

FIVE-YEAR IMPLEMENTATION PLAN

2010 - 2014

**WHITTIER REDEVELOPMENT AGENCY
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**WHITTIER REDEVELOPMENT AGENCY
FIVE-YEAR IMPLEMENTATION PLAN
2010-2014**

1. INTRODUCTION

The California Community Redevelopment Law ([CCRL]; Health and Safety Code Sections 33000, et seq.) requires that each redevelopment agency adopt a five-year Implementation Plan. The requirement for an Implementation Plan reflected a strong legislative concern that redevelopment activities should be connected with the blight that justified adoption of the redevelopment plan in the first place. The Implementation Plan is one of several requirements which now direct that redevelopment activities be linked to elimination of blight. Each agency that had adopted a redevelopment plan prior to December 31, 1993 was required to adopt, after a public hearing, an Implementation Plan on or before December 31, 1994. Thereafter, the Implementation Plan must be revised and adopted every five years. In addition, at least once during the five-year period, a public hearing on the Implementation Plan is required.

Among other requirements, the adopted Implementation Plan must describe specific goals and objectives of the agency for each project area, specific programs, including potential projects and estimated expenditures to be made during the five year planning period, and explain how the goals, objectives, programs and expenditures will eliminate blight remaining in the project area(s) and implement the requirements of CCRL Sections 33334.2, 33334.4, 33334.6 and 33413.

The Implementation Plan requires agencies with existing project areas to describe how the agency would implement both the requirement to increase, improve and preserve low- and moderate-income ("LMI") housing and satisfy the inclusionary housing requirement. The section of the Plan addressing the LMI Housing Fund (the "LMI Fund") must contain the amount available in the LMI Fund and the estimated amounts which will be deposited into the LMI Fund during each of the next five years as well as estimates of the expenditures of monies from the LMI Fund during each of the five years. If the Implementation Plan contains a project that will result in the destruction of low- or moderate-income housing, the agency must prepare a separate replacement housing plan which identifies proposed locations for the replacement dwelling units pursuant to CCRL Section 33413.5.

MIDTERM PUBLIC HEARING

CCRL Section 33490(c) requires each agency to hold a public hearing and hear testimony from all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan. This review must occur at least

once within the five-year term, no earlier than two (2) years and no later than three (3) years after the adoption of the implementation plan. The purpose of this hearing is to review the redevelopment and corresponding implementation plans prepared for each project, and to evaluate the progress of Plan implementation. It is anticipated that a midterm update will be prepared and reviewed prior to December 2012.

II. INTRODUCTION OF PROJECT AREAS AND UPDATED REDEVELOPMENT ACTIVITIES DIGEST; CHRONOLOGY OF THE WHITTIER REDEVELOPMENT AGENCY; REDEVELOPMENT PLAN ORIGINAL PURPOSES AND OBJECTIVES; AND PRIOR IMPLEMENTATION PLAN GOALS AND OBJECTIVES

BACKGROUND

The Whittier Redevelopment Agency was established for the primary purpose of effecting the elimination of blight and stimulating the City's economic base through development of new public improvements, commercial and industrial projects, and affordable housing. The Agency presently has four redevelopment project areas, each adopted by separate City ordinance beginning in 1974.

Greenleaf Avenue/Uptown Whittier Redevelopment Project Area

The *Greenleaf Avenue/Uptown Whittier Redevelopment Project Area* was adopted in February 1974 and was the first redevelopment project area adopted. The project area covers a 137-acre area in Uptown Whittier and along Greenleaf Avenue. The 24 city blocks within the Greenleaf Avenue/Uptown Whittier Redevelopment Area are developed with office buildings, retail stores, condominiums, and institutional uses. Since adoption, the area has experienced the following development:

- Bank of America Headquarters: The Agency assisted by acquiring property for the construction of this building on Greenleaf Avenue at Penn Street in 1978.
- Comstock Avenue Condominium Project: The Agency assisted in the acquisition of property for the construction of this 38-unit project on Comstock Avenue north of Penn Street in 1978.
- Whittier Area Citizens Credit Union: The Agency entered into an agreement to assist with the construction of this facility on Greenleaf Avenue in 1979.
- Bright Avenue Condominium Project: The Agency assisted in the acquisition of property to construct this 27-unit project on Bright Avenue and Penn Street in 1979-80.
- First Interstate Office Building: The Agency assisted in acquiring property for the construction of this building at Greenleaf Avenue and Wardman Street in

1979.

- Village Court Retail Center: The Agency assisted in the acquisition of property for the construction of this facility on Greenleaf Avenue in 1980.
- Hilton Hotel: The Agency assisted by writing down the cost of land and built a parking facility to enable this 200-room hotel to be constructed. The Agency acquired 25 parcels and issued bonds to assist with the parking structure construction. This is the largest new project to be built in the Project Area and greatly enhances the atmosphere of Uptown Whittier. The hotel opened in 1986.
- Mission Court Building: The Agency assisted in the rehabilitation of the original Standard Oil Building which is listed in the National Register of Historic Places.
- Albertson's: The Agency assisted in the development of this 45,000 square foot supermarket by contributing to the relocation of a tenant. The project assembled many different parcels into one cohesive project.
- Lee Owens Park: The Agency purchased property for this one-acre park, which was developed to serve a dense low-income neighborhood with no park facilities in the vicinity.
- Habitat for Humanity: This four-unit residential project was constructed on land donated by the Agency. Completed in 1997, it now houses four very low income families.
- Façade Program: the Agency expanded its façade loan program to this project area on February 13, 1996. The Commercial Façade Loan Program has improved 39 commercial buildings in the Greenleaf and Earthquake Project Area since its inception through November 2004. The Commercial Façade Loan Program was revamped in 2010 and a handful of new projects have commenced under the new guidelines.
- Historic Southern Pacific Depot. The Agency assisted in the acquisition of property at 7333 Greenleaf Avenue for this important project, which involves a historic building being rehabilitated and used as a Transit Center and community meeting space. The project was completed in June 2002.
- Comstock/Penn Site: The Agency acquired four parcels of land at the southeast corner of this intersection where a future affordable housing project is planned.
- Uptown Whittier Specific Plan: See discussion below under Earthquake Recovery Redevelopment Project Area.

The Project Area has also benefited from assistance provided by other Agency activities including:

- First-Time Home Buyer Pilot Project Home: In 1990, the Agency acquired a house, rehabilitated it, and sold it to a first-time home buyer who qualified as low and moderate income.
- Infrastructure Improvement Project: Lower Uptown Improvement Project including street and alley lighting, parking enforcement, crime prevention and residential rehabilitation loans (in process).
- Streetscape Improvements: Improvements to the streetscape along the Greenleaf Corridor.
- Rio Hondo Temporary Home: For many years, the Agency has annually provided \$50,000 to this home which provides services to Whittier area families in need of housing. The home provides child care and employment counseling as well as a place to stay for an average of nine months while families get back on their feet. The facility was forced to close in 2011, but the former services will now be provided by The Whole Child organization under a scattered-site model.
- CARE Program: In 1999, the Agency and City, with the assistance of the Los Angeles County District Attorney's Office, launched this program designed to improve the residential area through beautification and security improvement loans. In return, property owners bring their buildings up to code and participate in property management and neighborhood watch programs. The program has assisted a total of 45 building owners since its inception through June 2007 when the program was suspended.

Whittier Boulevard Redevelopment Project Area

The *Whittier Boulevard Redevelopment Project Area* was adopted in November 1978 and encompasses commercial, industrial, and residential areas in the western section of Whittier. The project area covers approximately 238 acres located northeast of Whittier Boulevard and south of Hadley Street. Since adoption, the area experienced the following activities:

- Whittier Marketplace: a 16-acre, 175,000 square foot neighborhood shopping center was constructed on the southeastern corner of Hadley Street and Whittier Boulevard. The Agency acquired the land, relocated tenants, established a Community Facilities District and committed extensive financial resources including two (2) Tax Allocation Bonds to the project. The project has consistently been fully leased and has significantly improved the area. Under the Disposition and Development Agreement for this project, the Agency continues semi-annual reimbursements to the developer for Community Facility District debt service payments.
- Improvements: along the north side of Whittier Boulevard and the Union Pacific Railroad tracks (landscaping, paving).
- Several new mall-style industrial buildings have replaced old and dilapidated

houses in the industrial zoned area.

- Multitenant auto repair center: on former Union Pacific Railroad property.
- Preston Chemical property: cleanup and site assembly.
- Zieman Manufacturing: Industrial Development Bond for plant renovation.
- JG Whittier Park neighborhood: improvements include renovation of park and replacement of dilapidated house with new first-time homebuyer home on Penn Street.
- Penn/Union Affordable Housing Project: An Agency owned parcel was sold to a developer for the development of 6, two-story owner occupied craftsmen style detached homes with common area and access. The homes were sold to Low- and Moderate-Income families in Fiscal Year 2001-02.
- Street Lights on Whittier Avenue: Funding for street lights along Whittier Avenue in front of Whittier High School was provided to increase visibility and safety.
- Whittier Boulevard Specific Plan: See discussion below under Whittier Commercial Corridor Redevelopment Project Area.
- Mosaic Gardens at Whittier: The Agency and City jointly participated in entering an Owner Participation and Loan Agreement with LINC Community Development Corporation for the development of a 21-unit affordable apartment project at the southwest corner of Philadelphia and Pickering. Under the agreement, the high-quality project should be completed in 2012 on the acquired site that has sat vacant for over 22 years.

Earthquake Recovery Redevelopment Project Area

The *Whittier Earthquake Recovery Redevelopment Project Area* was established in November 1987 to revitalize the Uptown area damaged by the earthquakes of October 1987. The project area covers about 370 acres of residential and commercial development. Since adoption, the area has experienced the following improvements:

- Lindley Building: Construction was completed with Agency financial assistance to replicate a historic building destroyed in the earthquake.
- Uptown Specific Plan: Following the earthquakes, the City and Agency collaborated to create the plan, which governs land use, design, and circulation for the Central Business District area. A comprehensive update to the Plan was funded by the Agency and completed in 2008. The updated plan calls for 6-8 parking structures to eventually be constructed to support a park-once district. This will facilitate significant densification of the Uptown area and potentially result in up to 1,035 new dwelling units and 907,400 square feet of new retail and other commercial space.
- Quad at Whittier Boulevard: The Agency completed the site assembly,

relocated tenants, and established a Community Facilities District that helped fund the redevelopment of a 32-acre obsolete shopping center into an active promotional center. Under the Disposition and Development Agreement for this project, the Agency continues semi-annual reimbursements to the developer for Community Facility District debt service payments.

- “Historic Uptown Whittier” sign: The sign on Whittier Boulevard was constructed by Agency to help attract shoppers to the area. While the former sign has been removed, new comprehensive citywide wayfinding signage is planned for the coming years.
- Philadelphia Street parking lot: land acquisition and construction was completed in support of the preceding project.
- Historic Bank of America building: Restoration including a forgivable loan for improvements.
- Whittier Village Cinema theater expansion: Included site assembly and financial assistance to the existing theater owner through a Disposition and Development and Owner Participation Agreement.
- Parking Demand Analysis: As recommended by the Specific Plan, the Agency completed a parking study and implemented parking improvements. A comprehensive parking study was again completed in 2010.
- Parking structure improvements: included signage, lighting and interior and exterior painting to upgrade existing Uptown Facility as recommended by above mentioned parking study. The 2010 study recommends that the Agency fund a new parking structure on Comstock and the Agency has budgeted funds for completion of the project.
- Façade Program: As also stated under the Greenleaf Project Area, the Commercial Façade Loan Program has improved 39 commercial buildings in the Greenleaf and Earthquake Project Area since its inception through November 2004. The Commercial Façade Loan Program was revamped in 2010 and a handful of new projects have commenced under the new guidelines.
- Year-round street tree lighting installed at Greenleaf Avenue/Philadelphia Street intersection in Uptown area.
- Installation of electric system for holiday lighting along Greenleaf Avenue in Uptown Area to repair earthquake related damage.
- Rite-Aid Pharmacy: This project involved the construction of a new Rite-Aid Pharmacy at 6512 South Comstock. The project was primarily the result of private development activity with the City contributing funds to secure an access galleria and public parking area. The development agreement was executed in August of 1998.
- William-Penn Manor: In late 1980’s the Agency signed a residential loan

agreement with William Penn Manor, Inc. a non-profit corporation for the development of the 75 unit property that includes 73 units restricted to very low income seniors and 2 managers units.

- Seasons at the Hoover: The Agency assisted a developer in acquiring and rehabilitating the historic Hoover Hotel into a 49 unit (plus one managers unit) very low-income senior housing project. The project includes a gated basement parking area, residents lounge, laundry room, and on-site manager and other amenities in the heart of Uptown Whittier at 7035 Greenleaf Avenue. The project layered seven different funding sources, including a historic preservation grant, for a total of \$7.7 million and was completed in July 2001.
- Whittier Police Station: The Agency directly contributed a total of \$4.5 million towards the construction of the new station at southeast corner of Penn Street and Washington Avenue. In addition, the Agency paid back several loans from the City that enabled the City to commence the construction. The new 55,000 square foot facility will house Whittier's police force into the foreseeable future. The new building has significantly enhanced the Police Department's ability to reduce crime in the Project Area and City-wide.
- Purchase of the Alpha Beta Site: The Agency purchased this 3.4-acre site at the southeast corner of Hadley and Milton from the City after plans to construct a new Central Library at the site proved infeasible. The site will likely be developed into a mixed use development that includes a large affordable housing component.
- Whittier Area First Day Coalition – Newlin Housing Project: The Agency participated with the City and Los Angeles County in funding a loan to First Day for their acquisition and rehabilitation of a three unit property on Newlin Avenue. The 3-unit project was completed in 2010 and provides very-low income families that are homeless or threatened with homelessness a place to live while they transform their lives towards independence.

Whittier Commercial Corridor Redevelopment Project Area

The *Whittier Commercial Corridor Redevelopment Project Area* was established in March 2002 to revitalize the primarily commercial areas located on both sides of Whittier Boulevard. The original project area covered 419 acres, but it was expanded in 2005 to encompass an additional 200 acres, inclusive of the Fred C. Nelles California Youth Authority facility. Since adoption, the area has experienced the following improvements:

- Whittwood Town Center: In July 2004, the Agency executed an Owner Participation Agreement with LNR Whittwood Town Center, LLC for redevelopment of the Whittwood Mall into the Whittwood Town Center. The new Whittwood Town Center replaces a portion of the existing mall with a total of 879,570 square feet of leasable commercial space. Additionally, the

Town Center includes a residential portion at the southwest corner of the site where 114 new town home condominiums have been developed. The OPA requires ongoing reimbursement to the developer of certain sales and property tax increment.

- Whittier Boulevard Specific Plan: Together with the Agency and the urban design firm of Freedman, Tung, and Bottomly, the City has completed a multi-year effort to adopt the comprehensive Whittier Boulevard Specific Plan. The document sets out five distinct zones within the seven-mile stretch of Whittier Boulevard within the City Limits. The Specific Plan is the result of a three-year effort to enhance the mixed use character of the corridor and to create a visually more attractive and functionally more inviting place to shop, work and live. The new plan is expected to increase the redevelopment opportunities along the Boulevard.
- Whittier Boulevard Specific Plan Update: The Agency funded a 2011 comprehensive update to the Specific Plan. The update added one additional zone along the corridor and responded to market conditions along the corridor including the loss of six new car dealerships from the “Great Recession.” Other modifications to the Specific Plan were also implemented to facilitate and encourage new development along the Boulevard.
- Mitsubishi Dealer: In January of 2002 the City of Whittier entered into an Owner Participation Agreement with the Mitsubishi Auto Dealer located on Whittier Boulevard in the Whittier Commercial Corridor Project Area. Although this is not an Agency agreement it resulted in improving property in the Project Area for a period of time. Unfortunately, the Mitsubishi dealer fell victim to the “Great Recession” and closed in 2009.
- Decorative Street Lights: The Agency funded new decorative street lights along a mile long segment of Whittier Boulevard between Santa Gertrudes Avenue and the City limit at Valley Home Avenue. The project was timed concurrent with a significant effort from Southern California Edison to underground all utilities along the boulevard in the same area. Through the combined effort, the Boulevard aesthetics in this area have been significantly enhanced. Further enhancements planned for the future include raised landscape medians and other landscape enhancements on the north and south sides of the Boulevard.
- Gables at Whittier: The Agency entered an affordable housing agreement with the developer of this 96-unit townhome project. Under the agreement, the Agency will provide close to \$3 million as silent second to moderate-income first-time home buyers. A total of 24 affordable units will eventually be completed at the project, which was the first housing project approved under the Whittier Boulevard Specific Plan.

Other City-wide Agency Accomplishments

- In past years, the Agency annually funded the First Time Homebuyer Loan Program from its low- and moderate- income housing set-aside tax increment funds. The program was originated in Fiscal Year 1997-98 and has assisted 73 families from its inception through its suspension in June 2006. In its place, the Agency Board approved the Affordable Home Ownership Program (AHOP). The AHOP provides silent second loans to moderate-income first time buyers. Under the AHOP the designated units will remain affordable for a full 45-year term. In addition to the AHOP, the City Council approved an Inclusionary Zoning Ordinance on June 10, 2008, that requires affordable housing units to be developed as a part of all new residential development projects that include seven or more total units.

Tables 1 through 4 below identify the adoption dates for the Redevelopment Plans and all subsequent Amendments. Figure 1 shows the boundaries of the Project Areas.

TABLE 1 Greenleaf Avenue/Uptown Whittier Redevelopment Project Area	
Adoption of Ordinance	February 5, 1974
Effective Date of Adoption	
Adopted By	Ordinance No. 2022
Amendments	<p><u>January 6, 1976, Ordinance No. 2076</u> (Amended to allow eminent domain)</p> <p><u>November 2, 1993, Ordinance No. 2612</u> (Amended to extend Plan's time frames for eminent domain and incurring debt, modifies the financial limits and provides for public facilities and public improvement projects.)</p> <p><u>December 20, 1994, Ordinance No. 2640</u> (Amended to conform to AB1290)</p> <p><u>August 24, 2004, Ordinance No. 2844</u> (Amended pursuant to SB211 and SB1045; CCRL Section 33333.6)</p> <p><u>June 27, 2006, Ordinance No. 2876</u> (Amended to extend Plan's time frame for eminent domain)</p> <p><u>January 23, 2007, Ordinance No. 2885</u> (Amended pursuant to SB1096)</p>
Duration of Plan (per Ordinance No. 2885)	February 5, 2017
Duration of Eminent Domain Authority (per Section 403 of Amended Plan)	June 27, 2018 (12 years from adoption of Ordinance 2876 or end of Plan; restricted to certain properties and land uses)
Tax Increment Cap (per Section 602 of Amended Plan)	\$172,350,000 plus Section 33401 payments
Time Limit to Incur Indebtedness (per Ordinance No. 2844)	none
Time Limit to Collect Tax Increment (per Ordinance Nos. 2640, 2844, and 2885)	To pay pre-1994 debt can collect tax increment until paid To pay post-1994 debt can collect tax increment until February 5, 2027 (10 years past effectiveness of Plan)
Maximum Amount of Bonded Indebtedness (per Section 602 of Amended Plan)	\$75,000,000 plus Section 33401 related bond amounts
Size of Project Area	137 acres (128 per GIS on 03-01-11)
Number of Dwelling Units in Project Area at Time of Adoption	not available
Pass-Throughs	<p><u>Agreement No. A93-190 (WRA 93-013)</u> September 21, 1993 Between Whittier Redevelopment Agency, City of Whittier, Whittier Union High School District, and Whittier City School District. After certain triggers are reached, agreement pledges certain tax increment above 1992-93 base value.</p> <p><u>Agreement No. WRA 93-011 (County Agreement No. 67060)</u> September 27, 1993 Between Whittier Redevelopment Agency, L.A. County Flood Control District, Consolidated Fire Protection District of L. A. County, County of L.A., and the L. A. County Office of Education. After certain triggers are reached, agreement pledges certain tax increment above 1993-94 base value.</p> <p><u>Per Ordinance No. 2844 (SB211 provisions)</u> Statutory pass-throughs under CCRL Section 33607.7 are paid by the Agency to the following taxing agencies: Co Lighting Maint Dist No 1472, Greater LA County Vector Control, County Sanitation Dist No 18 Oper, City of Whittier TD#1, City of Whittier-Uptown Fd, Metropolitan Water District, Water Replenishment Dist of So Cal, East Whittier City School Dist, Co Sch Serv Fd- East Whittier, Dev Ctr Hdcpd Minor-E Whittier, Rio Hondo Community College District, Rio Hondo Childrens Ctr Fund. Base year of 2003-04 used for calculation.</p>
Bonds Pledging Tax Increment	Whittier Public Financing Authority Revenue Bonds 2002, Series A Greenleaf Avenue/Uptown Whittier Redevelopment Project, Official Statement Dated March 19, 2002 (refinance of 1992 bonds of \$6,285,000 September 15, 1992) \$7,505,000. Whittier Redevelopment Agency, Taxable Tax Allocation Bonds, 2007 Series B, Housing Projects, LMIHF Aggregated between Project Areas, OS Dated May 24, 2007, \$15,660,000.
Other Bonds (CFDs, etc.)	
Major DDAs/OPAs	Amended and Restated Parking Services Agreement with Radisson Hotel

