

REPORT TO REDEVELOPMENT AGENCY

DATE: JANUARY 12, 2005

TO: HONORABLE CHAIR & MEMBERS OF THE
REDEVELOPMENT AGENCY

FROM: GREG RAMIREZ, EXECUTIVE DIRECTOR

BY: MIKE KAMINO, DIRECTOR OF PLANNING & COMMUNITY
DEVELOPMENT

SUBJECT: CONDUCT PUBLIC HEARING AND ADOPT RESOLUTION
NO. 05-41 APPROVING THE FIVE-YEAR IMPLEMENTATION
PLAN FOR THE REDEVELOPMENT PROJECT AREA

Since 1994, the California Community Redevelopment Law has required that redevelopment agencies adopt and periodically review a five-year implementation plan for each redevelopment project. As such, the Agoura Hills Redevelopment Agency previously adopted an implementation plan that included descriptions of desired projects and programs, and demonstrated how these activities achieved Redevelopment Plan goals and eliminated blight in the Agoura Hills Redevelopment Project Area. The Agency must now adopt a new implementation plan covering the years 2004-2005 through 2008-2009.

The attached Five-Year Implementation Plan was prepared by the City's Redevelopment Consultant, Rosenow Spevacek Group, Inc., and in accordance with Section 33490 of the California Community Redevelopment Law. The proposed Implementation Plan sets forth the Agency's specific goals and objectives for the Agoura Hills Redevelopment Project Area, the anticipated programs, projects, and expenditures for the ensuing five-year period (i.e., 2004-05 through 2008-09), and explains how these goals, objectives, programs, projects, and expenditures will eliminate blight or increase and improve the supply of affordable housing. The Implementation Plan also incorporates a ten-year Affordable Housing Compliance Plan, as required under Health and Safety Code Section 33413 that addresses the Agency's affordable housing production needs and accomplishments.

Section 33490 of the Redevelopment Law requires redevelopment agencies to consider adoption of an implementation plan following a noticed public hearing. A Notice of Public Hearing was published as required by Redevelopment Law and posted in four locations within the Project Area.

The draft Implementation Plan was presented to the City Council/Redevelopment Agency in a workshop held on October 13, 2004. In summary, the Implementation Plan indicates that any available non-housing funds available during the next five years will be used for public improvement projects. The Housing Compliance section of the Implementation Plan indicates a need to produce approximately 100 deed-restricted affordable housing units during the next ten years to comply with the inclusionary housing requirement; this is based upon the assumption that 661 residential units will be constructed during the next ten years in the Redevelopment Project Area by private developers, which includes the 336 apartment units that were recently completed.

Adoption of an implementation plan does not involve the approval of any project or program cost. Future implementation activities will be subject to consideration by the Agency as a part of its annual budget process.

Kathy Rosenow of Rosenow Spevacek Group will be available at the public hearing to answer any questions.

RECOMMENDATION

It is recommended that the Agency conduct a public hearing and consider and adopt the attached Resolution No. 05-41 approving the Five-Year Implementation Plan for the Agoura Hills Redevelopment Project Area.

ATTACHMENTS

- Redevelopment Agency Resolution No. 05-41
- Five-Year Implementation Plan