several Agency developments and proposed future projects. One notable development currently under construction is the Carson City Center project, a mixed-use residential development consisting of 85 senior citizen units and 15,000 square feet of retail and/or restaurant space. Similarly, the Agency has entered an exclusive negotiating agreement for the development of 616 E. Carson Street as a mixed-use residential development consisting of 165 townhome and condominium units with 6,000 square feet of retail space.

B. REDEVELOPMENT PLAN TIME AND FINANCIAL LIMITS

As shown on Table 1 on the following page, the Project Area is comprised of 10 sub-areas that were included in redevelopment project areas over the past 37 years. Each of the sub-areas has a separate time limit that is generally based on the respective project's adoption date. During the next five years, one of the 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.

Table 1 - Redevelopment Plan Time Limits

CARSON REDEVELOPMENT AGENCY **Table 1**
PROPOSED CARSON CONSOLIDATED PROJECT AREA PLAN LIMITS

	Project Area No. 1			Merged and Amended Project Area					Project Area No. 4
				Project Area 2			Project Area 3		
Time & Financial Limits	Original[1]	1984 Amendment	1996 Amendment[2]	Original[1]	1983 Amendment	1996 Amendment[2]	Original	1996 Amendment[2]	Original[2]
Date of Original Project Adoption	December 20, 1971	July 16, 1984	July 16, 1996	February 19, 1974	December 22, 1982	July 16,1996	July 16, 1984	July 16, 1996	July 16, 2002
Last Date for Redevelopment Activities	December 20, 2014	July 16, 2026	August 16, 2027	February 19, 2017	December 22, 2025	August 16, 2027	July 16, 2026	August 16, 2027	July 16, 2033
Existing Last Date to Exercise Eminent Domain	May 3, 2013	Expired	Expired	December 5, 2012	December 5, 2012	Expired	Expired	Expired	July 16, 2014
Last Date to Exercise Eminent Domain per proposed Amendment	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption	12 years from date of adoption
Last Date to Incur Debt	December 20, 2014	July 16, 2026	July 16, 2016	Febraury 19, 2017	December 22, 2025	August 16, 2016	July 16, 2026	August 16, 2016	July 16, 2022
Last Date to Collect Tax Increment/Repay Debt	December 20, 2024	July 16, 2036	August 16, 2037	February 19, 2027	December 22, 2035	August 16, 2037	July 16, 2036	August 16, 2037	July 16, 2048
Total Debt Limit	N/A	$160,000,000	$50,000,000	N/A	$8,000,000	35,000,000 collectively between PA2 1996 Amendment Area & PA 3 1996 Area	$80,000,000	35,000,000 collectively between PA2 1996 Amendment Area & PA 3 1996 Area	$85,000,000
Total Tax Increment Limit	$352,188,117	$500,000,000	none	$534,307,874	$24,000,000	none	$250,000,000	none	none

[1] Pursuant to CRL Section 33334.1, redevelopment plans that were adopted prior to October 1, 1976 were not required to establish a limit on the amount of bonded indebtedness which can be outstanding at any one time.

[2] CRL Section 33333.4 requires redevelopment plans that were adopted on or after October 1, 1976 and prior to January 1, 1994 contain a limitation on the number of dollars of taxes that may be divided and allocated to a redevelopment agency. Redevelopment plans adopted on or after January 1, 1994 are not required to have a tax increment limit.

C. BLIGHTING CONDITIONS IN THE PROJECT AREA

The definitions of blight have changed in the past thirty-seven years since the Agency's first project area was adopted. For purposes of this Implementation Plan, the remaining blighting conditions are presented under the definitions of blight effective at the time of adoption of each respective Project Area. The conditions identified between 1971 when Redevelopment Project Area No. 1 was adopted and 1994 when the first implementation plan was adopted included the following:

- Deteriorated, dilapidated, and/or unsafe buildings and structures that are in need of extensive to moderate repairs.
- Buildings or structures that exhibit age, obsolescence, defective design, including the lack of adequate parking and loading facilities, storage, and buildings that are obsolete for their intended use.
- Properties that suffer from economic maladjustment, dislocation, disuse, and substandard design.
- The presence of mixed, shifting, and conflicting/incompatible uses.
- The presence of environmentally undesirable and blighting uses.
- Inadequate public improvements, infrastructure or community facilities.
- Depreciated or stagnant property values and impaired investments.
- Properties suffering from high vacancy rates, high business or rental turnover rates, and low rental rates.
- The presence of abandoned buildings and the prevalence of vacant or underutilized properties.
- Subdivided lots of irregular form, shape and inadequate size for proper usefulness and lots laid out in disregard to topography or other physical characteristics.
- The presence of numerous open storage construction salvage yards, some of which share the same property as residential dwelling units.
- The presence of environmentally contaminated properties and closed landfill sites.

Despite the redevelopment activities to date, many of the blighting conditions that were prevalent when the Project Areas were adopted are still present today. A recent review of blighting conditions in the Project Area, completed in connection with the adoption of the Carson Consolidated Project Area, has confirmed that they still contain the following blighting conditions as defined by the CRL's definitions in place at the time of adoption of each Project Area, and as defined by the current definitions in the CRL. These include:

- The presence of environmentally contaminated properties and closed landfill sites.
- Serious dilapidation and deterioration caused by long-term neglect.
- Substandard design, defective or obsolete design or construction.
- Adjacent or nearby incompatible land uses.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes.
- Abnormally high business vacancies.

In addition, inadequate public improvements and facilities, which are identified as contributors to blighting conditions under the current CRL, also continue to affect the Project Area. While the Agency has been successful in its revitalization efforts, the conditions identified above continue to persist within various areas in the Project Area. These conditions continue to inhibit economic growth and are beyond the capacity of the private sector or public sector, acting alone, to correct without the powers of redevelopment.

D. AGENCY GOALS AND OBJECTIVES

The Agency's objectives are to eliminate blighting conditions and to facilitate economic growth in the Project Area. The Agency's goals for the elimination of blight and for economic growth during the Implementation Plan period are:

Goal Number 1: The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including: environmental remediation, removal or renovation of buildings within which it is unsafe or unhealthy for persons to live or work, reconciliation of incompatible and uneconomic land uses and the consolidation of small and irregular lots.

Goal Number 2: The assembly of land into parcels suitable for modern integrated development, with improved pedestrian and vehicular circulation, in the Project Area.

Goal Number 3: The replanning, redesign and redevelopment of portions of the Project Area to enhance the image of each, to create a sense of identity and to address areas that are stagnant or improperly utilized.

Goal Number 4: The strengthening of the economic base of the Project Area and the community by the installation of needed on-site or off-site improvements to stimulate new residential, commercial and industrial expansion, employment, and socio-economic growth.

