MEETING DATE: 11/19/07

AGENDA ITEM: Public Hearing to Conduct a Mid-Term Review of the Implementation Plan for 2005-09 and the Redevelopment Plan for the Culver City Redevelopment Project.

ATTACHMENTS

RECORDING / FILING REQUESTED BY AND MAIL TO

This space is for the County Clerk's Filing Stamp

Attachment 1

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.
I am the principal clerk of the printer of the

Culver City News

a newspaper of general circulation, printed and published **weekly** in the City of **Culver City**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of **April 24, 1980**, Case Number **315458**; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Publish
October 18, 25 & November 1, 2007

all in the year 2006.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California,

this 18th day of October, 2007.

Signature

Culver City News
4351 Sepulveda Blvd.
Culver City, CA 90230
(310) 412-0034 ext. 224 Fax (310) 412-0521

NOTICE OF PUBLIC HEARING BY THE CULVER CITY REDEVELOPMENT AGENCY TO REVIEW THE REDEVELOPMENT PLAN AND THE IMPLEMENTATION PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT

Notice is hereby given that the Culver City Redevelopment Agency of the City of Culver City, California will hold a public hearing pursuant to California Health and Safety Code Section 33490 to hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the progress of the redevelopment project.

The public hearing shall be held on Monday, November 19, 2007, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, at the City Council Chambers of City Hall, 9770 Culver Boulevard, Culver City, California (an accessible location.)

The purpose of the public hearing it to review the progress the Agency has made in completing the goals and objectives in the current Implementation Plan, which is effective from 2005 to 2009. The Implementation Plan contains specific goals and objectives for the Agency to accomplish and the estimated expenditures necessary to achieve the goals and objectives. The public hearing will focus on the status of these activities at the mid-point of the Implementation Plan.

At the above stated time and place, any and all persons having testimony regarding the Redevelopment Plan or the Implementation Plan may appear before the Culver City Redevelopment Agency and be heard.

Copies of the Redevelopment Plan and the Implementation Plan are available for inspection at the office of the Culver City Redevelopment Agency, which is located at the following address:

Culver City Redevelopment Agency
9770 Culver Boulevard, Third Floor
Culver City, CA 90232
Phone (310) 253-5760

Copies are also available on the Agency's website at http://www.culvercity.org.

Published:
October 18, October 25 and November 1, 2007

Culver City News

Posted: October 19, 2007 (1) Culver City City Hall, (2) Fox Hills Park, (3) US Post Office 11111 Jefferson Boulevard, (4) Fire Station No. 2 11252 Washington Boulevard

Attachment 2

AFFIDAVIT OF POSTING NOTICES

I, John Fisanotti, Redevelopment Project Manager, do hereby certify that on October 19, 2007, I posted notices regarding a Public Hearing to be held before the Culver City Redevelopment Agency on Monday, November 19, 2007. The Public Hearing is to review the Redevelopment Plan and the Implementation Plan for the Culver City Redevelopment Project.

Notices were posted at the following place:

Bulletin Board located at City Hall, 9770 Culver Boulevard
Lobby of Post Office at 11111 Jefferson Boulevard
Office at Fox Hills Park, corner of Green Valley Circle and Buckingham Parkway
Front Door of Fire Station No. 2, 11252 Washington Boulevard

Dated this 19th day of October, 2007.

John Fisanotti
Name

Redevelopment Project Manager
Title

Attachment 3

ADVISORY COMMITTEE ON REDEVELOPMENT

DRAFT

MEETING MINUTES
November 1, 2007

Call to Order: The meeting of the Advisory Committee on Redevelopment was called to order at 6:41 p.m. in the Patio Room, third floor of City Hall, 9770 Culver Boulevard, Culver City, California.

Roll Call: Roll call was taken:

Members present: Amy Rosenstein
Joel Forman
Paul Struhl
Arthur Garcia
John Derevlany
Pierre Joujon-Roche
Stephen Paddock
Scott M. Voelz

Members with
Excused absence: Vernon Taylor, Jr.

Staff:
John Fisanotti, Redevelopment Project Manager

Project Manager's Report: It was moved (Mr. Joujon-Roche) and seconded (Mr. Forman) and passed by a vote of 8-0 (Taylor absent) to receive and file the Project Manager's report of the posting of the agenda for the meeting.

Approval of Minutes: It was moved (Ms. Rosenstein) seconded (Mr. Forman) and passed by a vote of 8-0 (Taylor absent) to approve the Minutes as amended by Mr. Derevlany) of the meeting of October 4, 2007.

Audience Participation: Mr. Struhl announced that members of the audience who desired to participate would be recognized at the time the agenda item is called. An additional opportunity for audience participation on non-agenda items will also be provided. There were no audience members.

DRAFT

Discussion of the Implementation Plan and Redevelopment Plan

Mr. Fisanotti distributed revised copies of the mid-term report on the Implementation Plan. Mr. Fisanotti also: explained the history and purpose of the Implementation Plan, advised that the required public hearing would be on November 19, 2007, and invited the Committee to comment on the mid-term report.

Mr. Paddock suggested two format changes to change the heading of the column from "Est. Expenditure" to "Expenditure to Date" and to add a column to indicate the "Estimated Expenditure" as listed in the Implementation Plan for comparison.

Mr. Voelz suggested a keymap or similar aid to identify the geographic areas described in the Implementation Plan.

The Committee recommended the entire document be reviewed and typographical errors corrected.

Mr. Voelz suggested in Goal 1.2.1, and all others like it where the estimated expenditure may only amount to staff time, to indicate, "Staff Time Only" instead of "$0".

Mr. Paddock recommended the Status in Goal 1.2.5 be re-organized for clarity.

The Committee agreed that the in the status in Goal 1.3.2, the response should change from "acquired" to "has either acquired, or reached agreement on."

Ms. Rosenstein recommended the status for Goal 1.4.2 be re-sorted in reverse order for greater clarity.

Mr. Struhl recommended that the Artwalk be added to the list of achievements for Goal 1.4.2.

Mr. Garcia recommended that the status of Goal 1.5.3 be revised to reflect the most recent changes affecting this goal.

Mr. Voelz recommended that the phrase, "near the Washington and National intersection" be added to the status of Goal 2.1.3 for clarity.

The Committee recommended that the status of Goal 2.1.5 be re-written for greater clarity.

DRAFT

The Committee recommended the words, "and too small" be deleted from the status of Goal 2.1.7

The Committee suggested that the phrase, "located in Culver City" be added to the status of Goal 3.1.6.

Mr. Paddock recommended that since Goal 3.1.12 overlaps Goal 1.1.2 it should be cross-referenced.

Mr. Struhl recommended that "(banners on Washington Boulevard)" be added to the status of Goal 3.2.1 to define what is the art installation entitled, "Here Now There Then".