TABLE 2 Whittier Boulevard Redevelopment Project Area

Adoption of Ordinance	November 28, 1978
Effective Date of Adoption	
Adopted By	Ordinance No. 2178
Amendments	<p><u>February 11, 1992, Ordinance No. 2563</u> <u>December 20, 1994, Ordinance No. 2641</u> (Amended to conform to AB1290) <u>August 24, 2004, Ordinance No. 2845</u> (Amended pursuant to SB211 and SB1045; CCRL Section 33333.6) <u>June 27, 2006, Ordinance No. 2875</u> (Amended to extend Plan's time frame for eminent domain) <u>January 23, 2007, Ordinance No. 2886</u> (Amended pursuant to SB1096)</p>
Duration of Plan (per Ordinance No. 2886)	November 28, 2021
Duration of Eminent Domain Authority (per Section 303 of Amended Plan)	June 27, 2018 (12 years from adoption of Ordinance 2875 or end of Plan; restricted to certain properties and land uses)
Tax Increment Cap (per Section 502 of Amended Plan)	\$200,000,000 plus Section 33401 payments
Time Limit to Incur Indebtedness (per Ordinance No. 2845)	none
Time Limit to Collect Tax Increment (per Ordinance Nos. 2641, 2845, and 2886)	<p>To pay pre-1994 debt can collect tax increment until paid To pay post-1994 debt can collect tax increment until November 28, 2031 (10 years past effectiveness of Plan)</p>
Maximum Amount of Bonded Indebtedness (per Section 502 of Amended Plan)	\$50,000,000 plus Section 33401 related bond amounts
Size of Project Area	238 acres (212 per GIS on 03-01-11)
Number of Dwelling Units in Project Area at Time of Adoption	not available
Pass-Throughs	<p><u>Agreement No. A92-061 (County Agreement No. 65978)</u> April 29, 1992 Between Whittier Redevelopment Agency, City of Whittier, L. A. County Office of Education, L. A. County Flood Control District, Consolidated Fire Protection District of L. A. County, and County of L. A. <u>Agreement No. WRA93-013</u> April 6, 1992 Between Whittier Redevelopment Agency, City of Whittier, Whittier Union High School District, and Whittier City School District (two School Districts also signed a separate agreement between them for funds distribution) <u>Per Ordinance No. 2845 (SB211 provisions)</u> Statutory pass-throughs under CCRL Section 33607.7 are paid by the Agency to the following taxing agencies: Co Lighting Maint Dist No 1472, Greater LA County Vector Control, County Sanitation Dist No 18 Oper, City of Whittier TD#1, City of Whittier-Uptown Fd, Metropolitan Water District, Water Replenishment Dist of So Cal, East Whittier City School Dist, Co Sch Serv Fd- East Whittier, Dev Ctr Hdcpd Minor-E Whittier, Rio Hondo Community College District, Rio Hondo Childrens Ctr Fund. Base year of 2003-04 used for calculation.</p>
Bonds Pledging Tax Increment	Whittier Redevelopment Agency, Taxable Tax Allocation Bonds, 2007 Series B, Housing Projects, LMIHF Aggregated between Project Areas, OS Dated May 24, 2007, \$15,660,000. Whittier Public Financing Authority, Revenue Bonds, 2007 Series A, Whittier Blvd. and Earthquake Recovery Project Areas, OS Dated July 27, 2007, \$15,425,000.
Other Bonds (CFDs, etc.)	<p>CFD No. 1989-1 of the City of Whittier 1998 Special Tax Refunding Bonds (refinance of 1989-1), Official Statement Dated July 23, 1998, \$5,470,000. CFD No. 1989-1 of the City of Whittier 1989 Special Tax Bonds.</p>
Major DDAs/OPAs	DDA for Whittier Marketplace

TABLE 3 Whittier Earthquake Recovery Redevelopment Project Area






Adoption of Ordinance	November 24, 1987
Effective Date of Adoption	
Adopted By	Ordinance No. 2420
Amendments	<u>December 20, 1994, Ordinance No. 2642</u> (Amended to conform to AB1290) <u>April 27, 1999, Ordinance No. 2749</u> (Amended to extend duration of Plan and time limit to collect tax increment per AB 1342) <u>May 9, 2000, Ordinance No. 2763</u> (Amended to re-establish eminent domain authority for 12-years) <u>August 24, 2004, Ordinance No. 2846</u> (Amended pursuant to SB1045; CCRL Section 33333.6) <u>April 14, 2009, Ordinance No. 2924</u> (Amended to add certain capital projects to the redevelopment plan)
Duration of Plan (per Ordinance No. 2846)	November 24, 2028
Tax Increment Cap (per Section 502 of Plan)	\$350,000,000 plus Section 33401 and 33334.2 payments
Duration of Eminent Domain Authority (per Amended Plan and Ordinance No. 2763)	May 9, 2012 (12 years from adoption of the Third Amendment, no eminent domain for properties zoned and improved for single family residential uses provided such property is occupied, or was occupied at the time of the disaster [October 1987], by its owner as the residence of the owner, plus other restrictions)
Time Limit to Incur Indebtedness (per Ordinance No. 2642)	November 24, 2007 (not applicable to housing funds)
Time Limit to Collect Tax Increment (per Ordinance Nos. 2749 and 2846)	To pay pre-1994 debt can collect tax increment until paid To pay post-1994 debt can collect tax increment until November 24, 2038 (10 years past effectiveness of Plan)
Maximum Amount of Bonded Indebtedness (per Section 503 of plan)	\$150,000,000 exclusive of Sections 33401 and 33334.2 payments
Size of Project Area	367 acres (367 per GIS on 03-01-11)
Number of Dwelling Units in Project Area at Time of Adoption	not available
Pass-Throughs	<u>Agreement No. 60777</u> November 24, 1987 Between Whittier Redevelopment Agency and the County of Los Angeles (L. A. County Consolidated Fire Protection District, L. A. County Flood Control District, and County of L. A.) <u>CCRL Section 33676 Payments to the following entities:</u> Reso. No. 29:2001-2002 – Los Angeles County Office of Education, Reso. No. 2001-02-R27 – East Whittier City School District, Reso. No. 2001-02-R27 – Whittier City School District, Reso. No. 2001-02-R27 – Whittier Union High School District, Reso. No. _____, April 29, 2002 – Rio Hondo Community College.
Bonds Pledging Tax Increment	Whittier Redevelopment Agency, Whittier Earthquake Recovery Redevelopment Project Tax Allocation Bonds, 2005 Series A, Official Statement Dated May 25, 2005 \$7,730,000. Whittier Redevelopment Agency, Taxable Tax Allocation Bonds, 2007 Series B, Housing Projects, LMIHF Aggregated between Project Areas, OS Dated May 24, 2007, \$15,660,000. Whittier Public Financing Authority, Revenue Bonds, 2007 Series A, Whittier Blvd. and Earthquake Recovery Project Areas, OS Dated July 27, 2007, \$15,425,000.
Other Bonds (CFDs, etc.)	CFD No. 1991-1of the City of Whittier (Whittier Blvd./Painter Ave. [Quad]) 1998 Special Tax Refunding Bonds, Official Statement Dated Dec. 14, 1998, \$6,285,000
Major DDAs/OPAs	Quad DDA (Original - Agency Agreement No. WRA96-008, Aug. 9, 1996, Assignment and Assumption County Document No. 96-2087970, Dec. 27, 1996)

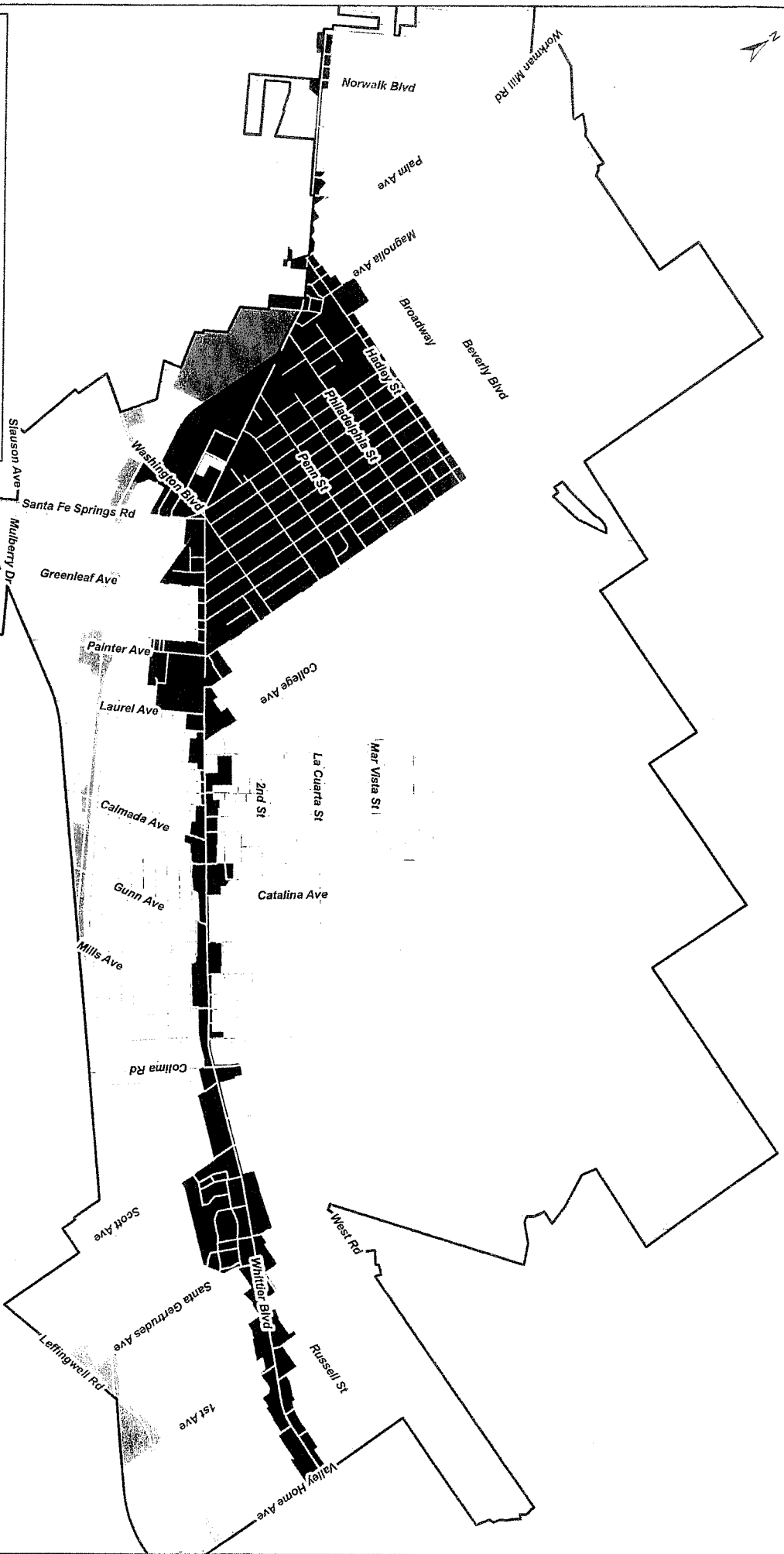
TABLE 4 Whittier Commercial Corridor Redevelopment Project Area

Introduction of Ordinance	March 12, 2002
Adoption of Ordinance	March 26, 2002
Effective Date of Adoption (per Section 702 of Plan)	April 25, 2002
Adopted By	Ordinance No. 2800
Amendment	July 19, 2005 (effective August 18, 2005), Ordinance No. 2860 (Amended to add 209 acres of territory, inclusive of Fred C. Nelles site)
Duration of Plan (per Section 1003 of Amended Plan)	March 26, 2032 (30 years from Original Plan adoption for Original Area) July 19, 2035 (30 years from Amended Plan adoption for Added Area)
Tax Increment Cap	none
Duration of Eminent Domain Authority (per Section 502 of Plan)	March 26, 2014 (12 years from Original Plan adoption, some limitations based on building use) July 19, 2017 (12 years from Amended Plan adoption, some limitation based on building use)
Time Limit to Incur Indebtedness (per Section 1002 of Amended Plan)	March 26, 2022 (20 years from Original Plan, additional time allowed for housing activities) July 19, 2025 (20 years from Amended Plan, additional time allowed for housing activities)
Time Limit to Collect Tax Increment (per Section 1004 of Plan)	March 26, 2047 (45 years from Original Plan adoption) July 19, 2050 (45 years from Amended Plan adoption)
Maximum Amount of Bonded Indebtedness (per Section 1001)	\$ 200 million adjusted to Consumer Price Index or other appropriate index
Size of Project Area (per legal description filed with SBE and County of Los Angeles)	628 acres (Original Area - 419 acres, Added Area – 209 acres) [419 and 198 per GIS]
Number of Dwelling Units in Project Area at Time of Adoption	190 dwelling units in Original Area and 180 dwelling units in Added Area
Pass-Throughs	Required Per CCRL Section 33607.5 (different base years for Original Area and Added Area)
Bonds Pledging Tax Increment	Whittier Redevelopment Agency, Taxable Tax Allocation Bonds, 2007 Series B, Housing Projects, LMIHF Aggregated between Project Areas, OS Dated May 24, 2007, \$15,660,000. Whittier Redevelopment Agency, Tax Allocation Bonds, 2007 Series A, OS Dated May 24, 2007, \$18,695,000, including \$6,165,000 Escrow Term Bond.
Other Bonds (CFDs, etc.)	None as of December 1, 2011
Major DDAs/OPAs	Whittwood Town Center Owner Participation Agreement



City of Whittier Redevelopment Project Areas

-  Whittier Blvd Redevelopment Project
-  Whittier Earthquake Recovery Redevelopment Project
-  Greenleaf Ave Uptown Whittier Project
-  Whittier Blvd Commercial Corridor Original Project Area
-  Whittier Blvd Commercial Corridor Additional Project Area



SUMMARY OF REDEVELOPMENT PLAN ORIGINAL PURPOSES AND OBJECTIVES

As stated in the introductory section of this Plan, one of the major goals of the Implementation Plan is to tie the projects and programs to the original purposes of the Redevelopment Plans at the time of their adoption, the primary focus of which is the elimination of blight. Below are listed the goals and objectives for each Project Area at the time of its adoption.

Greenleaf Avenue/Uptown Whittier Project Area¹

The Agency proposed to eliminate and prevent the spread of blight in the Project Area by:

1. Acquisition of certain real property in the manner set forth in [the Plan];
2. Demolition or removal of certain buildings and improvements;
3. Relocation assistance to displace residential and nonresidential occupants; and
4. Installation, construction, or reconstruction of streets, utilities, and other public improvements.

Whittier Boulevard Project Area²

The Agency proposed to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. Providing for participation by owners and tenants of residential and business properties located in the Project Area by extending preferences to remain or relocate within the redevelopment area;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced Project occupants;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities and other public improvements;
7. Rehabilitation, development or construction of low- and moderate-income housing within the Project and/or the City;
8. Disposition of property for uses in accordance with this [p]lan;
9. Redevelopment of land by private enterprise and public agencies for uses in accordance with this [p]lan; and
10. Rehabilitation of residential and business structures and improvements by present owners, their successors, and the Agency.

¹ Excerpt from Section 401 of the Redevelopment Plan.

² Excerpt from Section 301 of the Redevelopment Plan.

Earthquake Recovery Project Area³

1. The undertaking, carrying out, or approval of projects to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of the Disaster [earthquake], and to perform actions necessary to prevent or mitigate an emergency located within the Project Area, in accord with the General Plan, specific plans, the Redevelopment Plan and local codes and ordinances. To this end, the following objectives are sought:
 - a. The provision of financial and technical assistance to owners and tenants of residential, commercial and other real property and improvements damaged as a result of the disaster.
 - b. The maintenance and promotion of private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activity.
 - c. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
 - d. The retention and expansion of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the redevelopment of the Project Area.
 - e. The increase of sales, business license, and other fees, taxes and revenues to the City of Whittier, to at least pre-disaster levels.
 - f. The preservation of the area's existing employment base and the creation and development of local job opportunities.
 - g. The replanning, redesign and development of areas which are damaged, stagnant or improperly utilized.
 - h. The repair or amelioration of the vehicular circulation systems; water, sewer and storm drainage systems; off-street parking; and other similar public improvement, facilities and utilities whose deficiencies adversely affect the Project Area.
 - i. The replacement and improvement of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.

Whittier Commercial Corridor Project Area⁴

1. Eliminating blight and environmental deficiencies in the Project Area.
2. Assembling of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
3. Replanning, redesigning, and developing properties that are stagnant or

³ Excerpt from Section 100 of the Redevelopment Plan.

⁴ Excerpt from Section 400 of the Redevelopment Plan.

- improperly utilized.
4. Increasing, improving, and preserving the community's supply of housing affordable to very low, low, and moderate income households.
 5. Encouraging participation of residents, businesses, public agencies and community organizations in the redevelopment of the Project Area.
 6. Retaining as many existing businesses as possible by means of redevelopment and rehabilitation activities.
 7. Enhancing commercial opportunities in the Project Area.
 8. Expanding the employment base and promoting the creation of jobs.
 9. Strengthening the economic base of the Project Area and the community by the installation of needed on- and off-site improvements to stimulate new commercial/industrial expansion, employment, and economic growth.
 10. Increasing parking and open space amenities.
 11. Implementing performance criteria to assure quality site design, and environmental standards to provide unity and integrity to the entire Project Area development.
 12. Create balanced land uses throughout the Project Area and City.

PRIOR IMPLEMENTATION PLAN FIVE-YEAR GOALS AND OBJECTIVES

Through the preparation and approval of the 1999-2004 Five-Year Implementation Plan the Agency consolidated and reaffirmed its goals and objectives. Many of the same goals and objectives are carried forward to the 2010-2014 planning period and are listed in Section IV below. Several new objectives have also been added for the next planning period. In general there are five overview goals that form the overall strategy for this Implementation Plan and will serve as a guide for the Agency's activities during the next five years.

III. IDENTIFICATION OF KEY BLIGHTING CONDITIONS

Modification to the CCRL in 1993 (AB 1290) substantially changed the definition of blight which can be used to qualify project areas for adoption on or after January 1, 1994; the Redevelopment Plans for both the Greenleaf Avenue/Uptown Whittier, Whittier Boulevard and Earthquake Recovery Project Areas were adopted prior to this date and qualified under previous definitions. However, the Whittier Commercial Corridor Redevelopment Project Area was adopted in March 2002 and therefore qualified under the updated definitions of Blight. Further modifications to the CCRL have occurred since 1993. Currently, CCRL Section 33030 (b) (2) states that an area is blighted if it is characterized by "one or more" of any of four (4) physical and one or more of any of the five (5) economic conditions listed in CCRL Section 33031, as well as other factors.

The Reports to the City Council required by CCRL Section 33352 and prepared during the adoption of each of the Redevelopment Project Areas detailed the specific blighting conditions that affected the Project Areas at the time of their adoption and/or amendment. These reports are on file at the City and incorporated herein by reference. Generally, the conditions described in the reports persist with the exception of the projects and programs the Agency has completed to improve the area. Overall, the blighting conditions listed below remain within one or more of the Project Areas in one form or another. Additionally, as a secondary factor, blighted areas may be characterized by the existence of inadequate public improvements, parking facilities, utilities, and small parcels, held in divided and widely scattered ownerships.

CCRL Section 33031. (a) This subdivision describes physical conditions that cause blight:

(1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

(2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.

(3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

(4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

(b) This subdivision describes economic conditions that cause blight:

(1) Depreciated or stagnant property values.

(2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

(3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

(4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

(5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.

(6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.

(7) A high crime rate that constitutes a serious threat to the public safety and

welfare.

IV. 2010-2014 AGENCY GENERAL REDEVELOPMENT FUND GOALS AND OBJECTIVES

Overview

Section 33490 (a) (1) of the CCRL states that an implementation plan shall contain an agency's specific goals and objectives for the project area(s). The Agency continues to have limited resources available to ameliorate the blighting conditions within the Project Areas. The Agency has selected some projects and programs that are capital intensive and other less capital intensive programs as part of the overall efforts. The Agency has focused some resources on marketing, business attraction and retention, while at the same time taking on several larger scale infrastructure projects. Infrastructure that helps implement the Whittier Boulevard Specific Plan and Uptown Whittier Specific Plan clearly remain a high priority of the Agency. As in past years, planning and administration expenditures remain necessary components of the annual budgets. Lastly, land assemblage continues to be a goal of the Agency to facilitate new modern development. It has generally been the Agency practice to partner with a developer prior to incurring extensive land acquisition costs, but the Agency does own several parcels of land that are desirable for new development projects, including the Alpha Beta Site, Comstock/Penn Site, the Five-Points intersection site, and several more isolated parcels in Uptown and along Whittier Boulevard.

Range of Possible Projects

Since specific projects depend on market conditions that are not known at the time of preparation of this document, the Agency has included a list of approximately 65 potential projects as Appendix A to this document. Due to finite financial resources of the Agency, it is likely that only a few of the listed projects will actually be pursued and accomplished during the time period covered by this Plan. It is important to note, that at the meeting on January 25, 2011, the Agency Board selected its highest priority projects from among the more than 65 potential projects presented. These high priority projects received budget allocations in 2011-12 and are shown on Table 8 and discussed under the Table 8 discussion.

Specific Project Selection Criteria

As specific projects are selected among the many possible projects, the Agency will use the following criteria in its evaluation of priorities:

1. Does the project result in the removal of blight;
2. Does the project result in direct increases in tax generation (sales, property, transient occupancy tax, etc.)
3. Does the project encourage smart growth and quality urban design;
4. Does the project serve as a catalyst to additional growth or development;
5. Does the project provide highly visible progress in the community;

6. Does the project include property that is already owned by the Agency or City;
7. Does the project include property that is currently "for sale or lease";
8. Does the project have several phased components, if so, which is first;
9. Which redevelopment project area is the project located in;
10. Does the project help achieve a wide range of results (e.g. job generation from and industrial or office use, retail, infrastructure, public facilities, market rate and affordable housing);
11. Are there significant problems or constraints related to zoning and entitlements, environmental contamination and title conditions, historic resources, relocation requirements.

Genesis of Goals/Objectives

Some of the following five (5) year goals and objectives listed below have been carried forward from Prior Implementation Plans and the each Redevelopment Plan. Others have been excerpt from the Economic Development Strategy. The Strategy was first formed through the Economic Development Leadership Forum. This group was a collaborative effort of City Staff, Whittier Chamber of Commerce, Whittier Marketing Council, Whittier Uptown Association, and a variety of community stakeholders. This group was asked to answer the question "What concrete economic development elements/activities do we want to see in place in 3 to 5 years?", which resulted in the following ideas:

1. A "prettier" Whittier
2. Investment/business-friendly environment
3. Implement Whittier Boulevard Specific Plan
4. Create a marketable identity
5. Improve housing diversity
6. Sell Whittier on Whittier
7. Expand entertainment and recreation opportunities
8. Retain future residents

Actions to implement each of these concepts were compiled by the Economic Development Leadership Forum and are shown in Appendix B. However, it is important to note that each of these suggested actions are outside the ability of the Agency acting alone to implement within the five-year Implementation Plan period. Nevertheless, many of these concepts were carried into the project and programs to be implemented during this planning period and are annually incorporated in the City's Economic Development Strategy.

