

RESOLUTION NO. NRA 09-186

**A RESOLUTION OF THE NORWALK REDEVELOPMENT
AGENCY ADOPTING AN IMPLEMENTATION PLAN FOR
THE MERGED PROJECT AREA**

WHEREAS, the Redevelopment Plans for the Redevelopment Project Areas of the Norwalk Redevelopment Agency (collectively, "Project Areas") were approved and adopted as follows:

- (a) For Project Area 1, the Redevelopment Plan was adopted by Ordinance No. 1195 of the City Council of the City of Norwalk on June 25, 1984;
- (b) For Project Area 2, the Redevelopment Plan was adopted by Ordinance No. 1277 of the City Council of the City of Norwalk on June 22, 1987;
- (c) For Project Area 1 and Project Area 2, the Amended and Restated Redevelopment Plan; and the Redevelopment Plan for Project Area 3, was adopted by Ordinance No. 1523 of the City Council of the City of Norwalk on February 5, 2002.

WHEREAS, Health and Safety Code Section 33490 requires that each redevelopment agency that has adopted a redevelopment plan prior to December 31, 1993, adopt, after a public hearing, an implementation plan on or before December 31, 1994 and each five years thereafter, containing the specific goals and objectives of the agency for the project area, the specific programs (including potential projects), and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project area and implement the low and moderate income housing requirements of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.);

WHEREAS, the Agency adopted an initial implementation plan for Project Areas One and Two on December 20, 1994, which was updated on December 21, 1999 and December 7, 2004, and these implementation plans are on file in the office of the City Clerk.

WHEREAS, the Agency has prepared a new implementation plan for the Merged Project Areas, attached hereto an Exhibit "A" and incorporated herein by reference (the "Implementation Plan"), in accordance with the requirements of Health and Safety Code Section 33490.

WHEREAS, on December 1, 2009, the Agency held a duly noticed public hearing on the proposed adoption of the Implementation Plan at which time all persons desiring to comment on or ask questions concerning the Implementation Plan were given an opportunity to do so. Prior to the public hearing on the Implementation Plan, copies of the Implementation Plan were available for public inspection in the office of the City Clerk.

WHEREAS, the Agency has reviewed and considered all written and oral comments, questions and concerns regarding the Implementation Plan received prior to and at the public hearing on the Implementation Plan.

NOW THEREFORE, THE NORWALK REDEVELOPMENT AGENCY HEREBY DETERMINES, FINDS, AND RESOLVES AS FOLLOWS:

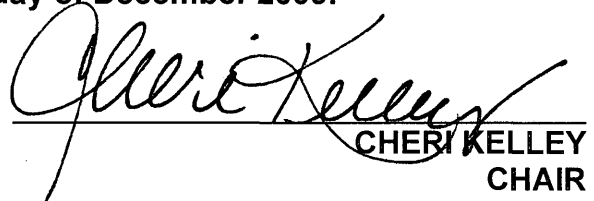
Section 1. The Agency hereby adopts the Implementation Plan as the Implementation Plan for the Project Areas pursuant to the requirements of Health and Safety Code Section 33490.

Section 2. The Implementation Plan may be amended from time to time after a public hearing on the proposed amendment.

Section 3. Adoption of the Implementation Plan does not constitute an approval of any specific program, project or expenditure and does not constitute a project within the meaning of Section 21000 of the Public Resources Code.

Section 4. The Agency hereby directs that the Implementation Plan remain on file in the office of the City Clerk and be open to public inspection.

APPROVED AND ADOPTED this 1st day of December 2009.


CHERI KELLEY
CHAIR

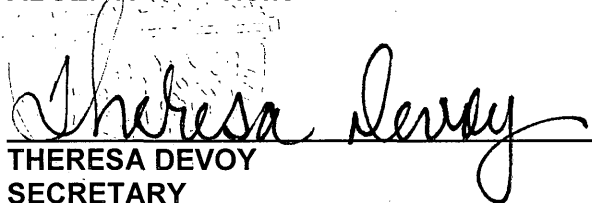
ATTEST:

I, **Theresa Devoy**, Secretary of the Norwalk Redevelopment Agency, Norwalk California **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. NRA 09-186** has been duly signed by the Chair and attested by the Secretary, all at a regular meeting of the Norwalk Redevelopment Agency, held December 1, 2009 and that the same was approved and adopted by the following vote to wit:

AYES: Agency members Luera, Mendez, and Ramirez, Vice Chair Stefenhagen and Chair Kelley

NOES: None

ABSENT: None


THERESA DEVOY
SECRETARY

IMPLEMENTATION PLAN

for the
REDEVELOPMENT PLAN
of the
MERGED REDEVELOPMENT
PROJECT AREA

December 1, 2009

INTRODUCTION

This document is the fourth five-year Implementation Plan for the Redevelopment Plans for the City of Norwalk Redevelopment Project Nos. 1 & 2 ("Redevelopment Plans", "Projects", "Project Areas") and the first update of the Implementation Plan for Redevelopment Project Area No. 3. The Norwalk Redevelopment Agency adopted an Implementation Plan for Project Areas No. 1 and No. 2 on December 21, 1999. On February 5, 2002, the Norwalk City Council adopted a redevelopment plan for Project Area No.3 and approved the Merger of Project Areas 1, 2 and 3. In connection therewith the Norwalk Redevelopment Agency approved the initial Implementation Plan for Project Area No. 3. The third five-year Implementation Plan for the Redevelopment Plans for the City of Norwalk Redevelopment Agency was adopted on December 7, 2004. A map showing the Merged Project Area boundaries is included as Map 1 of this Implementation Plan. This Implementation Plan was prepared by the Norwalk Redevelopment Agency (the Agency) in compliance with Article 16.5 of the Community Redevelopment Law (the "CRL"). Article 16.5 is included in Appendix A to this Implementation Plan.

This Implementation Plan is composed of two separate components, a Redevelopment Component, and a Housing Component. The Redevelopment Component: (1) revisits the goals and objectives of the Redevelopment Plans; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the projects, programs and expenditures (other than those related to low-and-moderate income housing) that have been developed as a means to obtain the five-year Implementation Plan goals and objectives; and (4) describes how the Implementation Plan goals and objectives, projects, programs and expenditures will eliminate blight within the Project Areas. Article 16.5 also requires that the Implementation Plan explain how the components of the plan will implement the various CRL requirements regarding low-and-moderate-income housing. Generally, the goals and objectives, activities and expenditures included in the Redevelopment Component of this implementation plan do not implement the housing requirements of the CRL. The activities that do implement those requirements are contained the Housing Component. The Housing Component shows how the Redevelopment plan goals and objectives for housing preservation and production will be implemented and how the statutory requirements for the set-aside and expenditure of tax increment for housing purposes will be met.