Adjournment It was moved (Garcia) seconded (Forman) and passed unanimously to adjourn the meeting at 8:50 p.m., to the next regularly scheduled meeting on December 6, 2007, at 6:30 p.m. in the Patio Room, third floor, City Hall.

John Fisanotti, Redevelopment Project Manager

Attachment 4

IMPLEMENTATION PLAN 2005-2009

for the

CULVER CITY REDEVELOPMENT PROJECT

CULVER CITY REDEVELOPMENT AGENCY

ADOPTED: December 20, 2004

Culver CITY

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Objectives

There should be little doubt about the success of past Culver City Redevelopment Agency (the "Agency") initiatives. Since the inception of the first project area in 1971, bold transformations of formerly under performing areas have helped to generate positive interest in Culver City as a place to live, work, shop and do business. The 1990s saw a surge of activity by the Agency, hallmarked by many large-scale public works projects, which addressed public infrastructure deficiencies. However, with this current edition of the *Implementation Plan*, the Agency proposes a departure from the focus of the 1990s model. The objectives identified in this edition of the *Implementation Plan* serve to implement the fundamental core mission of any redevelopment agency. The objectives are four-fold: eliminate blight, provide housing for low- and moderate-income households, create jobs. An associated objective of the Agency is to increase the assessed valuation of property within the Culver City Redevelopment Project area (the "Project Area") in order to address the objectives noted above.

This edition of the *Implementation Plan* is effective for the five year period from 2005 through 2009, inclusive. In 2004, the Agency reviewed the entire Project Area to identify critical sites for redevelopment. Towards this end, several high-profile locations that have been dormant for years are now at the forefront of the Agency's current work plan and budget. Similarly, effective use of redevelopment authority is being used to convert properties with long-standing blight and public safety issues. The ultimate goal is for these properties to provide new commercial and residential opportunities in a safe environment.

As an essentially built out community, Culver City must be creative in meeting its goal to provide decent, safe and sanitary housing for people of all economic levels. The rise in housing prices over the last decade has made the goal of affordable housing more critical than ever. A number of the proposed projects include a residential component which will result in an increase in the community's housing stock. Also, the Agency will continue existing programs to provide housing opportunities for all income levels.

The Agency is annually spending more than it receives. The objectives set forth in this edition of the *Implementation Plan* attempt to reverse this trend, largely by redirecting investments towards reversing blighting conditions, and thereby increasing the assessed valuation upon which property taxes are determined. The *Implementation Plan* does not contemplate additional public infrastructure projects other than the two projects already funded (i.e. Plunge Locker Room and Fire Station No. 3).

In short, the goals and objectives contained herein are a convergence of the Agency's core goals and a sound financial plan. Achieving the Agency's goals and objectives will maintain Culver City's reputation as one of the most safe, attractive and affordable locations on Los Angeles' Westside.

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Background

The Agency was created in 1971 to assist the community to reverse blighting trends and to facilitate the City's desire to take a proactive part in shaping its own destiny. The Agency is separate from the City as a separate legal and financial entity that operates under the California Redevelopment Law, codified as §330000 et. seq. of the California Health and Safety Code. State law empowers an Agency to implement adopted redevelopment plans through a wide range of powers. An Agency's authority enables it to act as a catalyst to stimulate development and provide housing where the private sector has not been able to accomplish the same acting on its own. Towards that purpose, the Agency established what was then known as the "Slauson-Sepulveda Redevelopment Project No. 1" and the "Overland-Jefferson Project No. 2" in 1971, followed by the "Washington-Culver Project No. 3" in 1975.

In 1998, the Agency made several sweeping changes. By Ordinance No. 98-014 adopted by the City Council on November 23, 1998 the redevelopment plan for each of the three projects was amended to merge the separate projects into a single project, known as the "Culver City Redevelopment Project." The City Council also adopted Ordinance No. 98-015 on November 23, 1998, which added the territory known as "Component Area No. 4" to the newly merged Project Area. Currently, the Culver City Redevelopment Project comprises 1,286 acres, or about 40% of the area of the city. Figure No. 1 is a map of the project area. The Redevelopment Plan for the Culver City Redevelopment Project establishes land use and development goals, and the means to implement them. Currently, the Redevelopment Plan is in effect through 2012 for Component Area Nos. 1 and 2, through 2016 for Component Area No. 3, and through 2029 for Component Area No. 4.

Today, the Agency continues its mission under the guidance of the Redevelopment Plan for the Project Area. Projects, programs and other activities listed in this "Implementation Plan" are derived from activities and goals in the Redevelopment Plan. In practice, the Implementation Plan sets shorter term goals within the overall framework of the Redevelopment Plan.

The Five-Year Implementation Plan

As a result of legislation passed in 1993, all redevelopment agencies in California have been required to adopt Implementation Plans for each redevelopment project area beginning in 1994. The Implementation Plans are to cover a five-year period and must be revised and re-adopted every five years. The law governing Implementation Plans is found in the California Community Redevelopment Law, and specifically in §33490 of the California Health and Safety Code.

The Agency first approved an "*Implementation Plan for the Slauson-Sepulveda Redevelopment Project No. 1, Overland-Jefferson Redevelopment Project No. 2, and Washington-Culver Redevelopment Project No. 3*" on December 5, 1994 The Implementation Plan covered a five year period from 1995 to 1999.

On December 6, 1999, a new Implementation Plan for the years 2000 through 2004 was approved by the Agency.

The Agency has prepared this Implementation Plan for the years 2005-2009, pursuant to the requirements of the California Community Redevelopment Law. This *Implementation Plan* contains the specific goals and objectives of the Agency for the *Culver City Redevelopment Project,* the specific programs including potential projects proposed to be implemented and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and estimated expenditures will eliminate blight within each project area and implement the Low and Moderate Income Housing Fund requirements of California Health and Safety Code Sections 33334.2, 33334.4, and 33334.6.

The nature of redevelopment activity is fluid and changeable over time. Because this *Implementation Plan* addresses an extended period of time, it does not reflect specific commitments by the Agency. Rather, this *Implementation Plan* is an expression of the goals and objectives of the Agency with indications of non-exclusive examples of how these goals and objectives may be implemented. The adoption of this *Implementation Plan* does not constitute an approval of any specific program, project or expenditure and does not change the need to obtain any required approval of a specific program, project or expenditure from the Agency.

This *Implementation Plan* also expresses the manner in which the Agency intends to implement the redevelopment plan in conformance with the applicable portions of the comprehensive General Plan for the City of Culver City. However, this *Implementation Plan* is prepared and approved by the Agency and is not intended to be a part of the General Plan of the City of Culver City.

A draft of this *Implementation Plan* was made available for public review beginning November 24, 2004. A noticed public hearing on the *Implementation Plan* was held by the Agency on December 20, 2004. This *Implementation Plan* was approved by the Agency on December 20, 2004.