Goals/Objectives for 2010-2014

All the Agency activities remain consistent with the Prior Implementation Plan goals and objectives. They have been organized into five concise Goals: 1) Eliminate Blight, 2) Economic Development, 3) Public Infrastructure, 4) Community Facilities, and 5) Low- and Moderate-Income Housing. Further details are shown below.

Goal No. 1 Eliminate Blight - To eliminate and prevent the spread of blight and deterioration, and to conserve, rehabilitate, and redevelop the Project Areas in accordance with the Redevelopment Plans and Annual Work Programs.

Objective 1A: Disaster Relief Address damage and alleviate health and safety problems resulting from the October 1987 Whittier earthquake.

Objective 1B: Promote Compatible Development To encourage the development of residential, commercial, and industrial environments which positively relate to adjacent land uses, and upgrade and stabilize existing uses.

Objective 1C: Assemble and Reparcel Property To remove impediments to land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels.

Objective 1D: Expand Resources for Land Development To expand the resource of developable land by making underutilized public and privately owned property available for redevelopment.

Objective 1E: Coordinate Revitalization and Community Development Activities To coordinate revitalization efforts in the Project Areas with other public programs of the City and other public agencies.

Objective 1F: Improve Architectural, Landscape, and Urban Design Standards To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Plans.

PROJECTS/PROGRAMS THAT IMPLEMENT GOALS AND OBJECTIVES

Assist in annually updating and implementing the City of Whittier Economic Development Strategy.

Acquisition and/or assembly of parcels to eliminate blighted conditions in targeted sections of the Project Areas.

Complete a Disposition and Development Agreement for development of the City/Agency-owned lots at 6722 (City) and 7018 (Agency) Greenleaf Avenue.

Coordinate with the Brookfield team for redevelopment at the Fred C. Nelles Site and surrounding area in substantial conformance with the Whittier Boulevard Specific Plan.

Assist in implementation of the Uptown Whittier Specific Plan through infrastructure and parking improvements, and specific development projects and programs. Implement the Parking Management Plan's recommendations including the creation of a public improvement and maintenance district, parking structure and parking meters along Greenleaf Avenue.

Assist developers and property owners in creating new or rehabilitated existing housing in the Uptown Area while providing for necessary inclusionary/replacement housing requirements.

Continue to provide the City's website as a point of access for information regarding redevelopment opportunities in the City of Whittier.

Assist the private market in implementing the land use, design provisions, and infrastructure upgrades outlined in the Whittier Boulevard Specific Plan.

Minimize code enforcement violation through proactive enforcement as part of redevelopment efforts.

Implement the Retailer Recruitment and Reward Program to attract catalytic businesses.

Continue the Storefront Glass Replacement Program.

Assist in the redevelopment of the "Alpha Beta" site, including the development of affordable housing units on the site.

Continue discussions with the County Community Development Commission on the possibility of an annexation of the commercial district (roughly one parcel deep on both sides of Whittier Boulevard) in unincorporated west Whittier from the 605 Freeway to Sorenson Avenue.

Assist with the redevelopment of the southeast corner of Whittier Boulevard and Philadelphia Street as a gateway to Uptown.

Facilitate the redevelopment of the of the Ricker Motors site and adjacent areas, including the Omega Chemical Superfund site at 5-Points with attraction of a hotel, medical office or condo office use and determine how the frontage road and parkway should be incorporated in the redevelopment of the site.

Assist with the reuse and redevelopment of the closed auto dealer sites (Buick, Pontiac & GMC, Saturn, Chrysler, Jeep, Dodge, Mitsubishi, Kia, Ford, Cadillac)

Assist in the reuse of Cal Domestic's site and other key sites along Whittier Boulevard including but not limited to, the former Stats site.

Goal No. 2 Economic Development - To expand activities designed to attract and retain desirable business and industry which effectively increase employment opportunities for community residents, enhance the tax base of local government, and foster a tangible, positive community identity. This Goal will be primarily achieved through implementation of the annually updated City of Whittier Economic Development Strategy. The Economic Development Strategy as it currently exists, or may hereafter be amended, is incorporated herein by this reference.

Objective 2A: Promote a strong, diversified and sustainable local economy and enhance the quality of life in the community.

Objective 2B: Increase the City's sales tax revenue growth and tax base. Retain and enhance the existing businesses.

Objective 2C: Encourage and promote the development and enhancement of retail areas to achieve a vibrant shopping, dining and/or entertainment experience.

Objective 2D: Encourage active cooperation between the City and local businesses concerning economic development issues.

Objective 2E: Promote local citizen support of businesses located in Whittier.

Objective 2F: Encourage job creation, where possible.

Objective 2G: Encourage Stakeholder Participation To encourage the cooperation and participation of residents, business persons, public agencies, and community organizations in the revitalization of the Project Areas.

Objective 2H: Encourage Private Sector Investment To encourage private sector investment in the development and redevelopment of the Project Areas.

Objective 2I: Develop Distinct Commercial Districts To provide for the development of distinct commercial districts, to attain consistent image and character, and to enhance their economic viability.

PROJECTS/PROGRAMS THAT IMPLEMENT GOALS AND OBJECTIVES

Develop and Maintain contacts with property owners within the Project Areas regarding the status of properties with a focus on key available sites.

Assist the remaining auto dealerships on Whittier Boulevard in continuing or expanding their operations to allow for increased sales and property tax.

Continue marketing and processing of the Commercial Façade Rehabilitation program in the Project Areas.

Continue the support of the Whittier Uptown Association through the Business Improvement District.

Market economic development activities and progress in Whittier via the "Growing Whittier" newsletter.

Continue serving as liaison to the Whittier Uptown Association by attending monthly meetings.

Continue to oversee the special event permitting process to facilitate increased activity and interest within the Uptown Area.

Work with site selectors, real estate developers, state and local economic development agencies and other partners to attract new business and industry to Whittier properties through attendance at ICSC and other marketing events.

Actively pursue development opportunities located along the Greenway Trail by marketing existing City owned sites and likely future development sites.

Meet with potential developers wanting to relocate or expand in the City.

Consider working with the International Code Council to ensure their west cost offices remain in Whittier.

Continue implementation of the Whittwood Town Center Specific Plan and implementation of the Owner Participation Agreement between the Agency and LNR Whittwood Town Center, LLC.

Continue the Commercial Façade Loan Program

Continue to implement the Local Stimulus and Business Assistance Program which includes: building permit subsidies, relaxing of certain permit requirements, and business seminars.

Facilitate retail, commercial, industrial and business park development within the vicinity, of Five Points/Presbyterian Intercommunity Hospital. And more specifically, assist with the development of other medical / biotechnology uses in proximity to the Hospital area, including Washington Boulevard, Whittier Boulevard and the Workplace District.

Facilitate implementation of the commercial development allowed within each district of the Whittier Boulevard Specific Plan.

Design and implement a high-quality wayfinding signage program within Whittier.

Objective 2J: Continue Agency administrative functions

As appropriate and feasible, seek outside financial resources (i.e. Federal, State or private grants and loans) to carry out economic development projects and activities.

Review bonding capacity of Redevelopment Project Areas to determine feasibility of raising capital funds for projects through bond financing.

Update comprehensive tax increment models to accurately project future income for the Agency, including all pass-throughs and other obligations.

Consider new unsolicited redevelopment proposals as appropriate and necessary.

Continue to calculate and reimburse developers under previously adopted Disposition and Development Agreements or Owner Participation Agreements for the Whittier Marketplace, Quad at Whittier, and Whittwood Town Center.

Continue to monitor critical time limits and financial caps in each redevelopment plan and process amendments as necessary to ensure the Agency can continue its efforts in the Project Areas.

Consider a Senate Bill 211 amendment to the Earthquake Recovery Project Area to eliminate the time limit to incur indebtedness, which expired on November 24, 2007.

Continue to monitor Agency assisted affordable housing projects as required by CCRL Section 33418.

Continue to maintain Agency-owned properties.

Continue to prepare all required annual reports for submittal to the Agency Board and State of California.

Goal No. 3 Public Infrastructure - To provide needed improvements to the utility and public infrastructure that serve the Project Areas.

Improve traffic circulation through the reconstruction and improvement of existing streets in the Project Areas.

Facilitate the upgrading of the public right-of-way along Whittier Boulevard as specified in the Whittier Boulevard Specific Plan, including utility undergrounding, decorative streetlights, and raised landscape medians and other infrastructure improvements.

Assist in implementation of the Uptown Whittier Specific Plan through infrastructure and parking improvements, and specific development projects and programs. Implement the Parking Management Plan's recommendations including the creation of a public improvement and maintenance district, parking structure and parking meters along Greenleaf Avenue.

Facilitate improvements to on-site and off-site infrastructure to serve new development on the Fred C. Nelles site.

To the extent feasible facilitate the public improvements described as a part of the Greenway Trail Master Plan.

Goal No. 4 Community Facilities - To provide needed improvements to the community's educational, cultural, and other community facilities to better serve the Project Areas.

Assist in the construction of the new Police Facility

Assist in the reconstruction and expansion of the Whittwood Branch Library and consider options to facilitate rehabilitation of the Central Library.

Goal No. 5 Low- and Moderate-Income Housing – To improve or provide housing opportunities for Very Low, Low, and Moderate-Income persons and families

Objective 5A Provide Affordable Homeownership Opportunities To improve housing and assist low and moderate income persons and families to obtain homeownership.

Objective 5B Increase and Improve Affordable Housing Opportunities To promote the rehabilitation of existing housing stock where appropriate and promote development of quality, affordable housing.

Encourage and promote the assemblage and consolidation of small parcels to promote more efficient uses of space, while allowing for aesthetic amenities and greater use of open space.

Examine the feasibility of under-utilized commercial and industrial sites which may be suitable for residential development under the Whittier Boulevard Specific Plan or under rezoning to residential.

Work toward the provision of the City of Whittier's fair share of regional housing needs, as identified in the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG).

Assist in the preparation and adoption of any required update to the General Plan Housing Element.

Accurately track the amount of new or substantially rehabilitated housing within the Project Areas in order to quantify the amount of "Inclusionary" housing which will be required overtime.

Continue to seek partnerships with for-profit or non-profit organizations to develop new single- and multi-family affordable housing units.

Continue to seek partnerships with for-profit or non-profit organizations to retain affordability, and/or acquire and rehabilitate single- and multi-family affordable housing units.

Continue to encourage and support infill residential development as a way to reduce urban sprawl and to better utilize available land resources and existing urban infrastructure systems.

Identify and effectively utilize all financing sources available to the Agency.

Continue outreach efforts to existing owners of housing units via property management training originally sponsored as part of the CARE program.

Continue to fund the First Day Shelter, Rio Hondo Temporary Home, and Women's and Children's Crisis Shelter.

Continue marketing and processing the Police Homebuyer Program funded from the City's General Fund.

Continue the Home Improvement Loan/Grant Programs, Minor Home Repair Grant Program, Minor Home Modification Grant Program funded by grant funds distributed by the U.S. Department of Housing and Urban Development (HUD)

Assist with the rehabilitation Village Inn property on Greenleaf.

Implement the Owner Participation and Loan Agreement with LINC Community Development Corporation for construction of a 21-unit affordable housing project at the Southwest corner of Philadelphia and Pickering.

Consider pursuing affordable housing projects on other high priority affordable housing sites including: Alpha Beta, Fred C. Nelles, Hadley/Magnolia, Whittier Blvd. at La Entrada in the Neighborhood Spine, and First Christian Church site.

Assist the development of affordable ownership housing units at the Agency-owned Comstock and Penn site under the Exclusive Negotiation and Loan Agreement with Heritage Housing Partners.

Continue to implement the Affordable Housing Ownership Program (AHOP) at The Gables and pursue additional projects assisted with the AHOP.

Assist housing developers in identifying opportunity sites.

Assist in the creation of new housing by creating affordable housing to meet the requirements of the City's Inclusionary Housing Ordinance # 2910 and the California Redevelopment Law.

Encourage the development of housing within the Uptown Whittier and Whittier Boulevard Specific Plan Areas

Coordinate with the Brookfield team for redevelopment at the Fred C. Nelles Site and surrounding area in substantial conformance with the Whittier Boulevard Specific Plan.

Section 33490(a) (1) (A) requires that each implementation plan prepared by an agency contain an "...*explanation of how the goals and objectives...will eliminate blight within the Project Area....*" Table 5 depicts the relationship of the Agency's specific five-year goals and objectives to the eradication of blight, as defined within CCRL Sections 33030 and 33031, within the Project Areas.

**TABLE 5
GOALS' NEXUS TO BLIGHT ELIMINATION¹**

GOALS SUMMARY ¹	PHYSICAL BLIGHT					ECONOMIC BLIGHT			
	UNSAFE/ DETERIORATED BUILDINGS	PHYSICAL OBSCOLESCENCE	INCOMPATIBLE USES	OBSOLETE PARCELIZATION	INADQUATE PUBLIC FACILITIES/ INFRASTRUCTURE	DEPRECIATED PROPERTY VALUES/ IMPAIRED INVESTMENT	ECONOMIC OBSCOLESCENCE	RESIDENTIAL OVERCROWDING	HIGH CRIME
Goal 1: Eliminate Blight	•	•	•	•	•	•	•	•	•
Goal 2: Economic Development	•	•				•	•		
Goal 3: Public Infrastructure		•			•	•			
Goal 4: Public Facilities		•			•	•			•
Goal 5: Low- and Moderate-Income Housing	•	•		•		•		•	•

¹ Complies with CCRL Section 33490(a)(1)(A). Objectives are not shown here. Table assumes realization of each specific objective listed in Section IV of this Implementation Plan.

V. AGENCY GENERAL REDEVELOPMENT FUND PROGRAMS AND RELATED EXPENDITURES (2010-2014)

Section 33490(a)(1)(A) of the CCRL requires that the implementation plan prepared and adopted by each redevelopment agency contain "...the specific programs, including potential projects and estimated expenditures" proposed to be made for the five year planning period. A summary description of the non-housing programs is provided below. The next subsection provides the same information for housing programs. Tables 6 through 10 show the estimated budget for both non-housing and housing expenditures.

AGENCY GENERAL REDEVELOPMENT FUND PROGRAMS AND RELATED EXPENDITURES (2010-2014)

Section 33490(a)(1)(A) of the CCRL requires that the implementation plan prepared and adopted by each redevelopment agency contain "...the specific programs, including potential projects and estimated expenditures proposed to be made during the next five years...."

Identified in Tables 6-10 are program categories and proposed receipts and expenditures for the 2009-10 through 2013-14 planning period for the Whittier Redevelopment Agency's Greenleaf, Whittier Boulevard, Earthquake, and Commercial Corridor Project Areas. The Tables list estimated budget figures for five Fiscal Years as compiled by Agency staff. Tables 6-10 are not intended to replace the Agency's audited Annual Financial Statements or annual budget process, but rather provide an overview of available monies for program expenditures.

Table 6 shows beginning balances of about \$45.6 million in the general redevelopment accounts and about \$24.4 million in the LMI Fund. Table 6 also shows that total tax increment generated within the four Project Areas for Fiscal Year 2009-10 is anticipated to total about \$9.9 million with an estimated \$2.1 million of the total being utilized for pass-through payments to various taxing entities and another \$2.0 being set-aside for low- and moderate-income housing purposes. In FY 2009-10 the State of California passed legislation that requires the Agency to pay just over \$3.0 million into the Supplemental Education Revenue Augmentation Fund (SERAF). This payment was borrowed from the LMI Fund and will be repaid to the LMI Fund over a 5-year repayment period. The Agency receives interest earnings as well as loan repayments from the former First Time Homebuyer Program. Other revenues for the year include loan proceeds from the City and transfers in from other Agency accounts. Direct administrative charges total about \$702,000 for the year including both general tax increment and LMI Fund amounts. The details of operation and maintenance expenses are individually categorized in the tables and include items such as: legal services, technical consulting services, accounting and auditing, and other expenses. Other appropriations for the year include loan and bond debt repayments and developer reimbursements to the owners of Whittier Marketplace, Quad at Whittier, and Whittwood Town Center. Project and programmatic spending for the year include code enforcement, economic incentive funds including, commercial façade loans, glass replacement, and permit subsidies, street lighting along East Whittier Boulevard, funding for the Uptown Parking Study and Whittier Boulevard Specific Plan Amendment, housing assistance for moderate-income homebuyers at the Gables, assistance to the three housing service providers and the purchase of the Alpha Beta site with the LMI Fund.

Table 7 shows very similar revenues and expenditures as those discussed under

Table 6 above. Some of the funds that were allocated for programs or projects in 2009-10 but were not fully spent or completed will likely be carried over in the 2010-11 Fiscal Year. Rather than a \$3.0 million SERAF payment to the State, in 2010-11 the Agency sent about \$623,000. Similar to the prior Fiscal Year, it is anticipated that the City will continue to loan the Agency sales tax for reimbursement to the Quad and Marketplace owners. The City has also historically provided operating loans to the Agency. This is expected to continue.

Table 8 data covers the 2011-12 budget and is again similar in many ways to Tables 6 and 7; however, significant changes include funding for many of the Agency's capital improvement projects. At the meeting on January 25, 2011, the Agency Board selected its highest priority projects from among more than 65 potential projects presented (see Appendix A). These high priority projects received budget allocations in 2011-12. In the Earthquake Recovery Project Area these appropriations include funding for parking meters in Uptown, a new parking structure, temporary parking improvements to the Alpha Beta site, Uptown infrastructure and a wayfinding signage program. In the Greenleaf Avenue/Uptown Whittier Project Area, wayfinding signage is also funded along with a potential project at the Village Inn on Greenleaf Avenue. Budget appropriations for an office project in the Whittier Boulevard Project Area, as well as, a small allocation for the wayfinding signage program. The Whittier Commercial Corridor Project Area contains appropriations for the wayfinding signage program, an allocation for the Fred C. Nelles site project and funds for the remodel and expansion of the Whittwood Branch Library. Appropriations from the LMI Fund include allocations for a predevelopment loan to Heritage Housing Partners and other funds for development of the Comstock/Penn site, the Village Inn site, and funding for the Fred C. Nelles site and Mosaic Gardens, the 21-unit LINC housing project at Philadelphia and Pickering. Another significant item in Table 8 is the \$2.7 million "ransom" payment under the new State laws approved as a part of ABX1 27. Absent this payment, the Agency would need to cease operation as a redevelopment agency. In addition to the large payment due in 2011-12, the provisions of ABX1 26 and 27 are likely to further reduce the Agency's income stream in 2012-13 and 2013-14.

Tables 9 and 10 show the 2012-13 and 2013-14 estimated budgets. No new large capital project expenditures are shown in these years as the Agency will have limited financial resources available after the large appropriations in 2011-12 for capital expenses. However, it is unlikely that the Agency will complete all the projects listed in the 2011-12 budget during that time period and remaining fund and projects will be carried over into subsequent Fiscal Years until the projects are completed and the funds expended. Dependent on funding availability, development of the Fred C. Nelles and Alpha Beta sites remain a priority, as does redevelopment of the closed automobile dealerships along Whittier Boulevard and redevelopment of the public surface parking lots in the Uptown Area.