Goal Number 5: The establishment and implementation of performance criteria to assure high design standards and environmental quality, together with other high quality design elements that provide unity and integrity within the Project Area.

Goal Number 6: The improvement of the community's supply of housing, particularly affordable housing available to low and moderate income persons and families, with an emphasis on home ownership.

The relationship between the Agency's goals and the blighting conditions in the Project Area is illustrated on Table 2 beginning on the next page.

Table 2 - Linkage Between Agency Goals and Blight Alleviation

BLIGHTING CONDITIONS:	AGENCY GOALS: 1 Elimination of blighting influences and correction of	2 Assembly of land into suitable parcels for modern integrated	3 Replanning, redesign and redevelopment of portions of the Project	4 Strengthening the economic base of each Project Area…	5 Establishment and implementation of performance criteria and	6 Improvement of the community's supply of affordable housing…
Deterioration, dilapidation, and/or unsafe buildings and structures that are in need of extensive to moderate repairs.	X		X	X	X	X
Buildings or structures that exhibit age, obsolescence, defective design (including the lack of adequate parking and loading facilities or storage), and buildings that are obsolete for their intended use.	X		X	X	X	X
Properties that suffer from economic maladjustment, dislocation, disuse, and substandard design.	X	X	X	X	X	X
The presence of shifting and/or conflicting/incompatible uses.	X	X	X	X	X	X
The presence of environmentally undesirable and blighting uses.	X	X	X	X	X	
Inadequate public improvements, infrastructure or community facilities.		X		X	X	
Depreciated or stagnant property values and impaired investments.	X	X	X	X	X	X
Properties suffering from high vacancy rates, high business or rental turnover rates, and low rental rates.	X	X	X	X	X	
The presence of abandoned buildings and the prevalence of vacant or underutilized properties.	X	X	X	X	X	
Subdivided lots of irregular form, shape and inadequate size for proper usefulness and lots laid out in disregard to topography or other physical characteristics.	X	X	X	X	X	
The presence of numerous open storage construction salvage yards, some of which share the same property as residential dwelling units.	X		X	X	X	X
The presence of environmentally contaminated properties and closed landfill sites.	X		X	X	X	

E. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

The Agency implements projects to eliminate blight through multiple programs. Included herein is a summary of programs, the blighting conditions to be eliminated through program implementation, and proposed expenditures for the Implementation Plan period. The relationships between the programs and projects proposed by the Agency and the blighting conditions in the Project Area are illustrated on Table 3 on page 18.

1. Open Space and Public Improvements

This program will address deficiencies in the infrastructure and public service facilities in order to encourage private sector investment that will in turn eliminate blighting conditions. Projects may include: the creation of parks and pocket parks; street and streetscape improvements, including sidewalks, curbs and gutters; repair and undergrounding of utilities; construction or rehabilitation and upgrading of public facilities and buildings (such as police, fire, park, library, public health, educational and/or other); alley paving; and public parking improvements.

Specific Programs or Projects Anticipated:

- Street Overlay and Reconstruction
- Avalon Boulevard-405 Freeway Interchange Improvements
- Installation of City Entry Monuments
- Carson Sheriff’s Substation Rehabilitation
- Teen Center
- Traffic Improvements – 223rd and Wilmington Avenue
- Widening of Northbound Off-ramp at Wilmington Ave./405 Interchange
- Dominguez Channel Study
- 21208 Shearer Street Pocket Park

Blighting Conditions Addressed:

This program will address deficiencies in the Project Area infrastructure and public service facilities, which will make the Project Area more attractive and desirable for private sector investment.

2. Commercial Corridor Revitalization Program

This program is designed to encourage the restoration, modernization, and improvement of commercial corridors in order to enhance the attractiveness and viability of existing and/or new commercial areas. The improvements will address building and lot conditions that have been impaired by defective design, substandard design and unsafe or unhealthy conditions resulting from deterioration. In some instances, small and irregular parcels may need to be assembled in order to eliminate parcels of irregular shape and inadequate size in multiple ownership. Programs and projects may include acquisition and assembly of properties within commercial nodes and along commercial corridors; commercial façade rehabilitation; workforce development and training; street median rehabilitation; gateway signage; and code enforcement.

Specific Programs or Projects Anticipated:

- Commercial Façade Program
- Carson Street Master Plan Implementation
- Land Acquisition and Site Assembly

- El Camino Business Park, adjacent 14-acre site, and others
- SWC Main Street and 220th Street Commercial Property Redevelopment
- Main Street Rehabilitation and development from Del Amo Blvd. to 213th Street
- 110/405 Freeway Mixed-Use Project
- Carson City Center Mixed-Use Project
- 542-616 E. Carson Street Development Site
- 615 E. Carson Street Development Site
- 415-437 E. Carson Street Development Site
- 21521 Avalon Boulevard Development Site
- SEC Torrance Boulevard and Main Street Development Site
- 21227-21237 Figueroa Street Development Site
- SWC Carson Street and Figueroa Street Development Site
- SEC Carson Street and Figueroa Street Development Site
- SWC Dominguez Street and Prospect Avenue Development Site
- 2403 E. 223rd Street

Blighting Conditions Addressed:

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

3. Economic Development Program

This program will focus on the retention of existing businesses and attraction of new businesses to the major corridors of the Project Area. Through participation in the form of land write-downs, land assembly, relocation, payment of relocation benefits, and off-site improvements, the Agency intends to encourage developers or property owners to develop vacant, underutilized, substandard or deteriorated properties. A key objective of the program is to reduce business failure and turnover in the Project Area.

Specific Programs or Projects Anticipated:

- Development Assistance
- Business Attraction
- Business Retention
- Business Development Loans

- Workforce Development and Training
- Auto Dealership Retention and Expansion
- South Bay Pavilion Improvements
- Watson Land Company Gateway at Carson

Blighting Conditions Addressed:

This program will address the high rates of business failure and turnover. Business failure and high turnover leads to high vacancy rates that negatively impact adjacent areas. New investments and economic opportunities will be encouraged through a combination of general improvements in the area's appearance and business assistance programs, including rebates and loans for new and existing businesses.

4. <u>Neighborhood Enhancement Program</u>

This program includes a variety of activities to improve residential areas, including: rebates and loans for improvement of deteriorated residential properties; security enhancements; graffiti removal; and homeownership incentives. The residential building stock will be improved by eliminating deterioration, dilapidation, and deferred maintenance. The stability of the neighborhoods will be improved through exterior improvements of existing properties and increased homeownership, both of which will also improve property values.

Specific Programs or Projects Anticipated:

- Neighborhood Stabilization Program
- Neighborhood Pride Program
- Homes and Garden Improvement Program
- Community Development Block Grant Program
- First-Time Home Buyer Program
- Code Enforcement

Blighting Conditions Addressed:

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

5. <u>Hazardous Materials Remediation Program</u>

This program provides funding to remediate sites contaminated with hazardous materials. In addition to tax increment, the Agency has and will continue to seek and use a variety of funding sources for remediation activities including EPA Brownfield Revolving Loan Funds and HUD Brownfield Economic Development Initiative Grants.