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1. Blighting Conditions Within the Project Area

When a redevelopment area is created, a report to City Council is prepared, which among other things, must include a list of the blighting factors existing in the proposed redevelopment area. Over time, particularly in the older component areas, the number of blighting conditions has been reduced, as a result of successful redevelopment. Nevertheless blighting conditions do remain to be addressed in the future. The blighting conditions that are to be addressed in this Implementation Plan and future activities of the Agency are as follows:

Component Area No. 1

1.1 In the area near Selmaraine Drive, fragmented land parcels, multiple ownership of the land and industrial uses with inadequate parking, loading areas and infrastructure still remain. In addition, many buildings are substandard or in disrepair.

1.2 Corporate Pointe has yet to reach full build out.

1.3 The regional retail center, Westfield Shopping Town, is facing increased competition from new centers in other cities; the facility is aging and retail sales have stagnated.

1.4 The roadway and utility infrastructure is substandard in some areas, especially the Selmaraine area.

1.5 The community open space and recreational and public facility space is less than the recommended standard of 4 acres per thousand of population.

1.6 Increases in regional and local traffic continue to impact Component Area No. 1.

Component Area No. 2

2.1 The Kinston Avenue multiple family residential area is currently suffering from the effects of deferred maintenance, and lack of open space.

2.2 The roadway and utility infrastructure is substandard in some areas.

2.3 Community open space, recreational and public facility space is substandard in Component Area No. 2.

2.4 Increases in regional and local traffic continue to impact Component Area No. 2.

2.5 Parking is inadequate for either existing businesses or any potential economic enhancement.

Component Area No. 3

3.1 Poor site planning resulting in inadequate parking and loading areas, poor interior vehicular circulation, inadequate landscaping, and non conforming signage.

3.2 Inadequate provision for light, ventilation, sanitation, open spaces, and recreation facilities primarily in the industrial and residential areas.

3.3 Age, obsolescence, deterioration, dilapidation, in both the commercial and industrial areas; of buildings, and industrial uses which adversely impact nearby residential uses.

3.4 The past subdivision and sale of lots of irregular form and shape and irregular size for proper usefulness and development primarily, in the industrial areas.

3.5 The existence of inadequate streets, open space, and utilities primarily in the industrial areas.

3.6 Depreciated property values and impaired investments, in both the commercial and industrial areas.

3.7 Over the last six years, property value increases have lagged behind the countywide average.

3.8 Continued high vacancy rates in industrial areas.

3.9 In the "Blackwelder/Smiley Area," fragmented land parcels, and industrial uses with inadequate parking, loading areas and infrastructure still remain. In addition, some buildings are substandard or in disrepair.

Component Area No. 4

4.1 50% of all buildings in some degree of disrepair; 6% of these could be considered unsafe or unhealthy

4.2 Property values for deteriorated buildings up to 82% less than those that are structurally sound

4.3 21% of all code violations occurred in the Amendment Area in 1997

4.4 Average age of structure is 40 years old; average age of structures in need of moderate repairs is 55 years old

4.5 Many out-of-date or inadequately located fire hydrants

4.6 77% of dwelling units owned by absentee owners

4.7 92% of structures suspected to have lead based paint

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4.8 86% of structures suspected to have asbestos

4.9 Cost to remove lead-based paint and asbestos is estimated to be $35,000,000

4.10 64% of all commercial properties exhibit signs of obsolescence, which affects 518 businesses

4.11 Long, linear layout of commercial areas creates fast-moving traffic and makes parking, pedestrian circulation, and shipping/receiving difficult

4.12 Average commercial parcel only 0.22 acres; average industrial parcel only 0.77 acres

4.13 56 parcels have uses that are incompatible with the adjacent uses or do not conform to the General Plan

4.14 23% of parcels are too small or irregularly shaped

4.15 Some commercial parcels are only 25' wide; others are only 50' deep

4.16 A section of Washington Boulevard has part of the parcels in Culver City and part in Los Angeles

4.17 The cost of public improvements needed to make the amendment area adequate is $10,000,000

4.18 Assessed values are about 44% of those elsewhere in the city

4.19 Property values are 12% lower than elsewhere in the city

4.20 Of the 530 commercial units, there is only two supermarkets, one drug store and four banks

4.21 There are more gun shops in a one-block area of Washington Boulevard than supermarkets and drug stores in the entire Amendment Area

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2. *Specific Goals, Objectives and Programs and estimated expenditures for the next five years.*

The following goals, objectives, programs and estimated expenditures address the blighting conditions described earlier in this Implementation Plan.

Description of Goals, Objectives and Programs	*Estimated Expenditure*	*Blighting Conditions Addressed*
Goal 1.0 Eradicate blighting influences in the Project Area.		
Objective 1.1 Improve roadways and utility infrastructure in the Project Area.		
1. Facilitate the construction of public transportation improvements throughout the Project Area.	UNKNOWN	1.7, 2.5
2. Facilitate the construction of pedestrian access and circulation improvements throughout the Project Area.	UNKNOWN	1.7, 2.5, 3.8, 4.11

	Estimated Expenditure	*Blighting Conditions Addressed*
Objective 1.2 Facilitate private investment in the industrial areas in the Project Area.		
1. Complete land use planning analysis and parking strategy, encourage hazardous material remediation, and where appropriate, construct needed public improvements in the Hayden, Selmaraine and Blackwelder/Smiley industrial areas.	UNKNOWN	1.1, 1.5, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 4.12

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	2. Monitor and manage proposals for the conversion of existing industrial buildings for new "high tech" uses.	UNKNOWN	1.1, 1.5, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.12
	3. Negotiate and implement agreements for private reinvestment and redevelopment of sites in the Selmaraine, Jefferson Boulevard, Hayden Tract and Blackwelder/Smiley area and other industrial areas in the Project Area.	UNKNOWN	1.1, 1.5, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 4.12
	4. Utilize Agency authority to acquire and assemble appropriate industrial development sites for disposition and redevelopment in the Project Area.	UNKNOWN	1.1, 1.5, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 4.12
	5. Determine and implement a creative re-use of the MTA Spur in the Hayden Tract.	UNKNOWN	3.5, 3.8

		Estimated Expenditure	***Blighting Conditions Addressed***
	Objective 1.3 Facilitate private investment in the Washington Boulevard commercial area.		
	1. Acquire scattered site properties in the East Washington commercial area for off street parking development.	UNKNOWN	3.5, 3.8, 3.9
	2. Utilize Agency authority to acquire and assemble appropriate East Washington development sites for disposition and redevelopment.	UNKNOWN	3.1, 3.4, 3.5, 3.8, 3.9, 3.10
	3. Utilize Agency authority to acquire and assemble appropriate West Washington development sites for disposition and redevelopment.	UNKNOWN	4.1, 4.4, 4.7, 4.8, 4.10, 4.12, 4.14

