

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 11/19/07		Item Number: <u>PH-1</u>	
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.			
Contact Person/Dept.: John Fisanotti		Phone Number: (310) 253-5767	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Notice of Public Hearing was published in the <i>Culver City News</i> on October 18, October 25 and November 1, 2007. The Notice of Public Hearing was also posted at four locations within the Culver City Redevelopment Project (10/19/07). Master Notification List (11/14/07)			
Department Approval: Sol Blumenfeld 11/8/07		Executive Director Approval: Jerry Fulwood (11/16/07)	
Fiscal Impact Approval: Marlee Chang (by N. Kimball)(11/16/07)			
<u>RECOMMENDATION:</u> Staff recommends the Culver City Redevelopment Agency ("The Agency") conduct a public hearing to review the Mid-Term Report on the Implementation Plan for 2005-09. <u>PROCEDURE:</u> 1. Agency Chair seeks motion to receive and file the affidavit of publication and posting of notices of this public hearing and correspondence received in response to the public hearing notices. 2. Agency Chair calls for a staff report and /or poses questions to staff, as desired. 3. Agency Chair opens the public hearing 4. Agency Chair seeks motion to close the public hearing after all public testimony has been received. <u>BACKGROUND:</u> As required by law since 1994, the Culver City Redevelopment Agency has prepared an Implementation Plan for each five year period since 1994. The current plan is in effect for the years 2005-2009 and was adopted on December 20, 2004. The Implementation Plan identifies objectives and goals to be met, and estimated expenditures, where known, during the five-year effectiveness period, which have the effect of furthering the longer term goals and objectives of the Redevelopment			

City of Culver City, California
Redevelopment Agency Agenda Item Report

Plan for the Culver City Redevelopment Project Areas. The Culver City Redevelopment Project is the merged and expanded redevelopment project created in 1998. California Redevelopment Law (CRL) further requires that a Redevelopment Agency conduct a public hearing within two to three years of the start of each five-year Implementation. Therefore this public hearing which falls between December 20, 2006 and December 20, 2007 complies with CRL.

Notice of the November 19, 2007 public hearing was published and posted as listed in the Public Notification Box on page one of this report. Attachment Nos. 1 and 2 to this staff report are the "Affidavit of Publication" of the Public Hearing Notice, and the "Affidavit of Posting" of the Public Hearing Notice, respectively.

This item was also considered by the Advisory Committee on Redevelopment at its meeting on November 1, 2007. A copy of the Draft Minutes of that meeting is included as Attachment No. 3 to this staff report.

DISCUSSION:

Attachment No. 4 to this staff report is the current Implementation Plan and the goals, objectives and estimated expenditures are found beginning on page 7 of 18. Housing programs and goals and estimated expenditures are found beginning on page 12 of 18.

Attachment No. 5 to this staff report is a "mid-term" report on the progress the Agency has made towards meeting the goals and objectives in the current Implementation Plan.

The purpose of this agenda item is to comply with Section 33490 of the CRL, which requires Agencies to conduct a public hearing to review progress to date in achieving the goals of the Implementation Plan. The current Implementation Plan was adopted by the Agency in December 2004 and the next opportunity to revise the Implementation Plan is December 2009. The purpose is not to revise the Implementation Plan now.

Some of the highlighted efforts of Agency since 2005 include:

Redevelopment of blighted areas through acquisition and future new development. The Agency has purchased properties from Washington/National on the east to the Baldwin block on the west amounting to 5.2 total acres. Half of this acreage is the Washington/National site, which the Agency has taken the initiative to insure the site maximizes its potential for transit oriented development with the coming of the Expo light rail line to Culver City. An estimated \$41.9 million has been spent on property acquisition.

City of Culver City, California
Redevelopment Agency Agenda Item Report

Funding of public works projects to improve infrastructure in the Project Area. At various locations, new sidewalks curbs, gutters, and street re-surfacing projects were completed. A new fire station, funded largely by the Agency, is under construction inside the Project Area. An estimated \$1,416,00 has been spent to date on public improvements

Continued funding of economic development and business attraction and retention efforts. Through various grants, loans and reimbursements, an estimated \$672,000 has been provided to individual companies to enhance Culver City's economic base. This amount is not as large as in the past because as the popularity of Culver City - particularly in downtown - has increased, the need to use subsidies to attract new businesses has not been as great. This however is expected to increase as future efforts are focused outside of the downtown area.

Support for cultural programs and activities. Without people, even the best looking structures become 'ghost towns'. Investment in cultural programming and activities give people a reason to come to the Project Area and enliven formerly underperforming areas. An estimated \$332,000 has been spent on cultural programming and activities.

Low- and Moderate-Income Housing Activities. For the three-year period beginning with 2005: the total deposits to the Low- and Moderate-Income Housing Fund were \$17, 289,865; the total estimated housing programs expenditures were \$9,286,533 and the number of cases rehabilitated or assisted amounted to 2,145. Of this amount, assistance was provided to approximately 53% very low-income households, 29% low-income households and 18% moderate-income households. Among the more prominent programs funded are improvements to Culver City Terrace Mobile Home Park, Neighborhood Preservation Program, Property Acquisition and Rehabilitation, and the Rental Assistance Program.

The Culver City Housing Agency is in the process of developing an extensive, comprehensive housing strategy. This strategy will address new construction, preservation, and rehabilitation of affordable housing units throughout the city over the next seven years. This seven-year period coincides with the state HCD Housing Element planning cycle. Through the comprehensive housing strategy some projects identified in the Implementation Plan will be incorporated into the Comprehensive Housing Strategy such as Wade Street and Globe Avenues. The Comprehensive Housing Strategy proposes four tiers of housing production, which include: 1) small lot development; 2) medium lot development; 3) Agency owned sites; and 4) transit-oriented-development. This will be coupled with housing preservation (which is paint and fix up) and the rehabilitation of blighted and nuisance properties.

City of Culver City, California
Redevelopment Agency Agenda Item Report

FISCAL ANALYSIS:

There no fiscal impact to conducting the public hearing on the Implementation Plan and Redevelopment Plan.

ATTACHMENTS:

1. Affidavit of Publication for Public Hearing Notice
2. Affidavit of Posting of Public Hearing Notice
3. Draft Minutes of the Advisory Committee on Redevelopment meeting on November 1, 2007
4. Implementation Plan 2005-2009 for the Culver City Redevelopment Project
5. Mid-Term Report on the Redevelopment Plan and Implementation Plan

MOTION:

That the Agency:

Receive and file public comments and the mid-term report on the Redevelopment Plan and Implementation Plan.