- Specific Programs or Projects Anticipated:
- Brownfield Cleanup Loans
- Cal Compact Site – Remediation and Redevelopment
- 21208 Shearer Street Pocket Park Site
- Exclusive Negotiating Agreement with Rand

- BEDI Grant
- Section 108 Loan

Blighting Conditions Addressed:

This program will eliminate environmental deficiencies in the Project Area. By funding the elimination of hazardous waste contamination, the Agency will support the development and reuse of contamination sites by the private sector.

Table 3 - Linkage Between Agency Programs and Blight Alleviation

	AGENCY PROGRAMS:				
	1	2	3	4	5
BLIGHTING CONDITIONS:	Open Space and Public Improvements	Commercial Consolidation and Revitalization	Economic Development	Neighborhood Enhancement	Hazardous Materials Remediation
Deterioration, dilapidation, and/or unsafe buildings and structures that are in need of extensive to moderate repairs.		X	X	X	X
Buildings or structures that exhibit age, obsolescence, defective design (including the lack of adequate parking and loading facilities or storage) and buildings that are obsolete for their intended use.		X	X	X	
Properties that suffer from economic maladjustment, dislocation, disuse, and substandard design.		X	X	X	
The presence of shifting and/or conflicting/incompatible uses.		X	X		
The presence of environmentally undesirable and blighting uses.		X	X	X	X
Inadequate public improvements, infrastructure or community facilities.	X		X	X	
Depreciated or stagnant property values and impaired investments.		X	X	X	X
Properties suffering from high vacancy rates, high business or rental turnover rates, and low rental rates.		X	X		
The presence of abandoned buildings and the prevalence of vacant or underutilized properties.		X	X	X	X
Subdivided lots of irregular form, shape and inadequate size for proper usefulness and lots laid out in disregard to topography or other physical characteristics.		X	X		
The presence of numerous open storage construction salvage yards, some of which share the same property as residential dwelling units.		X	X		X
The presence of environmentally contaminated properties and closed landfills sites.			X		X

F. EXPENDITURES

The Agency anticipates utilizing revenues from a variety of sources over the five-year period to implement the planned programs and projects. The majority of Agency revenue will be tax increment. However, the Agency does anticipate small amounts of revenue from other sources such as land sales proceeds, interest earnings, and rents and concessions.

As shown on Table 4 over the five-year period, the Agency estimates total expenditures of approximately $271.0 million. Approximately 6% of expenditures will be for pass-through payments to taxing entities, 22% for debt repayment, and 17% for administration costs. Approximately 54% or $146.1 million will be available for programs and projects for blight alleviation in the Project Area.

Table 4 does not reflect expenditures from the Agency's 20% tax increment set-aside money ("Housing Funds"), which is specifically used to accomplish the intent of the CRL in regards to the provision of low and moderate income housing.

Table 4 - Expenditures

	Year 1 2009-10	Year 2 2010-11	Year 3 2011-12	Year 4 2012-13	Year 5 2013-14	Five-Year Totals	% of Total
Administration							
Salaries & Overhead	$5,508,000	$5,618,160	$5,730,523	$5,845,134	$5,962,036	$28,663,853	
Interest on Inter-Project Loans	$286,160	$286,160	$286,160	$286,160	$286,160	$1,430,800	
Reimburse City for Admin. Costs	$3,300,494	$3,366,503	$3,433,833	$3,502,510	$3,572,560	$17,175,900	
Total Administration	$9,094,654	$9,270,823	$9,450,516	$9,633,804	$9,820,756	$47,270,553	17%
Debt Repayment							
Project No. 1	$6,626,170	$7,513,868	$7,504,506	$7,021,240	$7,272,043	$35,937,827	
Merged & Amended Project	$3,251,006	$3,352,900	$3,353,915	$3,347,474	$3,348,205	$16,653,500	
Project No. 4	$1,547,985	$1,545,135	$1,551,648	$1,548,248	$1,549,248	$7,742,264	
Total Debt Repayment	$11,425,161	$12,411,903	$12,410,069	$11,916,962	$12,169,496	$60,333,591	22%
Pass-Through Payments							
Section 33401	$694,611	$714,530	$733,856	$750,124	$766,718	$3,659,839	
AB 1290 Pass-Through Pmts.	$2,427,027	$2,542,111	$2,709,102	$2,868,655	$3,059,052	$13,605,947	
Total Pass-Through Payments	$3,121,638	$3,256,641	$3,442,958	$3,618,779	$3,825,770	$17,265,786	6%
Projects & Programs							
Open Space/Public Improvements	$12,576,071	$3,110,110	$577,000	$3,495,000	$4,145,000	$23,903,181	9%
Comm. Corridors Revitalization	$29,344,166	$6,220,220	$1,154,000	$6,990,000	$8,290,000	$51,998,386	19%
Economic Development	$20,960,119	$3,887,638	$721,250	$4,368,750	$5,181,250	$35,119,006	13%
Neighborhood Enhancement	$12,576,071	$2,332,583	$432,750	$2,621,250	$3,108,750	$21,071,403	8%
Hazardous Mat'ls Remediation	$8,384,047	$1,555,055	$288,500	$1,747,500	$2,072,500	$14,047,602	5%
Total Projects & Programs	$83,840,474	$17,105,605	$3,173,500	$19,222,499	$22,797,500	$146,139,578	54%
Total Expenditures	$107,481,927	$42,044,972	$28,477,043	$44,392,044	$48,613,522	$271,009,508	100%

III. AFFORDABLE HOUSING COMPONENT

A. PAST ACTIVITIES AND ACCOMPLISHMENTS

During the previous Implementation Plan period, the Agency did not complete any housing related projects. However, the Agency did enter into two development agreements which encumbered $31.9 million of Housing Funds as follows:

1. Carson City Center – The Agency entered into an owner participation agreement (OPA) for the development of a mixed-use project including 85 senior citizen affordable units (43 moderate income units and 42 very-low income units) with approximately 15,000 square feet of retail and/or restaurant space. In addition, a disposition and development agreement (DDA) was approved to construct 150 market-rate residential units and first floor retail spaces. The site is located in Project Area No. 4. The Agency agreed to provide gap financing totaling $13.9 million to develop Phase I of the project, of which $1 million was disbursed in FY 2009. An additional $7.5 million was approved on June 1, 2010 to construct Phase II.

2. Boulevards at Southbay – The Agency entered into an OPA for the development of 1.2 million square feet of retail, restaurant and family entertainment space including a cinema as well as up to 1,200 residential units. A maximum of 10% of any ownership units will be income and price restricted and at most 15% of the rental units will be restricted. The Agency has budgeted up to $15 million in financial assistance for the residential affordability requirements plus $3 million for the affordable units' share of the environmental remediation of the overall site. To date, the Agency has provided $7.5 million for Phase 1 work.