		Estimated Expenditure	*Blighting Conditions Addressed*
	Objective 1.4 Facilitate private investment in Downtown commercial area.		
	1. Utilize Agency authority to acquire and assemble appropriate Downtown development sites for disposition and redevelopment.	UNKNOWN	3.7, 3.8, 3.9
	2. Continue support of the certified farmers market, the Summerfest concert series, and other promotional activities in Downtown.	$195,000	3.7, 3.8, 3.9
	3. Continue operation and management of Agency owned public facilities in Downtown including Ivy Substation, Watseka parking structure, Cardiff parking structure and Ince parking structure.	$2,000,000	3.7, 3.8, 3.9
	4. Provide loans to attract key retail and restaurant tenants	$1,350,000	3.7, 3.9

		Estimated Expenditure	*Blighting Conditions Addressed*
	Objective 1.5 Facilitate private investment in the Sepulveda Boulevard commercial area.		
	1. Facilitate development of off street parking resources in the Sepulveda Boulevard area.	UNKNOWN	4.11, 4.17
	2. Continue support revitalization and expansion of the Westfield Shopping Town (formerly Fox Hills Mall).	UNKNOWN	1.4
	2. Utilize Agency authority to acquire and assemble appropriate Sepulveda Boulevard development sites for disposition and redevelopment.	UNKNOWN	3.7, 3.8, 3.9

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Description of Goals, Objectives and Programs	Estimated Expenditure	Blighting Conditions Addressed
Goal 2.0 Return land to productive use through a coordinated program of new construction, rehabilitation, and supportive public improvements in the Project Area.		
Objective 2.1 Facilitate appropriate development of vacant or underutilized sites in the Project Area.		
1. Accomplish the private reuse/redevelopment of Parcel B (formerly "Block C").	UNKNOWN	3.7, 3.8, 3.9
2. Accomplish the private reuse/redevelopment of the remaining Corporate Pointe development sites.	UNKNOWN	1.2
3. Analyze development opportunities on the Exposition Right of Way in cooperation with MTA.	UNKNOWN	3.8
4. Facilitate the short-term development of landscaping and bikeway improvements on the Exposition Right of Way in cooperation with MTA.	UNKNOWN	3.8
5. Facilitate private development of the vacant Jefferson Boulevard industrial sites.	UNKNOWN	2.2
6. Utilize Agency authority to acquire and assemble appropriate development sites for disposition and redevelopment in the Project Area.	UNKNOWN	1.1, 2.4
7. Accomplish the appropriate reuse/redevelopment of the City owned property at 6030 Bristol Parkway.	UNKNOWN	1.2
8. Complete the build out of Corporate Pointe	UNKOWN	1.2

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Description of Goals, Objectives and Programs	*Estimated Expenditure*	*Blighting Conditions Addressed*
Goal 3.0 Help create economic stability for existing developments in the Project Area.		
Objective 3.1 Protect and enhance existing developments in the Project Area.		
1. Provide Rehabilitation Patrol Services for redevelopment project sites to protect Agency investment in the Project Area.	$1,125,000	1.7, 2.5, 3.7
2. Participate in regional sub groups to monitor west-side traffic impacts on the Project Area.	UNKNOWN	1.7, 2.5
3. Work with property and business owners in the Fox Hills area and other selected target areas of the Project area to pursue marketing programs and to provide financial assistance as necessary.	UNKNOWN	1.4
4. Assist business improvement district strategies in Downtown and other targeted commercial areas in the Project Area.	UNKNOWN	3.7
5. Evaluate and continue the general economic development strategy to protect and enhance the Agency's investment in the Project Area.	UNKNOWN	1.3, 1.4, 3.7, 4.20
6. Expand marketing programs for the businesses in the Project Area.	UNKNOWN	1.3, 1.4, 3.7, 4.20
8. Continue to coordinate the resources of other agencies to fund tenant improvements and other business capital costs for business expansion, retention, and recruitment in the Project Area.	UNKNOWN	1.3, 1.4, 3.7, 4.20
9. Continue to implement the effective, focused financial incentive programs that achieve measurable goal of encouraging preferred business types in the Project Area.	$150,000	1.3, 1.4, 3.7, 4.20
10. Continue to support historic preservation efforts in the Project Area.	UNKNOWN	1.3, 1.4, 3.7, 4.20
11. Implement facade rehabilitation programs for commercial areas in the Project Area.	UNKNOWN	1.3, 1.4, 3.7, 4.20
12. Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life	$4,125,000	1.6, 2.4

	Estimated Expenditure	Blighting Conditions Addressed
Objective 3.2 Facilitate the enhancement of the urban design quality of the Project Area.		
1. Continue to support public arts programs for the Project Area.	$1,700,000	1.3, 1.4, 2.2, 3.7, 3.9, 4.10, 4.19

3. *Amounts available in the Low- and Moderate-Income Housing Fund and the estimated amounts which will be deposited in the Low- and Moderate-Income Housing Fund during each of the next five years.*

The Housing Fund Beginning Balance as of July 1, 2004 is $11,637,000 (unaudited).

Estimated amounts that will be deposited in the Housing Fund are as follows:

	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	5 Year Totals
Tax Increment	$4,445,600	$4,654,000	$4,763,000	$4,898,000	$5,007,000	$23,767,600
Interest (investment)	350,000	225,000	225,000	225,000	225,000	$ 1,250,000
Total Housing Funds	$4,795,600	$4,879,000	$4,988,000	$5,123,000	$5,232,000	$25,017,600

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4. Estimates of the number of new, rehabilitated, or price restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of money from the Low- and Moderate-Income housing Fund during each of the five years.

Rehabilitation Programs:

		2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	5 Year Totals
Culver City Terrace Mobile Home	Units	118	118	118	118	118	590
	Expenditures	$1,084,746	0	0	0	0	$1,084,746
Globe Avenue	Units	5	5	0*	0	0	10
	Expenditures	0	$600,000	0	0	0	$600,000
Jackson Avenue	Units	9	9	0	0	0	18
	Expenditures	$200,000	$27,000	0	0	0	$227,000
Neighborhood Preservation Program	Units	100	100	100	100	100	500
	Expenditures	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000
Wade Street	Units	20	20	20	20	20	100
	Expenditures	$350,000	$70,000	$70,000	$70,000	$70,000	$630,000
West Washington Rehabilitation	Units	25	0	0	0	0	25
	Expenditures	$70,000	0	0	0	0	$70,000
Rehabilitation Programs Expenditures TOTAL		**$2,004,746**	**$997,000**	**$370,000**	**$370,000**	**$370,000**	**$4,111,746**

* Units to be sold through MAP.