This Implementation Plan is a policy statement rather than an unalterable course of action. It has been prepared to set priorities for redevelopment activities within the

Project Areas for the five-year period covered by this Plan and incorporates currently known financial constraints in developing a program of activities to accomplish essential, near-term revitalization efforts for the Redevelopment Project Areas. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Projects during the five-year period. Therefore, this Implementation Plan may be amended if necessary to effectuate its purposes.

The purpose of this Implementation Plan is to provide a clear and reasonable statement of the Agency's current intent regarding activities in the Project Areas and to establish a nexus between the Agency's goals and objectives, program activities and the purpose of redevelopment which is to eliminate blight and to develop, preserve and rehabilitate affordable housing. The intent of this Implementation Plan is not to restrict Agency activities to the goals and objectives, projects, programs, and expenditures outlined herein, since conditions, values, expectations, resources and the needs of the Projects may change from time to time.

I. BACKGROUND

A. Location, History and Reasons for Adoption of the Merged Project Area (Map 1)

Area Previously Designated as Redevelopment Project One (Adopted June 25, 1984, by Ordinance No. 1195, Merged with RDA-2 & RDA-3, February 26, 2002, by Ordinance No. 1523)

The area previously designated as Redevelopment Project One is composed of two subareas (Subareas A and B) totaling approximately 598 gross acres. Subarea A is defined by an irregular boundary which generally includes: the commercial and industrial properties flanking the Firestone Boulevard/Southern Pacific Railroad corridor from the western to the eastern city limits; 2) portions of the Santa Ana Freeway (I-5), including three major interchanges with local streets, and 3) the major retail, office, commercial and government centers flanking imperial Highway at Norwalk Boulevard and easterly thereof to the City limits. Subarea B consists solely of the Norwalk Towne Square Shopping Center, located north of Rosecrans Avenue between Pioneer Boulevard and Flallon Avenue (Map 1). The primary reason for adopting the Project Area was to rehabilitate the building stock to contemporary standards and to facilitate new development in underutilized areas to provide additional jobs, services, and revenues to the City. The following is a brief description of the Project Area at the time of adoption and the blighting characteristics, which inhibited its economic viability.

At the time of Project adoption, the Project Area was predominately developed with commercial uses. Of the 435 net acres, 190 acres (44 percent) were developed for commercial uses (including 15 acres comprising all of subarea B); 95 acres (22 percent) were developed with light manufacturing uses; 99 acres (23 percent) were developed with public and institutional uses, 2 acres (less than one percent) were developed with hotels and motels; 5 acres (1 percent) were developed with residential uses and 44 acres (10 percent) were developed with railroad right-of-way. Approximately 163 acres in the Project were dedicated to public right-of-way.

The 1933 Long Beach earthquake damaged Norwalk's historic downtown area along Front Street. Following the earthquake, Firestone Boulevard emerged as the primary shopping and commercial corridor within the City. At the time of adoption in 1984, it was estimated that 30 percent of the building stock was in excess of 35 years old. Many of these buildings were becoming obsolete and were in need of minor to

moderate renovation. The public buildings in the Project Area also suffered from age and obsolescence. The City Hall was built in 1965 and no longer adequately accommodated the community's needs. Also, as a result of declining enrollment, two schools in the Project Area were vacant and one was being used for non-school activities. Mixed uses were a blighting factor in the Project Area, which were particularly noticeable along Imperial Highway and Norwalk Boulevard where industrial uses, and residential uses abutted, often resulting in impacts to residents.

Traffic, circulation, and infrastructure deficiencies such as inadequate street, water, sewer, and storm drain systems were also factors inhibiting private sector investment in the Project Area. The traffic volume, particularly along the arterial streets, exceeded design standards, causing traffic congestion and related accidents. Fire flow capacity in the East Firestone area was inadequate to serve existing uses and storm drains were lacking in the Civic Center area. Also, sewer lines were at capacity along San Antonio Drive and deficiencies existed along segments of Firestone Boulevard, Imperial Highway and Hoxie Avenue. The construction and installation of these public improvements was too costly to be borne by the private sector acting alone.

**Area Previously Designated as Redevelopment Project Two
(Adopted June 22, 1987, by Ordinance No. 1277, Merged with RDA-1 & RDA-3,
February 26, 2002, by Ordinance No. 1523)**

The area previously designated as Redevelopment Project Area Two is composed of 11 noncontiguous areas referred to as Subareas A through K totaling 374 acres. These subareas were developed with a mix of residential, commercial, industrial and public uses. The location of the Subareas is illustrated on Maps 2 through 4. The following is a description of the Project Area by subareas and the blighting conditions that existed in the Project Area at the time of adoption.

Subarea A

Subarea A is composed of approximately 89 acres, of which 75 acres are zoned for a mix of commercial, manufacturing and residential uses and 14 are devoted to public right-of-way. Subarea A includes the properties generally west of the intersection of Alondra Boulevard and Pioneer Boulevard and along both sides of Pioneer Boulevard between Alondra Boulevard and 166th Street. The largest single parcel in the subarea is the 36-acre Excelsior High School site, which now functions as an adult school. Portions of the facility are currently underutilized. Also, a five-acre off-site parking lot exists across the street from the Adult School. Residential land uses were the largest existing use type in the subarea at the time of the plan adoption, accounting for 37 acres (49 percent of the developed land) with a total of 230 multi-family units and 186 mobile home units. The majority of the remainder of the area was developed with industrial/manufacturing uses.

A number of blighting conditions were identified in the area at the time of plan adoption including irregularly shaped parcels and inadequately sized parcels, building code violations, and mixed and shifting uses. Mixed and shifting uses often resulted in the incompatible conditions for businesses and residents and were a deterrent to investment in the area. Examples of these conditions included a large commercial structure, which had been vacated and leased for use as a swap meet and sites along Alondra Boulevard where industrial and residential uses adjoined. Some of the Agency contemplated activities in this area included spot acquisitions of irregularly shaped and inadequately sized parcels for the expansion and rehabilitation of existing uses, the relocation of older deteriorated industrial uses and the development of

residential uses compatible with adjacent single-family residential dwelling, and mobile home park development.