In addition, the Agency acquired property, issued requests for qualifications/proposals (RFQ/RFPs) and negotiated in regards to the following sites:

1. 21227-21237 S. Figueroa Street – The Agency acquired the property and negotiated an Exclusive Negotiating Agreement ("ENA") with Affirmed Housing Group, Inc., to develop a maximum of 40 affordable rental housing units on a one-acre site.

2. 21009 S. Prospect, 2736 and 2677 E. Tyler Street – The Agency attempted to negotiate with the Bedford Group to enter into a development agreement. However, an agreement was not reached between the parties. The Agency is continuing to seek development proposals for the site.

3. 616 E. Carson Street – The Agency entered into an ENA with CityView to develop a mixed-use project.

4. 425 E. Carson Street – The Agency entered into a DDA with East Carson Housing Partners, L. P. to develop a for-sale residential project consisting of 65 affordable residential units. The Agency plans to expend $6.888 million on this project.

5. 21521 Avalon – The Agency purchased the property for $4.4 million to assemble a parcel large enough to develop a mixed-use project, $2.4 million of which were Housing Funds spent anticipating the housing portion of the project. A request for proposals (RFP) was issued and two proposals were received. Neither proposal was acceptable and the Agency plans to issue a future RFP for the site.

The following summarizes other Agency activities:

1. **First Time Home Buyer Program**

The City of Carson offers a First Time Home Buyer Program designed to provide moderate income, first-time home buyers with the financial assistance necessary for home ownership. Financial assistance is provided in the form of a "silent second" trust deed with a maximum loan amount of up to $100,000. Qualified households must meet and comply with all program requirements:

- Applicants must not exceed the state income limits for moderate income households;
- Applicants must not have owned a home within the past three years;
- Applicants must contribute three percent (3%) of the purchase price and up to three percent (3%) of the closing costs; and
- Applicants must have a minimum FICO Score of 620.

2. **Rental Subsidy Program**

The Agency provides on-going rental subsidies to very-low and low-income tenants in compliance with Development Agreements related to the construction of Carson City Terrace, an 86-unit senior housing complex, and Avalon Court a 91-unit senior housing development. Rental subsidies are provided on a monthly basis and serve to make the units affordable to income eligible seniors.

3. **Rehabilitation Loan Program**

This program provides grants and loans to eligible owner-occupants of single-family residences for the preservation of decent, safe and sanitary housing; to correct hazardous conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and to correct building and health code violations. The maximum loan is $25,000 per household and is only available to moderate income families.

4. **Additional Agency Activities**

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

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

Table 5 - Housing Funds Used in Previous 5-Year Period

Income Category	**FY 2005 – FY 2009**
Extremely Low Income Units	$ 0
Very-Low Income Units	$ 3,672,000
Low Income Units	$ 3,212,000
Total Assistance	**$ 6,884,000**

2. The amount of Housing Funds used to assist families with children: The Agency has not spent any Housing Funds on families with children.
3. Identify the family units assisted (location, number of units, assistance amount): No family units have been assisted by the Agency.

4. Identify the extremely-low, very-low and low income units, restricted with 55-year (rental) or 45-year (ownership) affordability restrictions, produced with local subsidy other than Housing Funds: No extremely-low, very-low or low income units were produced with local subsidy other than Housing Funds.

B. GOALS AND OBJECTIVES

The CRL requires that certain housing requirements be fulfilled during five- and 10-year increments; and over the remaining Project Area life. Specifically, the inclusionary housing production requirement must be met every 10 years and over the life of the Project Area. Comparatively, the proportionality tests must be achieved between January 1, 2002 and December 31, 2014, and then again in 10-year increments throughout the Project Area life.

The Agency's primary goal is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The affordable housing activities identified in the Implementation Plan will be undertaken over the duration of the Redevelopment Plan for the Project Area, and will explicitly assist in accomplishing the intent of the CRL in regards to the provision of low and moderate income housing.

C. PROPOSED PROJECTS AND PROGRAMS

The following summarizes the proposed housing activities for the Implementation Plan period:

Projects:

The following summarizes identified projects that are expected to be completed during the Implementation Plan period:

1. Carson City Center – Demolition for the project was completed in August 2009 and construction of the senior rental project commenced in September 2009. It is anticipated that the project will be completed in early 2011.

2. Boulevards at Southbay – The Agency plans to continue to negotiate with the developer in regards to the financial assistance that is warranted. It is assumed that the project will be completed by FY 2014.

3. Colony Cove – The Agency plans to purchase 21 vacant mobile home spaces within the mobile home park, purchase the coaches, and then lease the spaces and coaches to very-low income households.

4. 616 E. Carson Street – The Agency entered into an ENA in December 2009 with CityView to develop a mixed-use project (including affordable housing) on 9.57 acres of Agency-owned land.

5. 2535-2569 E. Carson Street – The Agency plans to negotiate an ENA with The Olson Company to develop 13 affordable single family housing units.

6. 21227-21237 S. Figueroa Street - The Agency has entered into an ENA with Affirmed Housing Group to develop a maximum of 40 units.

7. 425 E. Carson Street - The Agency entered into a DDA for development of 65 affordable residential units on the site.

Programs:

The following summarizes the programs included in the Implementation Plan.

1. First Time Home Buyer Program – The Agency will continue to offer this program to moderate income households at a maximum of $100,000 per loan.

2. Residential Rehabilitation Loan Program – The Agency will continue the program which provides maximum loans of $25,000 per household.

3. Rental Subsidy Program – The Agency will continue to make annual payments to Carson City Terrace ($73,320) and Avalon Courtyard ($125,000).

4. Affordable Housing Program – This program consists of various projects and activities designed to satisfy the affordable housing requirements of the CRL in regards to the provision of low and moderate income housing. Although the Agency's housing activities may involve the rehabilitation of existing units, the Agency will primarily focus on the new construction of affordable units. To meet CRL inclusionary and proportionality requirements, the Agency intends to concentrate efforts on increasing the community's supply of non-senior housing that is affordable to very-low and low income households. The Agency plans to issue RFPs for the following sites for affordable housing project:

    - 615 E. Carson Street and 21521 Avalon Boulevard – The Agency plans to assemble the two Agency-owned properties with two contiguous privately-owned properties, currently improved with a dentist office and a small strip mall. The Agency anticipates the development of a mixed-use development including residential and retail uses.

