



Agenda Report

DATE: MARCH 20, 2000

TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER

SUBJECT: ADOPT A RESOLUTION ADOPTING THE IMPLEMENTATION PLAN FOR THE FAIR OAKS AVENUE, DOWNTOWN, VILLA-PARKE, ORANGE GROVE, LAKE/WASHINGTON, OLD PASADENA, LINCOLN AVENUE, AND THE HALSTEAD/SYCAMORE REDEVELOPMENT PROJECT AREAS.

RECOMMENDATION:

It is recommended that the Pasadena Community Development Commission (the "Commission"), following a public hearing, adopt a resolution approving and adopting the Implementation Plan for the Fair Oaks Avenue, Downtown, Villa-Parke, Orange Grove, Lake/Washington, Old Pasadena, Lincoln Avenue, and the Halstead/Sycamore Redevelopment Project Areas (the "Project Areas").

BACKGROUND:

Assembly Bill 1290 ("AB 1290"), sponsored by the California Redevelopment Association, entitled the *Community Redevelopment Law Reform Act of 1993*, took effect January 1, 1994. The Bill included the most significant changes in the California Community Redevelopment Law (the "CCRL") in many years. The changes affected both existing project areas and new redevelopment plan adoptions. As an integral part of these AB 1290 reforms, implementation plans are intended to ensure that each redevelopment agency plans and implements its redevelopment programs in a manner that is directly related to eliminating the blighting influences that originally justified the adoption of the particular redevelopment plan.

Purpose of an Implementation Plan

The Implementation Plan is intended to be a guide rather than a rigid, unchangeable course of action. The Implementation Plan presents Commission priorities for future redevelopment activities within the Project Areas, as appropriate and permissible by the CCRL and other applicable statutes, for the 1999-2004 planning period. Commission goals, objectives, policies, projects and programs included in the Implementation Plan have been tailored to meet the needs of the Project Areas and, with respect to affordable housing programs, the needs of the larger community.

The Implementation Plan provides a clear statement of the Commission's current intent regarding activities in the Project Areas, and it establishes a nexus between Agency goals, objectives, policies, programs, projects and the basic purposes of redevelopment which are to eliminate blight, promote economic development, and increase, improve and preserve affordable housing. Adoption of the Implementation Plan, however, should not restrict Commission activities only to the stated goals, objectives, policies, projects, programs, and related expenditures described in the Implementation Plan. Rather, the Implementation Plan is a tool that is both flexible and dynamic and one that should be used by the Commission to help it respond more efficiently and effectively to all redevelopment and development opportunities that might arise during the 1999-2004 planning period.

Public Hearing Notices

As required by the CCRL, notice of the Implementation Plan public hearing has been provided by publication for three consecutive weeks, one publication per week in the Commission's newspaper of record, and posting at four locations within each of the Project Areas for a period of three weeks. Posting and publication was completed not less than ten days prior to the public hearing.

At its regularly scheduled meeting of March 9, 2000, The Community Development Committee unanimously recommended that the Commission approve and adopt the Five-Year Implementation Plan for 1999-2004.

THE IMPLEMENTATION PLAN:

The Implementation Plan has been prepared by Urban Futures, Inc. and staff based upon information and data sources currently available. The Implementation Plan describes in detail that the Commission has met all requirements of the CCRL as they relate to Commission activities and expenditures. Also, the Implementation Plan demonstrates that the Commission's activities over the past five years have exceeded the CCRL's Inclusionary Housing Requirements, leaving the Commission with a current surplus of 203 very low income units and 66 low and moderate income units above what is required by law.

Further more, the Implementation Plan describes the goals and objectives the Commission has set forth for the next five years and how the related projected income and expenditures will meet those goals and objectives and further eliminate blight within the Project Areas. The Implementation Plan describes in detail that the Commission intends to continue to meet all requirements of the CCRL as they relate to Commission activities and expenditures. The financial projections contained in this Plan are the projections provided to the City Council by the Department of Finance

Redevelopment, however, is a very fluid process, subject to changing issues and the forces of market dynamics. Although the Commission has met all the requirements of the CCRL and plans upon doing so for the next five years, factors outside the control of the Commission, such as inflated housing prices, may cause a need for affordable housing greater than the requirements of the CCRL.

ENVIRONMENTAL DETERMINATION:

Review, approval and adoption of the Five-Year Implementation Plan by the Commission has been determined to be Statutorily Exempt from the California Environmental Quality Act (CEQA) Section 15262, Feasibility and Planning Studies.

FISCAL IMPACT:

There is no fiscal impact associated with the preparation and presentation of this Implementation Plan.

Respectfully submitted,


CYNTHIA J. KURTZ
Chief Executive Officer

Approved by:


RICHARD J. BRUCKNER
Director of Housing & Development

Concurrence:


MICHAEL ESTRADA
Assistant General Counsel

- Attachment:
1. Resolution adopting an Implementation Plan for the Fair Oaks Fair Oaks Avenue, Downtown, Villa-Parke, Orange Grove, Lake/Washington, Old Pasadena, Lincoln Avenue, and the Halstead/sycamore Redevelopment Project Areas
 2. Pasadena Community Development Commission Draft "Five Year Implementation Plan 1999-2004", including CCRL Section 33413(b)(4) Housing Compliance Plan, dated March 2000, prepared by Urban Futures, Inc.