TABLE 6 Whittier Redevelopment Agency Proposed Budget - Detail
Fiscal Year 2009-10

	<i>Earthquake Recovery</i>	<i>Greenleaf Ave./Uptown</i>	<i>Project Greenleaf Bond Fund</i>	<i>Areas Whittier Boulevard</i>	<i>Commercial Corridor</i>	<i>Total Operating & Debt Service</i>	<i>Total Low & Moderate Housing Fd.</i>
Beginning Fund Balance-Operating	\$959,299	\$194,266	\$0	\$41,956	\$664,543	\$1,860,064	\$23,208,490
Beginning Fund Bal-Bond Reserve AC	0	0	0	448,000	801,000	1,249,000	1,213,000
Beginning Fund Balance-Debt Svc	19,866,641	1,487,120	0	1,565,863	18,424,487	41,344,111	0
Beginning Fund Bal-Bond Fund	0	0	1,190,140	0	0	1,190,140	0
Total Beginning Fund Balance	20,825,940	1,681,386	1,190,140	2,055,819	19,890,030	45,643,315	24,421,490
Estimated Revenues:							
Property Tax Increment	3,733,000	1,804,000	0	1,673,000	2,688,000	9,898,000	0
Property Tax Increment Pass-thru	(835,000)	(453,000)	0	(21,000)	(771,400)	(2,080,400)	0
Property Tax Incr-Low Mod	(747,000)	(361,000)	0	(335,000)	(538,000)	(1,981,000)	1,981,000
SERAF payment	(1,059,634)	(672,220)	0	(337,807)	(343,227)	(2,412,888)	0
Sub-Total	2,151,000	990,000	0	1,317,000	1,378,600	5,836,600	1,981,000
Interest Income	73,900	49,900	0	26,300	30,200	180,300	0
Interest Income-Bond	340,000	53,000	22,000	83,000	344,300	842,300	0
Interest Income - FHP	0	0	0	0	0	0	22,300
Int Inc-Low Mod	(40,100)	(38,400)	0	(23,300)	(23,100)	(124,900)	124,900
Int Inc-Housing Bond	(20,000)	(53,000)	0	(53,000)	(4,300)	(130,300)	130,300
Sub-Total	353,800	11,500	22,000	33,000	347,100	767,400	277,500
Loan Proceeds-City	1,105,000	130,000	0	130,000	990,000	2,355,000	0
Loan from LMH for SERAF	1,059,634	672,220	0	609,396	683,597	3,024,847	0
Loan Repayment from Debt Svc.	0	0	0	0	0	0	14,942
Loan Repayment - FTHP	0	0	0	0	0	0	15,000
Transfer from Operating Fund	0	440,500	0	0	0	440,500	0
Transfer from Bond Fund	510,000	0	0	0	817,709	1,327,709	0
Other Income	0	12,000	0	0	0	12,000	0
Total Estimated Revenues	5,179,434	2,256,220	22,000	2,089,396	4,217,006	13,764,056	2,288,442
Appropriations:							
Administrative Charge	105,383	105,383	0	0	105,382	316,148	101,062
Administrative Charge-Other Depts	29,271	29,271	0	0	197,661	256,203	29,271
Sub-Total	134,654	134,654	0	0	303,043	572,351	130,333
Legal Services	25,000	20,000	0	5,000	30,000	80,000	25,000
Technical Services	634,135	97,635	0	23,933	500,653	1,256,356	40,000
Accounting & Auditing	8,650	8,650	0	4,400	8,650	30,350	8,650
County Admin & Collection Fee	59,720	29,860	0	27,760	45,000	162,340	39,620
Advertising & Publicity	0	1,000	0	0	15,000	16,000	0
Off-Job Training	12,000	1,500	0	0	1,200	14,700	1,500
Promotion Expenses	15,000	2,000	0	0	1,800	18,800	6,600
Public Information	0	650	0	0	2,000	2,650	0
Property Management	25,300	4,200	0	500	0	30,000	0
Code Enforcement	16,800	8,000	0	10,400	44,800	80,000	0
Economic Incentive Fund	492,500	80,000	0	0	250,000	822,500	0
Dues & Memberships	5,000	0	0	0	0	5,000	0
Postage	1,000	0	0	0	1,000	2,000	1,500
Photocopies	0	0	0	0	0	0	700
Bond Administration	5,000	0	3,975	2,000	3,000	13,975	3,000
Debt Service-Bonds	1,096,539	595,000	0	440,268	1,104,348	3,236,155	1,204,295
Loan Repayment-City (Principal)	1,719,314	357,500	0	550,000	687,641	3,314,455	0
Loan Repayment-City (Interest)	28,559	5,563	0	89,513	18,005	141,640	0
Loan Repayment to Low Mod	0	14,942	0	0	0	14,942	0
Loan to Debt Service for SERAF	0	0	0	0	0	0	3,024,847
Transfer to Operating Fund	510,000	0	83,000	0	817,709	1,410,709	0
Transfer to Debt Service	0	0	357,500	0	0	357,500	0
Transfer to City for PD Building	4,500,000	0	0	0	0	4,500,000	0
Developer Reimbursement	685,000	0	0	400,000	560,000	1,645,000	0
School District Payment	0	0	0	6,735	0	6,735	0
Women & Children's Crisis Shelter	0	0	0	0	0	0	34,000
Rio Hondo Temporary Home	0	0	0	0	0	0	50,000
Homebuyer Assist. Program-Gables	0	0	0	0	0	0	3,761,000
Site Acq - Alpha Beta	0	0	0	0	0	0	5,000,000
7306 Comstock	0	0	0	0	0	0	25,000
Street Lighting	0	0	0	0	567,709	567,709	0
Homeless Shelter	0	0	0	0	0	0	304,392
Total Appropriations	9,974,171	1,361,154	444,475	1,560,509	4,961,558	18,301,867	13,660,437
Excess of Est. Rev. over Approp	(4,794,737)	895,066	(422,475)	528,887	(744,552)	(4,537,811)	(11,371,995)
Ending Fund Balance	16,031,203	2,576,452	767,665	2,584,706	19,145,478	41,105,504	13,049,495

TABLE 7 Whittier Redevelopment Agency Proposed Budget - Detail
Fiscal Year 2010-11

	<i>Earthquake Recovery</i>	<i>Greenleaf Ave./Uptown</i>	<i>Project Greenleaf Bond Fund</i>	<i>Areas Whittier Boulevard</i>	<i>Commercial Corridor</i>	<i>Total Operating & Debt Service</i>	<i>Total Low & Moderate Housing Fd.</i>
Beginning Fund Balance-Operating	\$1,367,419	\$196,940	\$0	\$42,689	\$948,204	\$2,555,252	\$14,542,843
Beginning Fund Bal-Bond Reserve AC	0	0	0	448,000	801,000	1,249,000	1,213,000
Beginning Fund Balance-Debt Svc	14,265,676	1,832,467	0	1,521,936	11,380,193	29,000,272	0
Beginning Fund Bal-Bond Fund	0	0	804,326	0	0	804,326	0
Total Beginning Fund Balance	15,633,095	2,029,407	804,326	2,012,625	13,129,397	33,608,850	15,755,843
Estimated Revenues:							
Property Tax Increment	3,457,000	1,754,000	0	1,673,000	3,051,000	9,935,000	0
Property Tax Increment Pass-thru	(650,000)	(459,000)	0	(63,000)	(910,000)	(2,082,000)	0
Property Tax Incr-Low Mod	(691,000)	(351,000)	0	(335,000)	(610,000)	(1,987,000)	1,987,000
SERAF	(218,160)	(138,398)	0	(125,464)	(140,741)	(622,763)	0
Sub-Total	1,897,840	805,602	0	1,149,536	1,390,259	5,243,237	1,987,000
Interest Income	28,000	19,900	0	13,000	12,700	73,600	0
Interest Income-Bond	59,400	16,900	3,000	19,900	106,900	206,100	0
Interest Income - FHP	0	0	0	0	0	0	13,000
Int Inc-Low Mod	(10,000)	(12,000)	0	(10,000)	(5,200)	(37,200)	37,200
Int Inc-Housing Bond	(6,400)	(16,900)	0	(16,900)	(5,900)	(46,100)	46,100
Sub-Total	71,000	7,900	3,000	6,000	108,500	196,400	96,300
Loan Proceeds-City	382,000	200,000	0	144,000	150,000	876,000	0
Loan Repayment from Debt Svc.	0	0	0	0	0	0	619,911
Loan Repayment - FTHP	0	0	0	0	0	0	15,000
Transfer from Operating Fund	0	280,000	0	0	0	280,000	0
Transfer from LM	218,160	138,398	0	125,464	140,741	622,763	0
Transfer from Bond Fund	500,000	0	0	0	3,050,000	3,550,000	0
Other Income	0	12,000	0	0	0	12,000	0
Total Estimated Revenues	3,069,000	1,443,900	3,000	1,425,000	4,839,500	10,780,400	2,718,211
Appropriations:							
Administrative Charge	105,383	105,383	0	0	105,382	316,148	102,881
Administrative Charge-Other Depts	29,778	29,778	0	0	200,898	260,454	29,778
Sub-Total	135,161	135,161	0	0	306,280	576,602	132,659
Legal Services	25,000	20,000	0	5,000	45,000	95,000	25,000
Technical Services	729,278	99,170	0	15,000	574,372	1,417,820	40,000
Accounting & Auditing	8,650	8,650	0	4,400	8,650	30,350	8,650
County Admin & Collection Fee	55,320	29,060	0	27,760	50,820	162,960	39,740
Advertising & Publicity	0	1,000	0	0	15,000	16,000	0
Off-Job Training	3,015	1,500	0	0	1,200	5,715	1,500
Convention Expense	6,000	3,000	0	0	6,000	15,000	0
Promotion Expenses	15,000	2,000	0	0	1,800	18,800	6,600
Public Information	0	650	0	0	2,000	2,650	0
Property Management	8,000	5,000	0	500	0	13,500	0
Code Enforcement	16,800	8,000	0	10,400	44,800	80,000	0
Economic Incentive Fund	563,739	98,541	0	0	331,255	993,535	0
Dues & Memberships	6,000	0	0	0	0	6,000	0
Postage	1,000	0	0	0	1,000	2,000	1,500
Photocopies	0	0	0	0	0	0	700
Bond Administration	5,000	0	3,975	2,000	3,000	13,975	2,800
Debt Service-Bonds	1,088,814	590,000	0	443,668	1,198,846	3,321,328	1,202,659
Loan Repayment-City (Principal)	345,599	200,000	0	300,000	700,000	1,545,599	0
Loan Repayment-City (Interest)	2,679	463	0	24,427	3,290	30,859	0
Loan Repayment to Low Mod	211,927	149,386	0	121,879	136,719	619,911	0
Transfer to Operating Fund	500,000	0	80,000	0	3,050,000	3,630,000	0
Transfer to Debt Service	0	0	200,000	0	0	200,000	0
Developer Reimbursement	700,000	0	0	410,000	646,000	1,756,000	0
School District Payment	0	0	0	6,857	0	6,857	0
Women & Children's Crisis Shelter	0	0	0	0	0	0	34,000
Rio Hondo Temporary Home	0	0	0	0	0	0	50,000
Homebuyer Assist. Program-Gables	0	0	0	0	0	0	0
Site Acq - Alpha Beta	0	0	0	0	0	0	0
7306 Comstock	0	0	0	0	0	0	10,000
Streetlight	0	0	0	0	51,610	51,610	0
Homeless Shelter	0	0	0	0	0	0	242,192
Total Appropriations	4,426,982	1,351,581	283,975	1,371,891	7,177,642	14,612,071	1,798,000
Excess of Est. Rev. over Approp	(1,357,982)	92,319	(280,975)	53,109	(2,338,142)	(3,831,671)	920,211
Ending Fund Balance	14,275,113	2,121,726	523,351	2,065,734	10,791,255	29,777,179	16,676,054

Fiscal Year 2011-12

	Project Areas				Total		Total
	Earthquake Recovery	Greenleaf Ave./Uptown	Greenleaf Bond Fund	Whittier Boulevard	Commercial Corridor	Operating & Debt Service	Low & Moderate Housing Fd.
Beginning Fund Balance-Operating	\$1,027,417	247,457	0	56,859	543,262	1,874,995	15,557,346
Beg Fund Bal-Bond Reserve Account	0	0	0	448,000	801,000	1,249,000	1,213,000
Beginning Fund Balance-Debt Svc	14,114,804	1,700,556	0	1,344,312	8,079,918	25,239,590	0
Beginning Fund Bal-Bond Fund	0	0	801,347	0	0	801,347	0
Total Beginning Fund Balance	15,142,221	1,948,013	801,347	1,849,171	9,424,180	29,164,932	16,770,346
Estimated Revenues:							
Property Tax Increment	3,338,000	1,699,000	0	1,580,000	2,808,000	9,425,000	0
Property Tax Increment Pass-thru	(630,000)	(397,000)	0	(18,000)	(562,000)	(1,607,000)	0
Property Tax Incr-Low Mod	(667,600)	(339,800)	0	(316,000)	(561,600)	(1,885,000)	1,885,000
ABX1 27 payment	(918,800)	(402,326)	0	(571,348)	(765,602)	(2,658,076)	0
Sub-Total	1,121,600	559,874	0	674,652	918,798	3,274,924	1,885,000
Interest Income	16,000	13,500	0	7,800	5,000	42,300	0
Interest Income-Bond	44,000	6,000	1,500	7,500	26,000	85,000	0
Interest Income - FHP	0	0	0	0	0	0	11,000
Int Inc-Low Mod	(8,000)	(7,000)	0	(5,000)	(500)	(20,500)	20,500
Int Inc-Housing Bond	(12,000)	(6,000)	0	(6,000)	(6,000)	(30,000)	30,000
Sub-Total	40,000	6,500	1,500	4,300	24,500	76,800	61,500
Loan Proceeds-City	532,000	100,000	0	176,000	500,000	1,308,000	0
Loan Repayment from Debt Svc.	0	0	0	0	0	0	619,911
Loan Repayment - FTHP	0	0	0	0	0	0	15,000
Transfer from LMI	0	0	0	0	0	0	7,045,000
Transfer from Bond Fund	12,356,860	725,000	0	655,000	7,825,000	21,561,860	0
Other Income	0	12,000	0	0	0	12,000	0
Total Estimated Revenues	14,050,460	1,403,374	1,500	1,509,952	9,268,298	26,233,584	9,626,411
Appropriations:							
Administrative Charge	105,383	105,383	0	0	105,382	316,148	104,218
Administrative Charge-Other Depts	31,599	31,599	0	0	216,425	279,623	31,599
Sub-Total	136,982	136,982	0	0	321,807	595,771	135,817
Legal Services	25,000	20,000	0	5,000	45,000	95,000	25,000
Technical Services	525,134	89,170	0	15,000	309,012	938,316	40,000
Accounting & Auditing	8,825	8,825	0	4,700	8,825	31,175	8,825
County Admin & Collection Fee	47,000	24,900	0	23,200	41,500	136,600	32,900
Advertising & Publicity	0	1,000	0	0	15,000	16,000	0
Off-Job Training	3,015	1,500	0	0	1,200	5,715	1,500
Convention Expense	6,000	3,000	0	0	6,000	15,000	0
Promotion Expenses	15,000	2,000	0	0	1,800	18,800	6,600
Public Information	0	650	0	0	2,000	2,650	0
Property Management	10,000	5,000	0	500	0	15,500	0
Code Enforcement	16,800	8,000	0	10,400	44,800	80,000	0
Economic Incentive Fund	583,741	118,541	0	0	311,782	1,014,064	0
Dues & Memberships	6,000	0	0	0	0	6,000	0
Postage	1,000	0	0	0	1,000	2,000	1,500
Photocopies	0	0	0	0	0	0	700
Bond Administration	5,000	0	3,975	2,000	3,000	13,975	2,800
Debt Service-Bonds	1,080,836	593,473	0	441,769	1,011,195	3,127,273	1,200,196
Loan Repayment-City (Principal)	494,722	100,000	0	200,000	0	794,722	0
Loan Repayment-City (Interest)	2,971	224	0	23,695	1,502	28,392	0
Loan Repayment to Low Mod	211,927	149,386	0	121,879	136,719	619,911	0
Transfer to Operating Fund	12,356,860	0	725,000	655,000	7,825,000	21,561,860	0
Transfer to other LMI Fund	0	0	0	0	0	0	7,045,000
Developer Reimbursement	702,000	0	0	416,000	595,000	1,713,000	0
School District Payment	0	0	0	6,645	0	6,645	0
Women & Children's Crisis Shelter	0	0	0	0	0	0	34,000
Rio Hondo Temporary Home	0	0	0	0	0	0	50,000
First Day Center	0	0	0	0	0	0	266,195
Heritage Housing Partners Loan	0	0	0	0	0	0	97,747
Homebuyer Assist. Program-Gables	0	0	0	0	0	0	2,583,400
Parking Meters	500,000	0	0	0	0	500,000	0
Parking Structure	8,589,141	0	0	0	0	8,589,141	0
Alpha Beta Temp Lot	367,719	0	0	0	0	367,719	0
Uptown Infrastructure	2,500,000	0	0	0	0	2,500,000	0
Wayfinding Signage	100,000	100,000	0	25,000	125,000	350,000	0
Village Inn	0	525,000	0	0	0	525,000	400,000
Office Project	0	0	0	661,000	0	661,000	0
Nelles	0	0	0	0	1,000,000	1,000,000	8,300,000
Transfer to Fund 635 for Library	0	0	0	0	5,300,000	5,300,000	0
Land Acquisition	0	0	0	0	0	0	0
LINC Housing	0	0	0	0	0	0	2,803,254
Transfer to Fund 715	25,000	0	0	0	0	25,000	0
7306 Comstock	0	0	0	0	0	0	1,300,000
Total Appropriations	28,320,673	1,887,651	728,975	2,611,788	17,107,142	50,656,229	24,335,434
Excess of Est. Rev. over Approp	(14,270,213)	(484,277)	(727,475)	(1,101,836)	(7,838,844)	(24,422,645)	(14,709,023)
Ending Fund Balance	\$872,008	1,463,736	73,872	747,335	1,585,336	4,742,287	2,061,323

TABLE 9 Whittier Redevelopment Agency Estimated - Detail

Fiscal Year 2012-13

	Project Areas					Total	Total
	Earthquake	Greenleaf	Greenleaf	Whittier	Commercial	Operating &	Total
	Recovery	Ave./Uptown	Bond Fund	Boulevard	Corridor	Debt Service	Low & Moderate Housing Fd.
Beginning Fund Balance-Operating	\$162,920	78,289	0	74,059	80,036	395,304	848,323
Beg Fund Bal-Bond Reserve Account	0	0	0	448,000	801,000	1,249,000	1,213,000
Beginning Fund Balance-Debt Svc	709,088	1,385,447	0	225,276	704,300	3,024,111	0
Beginning Fund Bal-Bond Fund	0	0	73,872	0	0	73,872	0
Total Beginning Fund Balance	872,008	1,463,736	73,872	747,335	1,585,336	4,742,287	2,061,323
Estimated Revenues:							
Property Tax Increment	3,300,000	1,640,000	0	1,400,000	2,700,000	9,040,000	0
Property Tax Increment Pass-thru	(630,000)	(450,000)	0	(60,000)	(860,000)	(2,000,000)	0
Property Tax Incr-Low Mod	(660,000)	(328,000)	0	(280,000)	(540,000)	(1,808,000)	1,808,000
ABX1 27 payment	(232,000)	(294,000)	0	(144,000)	0	(670,000)	0
Sub-Total	1,778,000	568,000	0	916,000	1,300,000	4,562,000	1,808,000
Interest Income	10,000	10,000	0	10,000	10,000	40,000	0
Interest Income - FHP	0	0	0	0	0	0	10,000
Int Inc-Low Mod	(5,000)	(5,000)	0	(5,000)	(5,000)	(20,000)	20,000
Sub-Total	5,000	5,000	0	5,000	5,000	20,000	30,000
Loan Proceeds-City	750,000	120,000	0	100,000	600,000	1,570,000	0
Loan Repayment from Debt Svc.	0	0	0	0	0	0	619,911
Loan Repayment - FTHP	0	0	0	0	0	0	15,000
Transfer from Bond Fund	0	69,897	0	0	0	69,897	0
Other Income	0	12,000	0	0	0	12,000	0
Total Estimated Revenues	2,533,000	774,897	0	1,021,000	1,905,000	6,233,897	2,472,911
Appropriations:							
Administrative Charge	105,383	105,383	0	0	105,382	316,148	104,218
Administrative Charge-Other Depts	31,599	31,599	0	0	216,425	279,623	31,599
Sub-Total	136,982	136,982	0	0	321,807	595,771	135,817
Legal Services	25,000	0	0	0	20,000	45,000	25,000
Technical Services	50,000	50,000	0	0	50,000	150,000	40,000
Accounting & Auditing	6,500	6,500	0	4,500	6,500	24,000	6,500
County Admin & Collection Fee	48,000	23,000	0	22,000	47,000	140,000	32,500
Advertising & Publicity	0	1,000	0	0	15,000	16,000	0
Off-Job Training	1,500	3,000	0	0	1,500	6,000	1,500
Convention Expense	5,000	3,000	0	0	6,000	14,000	0
Promotion Expenses	15,000	2,000	0	0	2,000	19,000	5,000
Public Information	0	1,000	0	0	2,000	3,000	0
Property Management	10,000	5,000	0	0	0	15,000	0
Code Enforcement	16,800	8,000	0	10,400	44,800	80,000	0
Economic Incentive Fund	200,000	50,000	0	0	50,000	300,000	0
Dues & Memberships	6,000	0	0	0	0	6,000	0
Postage	1,000	0	0	0	1,000	2,000	1,500
Photocopies	0	0	0	0	0	0	700
Bond Administration	5,000	0	3,975	2,000	3,000	13,975	2,800
Debt Service-Bonds	1,076,495	593,000	0	444,568	791,950	2,906,013	1,196,908
Loan Repayment-City (Principal)	450,000	100,000	0	100,000	100,000	750,000	0
Loan Repayment-City (Interest)	3,000	500	0	23,000	5,000	31,500	0
Loan Repayment to Low Mod	211,927	149,386	0	121,879	136,719	619,911	0
Transfer to Operating Fund	0	0	69,897	0	0	0	0
Developer Reimbursement	650,000	0	0	400,000	550,000	1,600,000	0
School District Payment	0	0	0	6,500	0	6,500	0
Women & Children's Crisis Shelter	0	0	0	0	0	0	34,000
Rio Hondo Temporary Home	0	0	0	0	0	0	50,000
First Day Center	0	0	0	0	0	0	100,000
Transfer to Fund 715 (IT)	25,000	0	0	0	0	25,000	0
						0	0
						0	0
						0	0
						0	0
						0	0
Total Appropriations	2,943,204	1,132,368	73,872	1,134,847	2,154,276	7,368,670	1,632,225
Excess of Est. Rev. over Approp	(410,204)	(357,471)	(73,872)	(113,847)	(249,276)	(1,204,670)	840,686
Ending Fund Balance	\$461,804	1,106,265	0	633,488	1,336,060	3,537,617	2,902,009

TABLE 10 Whittier Redevelopment Agency Estimated - Detail

Fiscal Year 2013-14

	Project Areas				Total	Total	
	Earthquake Recovery	Greenleaf Ave./Uptown	Greenleaf Bond Fund	Whittier Boulevard	Commercial Corridor	Operating & Debt Service	Low & Moderate Housing Fd.
Beginning Fund Balance-Operating	\$64,138	13,704	0	59,159	159,429	296,430	1,689,009
Beg Fund Bal-Bond Reserve Account	0	0	0	448,000	801,000	1,249,000	1,213,000
Beginning Fund Balance-Debt Svc	397,666	1,092,561	0	126,329	375,631	1,992,187	0
Beginning Fund Bal-Bond Fund	0	0	0	0	0	0	0
Total Beginning Fund Balance	461,804	1,106,265	0	633,488	1,336,060	3,537,617	2,902,009
Estimated Revenues:							
Property Tax Increment	3,300,000	1,640,000	0	1,400,000	2,700,000	9,040,000	0
Property Tax Increment Pass-thru	(630,000)	(450,000)	0	(60,000)	(860,000)	(2,000,000)	0
Property Tax Incr-Low Mod	(660,000)	(328,000)	0	(280,000)	(540,000)	(1,808,000)	1,808,000
ABX1 27 payment	(232,000)	(294,000)	0	(144,000)	0	(670,000)	0
Sub-Total	1,778,000	568,000	0	916,000	1,300,000	4,562,000	1,808,000
Interest Income	10,000	10,000	0	10,000	10,000	40,000	0
Interest Income - FHP	0	0	0	0	0	0	10,000
Int Inc-Low Mod	(5,000)	(5,000)	0	(5,000)	(5,000)	(20,000)	20,000
Sub-Total	5,000	5,000	0	5,000	5,000	20,000	30,000
Loan Proceeds-City	850,000	450,000	0	100,000	400,000	1,800,000	0
Loan Repayment from Debt Svc.	0	0	0	0	0	0	619,911
Loan Repayment - FTHP	0	0	0	0	0	0	15,000
Other Income	0	12,000	0	0	0	12,000	0
Total Estimated Revenues	2,633,000	1,035,000	0	1,021,000	1,705,000	6,394,000	2,472,911
Appropriations:							
Administrative Charge	105,383	105,383	0	0	105,382	316,148	104,218
Administrative Charge-Other Depts	31,599	31,599	0	0	216,425	279,623	31,599
Sub-Total	136,982	136,982	0	0	321,807	595,771	135,817
Legal Services	25,000	0	0	0	20,000	45,000	25,000
Technical Services	50,000	100,000	0	0	50,000	200,000	40,000
Accounting & Auditing	6,500	6,500	0	4,500	6,500	24,000	6,500
County Admin & Collection Fee	48,000	23,000	0	22,000	47,000	140,000	32,500
Advertising & Publicity	0	1,000	0	0	15,000	16,000	0
Off-Job Training	3,000	1,500	0	0	1,500	6,000	1,500
Convention Expense	5,000	3,000	0	0	6,000	14,000	0
Promotion Expenses	5,000	12,000	0	0	2,000	19,000	5,000
Public Information	0	1,000	0	0	2,000	3,000	0
Property Management	10,000	5,000	0	0	0	15,000	0
Code Enforcement	16,800	8,000	0	10,400	44,800	80,000	0
Economic Incentive Fund	200,000	150,000	0	0	50,000	400,000	0
Dues & Memberships	6,000	0	0	0	0	6,000	0
Postage	1,000	0	0	0	1,000	2,000	1,500
Photocopies	0	0	0	0	0	0	700
Bond Administration	5,000	3,975	0	2,000	3,000	13,975	2,800
Debt Service-Bonds	1,063,670	591,290	0	442,070	792,160	2,889,190	1,197,658
Loan Repayment-City (Principal)	500,000	120,000	0	100,000	50,000	770,000	0
Loan Repayment-City (Interest)	2,500	500	0	23,000	5,000	31,000	0
Loan Repayment to Low Mod	211,927	149,386	0	121,879	136,719	619,911	0
Developer Reimbursement	650,000	0	0	400,000	550,000	1,600,000	0
School District Payment	0	0	0	6,500	0	6,500	0
Women & Children's Crisis Shelter	0	0	0	0	0	0	34,000
Rio Hondo Temporary Home	0	0	0	0	0	0	50,000
First Day Center	0	0	0	0	0	0	100,000
Transfer to Fund 715 (IT)	25,000	0	0	0	0	25,000	0
						0	0
						0	0
						0	0
						0	0
						0	0
Total Appropriations	2,971,379	1,313,133	0	1,132,349	2,104,486	7,521,347	1,632,975
Excess of Est. Rev. over Approp	(338,379)	(278,133)	0	(111,349)	(399,486)	(1,127,347)	839,936
Ending Fund Balance	\$123,425	828,132	0	522,139	936,574	2,410,270	3,741,945

Section 33490(a)(1)(A) of the CCRL also states that the implementation plan prepared by each agency provide an explanation of how the program and expenditures will eliminate blight within the project areas. Much of the Agency's expenditures during the five-year period go toward existing debt and administration. Many large capital type projects are also budgeted in Fiscal Year 2011-12. Due to the extensive scope of work of some of these projects it is likely that they will continue to Fiscal Year 2012-13 and possibly beyond. Other projects and programs described in Section IV receive funding allocations through the administration and technical service activities. Those projects and programs not directly funded during the five-year period may receive funding on a case-by-case basis out of the balance carried forward each year. New or adjusted expenditures will be approved by the Agency during the annual budget process or amendments thereto. Table 11 shows the relationship of the proposed projects/program categories to the eradication of remaining blight, as defined in Sections 33030 and 33031 of the CCRL, within the Project Areas.