D. APPLICABLE AFFORDABLE HOUSING REQUIREMENTS

1. California Community Redevelopment Law (CRL) Requirements

The CRL has three primary responsibilities relative to affordable housing:

- To deposit and expend a percentage of tax increment revenue for the provision of affordable housing (Housing Set-Aside Requirement) into a separate fund (Housing Fund).
- To cause specified percentages of new or rehabilitated housing units in a project area to be available at affordable housing cost (Inclusionary Housing Production Requirement)
- To replace affordable housing units removed from the housing stock as a result of redevelopment activities (Replacement Housing Requirement).

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

- Plans for using annual deposits into the Housing Fund.
    - Housing Funds must be spent on very-low, low and moderate income housing projects in proportion to the unmet need for housing as defined in Government Code Section 65584 (Income Targeting Requirement)
    - A cap is applied to the amount of Housing Funds that can be spent on housing that is subject to age restrictions (Age Restriction Requirement)
- Identification of planned projects that will result in the destruction of existing affordable housing and identification of proposed locations for housing to replace units removed for project activities (Replacement Housing Requirement).
- Estimates of new housing units to be constructed within the project area if adopted after 1975 and both a five-year and a 10-year plan to produce affordable housing in response to new housing production (Inclusionary Housing Production Requirement).

- An explanation of housing of how the goals, objectives, projects and expenditures will implement the low and moderate income housing set-aside and housing production requirements.

2. Definitions

Very-Low Income Household (Section 50105)
Households whose gross income is 50% or less of the area median income (Median).

Low Income Household (Section 50079.5)
Households whose gross income is greater than 50% but not greater than 80% of the Median.

Moderate Income Household (Section 50105)
Households whose gross income is greater than 80% but not greater than 120% of the Median.

Affordable Owner-Occupied Housing Cost (Section 50052.5)
For any owner-occupied housing, affordable housing costs shall not exceed the following:

- For very-low income households, the product of 30% times 50% of the Median adjusted for family size appropriate for the unit.
- For lower income households whose gross incomes exceed the maximum income for very-low income households and do not exceed 70% of the Median adjusted for family size, the product of 30% times 70% of the Median adjusted for family size. In addition, for any lower income household that has a gross income that equals or exceeds 70% of the Median adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 30% of the gross income of the household.
- For moderate income households whose gross incomes exceed the maximum income for lower income households and do not exceed 110% of the Median adjusted for family size, the product of 35% times 110% of the Median adjusted for family size. In addition, for any moderate income household that has a gross income that equals or exceeds 110% of the Median adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 35% of the gross income of the household.

Affordable Renter-Occupied Housing Cost (Section 50053)
For any rental housing development, affordable rent, including a reasonable utility allowance, shall not exceed:

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

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

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

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

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

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

E. HOUSING FUND STATUS

The Project Area is subject to the Section 33334.2 requirement to allocate 20% of the gross property tax increment to affordable housing activities. The projections of the required deposits into the Housing Fund are discussed in the following sections of the Implementation Plan.

1. Housing Fund Deposits

The Housing Fund revenues shown in Table 6 include the following:

- Twenty percent (20%) of the estimated gross property tax increment generated within the Project Area.
- Interest income from balances in the Housing Fund.
- Repayments on existing residual receipts and individual loans.
- Land sale proceeds from the sale of properties purchased with Housing Fund revenues.
- The Agency plans to issue Housing Bonds over the next 6-12 months.

The projected revenue streams for the Housing Fund can be summarized as follows:

Table 6 - Projected Housing Fund Revenues (in $000s) FY 2010 – FY 2014

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Totals
Set-Aside Funds	$ 5,856	$ 6,081	$ 6,129	$ 6,411	$ 6,570	$ 31,047
Interest Income	719	337	332	384	4	1,776
Loan Repayments	200	200	200	200	200	1,000
Land Sale Proceeds	2,340	0	0	0	0	2,340
Bond Proceeds *	40,000	0	0	0	0	40,000
Total Revenues	**$ 49,115**	**$ 6,618**	**$ 6,661**	**$ 6,995**	**$ 6,774**	**$ 76,163**

* $40 million housing bond funds to be available in October/November 2010 (subject to approval).

2. Use of Housing Fund Deposits

The Agency is projected to incur the following costs during the Implementation Plan period:

Projects:

- Carson City Center – The Agency is providing the remaining $12.9 million in assistance in FY 2010 to complete 85 affordable senior housing units in FY 2010, and will provide an additional $7.5 million in FY 2011 to construct 150 market-rate rental housing units.
- The Boulevards at Southbay – The Agency anticipates expending $12 million in affordability gap assistance and environmental remediation costs in FY 2012.
- Colony Cove – The Agency plans to purchase 21 vacant mobile home parcels and purchase coaches for an estimated $3.67 million in FY 2010 and $3.62 million in FY 2011.
- 2535 E. Carson Street – The Agency purchased the parcel for $1.27 million in early FY 2009 and is negotiating an ENA with The Olson Company to provide $700,000 in FY 2010 to develop 13 affordable single family housing units.
- 425 E. Carson Street – The Agency has entered into a DDA with Related Companies to provide $8,794,500 in assistance in FY 2010 to develop 65 affordable and moderate-income housing units.
- 21227-21237 S. Figueroa Street – The Agency has entered into an ENA with Affirmed Housing to provide $4 million in FY 2010 to develop 40 affordable and market-rate rental housing units.
- 2666 E. Dominguez Street – The Agency plans to acquire the Dominguez Trailer Park, relocate tenants, and develop a new affordable housing project on the site for an estimated $4.5 million by FY 2012.

Programs:

- First Time Home Buyer Program – The Agency budgeted a total of $8.25 million for the program, of which $1.5 million will be budgeted for FY 2010 and FY 2011 and $1.75 million per year for the three remaining years.
- Rehabilitation Loan Program – The Agency expects to provide $500,000 per year in rehabilitation loans and grants.
- Rental Subsidy Program – The Agency will continue to make total $233,844 payments per year to the Avalon Courtyard and Carson Terrace projects.
- Affordable Housing Program – The Agency has budgeted $2.76 million per year in expenditures towards providing other affordable housing project on Agency-owned sites during FY 2010 and FY 2012.

Administrative Expenses:

Costs such as salaries; overhead; consultant and legal fees; and supplies will be incurred to implement the Affordable Housing Program. The actual expenditures must be determined each year, and found to be necessary to implement the Housing Program. However, the cash flow projection includes estimates for each year of the remaining Project Area life.

Annual Debt Service:

The Agency does plan to issue tax increment bonds secured by the Housing Fund. The projected Housing Fund expenditures can be summarized on Table 7 below.