Subarea B

Subarea B is located in the extreme southeastern corner of the City and is composed of 88 acres. Approximately 66 acres were developed with a combination of commercial, manufacturing, agricultural and residential uses and 22 acres were devoted to public-right-of-way. Almost half (30 acres) of the subarea was developed with manufacturing uses. There were a total of nine single-family units on approximately 15 acres all of which were nonconforming and were developed on either commercial or manufacturing zoned land. There was a single agricultural use in the Subarea, which was envisioned for residential development compatible with the surrounding neighborhood. The remainder of the Subarea was developed with commercial uses. Many of the industrial and commercial uses were old, obsolete and deteriorated such as an old strip center and wholesale plant nursery. Potential hazardous waste contamination was also a concern at an outdoor storage site where 55-gallon drums were found.

Subarea C

Located at the intersection of Studebaker Road and Rosecrans Avenue, Subarea C totals approximately 19 acres. At the time of adoption, all 14 developable acres (the remainder is public right-of-way) were devoted to commercial development. Notable uses in the Subarea included McCoy's Flowers, Crawford Market and medical offices. Potential building code violations and underutilization of land were identified as problem issues in the subarea.

Subarea D

The second smallest of the subareas, Subarea D is composed of five acres, two of which are devoted to public right-of-way. All of Subarea D was developed with commercial uses. Located at the intersection of Imperial Highway and Studebaker Road, this Subarea was impacted by irregular subdivision patterns and economic dislocation preventing proper utilization of the area. Assembling the irregular lots for development was identified as a priority for the Subarea.

Subarea E

Of the 12 acres in Subarea E, located at the intersection of Alondra Boulevard and Studebaker Road, eight were developed with commercial uses and four were devoted to public right-of-way. Irregularly shaped and inadequately sized lots and multiple ownership were identified as blighting conditions in the Subarea. These conditions were in part responsible for the chaotic appearance of the area characterized by competing signage and nonconforming facades.

Subarea F

There are approximately 38 acres within Subarea F, of which 23 are developable and 14 are comprised of public right-of-way. Subarea F is located on the southeast side of San Antonio Drive and Pioneer Boulevard between Foster Road and Mapledale Avenue. Almost all of Subarea F is developed with commercial uses with the exception of six acres, which are developed with 13 single-family dwellings. Many of the structures in this Subarea did not meet building code standards. In addition,

incompatible uses, fragmented ownership and inadequate sized parcels were problems in this Subarea.

Subarea G

Subarea G is the smallest of the Subareas located northeast of the intersection of Firestone Boulevard and San Antonio Drive comprising a little more than one acre. A mix of commercial uses occupies the developable portion of the subarea, which is most of the one-acre site. Building rehabilitation including abating code violations and façade and signage improvements were needed in this area.

Subarea H

Composed of a single site, Subarea H totals approximately 12 acres, eight of which are developable and four of which are composed of public right-of-way. The Subarea is located west of the intersection of Rosecrans Avenue and Front Street and was developed with a combination of commercial and manufacturing uses. The Agency proposed to improve the storm drainage system of the site and facilitate auto-related uses through assisted land assembly.

Subarea I

Totaling approximately three acres, all of Subarea I was developed with commercial uses with only .36 acres of land devoted to the public right-of-way. This Subarea, located on the West Side of San Antonio Drive between Firestone Boulevard and Union Street, included a number of older strip commercial uses and nonconforming residential uses. Some of the structures in this Subarea were situated in such a way as to prevent adequate access to existing parking facilities causing a severe economic burden. The Agency envisioned the relocation of the nonconforming residential uses and the redevelopment of the site with new commercial development.

Subarea J

Subarea J is located on the northwest corners of the intersection of Studebaker Road and Firestone Boulevard and is composed of 11 acres, ten of which are developable with the remainder devoted to public right-of-way. All of Subarea J was developed with commercial uses. The Agency's intent for this Subarea was to rehabilitate and expand the existing commercial uses.

Subarea K

The last of 11 Subareas is Subarea K, which contains approximately seven acres, six of which are developable, and one acre is devoted to the public right-of-way. This Subarea shares a common boundary along Firestone Boulevard with Project No. 1. Although zoned commercial, there were four single-family dwellings and six multiple-family units in the area at the time of adoption. The commercial uses included professional office space, commercial retail, and an outdoor storage facility. The condition of the building stock in this area ranged from poor to good.

Redevelopment Project Three (Adopted February 26, 2002, by Ordinance No. 1523, Merged with RDA-1 & RDA-2, February 26, 2002, by Ordinance No. 1523)

The area previously designated as Redevelopment Project Area Three is composed of 19 noncontiguous areas referred to as Subareas A through S totaling 565.89 acres.

These subareas were developed with a mix of residential, commercial, industrial and public uses, which encompass approximately 449 acres or approximately 80% of the total acreage in Project Area Three. Residential uses make up 94.67 acres or approximately 17 percent of Project Area Three. Office/commercial uses encompass 101.73 acres, or approximately 18% of Project Area Three. Industrial uses include approximately 123.63 acres, or approximately 22 percent of Project Area Three. Public and institutional uses, including the 51-acre federal Fuel Storage Facility, or Tank Farm, amount to 128.98 acres, or approximately 22% of Project Area Three. The balance of the area contains vacant land, and rights-of-way.

The following is a description of the Project Area by subareas that existed in the Project Area at the time of adoption.

Subarea A

Subarea A totals approximately 38.5 acres, and is located north of Excelsior Drive, south of Rosecrans Avenue, generally east of Carmenita Avenue, and west of the Norwalk city limit.

Subarea B

Subarea B totals approximately 9.1 acres, and is located south of Mapledale Street, north of Excelsior Drive, West of Carmenita Avenue, and east of Ramona Park.

Subarea C

Subarea C totals approximately 5.1 acres, and is located along Firestone Boulevard, between Dinard Avenue and Greenstone Avenue.

Subarea D

Subarea D totals approximately 179.0 acres, and is located south of Excelsior Drive, and north of Alondra Boulevard, between Norwalk Boulevard to the west, and Shoemaker Avenue to the east.

Subarea E

Subarea A totals approximately 9.9 acres, and is located along Pioneer Boulevard, generally between Highdale Street to the south, and Potter Street to the north.

Subarea F

Subarea F totals approximately 2.9 acres, and is located south of Alondra Boulevard, north of Baylor Drive, between Cerritos College on the west and Gard Avenue, on the east.

Subarea G

Subarea G totals approximately 6.7 acres, and is located south of Alondra Boulevard, between the San Gabriel River on the west, and the I-605 Freeway on the east.