**TABLE 11
PROGRAM NEXUS TO BLIGHT ELIMINATION 2010-2014¹**

PROGRAM CATEGORY EXPENDITURES ^{1,2}	PHYSICAL BLIGHT					ECONOMIC BLIGHT			
	UNSAFE/ DETERIORATED BUILDINGS	PHYSICAL OBSOLESCENCE	INCOMPATIBLE USES	OBSOLETE PARCELIZATION	INADQUATE PUBLIC FACILITIES/ INFRASTRUCTURE	DEPRECIATED PROPERTY VALUES/ IMPAIRED INVESTMENT	ECONOMIC OBSOLESCENCE	RESIDENTIAL OVERCROWDING	HIGH CRIME
Goal 1: Eliminate Blight	•	•	•	•	•	•	•	•	•
Goal 2: Economic Development	•	•				•	•		
Goal 3: Public Infrastructure		•			•	•			
Goal 4: Public Facilities		•			•	•			•
Goal 5: Low- and Moderate-Income Housing	•	•		•		•		•	•

¹ Complies with CCRL Section 33490(a)(1)(A)

² Reference Section V, proposed Agency Projects and Programs.

VI. PRODUCTION, IMPROVEMENT AND PRESERVATION OF AFFORDABLE HOUSING

AGENCY COMPLIANCE REQUIREMENTS

One of the fundamental goals of redevelopment in California is the production, improvement and preservation of a participating community's supply of housing affordable to very low-, lower- and low- and moderate-income households. This goal is accomplished, in part, through the execution of four different, but interrelated

requirements imposed on redevelopment agencies by the CCRL. The requirements are:

- An agency must use at least 20 percent of tax increment revenue to increase, improve and preserve the supply of very low-, lower-, and low- and moderate-income housing in the community (CCRL 33334.2);
- An agency must replace, within the territorial jurisdiction of the Agency, in equal or greater number, very low-, lower-, and low- and moderate-income housing units and bedrooms which are destroyed or removed as a result of a redevelopment project (the "replacement rule", CCRL Section 33413[a]);
- An agency must ensure that a fixed percentage of all new or substantially rehabilitated⁵ dwelling units developed by an agency, inside or outside of a project area, are affordable to very low-, low- and moderate-income persons and families (the "inclusionary rule", CCRL 33413[b][1]);
- An agency must ensure that a fixed percentage of all new and substantially rehabilitated dwelling units developed within the project area by public or private entities or persons other than the Agency are affordable to very low-, low- and moderate-income persons (the "inclusionary rule", CCRL 33413[b][2]).

Section 33413(b)(4) requires that, as part of the Implementation Plan, an agency adopt a plan to comply with the requirements of the inclusionary rule. In addition, CCRL Sections 33413.5 and 33334.5 require replacement housing plans for compliance with the replacement rule.

THE "REPLACEMENT RULE"

Section 33413(a) of the Health and Safety Code requires that whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the very low-, low- and moderate-income housing market as part of a redevelopment project subject to a written agreement with the agency or having been provided financial assistance by an agency, the agency shall, within four (4) years of the removal of the dwelling units, cause to be developed an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency.

⁵ CCRL Section 33413(b)(2)(A)(iv) defines substantial rehabilitation as rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value.

For affordable units removed prior to September 1, 1989, replacement units must be available at an affordable housing cost⁶ to persons and families of low- and moderate-income (very low-income levels excluded therein) without regard to the specific income of the person or family originally occupying the removed dwelling unit. For units removed after September 1, 1989, California law required that 75 percent of the replacement units must be affordable to the same income groups, inclusive of very low-income levels that occupied the units removed or destroyed. However, as of January 1, 2002, CCRL now requires that 100 percent of the replacement units shall be available at affordable housing cost to, and occupied by, persons in the same or a lower income category (low, very low, or moderate) as the persons displaced from those destroyed or removed units. The Replacement Rule applies to each of the Whittier Redevelopment Agency's four Redevelopment Project Areas.

THE "INCLUSIONARY RULE"

Section 33413(b)(1) of the CCRL requires that at least 30 percent of all dwelling units actually developed by a redevelopment agency shall be available at affordable housing cost to persons and families of low- or moderate-income, and not less than 50 percent of the units shall be available at affordable housing to very low-income households. Since the Agency would rarely assume the role of developer, the 30 percent rule is rarely applied.

Section 33413(b)(2) requires that at least 15 percent of all dwelling units developed within a project area by public or private entities or persons other than the redevelopment agency shall be available at affordable housing cost to persons and families of low or moderate income, and not less than 40 percent of the affordable units shall be available at affordable housing cost to very low-income households. To illustrate the inclusionary rule in terms of numbers, of every 100 dwelling units developed or rehabilitated by entities other than the agency, 15 shall be affordable, with nine (9) affordable to persons of low- or moderate-income, and six (6) available to persons of very low-income.

INCLUSIONARY RULE NOT APPLICABLE TO GREENLEAF AVENUE/UPTOWN WHITTIER PROJECT AREA

CCRL Section 33413(d) states that under certain conditions inclusionary housing requirements do not apply to project areas adopted prior to January 1, 1976. Since the Greenleaf Avenue/Uptown Whittier Redevelopment Project Area was originally adopted on February 5, 1974 and was not amended pursuant to CCRL Section 33333.10, the Inclusionary rule does not apply to this Project Area.

⁶ As defined in Health and Safety Code Sections 50052.5 and 50053. Income levels are defined in Health and Safety Code Sections 50079.5, 50093, 50105, and 50106.

TWO-FOR-ONE OUTSIDE THE PROJECT AREAS

To satisfy the inclusionary requirement an agency may cause such housing, by agreement or regulation, to be available, at affordable housing costs to persons and families of low- or moderate-income or to very low-income households, two units outside a project area for each unit that otherwise would have had to be available inside a project area (CCRL Section 33413(b)(2)(A)(ii)).

AGGREGATION BETWEEN PROJECT AREAS

A redevelopment agency may aggregate the inclusionary housing production requirements in one or more project areas if the agency finds, based on substantial evidence and after a public hearing, that such aggregation will not cause or exacerbate racial, ethnic or economic segregation (CCRL Section 33413(b)(2)(a)(v)).

PURCHASE OF AFFORDABILITY COVENANTS

The Agency may satisfy the inclusionary requirements by purchasing or assisting the purchase of existing housing and deed restricting the units for long-term affordability. A redevelopment agency has this option if the units to be acquired are not presently available at affordable housing cost, or are presently available at affordable housing cost, but based on substantial evidence collected by the redevelopment agency after a public hearing, the Agency finds that the affordability of such units is in jeopardy (CCRL Section 33413(b)(2)(B)).

TERMS OF AFFORDABILITY

Pursuant to CCRL Section 33413(c), units provided to fulfill the Agency's Replacement and Inclusionary housing requirements must have a covenant period set at 55 years for rental units and 45 years for home ownership units. Affordability restrictions must be in the form of covenants recorded on the property with the County Recorder listing the Agency as beneficiary and must be enforceable against the original owner and successors in interest.

CCRL Section 33334.3(f) also states that when new or substantially rehabilitated housing units are developed or assisted with money from an agency's 20 percent affordable housing set-aside fund, the agency shall require that those housing units remain affordable for the longest feasible time, but for not less than 55 years for rental units or 45 years for owner-occupied units.

The CCRL also directs equity sharing between the Agency and owner-occupants for ownership units that are sold for prices in excess of Low- and Moderate-Income. Such an equity-sharing program should establish a schedule of equity sharing that permits retention by the seller of a portion of the excess proceeds, based on the length of occupancy. The remaining excess proceeds are to be recaptured by the Agency and, within three years, used to create the same number of units available to the same income level as those originally sold.

DEFINITION OF AFFORDABLE HOUSING

Most governmental programs define housing as affordable when the household is paying no more than 30% of household income for housing. In addition, a median income based on household size, is assessed for each county within the state. Since governmental programs are intended to provide affordable housing for specific income groups, target groups of extremely low (approximately 30% of County median income), very low (approximately 50% of County median income), low (approximately 80% of County median income) and moderate (approximately 120% of County median income) are also calculated. Income levels are defined in Health and Safety Code Sections 50079.5, 50093, 50105, and 50106. While the above listed percentages provide a depiction of the stated income levels, the actual calculations rarely equate to the percentages listed, particularly in the "low" category. Rather, the income levels are calculated by the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development using a somewhat convoluted methodology.

INCLUSIONARY HOUSING PLAN REQUIREMENT

Section 33413(b)(4) of the CCRL requires each redevelopment agency to adopt a Plan to be included as part of the implementation plan required by Section 33490, indicating how the agency will comply with the requirements of the inclusionary rule; the Plan must be consistent with the Housing Element of the City's General Plan. The compliance plan shall be reviewed and amended at least every five years, in conjunction with either the Housing Element cycle or the Implementation Plan cycle. The Plan must ensure that the requirements of 33413(b) are met every ten (10) years.

Section 33490(a)(2)(B) requires that for each project area to which subdivision (b) of Section 33413 applies, the Section addressing the agency-developed and project area housing shall contain:

- (i) Estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased within one or more project areas, both over the life of the plan and during the next ten years.

- (ii) Estimates of the number of units of very low, low, and moderate-income households required to be developed within one or more project areas 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 ten years.
- (iii) The number of units of very low, low, and moderate income households which have been developed within one or more project areas which meet the requirements of paragraph (2) of subdivision (b) of Section 33413.
- (iv) 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.
- (v) 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.

AGENCY IMPLEMENTATION OF AFFORDABLE HOUSING PROGRAMS AND PROJECTS

An important element of City and Agency activities is to provide housing opportunities for very low-, lower-, and low- and moderate-income households. The City and Agency have a number of successful and active programs as well as some which slowed in prior years as a result of market conditions, which lead to their eventual suspension. The active programs are outlined below and following that discussion is a summary of a couple of the now suspended programs. Table 12 shows the projected program expenditures for the Agency/City housing programs as outlined below. The actual quantified accomplishments and objectives of the same housing-related programs are referenced in Table 13 of this Plan. It is important to note that the below listed programs are inclusive of the City's HOME and Community Development Block Grant (CDBG) funded housing activities.

**TABLE 12
FIVE-YEAR EXPENDITURES^{1,2}
HOUSING PROGRAMS/PROJECTS**

PROGRAM	2009-2010	2010-11 ³	2011-12	2012-13	2013-14	TOTAL
LMI Set-Aside Funded Programs/Projects						
Affordable Home Ownership Program (AHOP, Gables project)	\$1,177,600 ⁴	\$0	\$500,000	\$911,200	\$911,200	\$3,500,000
Community Alliance for Responsible Enforcement Program (CARE) Property Owner Training	\$6,000	\$6,000	\$6,000	\$5,000	\$5,000	\$28,000
The Whole Child (Rio Hondo Temp. Home)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Whittier First Day	\$100,000 ⁵	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Women's and Children's Crisis Shelter	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$170,000
Comstock/Penn Ownership Housing Development	\$25,000	\$10,000	\$97,747	\$1,300,000		\$1,432,747
Village Inn				\$400,000		\$400,000
Alpha Beta site Purchase	\$5,000,000					\$5,000,000
Philadelphia/Pickering Rental Housing Development (LINC)			\$2,803,254			\$2,803,254
Other Replacement/ Inclusionary Unit Project (likely related to Fred C. Nelles site redevelopment)					\$8,300,000	\$8,300,000
CDBG/HOME Funded Programs/Projects						
CDBG Funded Minor Home Repair Grant Program	\$150,000	\$150,000	\$100,000	\$100,000	\$100,000	\$600,000
CDBG Funded Minor Home Modification Grant Program	\$33,273	only carryover	only carryover	only carryover	only carryover	\$33,273
HOME Funded Housing Rehabilitation Program (loans)	\$383,000 ⁶	\$281,000 ⁶	\$275,000 ⁶	\$275,000 ⁶	\$275,000 ⁶	\$1,489,000
CDBG Funded Housing Rehabilitation Program (loans)	\$200,000 ⁶	\$6,000 + carryover ⁶	\$6,000 + carryover ⁶	\$6,000 + carryover ⁶	\$6,000 + carryover ⁶	\$224,000
CDBG Funded Housing Rehabilitation Program (grants)	\$155,000	\$17,000 + carryover	\$65,000 + carryover	\$75,000	\$75,000	\$387,000
HOME Funded Philadelphia/Pickering Rental Housing Development (LINC)			\$2,291,746			\$2,291,746
Housing Rights Center	\$25,000	\$25,000	\$20,000	\$20,000	\$20,000	\$110,000

¹ Program expenditures may show in different time period that those shown on the Tables 6-10 because this Table reflects project timing.

² Program expenditures are shown in fiscal years.

³ Projected expenditures for 2011-12 and beyond.

⁴ Up to \$3,761,000 was originally appropriated for this activity. The amount was later reduced to \$3,500,000, unspent funds are carried-over from year-to-year until all funds 24 AHOP units are sold. Allocations by year estimate absorption rate of units.

⁵ The Agency has allowed First Day to accumulate carry-over funds from prior years for larger scale improvement projects at their site.

⁶ These activities generate program income (loan-payoffs) that are also reinvested into the program, but not shown here. In recent years this has made the programs almost self-sustaining with decreased need to put new money into loans. Administration expenses are not shown in this table.

AGENCY PROGRAMS

- **Affordable Home Ownership Program (AHOP)**

The AHOP provides deferred loans to moderate-income first-time homebuyers to purchase a condominium, townhome, or single-family home in Whittier. Homes purchased under the program have specific resale restrictions that intend to maintain the affordable units for a minimum of 45 years and protect the Agency's housing funds. Except for an "Equity Appreciation Share" feature, the loans are interest-free. AHOP loans are secured by a deed of trust as a second lien on the title, subordinate only to the lien of the first mortgage lender. The Agency's loan amount is the difference between market price and the Affordable Purchase Price. The Affordable Purchase Price is the sum of the first Lien and the down payment and is calculated in accordance with the CCRL. The AHOP provides silent second loans to moderate-income homebuyers to purchase a unit in a designated project. In fiscal year 2009-10, eight of the 24 units were sold as part of the first phase of the Gables development on Whittier Boulevard. After a period with no activity, construction at The Gables has now restarted and the remaining 16 units will be built and sold in the next couple years.

- **Assistance to Other Housing Services Providers**

The Agency has funded the following agencies which provide housing to low- and moderate-income persons and families:

The Whole Child (formerly Rio Hondo Temporary Home) provides transitional housing, food and related supportive services to assist families and individuals regain self-sufficiency. The Whole Child uses a scattered site model where they lease housing units and then sublease to the occupant family. The Agency has provided annual funding in the amount of \$50,000 to the Home (now the Whole Child) for the past several years using LMI Set Aside funds and anticipates the same in the future.

Whittier Area First Day Coalition is a 45-bed homeless shelter on Whittier Boulevard that opened in May 2000, and has been funded \$100,000 annually using redevelopment LMI Set-Aside funds. Additionally, in 2008 the City and Redevelopment Agency provided a loan of HOME funds to First Day for use in rehabilitation of a three unit property on Newlin Avenue. The units will continue to be utilized as affordable housing for a 55-year period.

The Women's and Children Crisis Shelter provided temporary shelter food, clothing, crisis intervention and advocacy for victims of domestic violence. The Agency has provided \$34,000 annually using redevelopment LMI Set-Aside funds.

- **Comstock/Penn Ownership Housing Development**

This project anticipates the construction of nine or ten affordable ownership units on 28,000 sq. ft. of land owned by the Redevelopment Agency at the corner of Comstock and Penn. The project will likely include the relocation and restoration of one onsite bungalow and the Guilford House from the campus of Whittier College. The Agency entered into an exclusive negotiation and loan agreement on May 23, 2011 with Heritage Housing Partners for completion of this project.

- **Village Inn**

The Village Inn was formerly a 45-unit Single Room Occupancy motel. Due to very poor condition of the property, a receiver was instituted by the court who is currently evaluating alternatives for the rehabilitation and reuse of the property. Affordable housing is just one alternative that may be pursued and any specific funding for the project will require approval of a project specific funding agreement.

- **Alpha Beta Site**

This 3.4 acre site is located at the corner of Comstock and Bailey. The site was purchased by the Agency using the LMI Fund so its eventual development will most likely include a large segment of affordable housing. The Agency anticipates temporary parking use at the site while a parking structure is constructed nearby.

- **Philadelphia/Pickering Rental Housing Development (LINC)**

LINC Community Development Corporation is the Agency's and City's development partner for this project which anticipates the construction of a 21-unit high-quality affordable housing project at the vacant lot at the southwest corner of Philadelphia and Pickering. LINC has secured an allocation of Low Income Housing Tax Credits to assist with the Project and both Agency LMI Funds and City HOME funds are committed to the project under an Owner Participation and Loan Agreement. Construction is expected to be completed in late 2012.

- **Other Replacement/ Inclusionary Unit Project (likely related to Fred C. Nelles site redevelopment)**

Brookfield Homes entered a purchase agreement with the State of California for the closed 74-acre Fred C. Nelles California Youth Authority Facility. It is anticipated that redevelopment of the site will include the construction of approximately 650 new dwelling units. Since the site is located within Whittier's Commercial Corridor Project Area, the new home construction will trigger large inclusionary housing requirements that can be met on or off the site. Funds budgeted in this category would be available to satisfy these unit requirements through rehabilitation,

construction, or acquisition of long-term affordability covenants. Although specific projects have yet to be selected, the Agency anticipates layering different funding source including the City's HOME funds to secure long-term affordability covenants on newly developed or existing housing units.

CITY PROGRAMS

- **CDBG Funded Minor Home Repair Grant Program (MHRG)**

This grant program is available to Low-income families. It makes available grants of up to \$4,000 for minor home repairs, such as painting, minor plumbing and electrical repairs, window and door repair, and other items of similar nature. Grant amounts of up to \$5,000 are also permitted with special approval. The grant is available to low-income eligible homeowners who live within Whittier's city limits. In the past, all repairs under the program are performed by Veterans in Community Service, Inc. (VICS). VICS provides all the labor and materials. Program funding is provided through the Community Development Block Grant Program and coordinated by the City's Community Development Department. The program was initiated in Fiscal Year 2003-04. During the first year \$100,000 was allocated to the program which assisted a total of 37 households. It is anticipated that the program will continue to receive about \$100,000 and \$150,000 on an annual basis to serve approximately 25 households per year.

- **CDBG Funded Minor Home Modification Grant Program**

In December 2004 the City Council allocated an additional \$50,000 to another non-profit agency (SCRS) to provide minor home repairs to disabled people. This program is structured just like the MHRG program but is focused on making modification to homes that allow a disabled or often times elderly occupant to remain in the home rather than moving. The program has assisted only about one or two households per year since its inception and only carry-over funds are anticipated to be available for the program during the five year planning period.