Table 7 - Projected Housing Fund Expenditures (in $000s) FY 2010 – FY 2014

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Totals
Administration	$ 1,588	$ 1,650	$ 1,714	$ 1,781	$ 1,852	$ 8,585
Projects:						
Carson City Center	12,900	8,500	0	0	0	21,400
Boulevards @ Southbay	0	0	12,000	0	0	12,000
Colony Cove	3,675	3,625	0	0	0	7,300
Land Acquisition	1,273	0	0	0	0	1,273
425 E. Carson St.	0	8,795	0	0	0	8,795
21227 - 21237 Figueroa	4,000	0	0	0	0	4,000
2535 E. Carson St.	700	0	0	0	0	700
2666 E. Dominguez St.	0	0	4,500	0	0	4,500
Programs:						
Home Buyer	1,500	1,500	1,750	1,750	1,750	8,250
Rehab Loans	500	500	500	500	500	2,500
Rent Subsidy	234	234	234	234	234	1,170
Debt Service *	1,300	3,500	3,600	3,600	3,600	15,600
Other Affordable Housing Projects	2,760	0	2,760	0	0	5,520
Total Expenditures	**$ 30,430**	**$ 28,304**	**$ 27,058**	**$ 7,865**	**$7,936**	**$ 101,593**

* $40 million housing bond funds to be available in October/November 2010 (subject to approval)

3. Housing Fund Cash Flow Analysis

This Implementation Plan provides an illustrative example of how the Affordable Housing Program could be financed on an annual basis over the remaining term of the Project Area. However, the timing and specific amounts of the expenditures may be adjusted over time. Specific decisions on each of these items will be made as part of the Agency's annual budget process.

The cash flow projected to be generated by the Housing Fund is summarized in the following table:

Table 8 - Projected Housing Fund Cash Flow (in $000s) FY 2010 – FY 2014

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Beginning Balance	$ 38,800	$ 57,485	$35,799	$15,402	$14,532
Total Revenues	49,115	6,618	6,661	6,995	6,774
(Less) Expenditures	(30,430)	(28,304)	(27,058)	(7,865)	(7,936)
Ending Balance	**$ 57,485**	**$ 35,799**	**$15,402**	**$14,532**	**$13,370**

4. Proportional Expenditures of Housing Fund

A project area is subject to the Section 33334.4 requirement that a redevelopment agency expend Housing Funds in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met between January 1, 2002 and December 31, 2014, and then again through the termination of the project area. The results of the proportionality test are described below.

Income Targeting Proportionality Test

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

The RHNA established the following unmet need for affordable housing in the City of Carson.

Table 9 - RHNA Unit Obligations 2006 - 2014

Income Category	Total Units	% of Total	Expenditure Proportionality
Very-Low Income	461	44%	At Least 44%
Low Income	287	27%	At Least 27%
Moderate Income	307	29%	At Most 29%
Totals	**1,055**	**100%**	

To comply with the Section 33334.4 requirements, the Agency must spend at least 44% of the Housing Funds on projects and programs dedicated to very-low income households, and no more than 29% of the Housing Funds on projects and programs dedicated to moderate income households. Section 33334.4 provides the Agency with the flexibility to allocate Housing Funds in any way that complies with the defined minimum for very-low income expenditures and the defined cap for moderate income expenditures.

Section 33334.4 allows the Agency to expend a disproportionate amount of the Housing Funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate income households. In no case can the expenditures for moderate income households exceed the established threshold.

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

Table 10 - Actual Expenditures by Income Category ($000s)
January 1, 2002 – June 30, 2009

Programs/Projects	Very-Low Income	Low Income	Moderate Income	Total Expenditures
FTHB Program	$ 0	$ 544	$ 6,263	$ 6,807
Rehab Loan Program	229	1,167	2,461	3,857
Rent Subsidy Program	1,544	133	0	1,677
Carson City Center	1,000	0	0	1,000
Land Acquisitions	1,448	1,448	0	2,896
Total Expenditures	**$ 4,221**	**$ 3,292**	**$ 8,724**	**$ 16,237**
% of Total Expenditures	**26%**	**20%**	**54%**	**100%**

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

Table 11 - Projected Expenditures by Income Category ($000s)
July 1, 2009 – December 31, 2014

Programs/Projects	Very-Low Income	Low Income	Moderate Income	Total Expenditures
FTHB Program	$ 0	$ 2,256	$ 5,994	$ 8,250
Rehab Loan Program	0	1,459	1,041	2,500
Rent Subsidy Program	1,076	94	0	1,170
Carson City Center	6,450	6,450	5,000	17,900
Boulevards at South Bay	6,000	6,000	0	12,000
Colony Cove	7,300	0	0	7,300
Land Acquisitions	637	636	0	1,273
2666 E. Dominguez St.	2,250	2,250	0	4,500
425 E. Carson St.	950	3,400	4,445	8,795
2535 E. Carson St.	0	0	700	700
21227-21237 Figueroa St.	2,200	1,800	0	4,000
Other Affordable Housing	3,036	2,484	0	5,520
Total Expenditures **% of Total Expenditures**	**$ 29,899** **41%**	**$ 26,829** **36%**	**$ 17,180** **23%**	**$ 73,908** **100%**

By the end of the obligation period, it is anticipated that the Agency expenditures will have allocated 44% of the Housing Fund's project and program expenditures to very-low income households, 27% of the funds to low income households and 29% of the funds to moderate income households, summarized below.

Table 12 - Projected Expenditures by Income Category ($000s)
January 1, 2002 – December 31, 2014

Income Category	Projected Expenditures	% of Total Expenditures
Very-Low Income	$ 34,120	38%
Low Income	30,121	33%
Moderate Income	25,904	29%
Totals	**$ 90,153**	**100%**

These expenditures match the current proportionality requirements, and thus, the Agency is anticipated to meet the income targeting standards imposed by Section 33334.4.

<u>Age Restricted Proportionality Test</u>

Section 33334.4 also requires redevelopment agencies to cap assistance for age-restricted housing based on the percentage of very-low and low income senior citizens within the very-low and low income households in the community. In the City of Carson, very-low and low income senior citizens account for 30.5% of the City's total very-low and low income population. Therefore, the following summarizes the maximum amount of Housing Fund expenditures that can be spent on age restricted projects.