Subarea H

Subarea H totals approximately 15.5 acres, and is located along Rosecrans Avenue, generally bounded by Van Ruiten Street on the north, Liggett Street on the south, Summer Avenue to the west, and Corby Avenue to the east.

Subarea I

Subarea I totals approximately 16.1 acres, and is located along Rosecrans Avenue, north of Lindale Street, southeasterly of San Antonio Drive, east of Arlee Avenue, and west of Madris Avenue.

Subarea J

Subarea J totals approximately 4.5 acres, and is located along the northeastern side of San Antonio Drive, between Foster Road to the northeast, and Orange Street, to the southeast.

Subarea K

Subarea K totals approximately 21.6 acres, and is located north of Rosecrans Avenue, south of John Glenn High School and Norwalk Golf Center, east of Greenstone Avenue, and west of Maryton Avenue.

Subarea L

Subarea L totals approximately 11.3 acres, and is located along Firestone Boulevard, south of Markdale Avenue, and west of Caulfield Avenue.

Subarea M

Subarea M totals approximately 33.8 acres, and is located generally along Firestone Boulevard, north of the Union Pacific Railroad right-of-way, south of Sproul Street, west of Bloomfield Avenue, east of San Antonio Drive.

Subarea N

Subarea N totals approximately 58.5 acres, and is located north of Firestone Boulevard, east of Gard Avenue, northwest of San Antonio Drive, south of Gettysburg Drive.

Subarea O

Subarea O totals approximately 68.0 acres, and is located west of Norwalk Boulevard, east of Gard Avenue, northwest of San Antonio Drive, and south of Gettysburg Drive.

Subarea P

Subarea P totals approximately 19.7 acres, and is located along Studebaker Road, south of the Union Pacific right-of-way, north of Imperial Highway, west of Benfield Avenue and east of Hoxie Avenue.

Subarea Q

Subarea Q totals approximately 1.4 acres, and is located west of Studebaker Road, north of Lyndora Street, south of Imperial Highway, and east of Pecos Avenue.

Subarea R

Subarea R totals approximately 5.2 acres, and is located along Imperial Highway, south of Leeds Street, north of Lyndora Street, east of Curtis and King Road, and west of Poplar Place

Subarea S

Subarea S totals approximately 59.1 acres, and is east of the San Gabriel River, north of Firestone Boulevard, south of Cecila Street and west of Le Floss Avenue.

Summary of Physical and Economic Conditions in Project Area No.3

- The following is a summary of the physical and economic conditions existing in Project Area No. 3 at the time of plan adoption:
- Significant soil and groundwater contamination from the "Tank Farm."
- 628 buildings are strong candidates for exposure to asbestos and/or lead based paint.
- 39% of all buildings are in some degree of disrepair.
- Properties with a building in need of renovation are assessed 43% lower than those that are structurally sound.
- 40% of apartment buildings are obsolete due to minimal design features, limited open space, little or no landscaping, and few amenities.
- Properties with obsolete apartment buildings are assessed 27% lower than those that are more modern.
- 23% of businesses show signs of serious obsolescence.
- Industrial properties with an obsolete building are assessed 25% lower than those that are more modern.
- 39% of all commercial uses are marginal or "low-end."
- The average age of buildings is 39 years, including 17% that are over 50 years old.
- Properties with a building over 50 years old are assessed 22% lower than those built more recently.
- Absentee owners own 27% of single-family homes, nearly twice the rate for the entire City.
- Properties with a single-family home owned by an absentee owner are assessed 20% lower than those that are owner-occupied.
- There are over \$18,900,000 of public improvements needed.
- The residential/commercial/industrial mix of uses along San Antonio Avenue and Firestone Boulevard are often incompatible with each other.
- Properties with single-family homes that are incompatible with neighboring uses or do not conform to the General Plan are assessed 30% lower than those that are compatible or conform.
- The average commercially designated parcel is only 0.46 acre, which can accommodate a structure of only about 7,780 square feet.

- 57% of commercially designated parcels are less than 0.25 acre.
- Properties that are too small or oddly shaped are assessed 18% lower than those that are of proper shape and size.
- Assessed values are 36% lower than elsewhere in the City.
- From 1991-2000, the sales price dropped 63% for multi-family residential properties, 56% for commercial properties, and 30% for industrial properties.
- From 1991-2000, retail sales dropped 33% compared to the entire City.
- The commercial and industrial vacancy rate is 27%.
- The largest portion of the Project Area is located within the Sheriff's reporting district that historically generates the most calls for service.
- Since 1996, crime has increased 3%, while the rest of the City has decreased by 15%.
- Median income is 32% lower than the entire City.
- The number of people 25 years or older that do not have a high school diploma is 21% higher than the entire County.

B. Description of the Redevelopment plan

1. Purpose

A Redevelopment plan provides the Agency with powers, duties, and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a Project Area. The long-term nature of a Redevelopment plan requires flexibility to respond to market and economic conditions, property owners and developer interests and opportunities as they arise. A Redevelopment plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of a project area. Rather, a Redevelopment plan represents a process and a basic framework within which specific Plans are presented, specific projects are established and specific solutions are proposed, and by which tools are provided to an Agency to fashion, develop and proceed with such specific Plans, projects and solutions.

2. Goals and Objectives

The Redevelopment Plans for the Merged Project Area included goals and objectives for the Project Area. The goals and objectives for the Projects are provided below:

Merged Redevelopment Project Area

1. The elimination and prevention of the spread of blight and deterioration and the conservation, and the redevelopment of the Merged Project Area in accord with the General Plan, the redevelopment plan, specific Plans, and local codes and ordinances.
2. The achievement of an environment reflecting a high level of concern for architectural, open space, landscape, urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment plan.
3. The control of unplanned growth by guiding revitalization activities and new development in such a fashion as to meet the needs of the Project Area, the City of Norwalk and its citizens.

4. The reduction of the City's annual costs of the provision of local services to and within the Project Area.
5. The provision for increased sales, business license, transient occupancy and other fees, taxes and revenues to the City of Norwalk.
6. The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the recapture of commercial sales activity.
7. The retention 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, business and public agencies in the revitalization of the Project Area.
8. The creation and development of local job opportunities and preservation of the areas existing employment base.
9. The development of the City of Norwalk as a transportation hub with linkages to existing and/or proposed systems of regional and subregional significance.
10. The establishment of modern, convenient commercial centers to serve the needs of the City of Norwalk and surrounding areas.
11. The elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems, inadequate water, sewer, and storm drainage systems, insufficient off-street parking; and other similar public improvements, facilities and utilities deficiencies adversely effecting the Project Area.