- **HOME and CDBG Funded Housing Rehabilitation (loans)**

This program offers low-interest or no-interest loans to promote the improvement, rehabilitation and/or the preservation housing units. Eligible properties include one to two units on a lot with an income qualified owner-occupant. The minimum loan amount is \$2,500 while the maximum is \$50,000. However, loan amounts of up to \$60,000 were authorized by the City Council, but the City Manager must approve them on a case-by-case basis. Typical program loan terms include 3% simple interest for the first 10 years with an automatic deferral until sale or transfer of the property. The loans are often times paired with a grant for exterior beautification or lead-based paint removal. Improvements and repairs eligible under the program include lead-based paint testing and hazard reduction, electrical, heating, plumbing,

roofing, stucco application, exterior and interior painting, windows, insulation, concrete driveway, kitchen and bathroom repairs, flooring, etc. Like the MHRG program, the program is available to Low-income households earning no more than 80% the area median income adjusted for family size.

HOME funds were first utilized for the Housing Rehabilitation program in Fiscal Year 1998-99. Between its inception and 2010-11, the HOME funded portion of the program assisted 83 homeowners.

CDBG funds are also used for housing rehabilitation purposes. From the program's inception through 2010-11, the CDBG funded portion of the program has assisted approximately 285 homeowners.

- **CDBG funded Housing Rehabilitation Program (grants)**

In addition to the loans described above the City also offers a grant program of up to \$10,000 primarily for more limited rehabilitation. Recipients often need roof, plumbing, or electrical system replacement and are not able to qualify for assistance through the loan program.

- **HOME funded Philadelphia/Pickering Rental Housing Development (LINC)**

This project was described above, but it also listed under the HOME category since in addition to LMI Fund contributions, the project will receive an allocation of HOME funds.

- **CDBG Housing Rights Center**

The City contracts annually with the Housing Rights Center to ensure complaints regarding housing discrimination are addressed in an efficient and appropriate manner. The Housing Rights Center is a regional organization focused on supporting and promoting fair housing through education and advocacy to ensure that all persons have the opportunity to secure the housing they desire and can afford, without discrimination.

SUSPENDED PROGRAMS

- **First Time Home Buyer Program (FTHB)**

This program was available to moderate income households who wanted to purchase a home in the City utilizing a partially deferred and forgivable second trust deed loan. The Agency provided financing assistance of up to \$20,000 Citywide or up to \$60,000, or 25% of the purchase price, whichever is least, if the property is

located within the Housing Assistance Area. The borrower must have a minimum down payment equal to at least 3% of the purchase price, plus closing costs and complete a homebuyer education course. The loan terms encourage long-term home ownership by offering a 0% interest, 20-year deferred loan. If the property owner remains in the home for the full twenty years the loan is forgiven. The Agency shares equity with the homeowner if the property is sold within the first 10 years of the loan. The loan is secured by the Agency through a second deed of trust and promissory note.

The FTHB program has assisted 73 families from its inception in 1997-98 through its suspension in June 2006.

- **Community Alliance for Responsible Enforcement Program (CARE)**

This program was added to the Agency housing assistance efforts in 1999. It had the primary goal of enhancing the visual appearance of neighborhood while creating a sense of safety and security in the Area. The Program allowed property owners and managers to bring about improvement in building conditions and management.

To participate in the program, the property owner and manager allowed their property to be inspected by the CARE team to identify problems that could be addressed through the program. The property owner was then eligible to receive a loan for exterior beautification and security improvements to the property. The loan was non-interest bearing with no monthly payments and was waived at the end of five years assuming continued compliance with the CARE Certification Program. The minimum loan amount is \$2,000 and the maximum amount is \$22,500. The loans were secured by a Loan Agreement and an Agreement Containing Covenants Affecting Real Property.

The program could only be utilized by residential properties located on Comstock Avenue between Mar Vista Street and Whittier Boulevard and on Milton Avenue between Mar Vista Street and La Cuarta Street.

The CARE program has assisted 45 properties from its inception in 1999 through its suspension in June 2007. A remnant of the CARE program, training of property owners, continues to be implemented through four training sessions offered annual in conjunction with the local Apartment Owners Association and a third party trainer.

QUANTIFIED OBJECTIVES

Table 13 below establishes quantified objectives for Agency-assisted housing programs during the five-year term of this Implementation Plan. These figures reflect the number of units and/or families assisted by the Agency through its affordable housing programs listed above. Also listed in the Table are those units

estimated to be assisted through the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). Since many of the units listed in the table do not contain the long-term affordability covenants, most cannot be used to help fulfill the Agency's inclusionary or replacement unit requirements. Tables 16 and 22 below reflect units with long-term affordability covenants and can therefore be used to help fulfill the Agency's affordable housing requirement. Although the Agency has not placed affordability covenants on all units assisted through the below programs, these programs assist qualified very low-income, low, and moderate-income households.

**TABLE 13
HOUSING PROGRAMS/PORJECTS QUANTIFIED OBJECTIVES²**

PROGRAM	2009-2010	2010-11 ³	2011-12	2012-13	2013-14	TOTAL
LMI Set-Aside Funded Programs/Projects						
Affordable Home Ownership Program (AHOP, Gables project)	8 ⁴	0	5	6	6	24
Community Alliance for Responsible Enforcement Program (CARE) Property Owner Training ³	1 year	1 year	1 year	1 year	1 year	5 years
The Whole Child (Rio Hondo Temp. Home) ³	1 year	1 year	1 year	1 year	1 year	5 years
Whittier First Day ³	1 year	1 year	1 year	1 year	1 year	5 years
Women's and Children's Crisis Shelter ³	1 year	1 year	1 year	1 year	1 year	5 years
Comstock/Penn Ownership Housing Development				9		9
Village Inn				~10		~10
Alpha Beta site Purchase					Next period	
Philadelphia/Pickering Rental Housing Development (LINC)				10		10
Other Replacement/ Inclusionary Unit Project (likely related to Fred C. Nelles site redevelopment)					Next period	
CDBG/HOME Funded Programs/Projects						
CDBG Funded Minor Home Repair Grant Program	32	33	25	25	25	125
CDBG Funded Minor Home Modification Grant Program	1	1	1	1	1	5
HOME Funded Housing Rehabilitation Program (loans)	5	4	7	7	7	30
CDBG Funded Housing Rehabilitation Program (loans)	0	5	6	6	6	29
CDBG Funded Housing Rehabilitation Program (grants)	1	7	7	7	7	29
HOME Funded Philadelphia/Pickering Rental Housing Development (LINC)				11		11
Housing Rights Center ³	1 year	1 year	1 year	1 year	1 year	5 years
¹ Program expenditures may show in different time period that those shown on the Tables 6-10 because this Table reflects project timing. ² Program expenditures are shown in fiscal years. These totals represent projections only from 2011-12 and beyond. ³ Ongoing assistance to households in need. ⁴ Up to \$3,761,000 was originally appropriated for this activity. The amount was later reduced to \$3,500,000, unspent funds are carried-over from year-to-year until all funds are expended and 24 AHOP units are sold. Allocations by year estimate absorption rate of units.						

HOUSING ACTIVITY ANALYSIS

Presented in Tables 14 through 16 is an analysis of the Agency's past housing activities through June 2009. The information contained in these tables, in concert with the other parts of this implementation plan, ensure compliance with CCRL Sections 33490, 33413, 33334.2 and/or 33334.3, 33334.4 and 33334.6. The tables represent what is required by law regarding affordability, replacement and inclusionary requirements established in the CCRL.

TABLE 14: Total Units Destroyed or Removed and Inventory of Replacement Dwelling Units Provided Through June 2009

The Agency has destroyed eleven dwelling units housing persons and families of low and moderate income in the Whittier Boulevard Project Area to implement the J.G. Greenleaf Whittier Park/NHS and Urbatec projects. In addition the Agency provided funding for the Seasons at the Hoover which project destroyed 36 hotel rooms in the Historic Hoover Hotel. Replacement units have been provided through various projects inside and outside the Project Areas with a large portion of the replacement unit requirements being met on-site with the rehabilitation of the Hoover Hotel into 49 very low-income senior housing units. Per CCRL Section 33413 (c), replacement units can be provided anywhere in the territorial jurisdiction of the Agency.

TABLE 15: Total Units Developed and Substantially Rehabilitated Inside Three Obligated Project Areas by Agency Through June 2009

There was no activity to report. The Agency has not acted as developer of units in the project areas, but rather assisted selected developers through various financial incentives.

TABLE 16: Total Units Developed and Substantially Rehabilitated Outside Three Obligated Project Areas by Agency Through June 2009

There was no activity to report. The Agency has not acted as developer of units in the project areas, but rather assisted selected developers through various financial incentives.

TABLE 17: All Non-Agency Developed and Substantially Rehabilitated Dwelling Units Within the Three Obligated Project Areas Through June 2009

Prior to 1999 there were 79 new dwelling units constructed within the Earthquake Project Area and 171 units constructed in the Whittier Boulevard Project Area for a total of 250 units developed by non-Agency entities. The Whittier Commercial Corridor Project Area was,

of course, not in existence at that time and the Greenleaf Project Area is exempt from the Inclusionary requirement because it was adopted prior to the rule's effectiveness. According to the 1999-2004 Implementation Plan, no substantial rehabilitation took place within the obligated Project Areas. In 2000-01, the Agency assisted a private developer in the substantial rehabilitation and conversion of the Hoover Hotel into 49 very low-income senior units. In the same fiscal year, the Agency provided assistance to another developer for construction of six new homes at the intersection of Penn Street and Union, all of which were restricted to moderate-income families. Of these units, the CCRL required only 3 units to be made available to very low-income families and 5 units to be made available to low- and moderate-income families. Since the Agency actually secured far more than this, a balance was carried forward. However, there were 12 units developed in the Earthquake Project Area and 5 units developed by private parties in the Whittier Boulevard Project Area between 1999-00 and 2003-04. At the beginning of the period at balance carried forward left the Agency with a surplus of 124 very low-income units and a deficit of 16 low- and moderate-income units for the period ending in June 2004. MBK's Ravello project at the Whittwood Town Center site consisted of 114 units built over several years. For purposes of Table 17 all units are shown as being developed in 2008-09. Since no affordable units were included in the Ravello project, an annual deficit of 10 low- and moderate-income units accrued, as well as, a deficit of 7 very low-income units. At the end of period in June 2009, the Agency was left with a surplus of 117 very low-income units and a deficit of 26 low- and moderate-income units. Since the Agency could choose to use the very low-income unit surplus to satisfy the low- and moderate-income category deficit, there is, in fact, no deficit carried forward into the next planning period.

To determine the number of units meeting the substantial rehabilitation definitions of the CCRL, staff queried the building permits database for all "building" type permits for residential construction entailing either a remodel (substantial rehabilitation, not simply additions) or new construction valued at greater than \$49,999 and permitted after June 30, 2004 (prior to this time was already assessed in the prior implementation plan). This resulted in numerous records that were located within one of the three obligated Project Areas. However, with the exception of the new construction at the Ravello housing project, none of the other building permits indicated new construction or substantial rehabilitation within the Project Areas through June 30, 2009.

**TABLE 14
TOTAL DWELLING UNITS DESTROYED OR REMOVED WITH AGENCY ASSISTANCE INSIDE THE PROJECT AREAS
INCLUDING AN INVENTORY OF REPLACEMENT UNITS PROVIDED,¹
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2009**

FISCAL YEAR	NO. OF UNITS DESTROYED OR REMOVED AFFECTING				NO. OF UNITS REHABILITATED, DEVELOPED, OR CONSTRUCTED ^{9,10,11}				DIFFERENCE (DEFICIT+)/(SURPLUS+)					
	VERY LOW INCOME ³	LOWER INCOME ⁴	LOW-MOD INCOME ⁵	TOTAL UNITS DESTROYED OR REMOVED ^{6,7,8}	TOTAL NO. BEDROOMS DESTROYED OR REMOVED	VERY LOW INCOME	LOWER INCOME	LOW-MOD INCOME	TOTAL UNITS PROVIDED	TOTAL NO. BEDROOMS PROVIDED ¹³	VERY LOW INCOME	LOWER INCOME	LOW-MOD INCOME	TOTAL NO. BEDROOMS ¹²
BALANCE FORWARD ²	43	2	2	47 ^{14,15}	50	43	2	2	47	50	0	0	0	0
2004-05														
2005-06														
2006-07														
2007-08														
2008-09														
TOTALS	43	2	2	47	50	43	2	2	47	50	0	0	0	0

¹ Complies with CCRL Section 33413(a), (c), (d)(1), and 33334.5. The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2).
² Total from Redevelopment Plan adoption or January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2004.
³ As defined by Health & Safety Code Section 50105.
⁴ As defined by Health & Safety Code Section 50079.5.
⁵ As defined by Health & Safety Code Section 50093.
⁶ From low- or moderate-income housing market, as part of a redevelopment project. If units are planned for destruction or removal, locations for suitable replacement units must be identified (CCRL Section 33413.5).
⁷ Replacement units must be provided within four years of removal or destruction (CCRL Section 33413(a)).
⁸ Total units destroyed or removed housing persons and families of low or moderate income from the low- and moderate-income housing market as part of redevelopment project that is subject to a written agreement with the agency or where financial assistance has been provided by the agency (CCRL Section 33413(a)).
⁹ Within territorial jurisdiction of agency; must be an equal number of replacement units as those destroyed or removed provided within 4 years of removal (CCRL Section 33413(a)).
¹⁰ When units are destroyed or removed after September 1, 1989, 75 percent of the replacement units shall replace dwelling units available at affordable housing cost to persons in the same or lower income category (very low, low, or moderate) as the persons displaced from those destroyed or removed units; effective January 1, 2002, this requirement was increased to 100 percent (CCRL Section 33413(a)).
¹¹ Reference CCRL Section 33413(c) for applicable covenants.
¹² Must be an equal or greater number of bedrooms as those removed or destroyed (CCRL Section 33413(f)).
¹³ The Agency's 2000-2004 Implementation Plan lists the following projects: Habitat for Humanity (4 Very Low-Income units), First Time Homebuyer Homes (2 Low/Mod units), William Penn Manor (73 Very Low-Income units, 2 market rate units), Seasons at the Hoover (49 Very-Low Income units, 1 market rate unit), and Penn/Union (6 Low/Mod units). In addition, some income restricted-units are located outside the Project Areas, including: Seasons at Whittier (total of 169 Very Low to Low units) and Whittier Springs (13 affordable units). These units have satisfied the replacement requirements itemized in this table.
¹⁴ Units destroyed as a part of the J.G. Whittier Park/NHS and Urbatec projects located in the Whittier Boulevard Project Area.
¹⁵ Units (rooms, not actual units) destroyed as a part of the Hoover Hotel rehabilitation to the 49 unit Seasons at the Hoover project, located in the Earthquake Recovery Project Area.

**TABLE 15
DWELLING UNITS DEVELOPED AND SUBSTANTIALLY REHABILITATED BY THE AGENCY INSIDE THREE OBLIGATED PROJECT AREAS
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2009**

FISCAL YEAR	TYPE OF CONSTRUCTION		UNITS MADE AVAILABLE AT AFFORDABLE HOUSING COST				PROJECT AREA STATUS			CUMULATIVE DIFFERENCE ⁷ (DEFICIT (-))/(SURPLUS (+))	
	1 NEW CONSTRUCTION	2 SUBSTANTIAL REHAB ³ MULTI-FAMILY SINGLE FAMILY	TOTAL	LOW - MODERATE ⁴		VERY LOW ⁶		ANNUAL DEFICIT (IF 5a > 5b or 6a > 6b)	ANNUAL SURPLUS (IF 5b > 5a or 6b > 6a)		
				5a REQUIRED TO BE NOT MORE THAN 50% OF COLUMN 4 ⁴	5b ACTUAL UNITS RESTRICTED	6a REQUIRED TO BE NOT LESS THAN 50% OF COLUMN 4 ⁶	6b ACTUAL UNITS RESTRICTED				
BALANCE FORWARD ²			4								
2004-05											
2005-06											
2006-07											
2007-08											
2008-09											
TOTALS											

No Activity

¹ Compliance with Sections 33413(b)(1), (c), (d)(1), and 33490(a)(2)(A)(ii). The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2).
² New and/or substantially rehabilitated units may be aggregated in one or more Project Areas, subsequent to findings pursuant to CCRL Section 33413(b)(2)(A)(v).
³ Total from Redevelopment Plan adoption or January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2004.
⁴ Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land (CCRL Section 33413 (b)(2)(iv)). On or after January 1, 2002, the inclusionary obligation applies to dwelling units that are substantially rehabilitated using agency assistance. Prior to January 1, 2002, the inclusionary obligation applied to substantially rehabilitated dwelling units with three or more units regardless of whether or not there was agency assistance, and to substantially rehabilitated, with agency assistance, single family dwelling units with one or two units (CCRL Section 33413 (b)(2)(iii)).
⁵ As defined by Health & Safety Code Section 50093.
⁶ As defined by Health & Safety Code Section 50105.
⁷ Calculated on a cumulative year-to-year basis.
⁸ See Tables 6-10 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).
⁹ In accordance with CCRL Section 33413(b)(1).

**TABLE 16
DWELLING UNITS DEVELOPED AND SUBSTANTIALLY REHABILITATED BY THE AGENCY OUTSIDE THREE OBLIGATED PROJECT AREAS
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2009**

FISCAL YEAR	TYPE OF CONSTRUCTION			UNITS MADE AVAILABLE AT AFFORDABLE HOUSING COST				PROJECT AREA STATUS					
	1 NEW CONSTRUCTION	2		TOTAL	LOW - MODERATE ⁴		VERY LOW ⁵		ANNUAL DEFICIT (IF 5a > 5b or 6a > 6b)		ANNUAL SURPLUS (IF 5b > 5a or 6b > 6a)		CUMULATIVE DIFFERENCE ^{6,7} (DEFICIT (-))/(SURPLUS (+))
		MULTI-FAMILY	SUBSTANTIAL REHAB ³		3	4	5a	5b	6a	6b	LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)	
BALANCE FORWARD ²				REQUIRED TO BE AT LEAST 30% OF COLUMN 3 ⁸	REQUIRED TO BE NOT MORE THAN 50% OF COLUMN 4 ⁸	ACTUAL UNITS RESTRICTED	REQUIRED TO BE NOT LESS THAN 50% OF COLUMN 4 ⁸	ACTUAL UNITS RESTRICTED		LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)	LOW-MOD	VERY LOW
2004-05													
2005-06													
2006-07													
2007-08													
2008-09													
TOTALS													

No Activity

¹ Compliance with Sections 33413(b)(1), (c), (d)(1), and 33490(a)(2)(A)(ii). The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2). New and/or substantially rehabilitated units may be aggregated in one or more Project Areas; subsequent to findings pursuant to CCRL Section 33413(b)(2)(A)(v). Agency must have made findings pursuant to CCRL Section 33334.2(g) to develop units outside the Project Area. The agency may cause, by agreement or regulation, to be available, at affordable housing cost, and occupied by, persons and families of low-, moderate-, or very low-income households, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area (CCRL Section 33413(b)(2)(A)(i)).

² Total from Redevelopment Plan adoption or January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2004.

³ Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land (CCRL Section 33413 (b)(2)(iv)). On or after January 1, 2002, the inclusionary obligation applies to dwelling units that are substantially rehabilitated using agency assistance. Prior to January 1, 2002, the inclusionary obligation applied to substantially rehabilitated dwelling units with three or more units regardless of whether or not there was agency assistance, and to substantially rehabilitated, with agency assistance, single family dwelling units with one or two units (CCRL Section 33413 (b)(2)(iii)).

⁴ As defined by Health & Safety Code Section 50093.

⁵ As defined by Health & Safety Code Section 50105.

⁶ Calculated on a cumulative year-to-year basis.

⁷ See Tables 6-10 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).

⁸ In accordance with CCRL Section 33413(b)(1).

**TABLE 17
DWELLING UNITS DEVELOPED AND SUBSTANTIALLY REHABILITATED BY PUBLIC OR PRIVATE ENTITIES OR PERSONS
OTHER THAN THE AGENCY INSIDE THE THREE OBLIGATED PROJECT AREAS
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2009**

FISCAL YEAR	TYPE OF CONSTRUCTION			UNITS MADE AVAILABLE AT AFFORDABLE HOUSING COST					PROJECT AREA STATUS			CUMULATIVE DIFFERENCE ^{6,7} (DEFICIT (-))/SURPLUS (+)					
	1 NEW CONSTRUCTION	2		3	TOTAL 4	LOW - MODERATE ⁴		VERY LOW ⁵		ANNUAL DEFICIT (IF 5a > 5b or 6a > 6b)		ANNUAL SURPLUS (IF 5b > 5a or 6b > 6a)		LOW-MOD VERY LOW	VERY LOW		
		MULTI-FAMILY	SUBSTANTIAL REHAB ³ SINGLE FAMILY			5a REQUIRED TO BE NOT MORE THAN 60% OF COLUMN 4 ⁸	5b ACTUAL UNITS RESTRICTED	6a REQUIRED TO BE NOT LESS THAN 40% OF COLUMN 4 ⁸	6b ACTUAL UNITS RESTRICTED	LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)	LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)				
BALANCE FORWARD ²	273	50	0	323 ¹⁰	49	30	14 ⁹	19	143 ⁸								
2004-05																	
2005-06																	
2006-07																	
2007-08																	
2008-09	114 ¹¹	0	0	114	17	10	0	7	0	10	7					-26	
TOTALS	387	50	0	437	66	40	14	26	143								-26

1 Compliance with Section 33413(b)(2), (c), and (d)(1). The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2). New and/or substantially rehabilitated units may be aggregated in one or more Project Areas, subsequent to findings pursuant to CCRL Section 33413(b)(2)(A)(v).

2 Total from Redevelopment Plan adoption on January 1, 1976 (CCRL Section 33413(g)(1)), whichever is later, through June 30, 2004.

3 Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land (CCRL Section 33413 (b)(2)(iv)). On or after January 1, 2002, the inclusionary obligation applies to dwelling units that are substantially rehabilitated using agency assistance. Prior to January 1, 2002, the inclusionary obligation applied to substantially rehabilitated dwelling units with three or more units regardless of whether or not there was agency assistance, and to substantially rehabilitated, with agency assistance, single family dwelling units with one or two units (CCRL Section 33413 (b)(2)(A)(iii)).

4 As defined by Health & Safety Code Section 50093.

5 As defined by Health & Safety Code Section 50105.

6 Calculated on a cumulative year-to-year basis.

7 See Tables 6-10 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).

8 In accordance with CCRL Section 33413(b)(1).

9 79 units within the Earthquake Recovery Project Area and 171 units within the Whittier Boulevard Project Area.

