

REPORT TO REDEVELOPMENT AGENCY

DATE: NOVEMBER 10, 2009

TO: HONORABLE CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GREG RAMIREZ, EXECUTIVE DIRECTOR

BY: NATHAN HAMBURGER, ASSISTANT EXECUTIVE DIRECTOR

SUBJECT: REQUEST FOR ADOPTION OF 2009-10 THROUGH 2013-14 REDEVELOPMENT AGENCY FIVE-YEAR IMPLEMENTATION PLAN

In compliance with California Redevelopment Law, the Agoura Hills Redevelopment Agency must complete a Five-Year Implementation Plan which will cover the intended programs and projects for the fiscal years 2009-2010 through 2013-2014. This plan is required by California Redevelopment Law, Health and Safety Code, Section 33000 et seq., and is utilized to address the Agency's goals and objectives for the Project Area, Agency's programs and the correlated expenditures, and an explanation of how this plan will help eliminate blight and improve the supply of housing affordable to the various levels addressed in the State's Redevelopment Law.

The proposed Implementation Plan before the Agency provides updates on projects either completed or underway within the Project Area, such as the Kanan Road and Reyes Adobe Road Interchange projects, and looks at the necessary expenditures to complete the other anticipated projects within the Project Area over the next five years. This Plan serves as a guideline to what activities the Redevelopment Agency intends to undertake, but does not legally bind the Agency to complete these projects and programs. Although there is not a long list of projects within the Redevelopment Agency, the projects that are undertaken will be large and far reaching within the Project Area and serve as a catalyst to controlled future growth. It should also be noted that the expected development within Agoura Village should occur sometime in the future, and the correlating projects are unknown until the Agency has development plans and an understanding of what these developments require to be successful. Thus, the existing project list is focused on enhancing the existing infrastructure within the Project Area.

The projected budget section within this plan does not include any type of Educational Revenue Augmentation Fund (ERAF/SERAF) shift. Although the State of California has proposed such a take, and it is acknowledged that it could occur, the California Redevelopment Association and the member agencies view this taking as illegal and thus do not account for this taking when projecting future revenue and expenditure considerations in this report. The biggest change in the budget section of the Plan since the last Implementation Plan was approved is the fact that the Agency was able to issue Redevelopment and Housing Bonds based on future tax increment

revenue streams, which allowed the Agency to compile a larger pool of funding to complete several projects now, rather than waiting to save up funding over the next thirty years.

As a subsection of the Implementation Plan, the Housing Compliance Plan, sets forth, among other things, the Agency's program for insuring that the appropriate number of very-low, low, and moderate-income housing units will be produced as a result of new construction or substantial rehabilitation in the Project Area. In addition, this Plan insures that the expenditure of monies allocated for affordable housing programs are spent according to existing Redevelopment Law. The Housing Compliance Plan requires that the Agency look at affordable housing production over a ten-year period, which under this proposed Plan would occur up to 2018-19, or over two Implementation Plan cycles. The proposed Housing Compliance Plan is consistent with past Agency Board feedback, as well as the Affordable Housing Implementation Strategy Plan approved by the Agency in June 2007.

The proposed housing programs and potential projects list emphasizes the fact that being a limited tax increment agency means that even with the successful issuance of bonds, there is a limited amount of funding available, and in order to meet compliance requirements, staff has proposed to continue to focus its work efforts towards the projects that will produce the required number of affordable housing units and meet the Low and Moderate-Income Housing Fund expenditure requirements. The acquisition of vacant or underutilized property for the development of a reasonable number of affordable housing units is reflected in this Plan as the top priority and largest expenditure due to this programs' ability to accomplish several goals at once. Although the market for funding private development is currently limited, the Agency has expressed a desire to ensure that mixed-use developments within the Agoura Village Specific Plan Area comply with Redevelopment Law and construct affordable housing units consistent with the required mix of 15% of the total units meeting the various levels of affordability. The Agency also adopted a subsidization or assistance policy in November 2007 for the construction of very-low and low income levels of units with the Agoura Village where applicable, which will be pertinent to the Agency's ability to accomplish the established goals and objectives as described in this Plan.

The proposed Five-Year Implementation Plan provides multiple opportunities for the Agency to ensure compliance with all established legal requirements, while still providing flexibility for the Agency members when making future budgetary and policy decisions and is non-binding as it serves only as an outline of anticipated activities.

The Affordable Housing Committee has reviewed and commented on the Five-Year Implementation Plan and the Housing Compliance Plan and is recommending approval.

RECOMMENDATION

The Affordable Housing Committee recommends the Redevelopment Agency conduct a public hearing, accept any testimony, and adopt the Five-Year Implementation Plan.

Attachment: Five Year Implementation Plan