Table 13 - Age Restriction Proportionality Requirements
January 1, 2002 – December 31, 2014

Project Type	% of Total Expenditures
Age Restricted	At Most 30.5%
Non-Age Restricted	At Least 69.5%

Table 14 on the following page summarizes the actual expenditures incurred by the Agency between January 1, 2002 and FY 2009:

Table 14 - Actual Expenditures by Project Type (in $000s)
January 1, 2002 – June 30, 2009

Programs/Projects	Age Restricted	Non-Age Restricted	Total Expenditures
FTHB Program	$ 0	$6,807	$ 6,807
Rehab Loan Program	1,262	2,595	3,857
Rent Subsidy Program	1,677	0	1,677
Carson City Center	2,718	0	2,718
Land Acquisitions	0	2,896	2,896
Total Expenditures **% of Total Expenditures**	**$ 5,657** **32%**	**$ 12,298** **68%**	**$ 17,955** **100%**

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

Table 15 - Projected Expenditures by Project Type (in $000s)
July 1, 2009 – December 31, 2014

	Age Restricted	Non-Age Restricted	Total Expenditures
FTHB Program	$ 0	$ 8,250	$ 8,250
Rehab Loan Program	0	2,500	2,500
Rent Subsidy Program	1,170	0	1,170
Carson City Center	12,900	0	12,900
Boulevards at South Bay	0	12,000	12,000
Colony Cove	7,300	0	7,300
Land Acquisitions	0	1,273	1,273
Affordable Housing Program	0	23,515	23,515
Total Expenditures **% of Total Expenditures**	**$21,370** **31%**	**$47,538** **69%**	**$68,908** **100%**

By the end of the obligation period, it is anticipated that the Agency expenditures will have allocated 30% of the Housing Fund's project and program expenditures to age restrict projects and 70% of the funds to non-age restricted projects, summarized below:

Table 16 - Projected Expenditures by Project Type (in $000s)
January 1, 2002 – December 31, 2014

Project Type	Projected Expenditures	% of Total Expenditures
Age Restricted	$ 25,147	30%
Non-Age Restricted	56,820	70%
Total	**$ 81,967**	**100%**

These expenditures match the current proportionality requirements, and thus, the Agency is anticipated to meet the age restricted targeting standards imposed by Section 33334.4.

5. Excess Surplus Calculation

The Housing Fund is subject to the "excess surplus" requirements imposed by Section 33334.12. Excess surplus is defined as any unexpended and unencumbered funds in the Housing Fund that exceeds the greater of $1 million or the aggregate amount deposited into the Housing Fund during the Project Area's preceding four fiscal years. Based on the Section 33334.12 requirements, the Agency has three years to encumber any excess surplus funds.

The Agency does not currently have an excess surplus balance. Moreover, it is expected that the Housing Fund will not have an excess surplus over the Implementation Plan period as illustrated below:

Table 17 - Excess Surplus Analysis FY 2010 – FY 2014

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Ending Balance	$ 21,181	$ 18,566	$ 295	$ 301	$ 15
(Less) Encumbered Funds	(18,000)	(18,000)	0	0	0
Adjusted Ending Balance	3,181	$566	295	301	15
Max. Allowable Fund Balance	19,755	21,295	22,791	24,477	25,191
Excess Surplus	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**

F. INCLUSIONARY HOUSING PRODUCTION STATUS

1. Legal Requirements

For the purposes of this Implementation Plan, inclusionary housing production refers to a redevelopment agency's obligation to cause a specified percentage of new or rehabilitated housing produced in a project area to be available at affordable housing cost. It does not matter whether the housing is market rate or cost restricted, nor does it matter if the housing is privately or publicly produced.

2. Applicability of Inclusionary Housing Production Requirements

Redevelopment projects adopted prior to January 1, 1976, are not subject to this legal requirement. The following project areas were adopted after December 31, 1975 and thus have inclusionary housing obligations:

- Project Area No. 1 – 1984 and 1996 Amendments
    - Merged & Amended Project Area:
    - Project Area No. 2 – 1983 and 1996 Amendments
- Project Area No. 3 – Original and 1996 Amendment
- Project Area No. 4

3. Method of Calculation of Inclusionary Housing Production Requirements

The percentage of housing units that must be available at an affordable housing cost varies by whether the housing constructed or rehabilitated was developed by a redevelopment agency or by another party. The Agency has not produced housing per the definition contained in Section D above. (A written agreement with the Agency requiring affordable housing covenants does not meet the definition of agency-produced housing.)

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

The definition of substantial rehabilitation changed as of January 1, 2002. Prior to that time, any substantially rehabilitated units counted if they were in complexes of three or more units (triplexes or larger).

4. Inclusionary Housing Production Requirements

The following summarizes the new construction and substantial rehabilitation units created in the Project Area since adoption:

Table 18 - Residential Development in Project Area
Plan Adoption – FY 2009

	Units
Plan Adoption – FY 1999 [1]	761
FY 2000 – FY 2004 [2]	163
FY 2005 (Project Area No. 4)	73
FY 2006 (Project Areas No. 1 and No. 4)	9
FY 2007 (Project Areas No. 2 and No. 4)	65
FY 2008	0
FY 2009	0
Total Units Developed in Project Areas	**1,071**

A total of 425-new residential units are expected to be developed in the Project Area during the next five years. The proposed projects are summarized as follows:

[1] Based on previous Plan.
[2] Based on previous Plan.

Table 19 - Projected Residential Development in Project Areas
FY 2010

Projected Residential Developments	Number of Units	Anticipated Year of Completion
Carson City Center (Project Area No. 4)	85	2011
Various Projects (Project Area No. 1)	165	2012
Various Projects (Merged & Amended Project Area)	13	2011
Various Other Projects (Project Area No. 4)	174	2014
Total Units to be Developed in Project Areas	**425**	

It is assumed that the Project Area will be built out by the end of FY 2014. The following table summarizes the current and potential inclusionary housing obligation for the Agency:

Table 20 - Inclusionary Obligations Plan Adoption – Project Area Termination

	Very-Low Income Units	Low/Mod Income Units	Total Units
Through FY 1999	46	59	105
FY 2000 – FY 2009	19	28	47
FY 2010 – FY 2019	26	38	64
FY 2020 – Termination	0	0	0
Total Units	**91**	**125**	**216**

5. Inclusionary Housing Production Fulfillment

The following inclusionary housing units have been produced:

Table 21 - Historical Inclusionary Housing Production Fulfillment Units
Project Area Adoption – FY 2009

				Countable Units		
Project	Fiscal Year Completed	Covenant Terms	Total Units Produced	Very-Low Income	Low/Mod Income	Total
Inside Project Area						
Villagio/Carson	1999	40 Years	65	13	51	64
Villagio/Grace	1999	40 Years	84	19	64	83
Outside Project Area [3]						
Avalon Courtyard	1995	55 Years	92	23	22	45
Carson Terraces	2000	40 Years	62	7	22	29
Total Units			**303**	**62**	**159**	**221**

[3] Units developed outside of the Project Area are counted on a one for two basis.