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4. *Estimates of the number of new, rehabilitated, or price restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of money from the Low- and Moderate-Income housing Fund during each of the five years. (continued)*

Assistance Programs

		2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	5 Year Totals
Globe Avenue (acquisition)	Units	5	5	0	0	0	10
	Expenditures	$3,100,000	0	0	0	0	$3,100,000
Home Secure	Units	50	50	50	50	50	250
	Expenditures	$25,000	$26,000	$27,000	$28,000	$29,000	$135,000
Mortgage Assistance Program	Units	3	15 **	10	10	10	48
	Expenditures	$180,000	$1,050,000	$750,000	$750,000	$750,000	$3,480,000
Rental Assistance Program	Units	50	50	50	50	50	250
	Expenditures	$350,000	$350,000	$350,000	$350,000	$350,000	$1,750,000
Shared Housing for the Elderly	Units	30	30	30	30	30	150
	Expenditures	$56,683	$57,000	$57,000	$57,000	$57,000	$284,683
Wade Street (acquisition)	Units	20	20	0	0	0	40
	Expenditures	$1,700,000	$1,700,000	0	0	0	$3,400,000
Grandview Palms (CARE)	Units	4	4	4	4	4	20
	Expenditures	0	$748,283	0	0	0	$748,283
Assistance Programs Expenditures TOTAL		**$5,411,683**	**$3,931,283**	**$1,184,000**	**$1,185,000**	**$1,186,000**	**$12,886,966**

** Includes 5 Globe Avenue properties

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4. *Estimates of the number of new, rehabilitated, or price restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of money from the Low- and Moderate-Income housing Fund during each of the five years. (continued)*

Other Programs:

		2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	5 Year Totals
Kinston/Wade Cleanup	Units						
	Expenditures	$4,000	$4,000	$4,000	$4,000	$4,000	$20,000
Fair Housing	Units	400	400	400	400	400	2,000
	Expenditures	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
Other Programs Expenditures TOTAL		**$29,000**	**$29,000**	**$29,000**	**$29,000**	**$29,000**	**$145,000**

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PROGRAM DESCRIPTIONS

- **CC Terrace Mobile Home Park**
Assist in infrastructure repairs and improvements to address health and safety issues and install fire hydrants.

- **Fair Housing**
Contracts with Housing Rights Center so persons are afforded an avenue to obtain information, support and counseling regarding housing discrimination complaints, and tenant rights.

- **Globe Avenue**
To purchase five (5) properties from CalTrans, rehabilitate and resale through MAP.

- **Grandview Palms**
To provide funding to an assisted senior living facility through gap financing for up-to-moderate income seniors.

- **Home Secure Program**
Contracts with Jewish Family Service of Los Angeles, a non-profit corporation, to install security and safety devices and offer education and community resource information to up-to-moderate income households.

- **Jackson Avenue**
Nine (9) unit covenanted property purchased by the Agency in 2002. To be rehabilitated and resale to a non-profit agency to maintain as affordable.

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- **Mortgage Assistance Program (MAP)**
Assists first time homebuyers with up-to-moderate income by providing down payment assistance second trust deed loans.

- **Neighborhood Preservation Program**
Provides grants, rebates, loans, and deferred loans for single and multi-family housing rehabilitation occupied by low-to-moderate income households.

- **Rental Assistance Program (RAP)**
Provides rental assistance for up-to-moderate income tenants.

- **Shared Housing for the Elderly**
Contracts with Alternative Living for the Aging, a non-profit corporation, which matches seniors who wish to share their homes with others.

- **Wade Street**
To purchase two (2) ten-unit multi-family buildings and rehabilitate. Will assist up-to-moderate income households.

- **West Washington Rehabilitation Program**
Provides grants for multi-family housing rehabilitation occupied by low-to-moderate income households.

5. Section 33490 Requirements

Per Section 33490 (a) (2) (C) (ii)
The total population of the City in the most recent United States census is 38,816. The population of Culver City for those under 65 years of age is 33,426.

Three newly constructed rental units were constructed without Agency assistance in 2001 at 3975 Overland Avenue, Culver City and of those units two shall be affordable to low income residents and one shall be affordable to very low income residents, all for 30 years. (Affordability covenants went into effect prior to the passage of AB 637)

Per Section 33490 (a) (2) (C) (iv)
The amount of Low and Moderate Income Housing Funds money used to assist the following income categories during the previous implementation plan period is:

Very Low:	$1,688,855
Low:	$1,588,964
Moderate:	$2,839,960

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6. *The Project Area affordable housing production plan required by Health & Safety Code Section 33413 (b) (4).*

Component Area No. 1

Component Area No. 1 was adopted prior to January 1, 1976, and is not subject to the inclusionary housing requirements of health and Safety Code Section 33413 (b) (4).

Component Area No. 2

Component Area No. 2 was adopted prior to January 1, 1976, and is not subject to the inclusionary housing requirements of health and Safety Code Section 33413 (b) (4).

Component Area No. 3

Component Area No. 3 was adopted prior to January 1, 1976, and is not subject to the inclusionary housing requirements of health and Safety Code Section 33413 (b) (4).

Component Area No. 4

Component Area No. 4 was approved November 23, 1998, and is subject to the inclusionary housing requirements of Health and Safety Code Section 33413(b) (4).

1. Estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed within the Project Area, both over the life of the plan and during the next 10 years:

   180 units over the life of the plan and 30 units during the next 10 years, which are comprised of Very low: 9 units; Low: 9 units; Moderate; 14 units.

2. Estimate of the number of units of very low, low-, and moderate-income households required to be developed within the Project Area in order to meet the requirements of paragraph (2) of subdivision (b) of Section 33413, both over the life of the plan and during the next 10 years:

   180 units over the life of the plan, made up of at least the following: 15% shall be affordable to households of low and moderate income, and of those, 40% shall be made available to very-low income households. Within the next ten years 30 units, which are comprised of Very low: 9 units; Low: 9 units; Moderate; 14 units.

3. The number of units of very low, low-, and moderate-income households which have been developed within the Project Area which meet the requirements of paragraph (2) of subdivision (b) of Section 33413:

Two units

4. Estimates of the number of agency developed residential units which will be developed during the next five years, if any, which will be governed by paragraph (1) of subdivision (b) of Section 33413:

   None.

5. Estimates of the number of agency developed units for very low, low-, and moderate-income households which will be developed by the agency during the next five years to meet the requirements of paragraph (1) of subdivision (b) of Section 33413:

   None.

7. *Identification of proposed locations for the replacement dwelling units the Agency will be required to produce pursuant to Health & Safety Code Section 33413 (a)*

Component Area No. 1

Replacement housing locations: No planned projects will result in destruction of existing, affordable housing.

Component Area No. 2

Replacement housing locations: No planned projects will result in destruction of existing, affordable housing.

Component Area No. 3

Replacement housing locations: No future planned projects will result in destruction of existing, affordable housing.

Component Area No. 4

Replacement housing locations: Potential Agency activities could result in the destruction of existing affordable housing. Potential locations for replacement affordable units could include, but not be limited to: on or near, Washington Boulevard, Sepulveda Boulevard, National Boulevard and Centinela Boulevard, Wade Street and Globe Avenue.