C. Agency Accomplishments

Since the Agency adopted Project Area One in 1984 and Project Area Two in 1987, and merged these areas with Project Area Three in 2002, the Agency has been active in redevelopment. The Agency has completed several commercial projects that provided for the retention and expansion of existing businesses including automobile dealerships, a neighborhood shopping center, an arts & sports facility, expansion of a neighborhood park and street improvements. In addition, the Agency participated in the development of 240 affordable senior housing units (as discussed in greater detail in the Housing Component of this Implementation Plan). The following summarizes some of the Agency's accomplishments:

- **Arts and Sports Complex (Adjacent to Merged Project Area)** - The Arts and Sports Complex includes four main components: the Sports Center, the Community Meeting Center (CMC), the Cultural Arts Center and the Hospitality Court. The Sports Center offers fitness, exercise and recreational opportunities including weight training, boxing, and volleyball, aerobics and league and open plan basketball. The CMC is available for services clubs and organizations based in Norwalk. The facility includes a reception hall with catering kitchen capable of accommodating wedding receptions and social gatherings. The Cultural Arts Center provides space for studio arts classes, including painting and sculpting and a rehearsal hall for music and theatrical groups. Finally, the Hospitality Court is a 10,000 square foot courtyard for outdoor receptions and assemblies. The Agency's assistance in this project included acquiring five of the six parcels needed to provide land for a future parking lot to serve the facility and providing partial funding for major rehabilitation and additions to two existing buildings to house the CMC and Cultural Arts Center.

- **City Identity Project (Merged Project Area)** - The Agency installed landscaped medians, new lighting, and signage along the San Antonio Village corridor and entry signs on major highways into the City (i.e. Alondra Boulevard in the Project Area Two and Imperial Highway in Project Area One). This included a one-mile stretch linking the area near the Arts and Sports Complex at Interstate 5 with San Antonio Drive,

Pioneer Boulevard, and Rosecrans Avenue. The latter intersection includes Norwalk Towne Square Shopping Center, and the Norwalk Senior Center and Housing Project site.

- **Norwalk Park Expansion (Merged Project Area)** - The Agency acquired land for the expansion of Norwalk Park. The Norwalk Park is a community park that includes the Arts and Sports Complex, swim stadium, animal farm, picnic area, play equipment and other facilities.

- **Crawford Market Shopping Center (Merged Project Area)** -The Agency assisted with the major renovation this neighborhood shopping center, which involved demolition of all existing commercial space (except the market), rehabilitation of the 24,000 square foot market, plus the development of 21,945 square feet of new building space to be leased to other neighborhood serving commercial uses.

- **Costco (Merged Project Area)** - The Agency assisted in bringing Costco to the City. This provided a needed retailer as well as redeveloping a site where a closed school was previously located.

- **Norwalk Towne Square Shopping Center (Merged Project Area)** -The Agency assisted in the renovation of this large community shopping center, which included the addition of an eight-plex theater and over 8,000 square feet of additional commercial space. Current tenants in the shopping center include Sav-On Drugs, Big Lots and 99 Cents Only stores.

- **Norwalk Towne Center Shopping Center (Merged Project Area)** -The Agency assisted with the acquisition and relocation of tenants from a functionally obsolete shopping center to provide for the construction of a modern shopping center including restaurants, a Lucky Market and Circuit City.

- **Norwalk Twin Cinema Site (Merged Project Area)** - The Agency acquired, prepared and sold to a developer several parcels, which were blighted with old, obsolete and deteriorated structures to facilitate the construction of a 25,000 square foot shopping center.

- **Norwalk Toyota (Merged Project Area)** - The Agency acquired substandard parcels to complete a six-acre site to allow Norwalk Toyota to construct a full service dealership.

- **Palms Country Club Apartments (Merged Project Area)** -The Agency acquired several parcels to provide a five-acre site, which resulted in the construction of a 249-unit apartment complex.

- **Norwalk Senior Center and Housing Project (Merged Project Area)** - The Agency acquired and prepared a site and executed a disposition and development agreement with a developer who has proposed residential development of a 240-unit senior apartment complex on San Antonio Drive, north of Rosecrans Avenue. The site includes a 20,000 square foot senior center, supporting the City's senior population from existing projects and the proposed construction. The Agency utilized HUD Section 108 funds for a portion of the acquisition, relocation and demolition of properties on the east side of San Antonio Drive, south of Orange Street.

- **Norwalk Target “East” (Merged Project Area)** - Agency assistance was provided to facilitate the opening of a new Target retail center in July 2002. The project includes development of an Office Depot store and a Starbucks Coffee outlet.

- **Wal-Mart Project (Merged Project Area)** -The Agency has worked closely with the owners of the former "House2Home" location, to facilitate development of a Wal-Mart retail store, which opened in January 2004.

- **McKenna Motors Expansion – Phase I (Merged Project Area)** - The Agency acquired substandard parcels to complete a six-acre site to allow McKenna Motors to expand a full service dealership. The Agency expenditure for this project was \$300,000, which was repaid in the form of a loan.

- **Norwalk Entertainment Center (Merged Project Area)** - The Agency entered into a disposition and development agreement and created a six-tenant food court and a sit-down restaurant pad of approximately 6,000 square feet. Additional parking will be provided to support this use and provide parking for judges in the adjacent superior court facility.

II. REDEVELOPMENT COMPONENT

A. Project Financing

This Implementation Plan recognizes the financial constraints to implement the Redevelopment plan over the next five years. The constraints are primarily the result of the fact that the Agency has incurred existing obligations in the Merged Project Area that constrain program implementation.

1. Tax Increment

At the time a redevelopment plan is adopted for a project area, the taxes generated from taxable value of property in the area (often referred to as the base year value) continue to be distributed to each of the taxing entities, which levy property tax in the project area. The property taxes that occur due to growth in the taxable value of the property above the base year value are allocated to the Redevelopment Agency. This amount is commonly referred to as tax increment revenue. Tax increment revenue represents the major source of financing for redevelopment activities within the Merged Project areas.

A portion of the tax increment revenue stream for each project is pledged to repay existing obligations. The discussion below provides general information on each Project's tax increment revenues and obligations.

The current 2008-2009 incremental taxable value for the Merged Project Area is \$1,355,922,000.