10 The Agency's 2000-2004 Implementation Plan lists the following projects: Habitat for Humanity (4 Very Low-Income units), First Time Homebuyer Homes (2 Low/Mod units), William Penn Manor (73 Very Low-Income units, 2 market rate units). In addition, some income restricted-units are located outside the Project Areas, including: Seasons at Whittier (total of 169 Very Low to Low units) and Whittier Springs (13 affordable units), only 23 (17 very low-income units and 6 Low/Mod units) of which are counted toward Inclusionary credit.

11 Based on a building permit database search only the 114-unit Ravello project added units to the Project Areas between 2004-05 and 2008-09 (year of construction varied, but all units were placed in FY 2008-09), none of the rehabilitation completed in the Project Areas was "substantial" as defined by the CCRL.

2009-10 TO 2013-14 AGENCY AFFORDABLE HOUSING GOALS, OBJECTIVES AND POLICIES

Both the City and Agency continue to address the need for, and direct the development of, affordable housing programs via policy and regulatory authority. In compliance with Section 33490, the Agency has developed a series of goals and objectives that generally apply to all four of the Agency's Project Areas. These goals and objectives are guided by the policies contained in the Housing Element of the City's General Plan, the prior Implementation Plan, and the City's Consolidated Plan. The Goal, objectives and programs were previously listed in Section IV of this implementation plan.

PROGRAMS AND EXPENDITURES' NEXUS TO BLIGHT ELIMINATION

Tables 5 and 11 identify the relationship between housing programs and expenditures and blight elimination. These tables were prepared pursuant to CCRL Section 33490(a)(1)(A) which requires implementation plans to document how programs and expenditures are related to the removal of blight conditions.

Housing Element of the City's General Plan

The City's Housing Element of the General Plan outlines four (4) basic goals that guide all of the City's and Agency's housing efforts. Each of the following goals is complemented by more specific policies and objectives intended to address the quantity and quality of housing production, occupancy and rehabilitation of the community's housing stock. These general goals are:

1. *Maintenance of Existing Housing Stock* – Maintain a supply of housing, within the City of Whittier, which is free from the adverse problems of structural neglect and deterioration, and promote neighborhood environments which provide an excellent quality of life for all residents.
2. *Housing Production* - The City will work to provide opportunities for new housing units to meet the housing needs of all economic segments of the City of Whittier.
3. *Housing Assistance* - Work to maintain a balanced housing stock with a range of housing available to all economic segments of Whittier and make an effort to meet the housing assistance needs of Whittier residents to the maximum extent possible.
4. *Equal Opportunity Needs Housing* - Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

CONSISTENCY WITH CITY'S GENERAL PLAN HOUSING ELEMENT

Section 33413(b)(4)(A) requires that each agency, "...as part of the implementation plan required by Section 33490, shall adopt a [housing production] plan...." Section 33413 (b)(4)(A) requires that "The plan shall be consistent with...the community's

housing element." Additionally, the plan shall be reviewed and, if necessary, [be] amended at least every five years in conjunction with the housing element cycle.

Chapter V of the State's General Plan Guidelines (the "Guidelines") states that the term "consistent with" means "agreement with; harmonious with." The general *rule of consistency* outlined in the Guidelines is: "An action or a program is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment."

Inasmuch as i) the Agency is working to provide affordable housing for all income levels, and most specifically housing for persons of very low-, low-, and moderate-incomes; ii) the Agency is required to spend no less than 20 percent of all tax increment monies on affordable housing programs; iii) the Agency has identified, those housing projects and programs and the number of dwelling units that it projects will be developed or rehabilitated, and iv) the Agency currently enjoys a surplus in its inclusionary obligations in the very low-income category, the Agency hereby determines that its proposed housing five-year goals and objectives, ongoing activities, and housing production plan, as outlined in this Plan, is consistent with the current 2006-2014 Housing Element and will continue to be consistent with the Housing Element as it may hereafter be amended.

Proportionality Requirements - Regional Housing Needs Assessment

In 1980, Assembly Bill 2853 was adopted requiring all councils of governments to develop regional allocations of housing needs for all income categories (Regional Housing Needs Assessment [RHNA]) based on regional housing needs. The Assembly Bill now codified in Government Code Section 65584 requires the Southern California Association of Governments (SCAG), the California Department of Housing and Community Development and local jurisdictions to cooperate in determining the housing needs for local jurisdictions. The RHNA numbers are based upon a variety of factors including market demand for housing, employment opportunities, the availability of suitable sites, public facilities, commuting patterns, type and tenure of housing needed, etc. The RHNA Table 18 identifies the City's estimated 2006 to 2014 housing need by income.

TABLE 18 FAIR SHARE HOUSING ALLOCATION				
INCOME GROUP	NO. OF TOTAL UNITS	% OF TOTAL	NO. OF UNITS FOR INCOME PROPORTIONALITY TEST	% OF TOTAL FOR INCOME PROPORTIONALITY TEST
Very low (0 - 50% County Median Income)	226	25.34%	226	43.71% (minimum)
Other lower (50 - 80% County Median Income)	140	15.70%	140	27.08%
Moderate (80 - 120% County Median Income)	151	16.93%	151	29.21% (maximum)
Above Moderate (over 120% County Median Income)	375	42.04%	-	-
Total Units	892	100%	517	100%
Source: Southern California Association of Governments (SCAG)- Regional Housing Needs Assessment Construction Need - July 2007. The City of Whittier Housing Element splits the very low category into 113 very low units and 113 extremely low units.				

As of January 1, 2002, CCRL Section 33334.4(a) now requires that an agency must spend its LMI Set-Aside Funds toward assisting housing for persons of very low- and low-income in at least the same proportion as the relative percentages of need demonstrated by each income category shown in the RHNA numbers. These requirements are to be implemented over a ten-year period following adoption of this Implementation Plan. This would mean that over the course of 10⁷-years the Agency is required to spend no less than 43.71% of its LMI Set-Aside Fund on very low-income households, about 27.08% of its LMI Set-Aside Fund on low-income households, and no more than 29.21% on moderate-income households. The Agency annually tracks and categorizes such expenditures to achieve compliance over the 10-year period.

However, the Agency may adjust the proportion by subtracting from the need identified for each income category, the number of units for persons of that income category that are newly constructed over the duration of the implementation plan with other locally controlled government assistance (i.e. CDBG and HOME) and without Agency assistance and that are required to be affordable to, and occupied by, persons of the income category for at least 55 years for rental housing and 45 years for ownership housing, except that in making an adjustment, the Agency may not subtract units developed pursuant to a replacement housing obligation under state or federal law.

⁷ The first period is 12.5 years running from January 1, 2002 to June 30, 2014

Based on analysis of program and project expenditures⁸ from Fiscal Year 2002-03 through 2010-11, the LMI Fund has expended approximately 54.3% (\$1,632,999) on very low-income housing, 5.6% (\$168,131) on low-income housing, and 40.1% (\$1,203,501) on moderate-income housing. These figures indicate that expenditures on moderate-income housing are higher than the target percentage. However, when CDBG and HOME fund expenditures⁹ are added to the aforementioned LMI Fund amounts, the calculations show the following: 52.9% (\$4,558,515) on very low-income housing, 33.1% (\$2,852,277) on low-income housing, and 14.0% (\$1,203,501) on moderate-income housing. This indicates that the actual percentages fall within the target thresholds.

Proportionality Requirements - Age Specific Housing

In addition to the income proportionality requirements described above, CCRL Section 33334.4(b) requires that assistance to senior citizen housing be proportional to the population of seniors in the City. More specifically, the law states the “each agency shall expend over the duration of each redevelopment implementation plan, the moneys in the Low and Moderate Income Housing Fund to assist housing that is available to all persons regardless of age in at least the same proportion as the number of low-income households with a member under age 65 years bears to the total number of low-income households of the community as reported in the most recent census of the United States Census Bureau.”

In the case of Whittier, Tables 18 below shows United States Census Bureau statistics that indicate a maximum of 34.6% of the Low- and Moderate-Income Set-Aside Housing Funds can be spent on housing projects and programs for those over age 65. Another way to consider this is that 65.4% (100% - 34.6%) is the minimum amount that must be spent on housing projects and programs designed for those under age 65. This means that in carrying out the requirements of CCRL Section 33334.4(b), no more than 34.6% percent of LMI Fund expenditures can be allocated towards assisting senior headed households. Pursuant to CCRL Section 33334.4, this minimum must be achieved over the same 10-year period following the Implementation Plan’s adoption. The Agency annually tracks and categorizes such expenditures to achieve compliance over the 10-year period.

Based on analysis of program and project expenditures¹⁰ from Fiscal Year 2002-03 through 2010-11, the LMI Fund has expended only 1.0% (\$27,495) on age-restricted programs or projects. These figures indicate that expenditures on age-restricted housing are far below the maximum threshold. This means that a senior project could likely be a part of future affordable housing activities. This may seem a bit odd since the Agency assisted large affordable senior projects at the Seasons at the Hoover and William-Penn Manor, but these projects were completed before the proportionality targeting requirements were implemented and are therefore excluded from the calculations.

⁸ Excluding all administration expenses and expenses related to the Alpha Beta site, Comstock site, and Mosaic Gardens project since those projects are all still underway.

⁹ Excluding all administration expenses.

¹⁰ Excluding all administration expenses and expenses related to the Alpha Beta site, Comstock site, and Mosaic Gardens project since those projects are all still underway.

TABLE 19 UNITED STATES CENSUS DATA ON VERY-LOW AND LOW INCOME BY AGE FOR WHITTIER			
HOUSEHOLD INCOME	NUMBER OF ELDERLY HOUSEHOLDS	TOTAL NUMBER OF HOUSEHOLDS	VERY-LOW AND LOW INCOME ELDERLY AS A % OF THE TOTAL VERY-LOW AND LOW INCOME POPULATION
Very-Low Income	1,860	4,810	
Low Income	1,204	4,035	
TOTAL	3,064	8,845	34.6%
Source: US Census Bureau, 2000 Census			

Projected Replacement and Inclusionary Housing Obligations (FY 2009-10 through FY 2013-14)

Tables 19 through 22 present an analysis of the Agency's housing assistance obligations projected to occur within the 2009-10 through 2013-14 Planning Period. The information contained in these tables, in concert with the other parts of this Implementation Plan, ensure compliance with CCRL Sections 33490, 33413, 33334.2 or 33334.6, 33334.3, and 33334.4. The tables and discussion presented below and in subsequent sections of this Implementation Plan represent what is required by law regarding affordability, replacement and inclusionary requirements codified within the CCRL. It should be noted that replacement and inclusionary obligations are calculated and identified to the nearest hundredth while units which count toward fulfillment of these obligations are, of course, counted in whole numbers. While this results in some rounding issues, it most effectively enumerates the Agency's obligations without exacerbating these obligations due to rounding within the calculation regime.

TABLE 20: *Estimated Total Number Of Units to be Destroyed or Removed and Estimated Number of Replacement Dwelling Units Through June 2014*

Table 20 shows that three units will likely be destroyed as the Comstock/Penn site development commences. The units have yet to be demolished, but the Agency adopted a replacement housing plan on June 22, 2010 that counts as replacement units, two very low income units from First Day's Newlin project. The remaining low income unit will be replaced on the Comstock/Penn site as development moves forward. Although it has not been approved, the Agency could participate in a redevelopment project located on Bright Avenue that would necessitate the demolition of the Bright Hotel, a 30- unit single room occupancy hotel. Since the Hotel rooms are not housing units, replacement may not be necessary. However, if replacement is necessary under applicable law, a replacement housing plan would need to be adopted by the Agency at least thirty days prior to the Agency acquiring the site or entering into an agreement with a developer. CCRL Section 33413(a) requires that housing be replaced within a four-year period following the destruction of units, so it is possible that units could be replaced during the next 5-year planning period. Furthermore, the Agency may choose to replace any lost units onsite or use units at LINC's Mosaic Garden project to satisfy some of the replacement requirements. The "Totals" row indicates units which have been destroyed and replaced in the past (please see Table 14).

TABLE 21: *Estimate of Total Units to be Developed and Substantially Rehabilitated Inside Obligated Project Areas by Agency Through June 2014*

There is no anticipated activity through the Implementation Plan reporting period.

TABLE 22: *Estimate of Total Units to be Developed and Substantially Rehabilitated Outside Obligated Project Areas by Agency Through June 2014*

There is no anticipated activity through the Implementation Plan reporting period.

TABLE 23: *Estimate of All Non-Agency Developed and Substantially Rehabilitated Dwelling Units Within the Obligated Project Areas Through June 2014*

The Agency estimates that a total of 108 additional units could be developed in the three obligated Project Areas during this Implementation Plan's reporting period. The total includes 29 units at the Gables in 2009-10, three units on Newlin rehabilitated by First Day

in 2010-11, and another 8 units at the Gables in 2011-12. In 2012-13, the Agency anticipates up to 43 units being completed including: 21 units at LINC's Mosaic Gardens, 13 units at the Gables, and 9 units at the Comstock/Penn site owned by the Agency. Lastly, in 2013-14, the Agency is estimated that 25 units will be constructed including 13 at the Gables and the balance in the Uptown or Whittier Boulevard Specific Plan Areas. Beyond 2013-14, other significant unit construction is anticipated in the Whittier Boulevard Specific Plan and Uptown Whittier Specific Plan Areas. This is further discussed in life of the redevelopment plan discussion below, but is also summarized here. The WBSP Draft EIR projects that 1,740 housing units could be developed in the area. Assuming a 25 year buildout time frame, approximately 70 units per year could be built within the Area, including the Fred C. Nelles site, which could accommodate up to 650 units. It is estimated that under the Uptown Whittier Specific Plan another 1,035 units could be constructed, which equates to about 41 units per year over a 25 year buildout scenario. Most the projects in the pipeline at this time require inclusionary units to be integrated within each new development proposal and the City's Inclusionary Ordinance will ensure this is the case for larger projects. Overall, the Inclusionary unit requirements must be carefully monitored over the next five years to ensure that the Agency does not incur unit deficits as new housing projects come online. Estimates in Table 23 show that given the Agency's balance forward surplus of 117 very low-income units and the assumed income restrictions on some newly developed units, the Agency should have a surplus of 127 very low-income units and a deficit of 5 low/mod units at the end of the planning period. Since the very low-income units can be applied to the low/mod category the Agency could select to use very low-income units to satisfy any deficit in the low- to moderate-income category. Doing so would still allow the Agency to carry forward a balance of 122 very low-income units into the beginning of the next planning period (2014-15).

**TABLE 20
TOTAL DWELLING UNITS PROJECTED TO BE DESTROYED OR REMOVED WITH AGENCY ASSISTANCE INSIDE THE PROJECT AREAS
INCLUDING AN INVENTORY OF REPLACEMENT UNITS TO BE PROVIDED,¹
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2014**

FISCAL YEAR	NO. OF UNITS DESTROYED OR REMOVED AFFECTING					NO. OF UNITS REHABILITATED, DEVELOPED, OR CONSTRUCTED ^{3,10,11}					DIFFERENCE (DEFICIT-)/SURPLUS(+)			
	VERY LOW INCOME ³	LOWER INCOME ⁴	LOW-MOD INCOME ⁵	TOTAL UNITS DESTROYED OR REMOVED ^{6,7,8}	TOTAL NO. BEDROOMS DESTROYED OR REMOVED	VERY LOW INCOME	LOWER INCOME	LOW-MOD INCOME	TOTAL UNITS PROVIDED	TOTAL NO. BEDROOMS PROVIDED ¹²	VERY LOW INCOME	LOWER INCOME	LOW-MOD INCOME	TOTAL NO. BEDROOMS ¹²
BALANCE FORWARD ²	43	2	2	47	50	43	3	3	47	50	0	0	0	0
2009-10														
2010-11														
2011-12	2 ¹³	1 ¹³		3	6	2 ¹⁴	1 ¹⁵		3	6	0	0	0	0
2012-13	30 ¹⁶			30	30	30 ¹⁶			30	30	0	0	0	0
2013-14														
TOTALS	75	3	2	80	86	75	4	3	80	86	0	0	0	0

¹ Complies with CCRL Section 33413(a), (c), (d)(1), and 33334.5. The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2).

² Total from Redevelopment Plan adoption on January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2009.

³ As defined by Health & Safety Code Section 50105.

⁴ As defined by Health & Safety Code Section 50079.5.

⁵ As defined by Health & Safety Code Section 50093.

⁶ From low- or moderate-income housing market, as part of a redevelopment project. If units are planned for destruction or removal, locations for suitable replacement units must be identified (CCRL Section 33413.5).

⁷ Replacement units must be provided within four years of removal or destruction (CCRL Section 33413(a)).

⁸ Total units destroyed or removed housing persons and families of low or moderate income from the low- and moderate-income housing market as part of redevelopment project that is subject to a written agreement with the agency or where financial assistance has been provided by the agency (CCRL Section 33413(a)).

⁹ Within territorial jurisdiction of agency; must be an equal number of replacement units as those destroyed or removed provided within 4 years of removal (CCRL Section 33413(a)).

¹⁰ When units are destroyed or removed after January 1, 2002, 100% of the replacement units shall replace dwelling units available at affordable housing cost to persons in the same or lower income category (very low, low, or moderate) as the persons displaced from those destroyed or removed units (CCRL Section 33413(a)).

¹¹ Reference CCRL Section 33413(c) for applicable covenants.

¹² Must be an equal or greater number of bedrooms as those removed or destroyed (CCRL Section 33413(f)).

¹³ Comstock/Penn Site - While the units have yet to be demolished, the Agency adopted a replacement housing plan on June 22, 2010.

¹⁴ Replaced at First Day's Newlin project.

¹⁵ To be replaced at the Comstock/Penn development.

¹⁶ Although it has not been approved, the Agency could participate in a redevelopment project located on Bright Avenue that would necessitate the demolition of the Bright Hotel, a 30-unit single room occupancy hotel. Since the Hotel rooms are not housing units, replacement may not be necessary. However, if replacement is necessary under applicable law, a replacement housing plan would need to be adopted by the Agency at least thirty days prior to the Agency acquiring the site or entering into an agreement with a developer. CCRL Section 33413(a) requires that housing be replaced within a four-year period following the destruction of units, so it is possible that units could be replaced during the next 5-year planning period. Furthermore, the Agency may choose to replace any lost units onsite or use units at LINC's Mosaic Garden project to satisfy replacement requirements.

**TABLE 21
DWELLING UNITS PROJECTED TO BE DEVELOPED AND SUBSTANTIALLY REHABILITATED BY THE AGENCY INSIDE THE PROJECT AREAS¹
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2014**

FISCAL YEAR	TYPE OF CONSTRUCTION			UNITS MADE AVAILABLE AT AFFORDABLE HOUSING COST					PROJECT AREA STATUS			CUMULATIVE DIFFERENCE ^{6,7} (DEFICIT (-))/(SURPLUS (+))		
	1	2		3	TOTAL	LOW - MODERATE ⁴		VERY LOW ²		ANNUAL DEFICIT (IF 5a > 5b or 6a > 6b)	ANNUAL SURPLUS (IF 5b > 5a or 6b > 6a)			
		NEW CONSTRUCTION	MULTI-FAMILY			SINGLE FAMILY	5a	5b	6a				6b	
BALANCE FORWARD ²				REQUIRED TO BE AT LEAST 30% OF COLUMN 3 ⁸	REQUIRED TO BE NOT MORE THAN 50% OF COLUMN 4 ⁵	ACTUAL UNITS RESTRICTED	REQUIRED TO BE NOT LESS THAN 50% OF COLUMN 4 ⁵	ACTUAL UNITS RESTRICTED		VERY LOW (5b - 5a)	LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)	LOW-MOD	VERY LOW
2009-10														
2010-11														
2011-12														
2012-13														
2013-14														
TOTALS														

None Proposed

¹ Compliance with Sections 33413(b)(1), (c), (d)(1), and 33490(a)(2)(A)(ii). The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2). New and/or substantially rehabilitated units may be aggregated in one or more Project Areas, subsequent to findings pursuant to CCRL Section 33413(b)(2)(A)(v).

² Total from Redevelopment Plan adoption on January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2009.

³ Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land (CCRL Section 33413 (b)(2)(iv)). On or after January 1, 2002, the inclusionary obligation applies to dwelling units that are substantially rehabilitated using agency assistance. Prior to January 1, 2002, the inclusionary obligation applied to substantially rehabilitated dwelling units with three or more units regardless of whether or not there was agency assistance, and to substantially rehabilitated, with agency assistance, single family dwelling units with one or two units (CCRL Section 33413 (b)(2)(iii)). Effective January 1, 2006, the term "substantial rehabilitation" as used in CCRL section 33413(b) will be changed to simply rehabilitated.

⁴ As defined by Health & Safety Code Section 50093.

⁵ As defined by Health & Safety Code Section 50105.

⁶ Calculated on a cumulative year-to-year basis.

⁷ See Tables 6-10 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).

⁸ In accordance with CCRL Section 33413(b)(1).

**TABLE 22
DWELLING UNITS PROJECTED TO BE DEVELOPED AND SUBSTANTIALLY REHABILITATED BY THE AGENCY OUTSIDE THE PROJECT AREAS'
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2014.**

FISCAL YEAR	TYPE OF CONSTRUCTION			UNITS MADE AVAILABLE AT AFFORDABLE HOUSING COST				PROJECT AREA STATUS				CUMULATIVE DIFFERENCE ^{5,7} (DEFICIT (-))/(SURPLUS (+))		
	1 NEW CONSTRUCTION	2 SUBSTANTIAL REHAB ³	3 TOTAL	LOW - MODERATE ⁴		VERY LOW ⁶	ANNUAL DEFICIT (IF 5a > 5b or 6a > 6b)		ANNUAL SURPLUS (IF 5b > 5a or 6a > 6b)		LOW-MOD (5b - 5a)		VERY LOW (6b - 6a)	
				MULTI-FAMILY	SINGLE FAMILY		REQUIRED TO BE AT LEAST 30% OF COLUMN ³	REQUIRED TO BE NOT MORE THAN 50% OF COLUMN ⁴	ACTUAL UNITS RESTRICTED	REQUIRED TO BE NOT LESS THAN 50% OF COLUMN ⁴				ACTUAL UNITS RESTRICTED
BALANCE FORWARD ²														
2009-10														
2010-11														
2011-12														
2012-13														
2013-14														
TOTALS														

None Proposed

¹ Compliance with Sections 33413(b)(2), (c), (d)(1), and 33490(a)(2)(A)(ii). The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2). New and/or substantially rehabilitated units may be aggregated in one or more Project Areas, subsequent to findings pursuant to CCRL Section 33413(b)(2)(A)(v). Agency must have made findings pursuant to CCRL Section 33334.2(g) to develop units outside the Project Area. The agency may cause, by agreement or regulation, to be available, at affordable housing cost, and occupied by, persons and families of low-, moderate-, or very low-income households, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area (CCRL Section 33413(b)(2)(A)(ii)).