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Attachment 5

The following chart summarizes the specific goals, objectives, programs and estimated expenditures as listed in the 2005-2009 *Implementation Plan*. The last column on the right provides a description of the current status of each of the listed programs. The figures in the Estimated Expenditures column reflect what has been spent in the Agency's Adopted Budget in Fiscal Years' 2004-05, 2005-06 and 2006-07.

Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
Goal: 1.0 Eradicate blighting influences in the Project Area.			
Objective: 1.1. Improve roadway and utility infrastructure in Project Area.			
1. Facilitate the construction of public transportation throughout the Project Area	Unknown	$714,000	The City and the Agency continue to work with MTA to bring the Expo line to Culver City. The Agency has adopted a DFD for the area around the anticipated Metro Line station. The Agency is also paying to have a Specific Plan prepared to guide future, Transit Oriented Development in the area. Also, see accomplishments for Goal 1.3.2, which is closely related to this Goal, 1.1.1.
2. Facilitate the construction of pedestrian access and circulation improvements throughout the Project Area	Unknown	$1,055,000	(1) The Agency applied for a grant from the MTA for a Pedestrian Crossing Project on West Washington Blvd. Corridor and is currently waiting to hear it will receive the requested grant. (2) The Agency improved sidewalks near the Kirk Douglas Theatre on Washington Boulevard. (3) Completed re-surfacing of various portions of Washington Boulevard throughout the Project Area, and replaced curbs gutters and driveway approaches in various areas. (4) Received a time extension on the grant from MTA for pedestrian improvements on Sepulveda Boulevard. (5) Designed and began construction for a

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
Objective: 1.2 Facilitate private investments in industrial areas in Project Area.			
1. Complete land use planning analysis and parking strategy, encourage hazardous material remediation, and where appropriate, construct needed public improvements in Hayden, Selmaraine and Blackwelder/Smiley industrial areas.	Unknown	Staff time only	Completed a *Design for Development* in the Jefferson Boulevard corridor, most of which is industrially zoned.
2. Monitor and manage proposals for the conversion of existing industrial buildings for new "high tech" uses.	Unknown	Staff time only	Staff participated in meetings with property owners and prospective developers to determine if Agency assistance is needed on a case-by-case basis.
3. Negotiate and implement agreements for private reinvestment and redevelopment of sites in the Selmaraine, Jefferson Boulevard, Hayden Tract and Blackwelder/Smiley area and other industrial areas in the Project Area.	Unknown	Staff time only	(1) Negotiated with a car dealer for a potential new site in the Selmaraine area. Properties were appraised and owners contacted. Ultimately, no deal was reached. (2) Assisted in negotiating the sale of surplus City property in the Hayden Tract.
4. Utilize Agency authority to acquire and assemble appropriate industrial development sites for disposition and redevelopment in the Project Area.	Unknown	$0	No sites for industrial development have been acquired.

Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
5. Determine and implement a creative re-use of the MTA Spur in the Hayden Tract	Unknown	$24,000	(1) Obtained appraisals of the spur properties and made offers to the underlying owners. (2) Awarded a contract to create a landscaped pedestrian area, and held a stakeholder's meeting in April 2006. (3) Studied how the land could be used for additional parking. Also see the related goal 2.1.4.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
Objective: 1.3 Facilitate private investments in Washington Boulevard commercial area.			
1. Acquire scattered site properties in the East Washington commercial area for off street parking development.	Unknown	$0	No sites for parking in the East Washington area have been acquired.
2. Utilize Agency authority to acquire and assemble appropriate East Washington development sites for disposition and redevelopment.	Unknown	$20,361,000	(1) Aided several private developers to acquire property and plan for new developments at 8770 and 8810 Washington Boulevard. (2) The Agency has either acquired or reached agreement on 13 properties adjoining the anticipated Metro Line station to re-direct development in the area into a transit-oriented-development (TOD site). (3) The Agency entered into an Exclusive Negotiation
3. Utilize Agency authority to acquire and assemble appropriate West Washington development sites for disposition and redevelopment.	Unknown	$21,546,000	The Agency has acquired properties at the following locations: 11056, 12337-12423 and 12803-23 Washington Boulevard, 4061 Centinela Avenue and 4064 Colonial Avenue. The Agency has also acquired an Option to purchase 11054 Washington Boulevard. Requests for Proposals and Requests for Offers were issued and development proposals were evaluated. One proposed project for 12803-23 fell
Objective: 1.4 Facilitate private investments in Downtown commercial area.			
1. Utilize Agency authority to acquire and assemble appropriate Downtown development sites for disposition and redevelopment.	Unknown	$0	No new development sites in the downtown have been acquired.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
2. Continue support of the certified Farmers Market, the Summer fest concert series, and other promotional activities downtown.	$195,000	$370,000	The Agency pays for operational expenses not covered by the Market's revenue and for the services of a manager and an assistant to run the weekly market. Other promotional activities sponsored in downtown have been the Culver City Music Festival (Summer Sunset), Music in the Chambers, Artwalk, children's events and the "Art of..." speaker series.
3. Continue operation and management of Agency owned public facilities in Downtown, including Ivy Substation, Watseka Parking Structure, Cardiff parking structure, and the Ince parking structure.	$2,000,000	$2,182,000	The Agency funds the operation and maintenance of the Watseka Parking Structure, Cardiff Parking Structure and the Ince Parking Structure in downtown. The Agency also provides property management oversight for Ivy Substation/Media Park and Town Plaza.
4. Provide loans to attract key retail and restaurant tenants	$1,350,000	$216,000	Assisted Sporteve, Honey's Kettle Fried Chicken, Ford's Filling Station and K-Zo.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
Objective: 1.5 Facilitate private investments in Sepulveda Boulevard Commercial area.			
1. Facilitate development of off-street parking resources in the Sepulveda Boulevard area.	Unknown	$0	No property has been targeted for development of off-street parking along Sepulveda Boulevard.
2. Continue support revitalization and expansion of the Westfield Shopping Town (formerly Fox Hills Mall)	Unknown	$440,154	The Agency continued to make payments to the mall operator pursuant to the 1996 Participation Agreement. The Agency has continued negotiations with the mall operator over possible future contributions of tax increment to assist the operator in re-modeling and re-tenanting the mall.
3. Utilize Agency authority to acquire and assemble appropriate Sepulveda Boulevard development sites for disposition and redevelopment.	Unknown	$24,000	(1) The Agency entered into and later concluded an Exclusive Negotiation Agreement with the Champion Development Company to explore potential development of a site on the west side of Sepulveda Boulevard between Sawtelle Boulevard and Slauson Avenue. (2) A citizens advisory committee was also formed and provided public input into the potential development proposed by Champion Development Company. (3) Opportunities of owner participation were also evaluated.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
Goal: 2.0 Return land to productive use through a coordinated program of new construction, rehabilitation, and supportive public Improvements in the Project Area.			
Objective: 2.1 Facilitate appropriate development of vacant to underutilized sites in the Project Area			
1. Accomplish the private reuse/redevelopment of Parcel B (Formerly Block C).	Unknown	$3,000	The Agency has entered into a Disposition and Development Agreement with Rush/Pacifica LLC. Under the agreement the site will be sold and developed with a 115,000 square foot building with office,
2. Accomplish the private reuse/redevelopment of the remaining Corporate Pointe development sites.	Unknown	$8,000	Staff facilitated negotiations to assist the Symantec Corporation to locate at 800-900 Corporate Pointe. Staff has engaged in on-going negotiations with the IDS Realty Company for the future development of 700 Corporate Pointe, which will require a 12th Amendment to the Corporate Pointe DDA.
3. Analyze development opportunities on the Exposition Right-of-Way in cooperation with MTA.	Unknown	Staff time only	The Agency facilitated discussions between MTA and Urban Partners over a coordinated, transit oriented development plan for the location nearest the planned station for the Expo rail line near the intersection of Washington and National Boulevards. The proposed developer for this site, Urban Partners is solely responsible for costs associated with this potential development.
4. Facilitate the short-term development of landscaping and bikeway improvements on the Exposition Right-of-Way in cooperation with MTA.	Unknown	$0	To date, no work has been done.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
5. Facilitate private development of the vacant Jefferson Boulevard industrial sites.	Unknown	Staff time only	The Agency worked in cooperation with the Community College District, the purchaser of the largest vacant site, to determine if a collaborative effort to direct the future development of this site is possible. The Agency offered a Cooperation Agreement with the Community College District, which is un signed by the District.
6. Utilize Agency authority to acquire and assemble appropriate development sites for disposition and redevelopment in the Project Area.	Unknown	$39,000	In addition to the properties identified in goals 1.3.2 and 1.3.3, the Agency has appraised and/or negotiated over potential acquisition of properties at 8925 Lindblade Avenue, 11304 Culver Boulevard, 11042-52 Washington Boulevard, and 13424-64 Washington Boulevard.
7. Accomplish the appropriate reuse/redevelopment of the City owned property at 6030 Bristol Parkway.	Unknown	$361,000	Designed and began construction on a replacement for Fire Station No. 3. This property is to replace the outdated Fire Station No. 3 on Segrell Way. Also see related goal No. 3.1.12
8. Complete the build out of Corporate Pointe	Unknown	$7,000	Approved the 11th Amendment to the DDA for Corporate Pointe, allowing the construction of 800 and 900 Corporate Pointe by the Symantec Corporation to proceed. A decision on a 12th Amendment to the DDA to allow development of 700 Corporate Pointe, which would complete the build out of the sire was scheduled for Agency consideration on November 5, 2007.
Goal: 3.0 Help create economic stability for existing developments in the Project Area.			
Objective: 3.1 Protect and enhance existing developments in the Project Area.			
1. Provide Rehabilitation Patrol Services for redevelopment project sites to protect Agency investment in the Project Area.	$1,125,000	$775,000	The Agency continues to fund this program which pays for additional police patrols in the Project Area to better protect public and private investments.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
2. Participate in regional sub groups to monitor west-side traffic impacts on the Project Area.	Unknown	Staff time only	Participated in the preparation of a Westside Mobility Study with the Westside Cities Transportation Group. Also did a mobility study for the Expo light rail station through the SCAG Westside Cities Sub region.
3. Work with property and business owners in the Fox Hills area and other selected target areas of the Project area to pursue marketing programs and to provide financial assistance as necessary.	Unknown	$36,000	Provided financial assistance to Synergy Café, Deveco, Melt Down Etc., Stellar and Skoog, Essential Chocolate Collection, and Wonderful World of Animation.
4. Assist business improvement strategies in Downtown and other targeted commercial areas in the Project Area.	Unknown	$10,000	Continued to provide support through parking, events, Town Plaza, maintenance, decorative lighting, Collaborated with Smashbox to promote Fashion Week.
5. Evaluate and continue the general economic development strategies to protect and enhance the Agency's investment in the Project Area.	Unknown	Staff time only	Prepared an Economic Vitality DFD for Agency consideration, a document not yet adopted by the Agency.
6. Expand marketing programs for the businesses in the Project Area.	Unknown	Staff time only	A new Business Resource Center within City Hall was developed, brochures were produced, marketing assistance was provided to property owners in need of new tenants and vice-versa.
8. Continue to coordinate the resources of other agencies to fund tenant improvements and other business capital costs for business expansion, retention, and recruitment in the Project Area.	Unknown	$1,000	The Agency contributes $1,000 to the Westside Economic Collaborative to facilitate the overall economic growth of the Westside.

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Description of Goals, Objectives and Programs	Estimated over the 5-year term	Expenditure To Date	2007 Status
9. Continue to implement the effective, focused financial incentive programs that achieve measurable goal of encouraging preferred business types in the Project Area.	$150,000	$196,000	Continued to offer permit fee reimbursements as an incentive to preferred businesses to locate in Culver City.
10. Continue to support historic preservation efforts in the Project Area.	Unknown	$4,457	Staff worked with The Culver Studios, Sony Studios, Echo Horizon School, Helms Bakery, and the Citizen Building to ensure compliance with applicable statutes. Designation plaques for "Landmark" and "Significant" structures were installed.
11. Implement façade rehabilitation programs for commercial areas in the Project Area.	Unknown	$214,000	Seven projects were completed and one is pending completion of construction. The programs ended in 2005.
12. Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life.	$4,125,000	$361,000. This amount is also included in the total for Goal No.1.1.2	The Agency is the majority funding source for the new Fire Station No. 3 at 6030 Bristol Parkway. This project will replace the outdated station on Segrell Way. Contracts for design, construction management and construction were awarded and the project is under construction.
Objective: 3.2 Facilitate the enhancement of the urban design quality of the Project Area.			
1. Continue to support public arts programs for the Project Area.	$1,700,000	$332,000	Agency funds a variety of programs and art projects. Programs include: the Culver City Music Festival, Music in the Chambers, Children's Programs and Made in Culver City 90th Anniversary. Projects include "Here Now There Then"(the banners on Washington Boulevard) and enhancements to the Town Plaza.

The chart below provides updated information about the amounts available in the Low and Moderate Income Housing Fund and the estimated amounts to be deposited in the Low and Moderate Income Housing Fund during the five years of the 2004 Implementation Plan.

The status of the Low and Moderate Income Housing Fund and the estimated amounts to be deposited into this Fund are detailed in the chart in Section 4, on page 15 of the Implementation Plan.

	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	5 Year Totals
	Actual	Actual	Actual	Estimates	Estimates	
Tax Increment	$ 4,594,190	$ 5,181,142	$ 5,692,215	$ 5,800,000	$ 6,100,000	
Interest (investment)	$ 401,095	$ 710,616	$ 710,607	$ 500,000	$ 500,000	
Total Housing Funds	$ 4,995,285	$ 5,891,758	$ 6,402,822	$ 6,300,000	$ 6,600,000	$ 30,189,865

Estimates of the number of new, rehabilitated, or price-restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of moneys from the Low and Moderate Income Housing Fund during the five year period as reported in the 2000 Implementation Plan, and the current status of each program.