Future annual growth in value is likely to remain relatively low at two or three percent annually. This growth pattern can be attributed to the build-out of most of the developable land in the project areas. Revenues resulting from the taxable value will experience only modest growth in future years. The Merged Project Area is expected to generate approximately \$9.06 million of gross revenue in fiscal year 2008-2009. This does not include various mandatory pass-through payments and contributions to the Educational Revenue Augmentation Fund (ERAF).

2. Existing Obligations

The Agency has incurred a number of significant obligations within the Project Areas, including bond debt service, advances from the City of Norwalk, tax-sharing agreements with local taxing entities, and Agency operating costs.

Payments on obligations incurred in the Merged Project Area, particularly bond debt service, commit a substantial share of the Agency's primary funding source; tax increment revenue. Merged Project Area annual obligations in Fiscal Year 2004-2005, not including money set aside for moderate and low-income housing, equated to approximately 90 percent of the gross tax increment revenue that Merged Project Area received.

a. Tax Allocation Bonds and Loans

In 1987, the Agency issued Tax Allocation Refunding Bonds to refinance the Tax Allocation Bonds issued in 1985. The proceeds of the 1985 Bonds and a small portion of the 1987 Bonds funded redevelopment activities in Project Area One. The 1985/1987 bonds are to be repaid directly with tax increment revenue available from Project Area One.

In 1990, the Norwalk Community Facilities Financing Authority issued Subordinated Tax Allocation Revenue Bonds. The bonds were issued for the purpose on enabling the Authority to make loans to the Agency in order to finance a portion of certain redevelopment projects. The Agency entered into Loan Agreements with the Authority that secured payment of the principal and interest on the bonds. The bonds are special obligations of the Authority payable solely from the Agency. The proceeds of these bonds funded the construction, rehabilitation and improvement of various public streets; the rehabilitation of public-right-of-way; and the acquisition of land for, and the construction and installation of certain parking improvements in connection with a municipal park. Both projects are obligated under loan agreements.

Debt service funds are used to account for the accumulation of resources for and the payment of the Agency's long-term debt principal and interest. These resources are also used for the payment of related administrative charges. In 1995, the Agency issued two outstanding bond issues: 1995 Series A Tax Allocation Bonds and 1995 Series B Subordinate Tax Allocation Bonds, to fund activities in the Project Areas One and Two. During the year ended June 30, 2006, the Agency issued \$34,815,000 of Tax allocation Refunding Bonds, Series A. The proceeds were used by the Agency to repay \$30,705,000 of outstanding loans from the Norwalk Financing Authority (Authority). The Authority had previously issued Tax Allocation Refunding Revenue Bonds and Subordinate Tax Allocation Refunding Revenue Bonds to provide the loans to the Agency. No loans were due to the Authority as of June 30, 2008. On November 30, 2005, the Agency issued \$34, 814,000 of Tax Allocation Refunding Bonds, Series A and \$29,310,000 of Tax Allocation Bonds, Series B. The proceeds were used by the Agency to repay \$31,210,000 of a previous loan from the Norwalk Refinancing Authority and provide funds for a variety of redevelopment activities. A reserve requirement of \$1,233,601 for Series A and \$3,013,258 for Series B is required to be set aside to further secure the payments of principal and interest on the bonds. As of June 30, 2008, these reserves were fully funded. (Source: Component Unit Audited Financial Statements, Year Ended 2008, Vasquez & Company, LLP.)

b. Advances from the City of Norwalk

The City of Norwalk has advanced project monies to fund redevelopment activities, including the acquisition of property for the Norwalk Entertainment Center. These loans are to be paid back from any revenue source available to the Agency.

c. Taxing Entity Agreements

As previously described, a redevelopment agency receives all of the growth in property taxes above those taxes generated by the base year assessment roll. Under the provisions of the CRL applicable at the time the projects were adopted, an agency could also agree to pay a portion of the growth in property taxes to the affected taxing entities in the project area. In order to enter into such agreements, the effected entities need to make a showing of financial burden or detriment due to the adoption of the redevelopment plan.

As part of the process of adopting the Redevelopment plan for the Merged Project Areas, some of the effected taxing entities were able to provide evidence that they would experience a fiscal burden or detriment due to adoption of the redevelopment plan. Therefore, the Agency entered into agreements with several taxing entities to share a portion of the tax increment generated in the Merged Project Areas, including:

The Consolidated Fire Protection District of Los Angeles County
The Los Angeles County Public Library
The Los Angeles County Flood Control District
The County of Los Angeles

Currently, these taxing entity agreements as a whole comprise 72 percent of the gross tax increment available in the Merged Project Area. Of the \$898.1 million in gross tax increment available in Fiscal Year 2008-2009, \$2,743,000 was used to satisfy this obligation. Provisions of the agreement with Los Angeles County allow the Agency to receive the County's share as a deferred loan. The Merged Project Area deferral is an interest free loan, which must be repaid from future years' tax increment.

In addition, there are a number of general obligations that encumber a portion of the Agency's tax increment revenue in the Merged Project Areas. For example, each of the Projects has administrative expenses that are incurred as a result of the Agency staff's implementation of the goals and objectives of the respective Redevelopment Plans. The CRL provides that the Agency has general authority to hire staff, execute contracts and/or purchase or rent space, equipment or office supplies. In order to implement the redevelopment plan and the projects and programs in this Implementation Plan, the Agency has incurred and will incur administrative expenses and obligations. Such expenses reflect the cost of salaries, technical assistance, operating services and supplies, and other ancillary expenses.

Another example of an existing obligation that affects all of the Agency's Projects is the 20 percent set aside for low-and-moderate-income housing purposes. The CRL requires that agencies set aside 20 percent of their tax increment revenues to facilitate the development of housing for persons of low-and-moderate income.

Continuing financial obligations combined with limited tax increment revenues will preclude the Agency's ability to undertake substantial new projects in the five-year period of this Implementation Plan.

B. Project Area Focus

As discussed above in Section II.A of this Implementation Plan entitled "Financial Analysis," the Agency's focus during the next five years will be the repayment of outstanding debt and the funding of projects that were previously approved and which the Agency is obligated to complete. These activities will encumber all of the available revenues to the Agency. Therefore, the Agency is not proposing any additional projects or programs during the next five years.

The work program will focus on the further implementation of the Norwalk Entertainment Center; the redevelopment of Paddison Square, the Firestone Boulevard corridor, from Norwalk Boulevard to the area east of the 605 Freeway; potential retail development on the southwest corner of Alondra and Pioneer; the Five Points intersection; Interstate 5 at Carmenita Road; the Norwalk Tank Farm location; and the vacant parcel at Imperial and Bloomfield.