The Agency anticipates that the following inclusionary housing production units will be completed between July 1, 2009 and June 30, 2014:

Table 22 - Projected Inclusionary Housing Production Fulfillment Units
FY 2010 – Project Area Termination

Projects	Fiscal Year Completed	Covenant Terms	Total Units Produced	Countable Units		
				Very-Low Income	Low/Mod Income	Total
Inside Project Area						
Carson City Center	2011	55 Years	86	43	42	85
Boulevards at South Bay	2014	55 Years	1,200	90	90	180
Outside Project Area	N/A	N/A	0	0	0	0
Totals			**1,286**	**133**	**132**	**265**

6. Inclusionary Housing Production Obligation Surplus/Deficit Calculation

The Agency is required to measure inclusionary housing production as of June 30, 2009, June 30, 2019 and at the end of the Project Area's life. The table below illustrates the production obligations and fulfillment anticipated to be generated at each point in time:

Table 23 - Inclusionary Housing Surplus / (Deficit) Analysis
Project Area Adoption – Project Area Termination

As of June 30, 2009	Cumulative Fulfillment	Cumulative Obligation	Cumulative Surplus/(Deficit)
Very-Low Income	62	(65)	(3)
Low/Moderate Income	159	(97)	62
Total	**221**	**(162)**	**59**
As of June 30, 2019	**Cumulative Fulfillment**	**Cumulative Obligation**	**Cumulative Surplus/(Deficit)**
Very-Low Income	195	(91)	104
Low/Moderate Income	291	(135)	156
Total	**486**	**(226)**	**260**
End of Project Area Life	**Cumulative Fulfillment**	**Cumulative Obligation**	**Cumulative Surplus/(Deficit)**
Very-Low Income	195	(91)	104
Low/Moderate Income	291	(135)	156
Total	**486**	**(226)**	**260**

While the Agency has a three very-low income unit deficit at the beginning of FY 2010, the deficit will be met once the Carson City Center project is completed in FY 2011. It is anticipated that by the end of the life of the Project Area, the Agency will have a 104 very-low income unit surplus and a 156 low/moderate income unit surplus. Thus, the Agency is expected to surpass the CRL inclusionary housing obligations.

G. REPLACEMENT HOUSING STATUS

1. Legal Requirements

The Agency is required to meet replacement housing obligations pursuant to Section 33413(a). This Section requires the Agency to replace, on a one-for-one basis, all units removed from the inventory as a result of Agency actions that are occupied by low and moderate income households. In addition to matching the income levels of the removed units, the Agency must also replace an equal or greater number of bedrooms.

The homes that are removed from the inventory may be replaced with fewer units as long as an equal or greater number of bedrooms are provided in the replacement units. Replacement housing units do not have to match tenure (i.e., rental vs. ownership, family vs. senior housing) as the units removed from inventory. Also, replacement units can be developed anywhere within the City limits. Article 16.5 requires that if an implementation plan contains projects that could result in the removal of low and moderate income housing units, the plan must identify locations suitable for the replacement of such housing.

2. Past Removal Of Low And Moderate Income Units

As detailed in Table 24, a total of 16 units have been removed from the Project Area' housing stock since the first Project Area was adopted in 1973.[4] However, these units have been replaced in the two Villagio projects that were completed in 1999, as illustrated in Table 24. Thus, the Agency has fulfilled the past 16-unit replacement housing obligation as shown in Table 25.

[4] The detailed Replacement Housing Plans are on file at the Agency.

Table 24 - Historical Units Removed 1973 - 2009

	Removal Date	Very-Low Income Units				Low Income Units				Moderate Income Units				TOTALS		
		0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	VL	L	M
223rd & Lucerne	1996	0	0	0	1	0	1	1	0	0	0	0	0	1	2	0
21009 Prospect	2006	0	0	0	0	2	0	0	0	0	0	1	0	0	2	1
SEC Carson & Avalon	2007	1	0	0	0	0	1	0	0	1	1	0	1	1	1	3
2673 Tyler Street	2008	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
2677 Tyler Street	2009	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0
21802 S. Avalon	2009	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
21806 S. Avalon	2009	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
21810 S. Avalon	2009	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
Total Units Removed		**1**	**0**	**1**	**1**	**3**	**4**	**2**	**0**	**1**	**1**	**1**	**1**	**3**	**9**	**4**
Total Bdrms Removed		**1**	**0**	**3**	**4**	**3**	**8**	**6**	**0**	**1**	**2**	**3**	**4**	**8**	**17**	**10**

Table 25 - Historical Fulfillment Projects 1973 – 2009

	Completion Date	Very-Low Income Units				Low Income Units				Moderate Income Units				TOTALS		
		0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	VL	L	M
Villagio/Carson	1999	2	4	6	1	8	11	30	2	0	0	0	0	13	51	0
Villagio/Grace	1999	2	6	9	2	10	22	28	4	0	0	0	0	19	64	0
Total Units		**4**	**10**	**15**	**3**	**18**	**33**	**58**	**6**	**0**	**0**	**0**	**0**	**32**	**115**	**0**
Total Bedrooms		**4**	**20**	**45**	**12**	**18**	**66**	**174**	**24**	**0**	**0**	**0**	**0**	**81**	**282**	**0**

Table 26 - Historical Replacement Housing Surplus / (Deficit) 1973 - 2009

	Very-Low Income Units				Low Income Units				Moderate Income Units				TOTALS		
	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	VL	L	M
Total Fulfillment Units	4	10	15	3	18	33	58	6	0	0	0	0	32	115	0
Adjustments	0	0	0	0	(1)	(1)	(1)	(1)	1	1	1	1	0	(4)	4
(Less) Obligation Units	(1)	0	(1)	(1)	(3)	(4)	(2)	0	(1)	(1)	(1)	(1)	(3)	(9)	(4)
Unit Surplus / (Deficit)	**3**	**10**	**14**	**2**	**14**	**28**	**55**	**5**	**0**	**0**	**0**	**0**	**29**	**102**	**0**
Bedroom Surplus / (Deficit)	**3**	**20**	**42**	**8**	**14**	**56**	**165**	**20**	**0**	**0**	**0**	**0**	**73**	**255**	**0**

H. FUTURE REMOVAL OF LOW AND MODERATE INCOME UNITS

This Implementation Plan includes one residential unit that will be removed from the inventory in December 2009. The one-bedroom unit is located at 2535-2569 East Carson Street and is considered to be a low income unit. This unit will be replaced with a one-bedroom very-low income unit once the Carson City Center project is completed in 2010.

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

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

The Agency plans to merge the Project Area and extend the limit of effectiveness for all Project Area by 10 years. Therefore, this section is not applicable.

J. SUMMARY OF HOUSING COMPONENT

Given the successful implementation of the proposed housing program, the Agency will have accomplished the following:

1. While the Agency has an existing three very-low income unit inclusionary housing obligation at the beginning of FY 2010, this obligation will be met once the Carson City Center project is completed in FY 2011.
2. The Agency has no existing replacement housing production obligations.
3. The Agency will fulfill the inclusionary housing production requirements for the 10-year period between FY 2010 and FY 2019.
4. The Agency will fulfill the replacement housing production requirements for the five-year period between FY 2010 and FY 2014.
5. The Agency’s expenditures of Housing Fund monies will comply with the proportionality tests imposed by Section 33334.4.
6. The Housing Fund will not experience excess surplus between FY 2010 and FY 2014.