Rehabilitation Programs	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	5 Year Totals
	Actual	Actual	Actual	Estimates	Estimates	
Helms/Caroline Affordable Housing Project Units Eliminated 01/02	0	0	0	0	0	0
Expenditures	0	0	0	0	0	0
Neighborhood Preservation Program Units	86	79	75	100	100	440
Expenditures	$ 267,930	$ 233,329	$ 222,997	$ 300,000	$ 400,000	$ 1,424,256
Create Affordable Rental Environment Units Grandview Palms	0	0	23	0	0	23
Expenditures	$ -	$ 561,212	$ 187,071	$ -	$ -	$ 748,283
Neighborhood Revitalization Units Eliminated 07/08	0	0	0	0	0	0
Expenditures	$ 65,511	$ 274,884	$ 283,690	$ 428,886	$ 399,307	$ 1,452,278
West Culver City Residential Rehabilitation Units Eliminated 05/06	0	0	0	0	0	0
Expenditures	$ -	$ -	$ -	$ -	$ -	$ -

Rehabilitation Programs TOTALS	**$ 333,441**	**$ 1,069,425**	**$ 693,758**	**$ 728,886**	**$ 799,307**	**$ 3,624,817**
Assistance Programs	**2004-2005**	**2005-2006**	**2006-2007**	**2007-2008**	**2008-2009**	**5 Year Totals**
Mortgage Assistance Program Units Eliminated 05/06	0	0	0	0	12	12
Expenditures	$ 1,412	$ 2,060	$ 26,322	$ 5,000	$ 750,000	$ 784,794
Rental Assistance Program Units	35	33	32	50	75	225
Expenditures	$ 181,271	$ 212,212	$ 222,929	$ 300,000	$ 500,000	$ 1,416,412
Home Secure Units	51	41	45	45	45	227
Expenditures	$ 21,389	$ 29,631	$ 26,664	$ 27,464	$ 29,000	$ 134,148
Housing Rights Center Units	345	425	388	350	350	1858
Expenditures	$ 17,221	$ 19,495	$ 18,625	$ 20,000	$ 21,000	$ 96,341
Landlord Tenant Mediation Units	4	6	2	5	5	22
Expenditures	$ 3,230	$ 4,887	$ 3,123	$ 7,787	$ 7,787	$ 26,814
Shared Housing for the Elderly Units	172	171	132	130	130	735
Expenditures	$ 51,959	$ 61,407	$ 56,683	$ 60,000	$ 62,500	$ 292,549
Assistance Programs TOTALS	$ 276,482	$ 329,692	$ 354,346	$ 420,251	$ 1,370,287	$ 2,751,058
Other Programs	**2004-2005**	**2005-2006**	**2006-2007**	**2007-2008**	**2008-2009**	**5 Year Totals**
Property Acquisition and Development	6 sgl hms (7 parcels)	0	0	0	12	12
Expenditures	$ 3,103,625	$ 78,459	$ 6,978	$ 5,536,666	$ 5,536,666	$ 14,262,394
Security Deposit Reimbursement Program Units	0	0	0	10	10	20
Expenditures	$ -	$ -	$ -	$ 15,000	$ 15,000	$ 30,000
Barman Avenue Units	0	0	0	0	0	0

Approved ________, 2007

Expenditures	$ -	$ -	$ -	$ 110,900	$ -	$ 110,900
Jackson Avenue Units	0	0	0	0	0	0
Expenditures	$ -	$ -	$ -	$ 140,000	$ -	$ 140,000
Culver Terrace Mobile Home Park Units	0	0	0	118	0	118
Expenditures	$ -	$ -	$ -	$ 1,600,000	$ -	$ 1,600,000
Other Programs TOTALS	$ 3,103,625	$ 78,459	$ 6,978	$ 7,402,566	$ 5,551,666	$ 16,143,294
Administrative	$ 419,610	$ 1,148,721	$ 1,471,996	$ 2,154,168	$ 2,223,615	$ 7,418,110
Total Estimated Units(Cases) Constructed, Rehabilitated, or Assisted	693	755	697	808	739	3,692
Total Estimated Housing Programs Expenditures	$ 4,133,158	$ 2,626,297	$ 2,527,078	$ 10,705,871	$ 9,944,875	$ 29,937,279

PROGRAM DESCRIPTIONS

Approved ________, 2007

PROGRAM DESCRIPTIONS

CC Terrace Mobile Home Park
Assist in infrastructure repairs and improvements to address health and safety issues and install fire hydrants.

Create Affordable Rental Environment
This program targeted specified problem rental buildings by providing opportunities for rehabilitation, assistance with management and preservation of affordable housing. Grandview Palms, an assisted living facility with 23 affordable units was created under this program. This program has been folded into the much larger program, Property Acquisition and Rehabilitation which will continue to provide funding to create affordable housing.

Fair Housing
Contracts with Housing Rights Center so persons are afforded an avenue to obtain information, support and counseling regarding housing discrimination complaints, and tenant rights.

Helms/Caroline Affordable Housing
Provide grants to affordable housing developers acquire, rehabilitate and provide affordable housing to low income renters on Helms Avenue and Caroline Avenue, between National Boulevard and Washington Boulevard.

Home Secure Program
Contracts with Jewish Family Service of Los Angeles, a non-profit corporation, to install security and safety devices and offer education and community resource information to eligible households.

Landlord Tenant Mediation
An avenue for tenants and landlords to solve rent increase issues through mediation. Since the creation of the Landlord Tenant Mediation Board in 1981, we have scheduled five hundred sixty nine (569) mediation sessions.

Mortgage Assistance Program (MAP)
Due to the rising housing market, this program has been eliminated. Research is being conducted for the feasibility of resurrecting this program.

Neighborhood Preservation Program
Provides grants, rebates, and deferred loans for single and multi-family housing rehabilitation occupied by low-to-moderate income households.

Property Acquisition and Rehabilitation
This program will provide opportunities through funding to create affordable housing through acquisition and/or rehabilitation and the installation of professional management of multifamily units in an effort to enhance and enrich neighborhoods. Under this program, seven (7) parcels were purchased from CalTrans for rehabilitation and/or new construction and resale through MAP.

Rental Assistance Program (RAP)
Provides rental assistance for 100 very low to low income tenants. Through this program, homeless individuals and families are referred to St. Joseph Center, a temporary shelter facility. Referrals are made for emergency RAP and hotel/motel vouchers are provided through this program...

Shared Housing for the Elderly
Contracts with Alternative Living for the Aging, a non-profit corporation, which matches seniors who wish to share their homes with others.