C. Redevelopment Component Goals and Objectives, Projects and Expenditures, and Blight Elimination

This section of the Implementation Plan declares the goals and objectives ("Goals and Objectives") and identifies projects, programs and expenditures to be used in the realization of the Goals and Objectives. Housing goals and objectives as they have been established for the Merged Project Area are included in the Housing Component of this Implementation Plan.

The elements of this Redevelopment Component of the Implementation Plan are interrelated to accomplish blight elimination in the Merged Project Areas. The Goals and Objectives of the Implementation Plan are a subset of goals and objectives of the Redevelopment Plans for the Merged Project Areas and have been based on the Agency's financial obligations and the priorities for addressing the needs of the Project Areas given the time limitations of the Implementation Plan. The achievement of the Redevelopment Component Goals and Objectives will result in the elimination of some of the blight and blighting conditions in the Project Areas. The means for achieving the goals and objectives of the Redevelopment Component are the projects, programs and expenditures to be undertaken by the Agency over the five-year term. By implementing these projects and programs, the Agency will realize the blight-eliminating effects of the goals and objectives.

For example, one of the goals and objectives stated in both the Redevelopment Plans for the Merged Project Area is "the retention 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, business and public agencies in the Merged Project Areas." Included as a goal and objectives of the Implementation Plan for the Redevelopment Projects is "Promotion of private sector investment in the community." Attainment of the goal and objective will contribute to the elimination of the blighting condition "A prevalence of depreciated values, impaired investments and economic maladjustment." A project and related expenditure included as a means for achieving this goal is the "Entertainment Center Project" which provided for the creation of businesses and local job creation.

The above example demonstrates that the Redevelopment Component goals and objectives, projects and expenditures and the elimination of blight are interdependent. The implementation of the of the above-mentioned projects will also assist in realizing another goal and objectives of the Redevelopment Plans "The provision of increased

sales, business license, hotel occupancy and other fees, taxes and revenues to the City of Norwalk.” The following is a listing of the goals and objectives of the Implementation Plan for the Merged Project Areas:

1. Implementation Plan Goals and Objectives for Redevelopment Merged Project Area

The five year goals of the Agency will focus on a continuance of implementation of the Merged Project Area Redevelopment Plans, which will include, but are not limited to, the following:

- Elimination of slum and blight conditions.
- Improvement of the community's employment, sales tax, and property tax base.
- Promotion of private sector investment in the community.
- Maintenance and/or creation of affordable housing for low-and-moderate-income households.
- Elimination or reduction of environmental deficiencies including inadequate water, sewer, lighting, storm drain systems, insufficient off-street parking, and/or other deficient public improvements and facilities.
- Repayment of existing debt obligations and completion of approved projects and programs
- Elimination of blighting conditions.
- Promotion of private sector investment in the community.

2. Blight Elimination

The achievement of the Redevelopment Component Goals and Objectives (through specific projects, programs, and expenditures) will eliminate blight by removing, in part, blighting conditions within the Merged Project Areas. Appendix D illustrates the relationship between the goals and objectives of the Redevelopment Plans for the Merged Project Areas, the Implementation Plan goals and objectives, projects and expenditures of the Redevelopment Component, and the blight, which will be eliminated. This Implementation Plan does not attempt to outline a plan to eliminate all blight in the Project Areas, but rather addresses how the Agency intends to contribute to the elimination of blight during the five-year period covered by this Plan.

- **A Prevalence of Depreciated Values, Impaired Investments, and Economic Maladjustment in the Merged Project Area.** All of the projects that the Agency will be assisting during the next five years were initiated as a result of depreciated values, impaired investments, and economic maladjustment. In the case of Keystone Ford, the dealership was forced to relocate, and without Agency assistance would not have been able to stay within the City.
- **Age, Obsolescence, Deterioration and Dilapidation.** Two of the Agency, assisted projects proposed for completion have replaced old, deteriorated and/or obsolete structures within the Project Areas. The Entertainment Project will expand job

opportunities and improve the economic viability of a faltering mixed-use project and the Center Pointe Villas Project will increase the supply of affordable housing and replace previously dilapidated housing.

- **Inadequate Public Improvements Which Cannot be Remedied by Private or Governmental Action Without Redevelopment.** As part of the Agency's actions to retain and expand existing business opportunities in the Project Areas, the Agency will assist development by limited upgrading of substandard infrastructure utilities and traffic improvements for the Norwalk Entertainment Center Project, and the I 5/Carmenita Road Project.

3. Five Year Projects and Expenditures

It is the Agency's intent to fulfill the five-year Implementation Plan Goals and Objectives, thereby attaining in part the applicable goals and objectives of the Redevelopment Plans.

D. Projects and Expenditures

The Agency is contractually obligated to complete the projects and related expenditures listed below. All of the revenues available to the Agency during the next five-year period will be expended on these projects and payment of existing debt obligations. As previously stated, the Agency is not proposing any new or additional projects and programs to be implemented during the next five years. The implementation of the following projects and corresponding expenditures over the five-year period will satisfy the goals and objectives of the Implementation Plan. The Agency reported it received \$9,021,000 in tax increment revenue for FY 2008-2009. Expenditures that are shown are estimates only and may vary without need to amend this plan.

The following programs, projects and expenditures will implement the Redevelopment Component Goals and Objectives based on the availability of funds, financial obligations and the five-year time period:

NORWALK ENTERTAINMENT CENTER

Further enhancement of the Entertainment Center, located at Norwalk Boulevard and I-5, will focus on additional dinner house restaurants, office developments, additional hotel development and supportive retail to complement the existing AMC 20-screen theater, Marriott Hotel, Outback Steakhouse, and food court. A 4-acre vacant site and other underdeveloped parcels in close proximity are available for development.

NORWALK TANK FARM

The "Tank Farm" is approximately 50 acres of a former defense fuel storage facility that has been vacated. City staff has master planned this property to include a substantial expansion to Holifield Park, together with light industrial parcels and a smaller neighborhood commercial center on the southeast corner of Norwalk Boulevard and Excelsior Drive. Staff will seek out appropriate users, with a focus toward employment-base growth and viable companies. The property is in need of extensive remediation from water and soil contamination. The Agency will work to assist the recreational enhancement to the neighborhood through the addition of 15 to 20 acres for Holifield Park.