² Total from Redevelopment Plan adoption or January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2009.

³ Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land (CCRL Section 33413 (b)(2)(iv)). On or after January 1, 2002, the inclusionary obligation applies to dwelling units that are substantially rehabilitated using agency assistance. Prior to January 1, 2002, the inclusionary obligation applied to substantially rehabilitated dwelling units with three or more units regardless of whether or not there was agency assistance, and to substantially rehabilitated, with agency assistance, single family dwelling units with one or two units (CCRL Section 33413 (b)(2)(iii)). Effective January 1, 2006, the term "substantial rehabilitation" as used in CCRL section 33413(b) will be changed to simply rehabilitated.

⁴ As defined by Health & Safety Code Section 50093.

⁵ As defined by Health & Safety Code Section 50105.

⁶ Calculated on a cumulative year-to-year basis.

⁷ See Tables 6-10 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).

⁸ In accordance with CCRL Section 33413(b)(1).

**TABLE 23
DWELLING UNITS PROJECTED TO BE DEVELOPED AND SUBSTANTIALLY REHABILITATED BY PUBLIC OR PRIVATE ENTITIES OR PERSONS
OTHER THAN THE AGENCY INSIDE THE PROJECT AREA¹
REDEVELOPMENT PLAN ADOPTION THROUGH JUNE 30, 2014**

FISCAL YEAR	TYPE OF CONSTRUCTION				UNITS MADE AVAILABLE AT AFFORDABLE HOUSING COST						PROJECT AREA STATUS			CUMULATIVE DIFFERENCE ^{6,7} (DEFICIT (-))/SURPLUS (+)					
	NEW CONSTRUCTION ¹⁰	2		3	TOTAL	LOW - MODERATE ⁴		VERY LOW ⁶		ANNUAL DEFICIT (IF 5a > 5b or 6a > 6b)		ANNUAL SURPLUS (IF 5b > 5a or 6b > 6a)							
		MULTI-FAMILY	SUBSTANTIAL REHAB ³			SINGLE FAMILY	REQUIRED TO BE AT LEAST 15% OF COLUMN 3 ⁸	5a	5b	6a	6b	LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)		LOW-MOD (5b - 5a)	VERY LOW (6b - 6a)			
BALANCE FORWARD ²	387	50	0	437	66	14	26	143											
2009-10	29 ⁹	3 ⁹	0	32	4.35	8	1.74	3											
2010-11	3 ¹⁰	0	0	3	0.45	0	0.18	0											
2011-12	8 ¹¹	0	0	8	1.20	2	0.48	0											
2012-13	43 ¹²	0	0	43	6.45	18	2.58	14											
2013-14	25 ¹³	0 ⁹	0	25	3.75	3	1.5	0											
TOTALS	495	53	0	548	82.20	45	32.48	160											

¹ Compliance with Section 33413(b)(2), (c), and (d)(1). The agency shall require that the aggregate number of replacement units remain available at affordable housing costs to, and occupied by, persons and families of low-, moderate-, and very low-income households for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as provided for in CCRL Section 33413(c)(1)(2). New and/or substantially rehabilitated units may be aggregated in one or more Project Areas, subsequent to findings pursuant to CCRL Section 33413(b)(2)(A)(v).

² Total from Redevelopment Plan adoption on January 1, 1976 (CCRL Section 33413(d)(1)), whichever is later, through June 30, 2009 (from Table 17).

³ Substantial Rehabilitation means rehabilitation, the value of which constitutes 25% of the after rehabilitation value of the dwelling, inclusive of the land (CCRL Section 33413 (b)(2)(iv)). On or after January 1, 2002, the inclusionary obligation applies to dwelling units that are substantially rehabilitated using agency assistance. Prior to January 1, 2002, the inclusionary obligation applied to substantially rehabilitated dwelling units with three or more units regardless of whether or not there was agency assistance, and to substantially rehabilitated, with agency assistance, single family dwelling units with one or two units (CCRL Section 33413 (b)(2)(A)(iii)). Effective January 1, 2006, the term "substantial rehabilitation" as used in CCRL section 33413(b) will be changed to simply rehabilitated.

⁴ As defined by Health & Safety Code Section 50093.

⁵ As defined by Health & Safety Code Section 50105.

⁶ Calculated on a cumulative year-to-year basis.

⁷ See Tables 6-10 for projection of LMI Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).

⁸ In accordance with CCRL Section 33413(b)(1).

⁹ Includes 29 units at the Gables, 8 of which are affordable to moderate income households. Also includes 3 units on Newlin rehabilitated by First Day, all 3 are affordable to very low income households.

¹⁰ Includes 3 units at 7604, 7608, and 7614 Pickering Avenue.

¹¹ Includes 8 units at the Gables, 2 of which are affordable to moderate income households

¹² Includes 21 units at Mosaic Gardens (14 verylow, 6 low-moderate); 13 units at the Gables (3 moderate), and 9 units at the Comstock/Penn site (3 low, 6 moderate).

¹³ While the following potential units could be developed, due to the slow housing market and competition from foreclosed/short sale units this table only forecasts 25 units to be developed during this period, including 13 at the Gables (3 moderate). The Whittier Blvd. Specific Plan Draft EIR (Oct. 18, 2004) projects that 1,740 units could be built in the Specific Plan Area. Assuming a 25 year buildout time frame approximately 70 units per year could be built within the Project Areas, which cover most of the Specific Plan area, including the Fred C. Nelles Site. It is estimated that under the Uptown Whittier Specific Plan another 1,035 units could be constructed. Also assuming a 25 year buildout time frame another 41 units per year could be built within the Project Areas. Specific projects that could occur include: approximately 100 units within the Earthquake Project Area as a part of the Alpha Beta site and surface parking lot redevelopment. Also, there are some units in the planning stage that that could be built in the following Project Areas: Earthquake - 2 units at 6742 Milton Ave, 2 units at 12618 Philadelphia; Commercial Corridor - 26 units at 8343-8351 College Ave. The Fred C. Nelles site, located in the Commercial Corridor Project Area, could be developed with up to 650 new housing units; but this is unlikely to begin until the next implementation plan period.

¹⁴ If a deficit situation occurs at the end of the planning period, the Agency has the option of using surplus very low-income units to provide for any deficit in the low/mod category. Another 8 moderate units are expected at the Gables.

LOW AND MODERATE INCOME HOUSING FUND

Section 33490(a)(2)(A)(i) of the CCRL requires that each agency show the amount of money available in the LMI Fund and the estimated amounts which will be *deposited* in the LMI Fund during each of the next five years (2009-10 to 2013-14). Section 33490(a)(2)(A)(ii) of the CCRL requires that an agency provide an estimate of the *expenditures* of monies from the LMI Fund during each of the five years. Tables 6-10 are included herein for the purpose of providing the required analysis; however, the tables are not intended to replace the Agency's audited Annual Financial Statements or annual budget.

Tables 6 -10 show the Agency anticipates continuing to fund various administration costs during the 5-year planning period. It also indicates continued funding for First Day, Whole Child, and Women's and Children's Crisis shelter programs at existing levels of approximately \$100,000, \$50,000, and \$34,000 per year, respectively. Specific projects that are anticipated for the planning period include: development of the 21-unit Mosaic Gardens project at Pickering and Philadelphia, acquisition and development of the Comstock/Penn site, acquisition and possible development of the Alpha Beta site, funding of Affordable Home Ownership Program units at the Gables development, potential assistance for affordable housing development at the Fred C. Nelles site, and potential assistance for the redevelopment of the Village Inn site.

EXCESS SURPLUS

An excess surplus exists when the unexpended and unencumbered amount in an agency's LMI Fund exceeds the greater of \$1 million or the total amount deposited in an agency's LMI Fund during the preceding four years. Based on staff's review of data provided by the City Controller's office, staff has determined that the Agency does not have an "excess surplus" in the Low and Moderate Income Housing Fund (the "LMI Fund") pursuant CCRL. Further information is presented below.

Calculations prepared by the Agency's Auditor show that from 2006-07 through 2009-10, the Agency collected a total of \$7,400,174 in the LMI Fund. The data shows an opening fund balance of \$24,527,659 as of July 1, 2010. However, completing the calculation to subtract out unavailable amounts, including: unspent debt proceeds, land held for resale, notes and loans receivables, and advances to other funds, only \$1,186,298 remains as available LMI Funds. Therefore, the Agency does not currently have an excess surplus. Based upon LMI Fund expenditure projections for the five-year planning period, the Agency does not anticipate an excess surplus situation during this time period. Nevertheless, the Agency will need to annually prepare the calculation for the annual reports submitted to the State of California. The Agency will continue to ensure timely expenditures

from the LMI Fund balance to avoid an excess surplus.

MONITORING

Redevelopment agencies must monitor, on an ongoing basis, the continuing availability of housing affordable to persons and families of low- or moderate-income developed or otherwise made available pursuant to CCRL provisions (CCRL Section 33418). As part of this monitoring, an agency shall require owners or managers of the housing to submit annual reports to the agency. The annual reports must include for each rental unit, the rental rate and the income and family size of the occupants, and for each owner-occupied unit, whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners.

This information is to be obtained by the agency from owners and managers of the subject housing, and current data is to be included in any reports required by law to be submitted to HUD, the State Department of Housing and Community Development (HCD) or the State Controller. The information on income and family size that is required to be reported by the owner or manager shall be supplied by the tenant and shall be the only information on income or family size that the owner or manager shall be required to submit on his or her annual report to the agency.

Redevelopment agencies must adequately fund monitoring activities as needed to insure compliance with applicable laws and agreements which enforceably restrict affordable housing units. For purposes of defraying the cost of complying with monitoring requirements, the CCRL permits, but does not require, agencies to establish and impose fees upon owners of affected properties.

The Agency will need to continue to comply with all components of this annual reporting procedure.

TEN-YEAR AND LIFE-OF-THE-PLAN HOUSING REQUIREMENTS

Section 33490(a)(2)(B) of the CCRL requires that:

(B) For each project area to which subdivision (b) of Section 33413 applies, the section addressing the agency developed and project area housing shall contain:

(i) Estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased within one or more project areas, both over the life of the plan and during the next 10 years.

(ii) *Estimates of the number of units of very low, low, and moderate income households required to be developed within one or more project areas 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.*

The three obligated Project Areas are mostly built-out, however, the Whittier Boulevard Specific Plan and Uptown Whittier Specific Plan Areas could facilitate a large number of new units as existing development is recycled into higher intensity uses. For example, the Whittier Boulevard Specific Plan Draft EIR projects that at buildout, the specific plan area could accommodate an additional 1,740 dwelling units, inclusive of up to 650 dwelling units that could be developed on the 74-acre Fred C. Nelles site. Assuming a 25 year build out period, the Agency projects an average of 70 units per year to be developed within the area. The updated Uptown Whittier Specific Plan anticipated construction of up to 1,035 new dwelling units. Also assuming a 25 year buildout time frame another 41 units per year could be built within the Project Areas.

It is important to note however, that actual market conditions dictate new development. These conditions include numerous complex factors such as 1) the general health of local, regional, and national economies, 2) employment levels, 3) competition, 4) interest rates, 5) supply and demand for units, and 5) financial feasibility of redeveloping existing sites. Understandably, any projection of future development is difficult at best.

As shown on Table 23 approximately 108 new units are projected to be developed within the three obligated Project Areas between 2009-10 and 2013-14. Beyond this time frame but within the ten year time frame, the obligated Project Areas could see an up to an additional 905 units (650 from the Nelles site, 10 per year times 5 years from the remaining Whittier Boulevard Specific Plan Area, and 41 per year times 5 years from Uptown Whittier Specific Plan). However, demand for this high a number of units is unlikely, so a smaller number is more probable. Nevertheless, for the sake of calculating a maximum possible, one can total these two figures to estimate that 1,013 new units could be developed in the obligated Project Areas over the course of the next 10 years. The CCRL dictates, that of this amount, a total of 91 units ($1,013 \times 0.15 \times 0.60$) would need to be available to Low to Moderate-Income individuals, while 61 units ($1,013 \times 0.15 \times 0.40$) would need to be available to very low-income individuals.

The Agency must closely monitor the inclusionary housing requirements over the course of the next 10-years to ensure that adequate numbers of units contain the long-term affordability covenants required by the CCRL. Because much of the

projected new development may require participation by the Agency in the form of land assembly and other financial incentives or subsidies, opportunities to secure affordability covenants are very likely.

Although specific numbers are not available, the Agency also anticipates involvement in some substantial rehabilitation and/or the purchase of affordability covenants on existing multi-family units in the obligated Project Areas over the next 10-years. When the Agency is involved inclusionary requirements can be easily enforced on a case by case basis. The Agency is not able to project the number of dwelling units that may be substantially rehabilitated within the obligated Project Areas in the next ten years or over the Life-of-the-plan by others without its participation.

The City adopted an Ordinance No. 2910 on June 10, 2008 to incorporate inclusionary housing requirements in the Whittier Municipal Code. The Ordinance enforces inclusionary requirements on new development within the City that includes seven or more dwelling units. Adoption of the Ordinance causes future housing development to become less economically feasible for the developer, but it does help meet the affordable housing needs of the City and Agency.

While adopted separately from the Inclusionary Ordinance, the City adopted Ordinance No. 2911 on June 10, 2008. This Ordinance amended the Whittier Municipal Code to provide density bonus provisions for the development of affordable housing, inclusive of actual density bonuses above base zoning standards and concessions and other incentives for affordable housing projects.

Over the life of the Redevelopment Plans, the Agency anticipates the above mention 1,013 units in the next ten years and an additional 1,050 ((70x25) – (650+50)) units under the WBSP could be constructed in the Whittier Commercial Corridor Project Area prior to the expiration of Project Area. In addition, under the Uptown Whittier Specific Plan, an additional 820 units (1,025 – (41x5)) could be constructed within the Earthquake Recovery Redevelopment Project Area. The CCRL dictates, that of this 1,870 (1,050+820) total amount a total of 168 units (1,870 x 0.15 x 0.60) would need to be available to Low to Moderate-Income individuals, while 112 units (1,870 x 0.15 x 0.40) would need to be available to very low-income individuals.

VII. CONCLUSION

The Implementation Plan for 2009-10 to 20013-14 describes the programs which are proposed to be undertaken during the five year planning period in order to assist in the alleviation of blighting conditions existing in the Project Areas and to increase the community's supply of affordable housing. Redevelopment is, however, a very

fluid process subject to a myriad of changing issues and the forces of market dynamics. For these reasons, a provision for review and amendment to the Implementation Plan has been included in the CCRL. The law requires that the Implementation Plan be the subject of periodic public review and hearing sometime during the term of the Implementation Plan. The Agency anticipates the mid-term update hearing in December 2012. Although this Plan complies with the CCRL in preparation for the up coming public hearing, as part of this document and process, the Agency may review and amend the plans, goals, objectives and programs and expenditures (following a noticed public hearing) at any time conditions require such an amendment.

RECOMMENDATIONS

Based on the analysis contained in this Implementation Plan, listed below are several recommendations made to ensure that the Agency continues in compliance with the CCRL:

1. Conduct a mid-term public hearing before no later than December 2012.
2. Ensure that Inclusionary and Replacement housing requirements of CCRL Section 33413 are accurately tracked using the tables contained in the Implementation Plan.
3. Continue to categorize and track expenditures from the LMI Fund over the applicable 10 year period to ensure income category and age proportionality requirements of CCRL Section 33334.4 are met.
4. Ensure timely expenditures from the LMI Fund balance to avoid an excess surplus situation.

APPENDIX A

Listing of Potential Projects

GREENLEAF AVENUE/UPTOWN WHITTIER REDEVELOPMENT PROJECT AREA

1. Comstock/Penn (15) [GAUWPA]
2. Village Inn [GAUWPA]
3. City Wayfinding Signage [All Project Areas]
4. Radisson Structure Improvement [GAUWPA]
5. Jawad's Site on Whittier Blvd. [GAUWPA]
6. Greg's Auto Body [GAUWPA]

WHITTIER BOULEVARD REDEVELOPMENT PROJECT AREA

1. LINC Housing Project in Lower Uptown (21-unit) [WBPA]
2. City Wayfinding Signage [All Project Areas]
3. Calcor site [WBPA]
4. Zieman site [WBPA]
5. Mar Vista & Whittier site (NEC) [WBPA]
6. Office or other reuse on Whittier by Philadelphia (Gabriel) [WBPA]
7. Rasmussen [WBPA]
8. King Richards [WBPA]

EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA

1. Alpha Beta [EQPA]
 - a. --Interim parking lot improvements
 - b. --Low Mod Housing (18)
 - c. --Other
2. Comstock Parking Structure [EQPA]
3. Bright Motel [EQPA]
4. Bright Avenue (Wardman to Philadelphia) [EQPA]
 - a. --Parking Structure
 - b. --Low Mod Housing
 - c. --Other (surface parking)
5. Uptown S.P. Improvements (design) [EQPA/GAUWPA]
 - a. --Parking Meters
 - b. --Capital Imprvmt (street/curb/gutter/sidewalk/trees)
 - c. --Capital Imprvmt (water/sewer line upgrade in Uptown [EQPA]
 - d. --Capital Imprvmt (alley/paseo/street/parking lot lighting in Uptown)[EQPA]
6. City Wayfinding Signage [All Project Areas]
7. Central Library [EQPA]
8. 7018 Greenleaf [EQPA]
9. 12610-12 Philadelphia (boarded bldg) [EQPA]
10. Bank of America Bldg [EQPA]
11. Salvation Army in Uptown [EQPA]
12. Astani/Abody Properties [EQPA]
13. Whittier Blvd Improvements - Painter/Whittier [EQPA]
14. 6724 Greenleaf - City owned parcel [EQPA]

WHITTIER COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT AREA

1. Job generating project [WCCPA]
2. Branch Library [WCCPA]
3. 5 points hotel -Ricker Motors [WCCPA]
4. 5 points hotel -Skateland [WCCPA]
5. 5 points hotel -Purchase of Frontage Rd. or other building [WCCPA]
6. Whittier Blvd Improvements-East (SG to VH) [WCCPA] 5,000,000 for whole area
7. City Wayfinding Signage [All Project Areas]
8. Nelles [WCCPA]
9. GMC site [WCCPA]
10. Chrysler site [WCCPA]
11. Mitsubishi site [WCCPA]
12. Affordable Hsg. Neighborhood Spine (est)(Old Toyota near Anaconda) [WCCPA]
13. College Avenue condo site [WCCPA]
14. Goodwill/Smart & Final/Behind Roadhouse [WCCPA]
15. Colima and Whittier Blvd. SWC vacant site [WCCPA]
16. Leggett & Platt [WCCPA]
17. Street Lighting from Santa Gertrudes to Colima [WCCPA]
18. Lambert Road Corridor [WCCPA]
19. Cal Domestic Site [WCCPA]
20. Whittwood Carwash [WCCPA]

PROJECTS IN ALL OR MULTIPLE PROJECT AREAS

1. PIH Nursing Education facility [All Project Areas]
2. Assessment District on Whittier Blvd. [Multiple Project Areas]
3. Office Relocation [All Project Areas]

PROJECTS OUTSIDE OF THE PROJECT AREAS

1. Ford site
2. Cadillac site
3. Saturn site
4. West Whittier Annex
5. Esperanza Site
6. PIH

APPENDIX B

Activities to Implement the
Economic Development Strategy

FOCUS QUESTION: WHAT CONCRETE ECONOMIC DEVELOPMENT ELEMENTS/ ACTIVITIES DO WE WANT TO SEE IN PLACE IN 3-5 YEARS?

A "Prettier" Whittier	Investment/ Business-Friendly Environment	Implement Whittier Boulevard Plan	Create a Marketable Identity	Improved Housing Diversity	Sell Whittier on Whittier	Expanded Entertainment and Recreation Opportunities	Retaining Future Residents
<ul style="list-style-type: none"> • Improved Entrances From Freeway • Beautification • Art in Public Places • Coordinated Plans/ themes for development • Public Improvement Unified Look • Visually Modernized City Hall • Expanded and Improved School/ Park Facilities • Completed Greenway Trail • City Hall Visually Reflects Community Synergy • Attractive Main Corridors • Clean, Painted, Friendly, Inviting, Green • Well Identified Freeway Access 	<ul style="list-style-type: none"> • Business Oriented Elected City Leadership • Balanced Approach to Business vs. Environment • Incent Local Businesses to Improve • Fast-tracking Development Process @City Hall • Industry-Friendly Environment • Promoting Hi-Pay Jobs • Follow Through • Coordination City/ Developers • Continued Vigilance on Security and Safety • Uptown Thriving • Support and Economic Development for Existing Businesses 	<ul style="list-style-type: none"> • Completion of Whittierwood Town Center • Set Plan for Whittier Blvd. • Whittier Blvd/ Whittierwood Thriving • Nelles Being Redeveloped. Philly/ Whittier Next • Complete Whittierwood Shopping and Housing • Start Implementatin of Whittier Blvd. Specific Plan at 5 Points 	<ul style="list-style-type: none"> • Secure New Businesses in Whittier • Create Identity Themes • Identify/ Maintain Small Town Atmosphere in Urban Setting • Defined Identity • Active Markt/ Press Plan 	<ul style="list-style-type: none"> • Fill in Gaps in Types of Housing • Upscale Housing/ Multi-use With Full Service Infrastructure • A Live/ Work Atmosphere • No Substandard Housing/ Business 	<ul style="list-style-type: none"> • Encourage Citizens to Shop Locally • Private/ Public Communication • Improved Community Spirit • Themed Easy Flow Throughout Community- One Identity 	<ul style="list-style-type: none"> • Create Nighttime Activity • Support of Healthy Lifestyle Centers • Pedestrian Mixed Use 	<ul style="list-style-type: none"> • More Retail Aimed at Young Families • Attract Younger People to Whittier • Keep College Grads in Whittier