INTERSTATE 5 & CARMENITA

At Interstate 5 and Carmenita Road, the Agency assisted in the development of a home improvement center. The remaining acreage needs supportive commercial development, compatible with the home improvement center, yet sensitive to the

extensive modifications proposed by Caltrans for the I-5/Camenita Interchange. It is proposed that the Firestone frontage road would ultimately be eliminated, thereby moving access to the commercial site through the home improvement center's parking.

FIRESTONE CORRIDOR

The Firestone corridor, from Imperial Highway to Norwalk Boulevard, is an area of older strip commercial use, which has suffered significant decline. The Agency will focus on property assembly and promote mixed use of both commercial and residential uses to reinvigorate the corridor, including development of 136 units of low and moderate income housing. Firestone Boulevard, from the 605 Freeway to Studebaker Road intersection is targeted for further enhancement. Though there has been significant improvement as a result of multiple car dealership franchises going through renovation, additional improvement is needed to carry the car dealership uses further easterly and create additional commercial enhancement on three of the four corners at Firestone and Studebaker.

PADDISON SQUARE

Paddison Square is a neighborhood commercial shopping center located at Imperial Highway and Norwalk Boulevard that was originally developed 40 years ago. Its original anchor, Montgomery Ward closed; and the balance of the uses were not of sufficient regional draw to maintain the vitality of the center. A new Target store was added in July 2002. Work will continue on the balance of the property to bring additional destination anchor stores.

IMPERIAL/BLOOMFIELD

The northeast corner of Imperial and Bloomfield is approximately 5 acres and is currently zoned for mid-rise office. City staff will explore the possibility of compatible commercial uses to be developed in conjunction with additional office of a high quality, in keeping with the high visibility and entry portal location of the property. The Agency is looking for a developer to develop the entire 5 acres in a single phase.

FIVE POINTS (SAN ANTONIO DRIVE/PIONEER BOULEVARD/ROSECRANS AVENUE) PROJECT

Five Points, the convergence of San Antonio, Rosecrans, and Pioneer, has been enhanced through the assistance of the Redevelopment Agency toward the development of affordable senior housing and a new Senior Citizens Center. Additional parcels need to be assembled, and compatible commercial uses should make the largely commercial area more viable and supportive of the newly created housing.

SW CORNER OF ALONDRA/PIONEER PROJECT

On the southwest corner of Alondra and Pioneer is a mix of a deteriorated shopping center, vacant land, and temporary uses that have persisted over an extended period of time. The Agency will work on land assembly to create a larger parcel with sufficient depth for anchor store development.

MCKENNA MOTORS PROJECT – Phase II

The Agency acquired substandard parcels to complete a six-acre site to allow McKenna Motors to expand a full service dealership. The Agency expenditure for this project was \$300,000, which was repaid in the form of a loan. Though there has been significant improvement as a result of multiple car dealership franchises going through

renovation, additional improvement is needed to carry the car dealership uses further easterly and create additional commercial enhancement on three of the four corners at Firestone and Studebaker.

HOXIE/IMPERIAL PROJECT

The Agency assisted in bringing Costco to the City. This provided a needed retailer as well as redeveloping a site where a closed school was previously located. Current efforts are underway to facilitate additional commercial enhancement at Hoxie Avenue and Imperial Avenue.

STUDEBAKER/FIRESTONE PROJECT

The Studebaker/Firestone area contains a neighborhood commercial shopping center located at Studebaker Road and Firestone Boulevard that was originally developed 50 years ago. Its original anchor, Lucky Supermarket closed; and the balance of the uses were not of sufficient draw to maintain the vitality of the center. Additional efforts will continue to evaluate the restaurant property located on the Southeast corner of the intersection in order to bring additional commercial uses.

COMMERCIAL REHABILITATION PROJECT

The Agency has identified various commercial properties in need of improvement. The purpose of the Commercial Rehabilitation Project will be to assess the costs and benefits associated with commercial revitalization program strategies and determine the need for additional business development resources. Agency assistance may be used in conjunction with Federal Community Development Block Grant (CDBG) funds for the Commercial Rehabilitation Project. The Agency intends to provide commercial property owners within the City's CDBG-eligible areas with financial incentives to improve property maintenance promote business development and create jobs. This type of project is aimed at improving the physical condition of commercial properties within Agency/CDBG-eligible areas and will serve to leverage available funds to increase the economic viability and job creating potential of the designated project areas.

Other potential projects that will support and expand the goals and objectives of the Agency's Implementation Plan will be considered, including projects to improve site suitability and provide for commercial expansion. The development and implementation of any potential project is contingent upon the availability of funding and approval by the Agency.

E. Summary of Redevelopment Component

The Redevelopment Component of the Implementation Plan provides the framework for Agency activities during the next five years. The Agency's activities during the next five years are committed to fulfilling its financial obligations to pay outstanding debt incurred to finance past redevelopment activities and complete previous committed redevelopment projects. The work program will focus on the further implementation of the Entertainment Center; the Norwalk Tank Farm; the redevelopment of the Firestone Boulevard corridor, east of the 605 Freeway; potential retail development of vacant property at Hoxie Avenue and Imperial Highway; southwest corner of Alondra Boulevard and Pioneer Boulevard; Studebaker Road and Firestone Boulevard; Interstate 5 and Carmenita Road, Paddison Square and Imperial Highway and Bloomfield Avenue.

III. HOUSING PRODUCTION PROGRAM

Section 33490 of the Community Redevelopment Law (CRL) requires that each implementation plan contain a housing production program for the next five and ten years, and for the rest of the plan's lifetime. The programs should show how the Agency will address Sections 33334.2, 33334.4, 33334.6, and 33413. Specifically, the housing production program must describe the number of housing units to be developed, substantially rehabilitated, price-restricted, otherwise assisted, or destroyed. In addition, the housing production program must describe the Agency's plans for using its annual deposits in the Low- and Moderate-Income Housing Fund.

Sections 33334.2 and 33334.6 of the CRL oblige the Agency to establish a Low- and Moderate-Income Housing Fund for the purposes of increasing, improving and preserving the City's supply of low- and moderate-income housing. Section 33334.4 states that it shall be the policy of each redevelopment agency to use the Low- and Moderate-Income Housing Fund to, "... assist housing for persons of very-low and low-income in at least the same proportion as the total number of housing units needed for those income groups which are not being provided by other governmental programs bears to the total number of units needed for persons of moderate, low- and very-low income within the community."

Finally, Section 33413 of the CRL establishes various housing production requirements, including standards for replacing housing units lost as a result of Agency activities, standards for the production of low- and moderate-income housing units provided by parties other than the Agency, the ratio of very-low income housing units to low- and moderate-income housing units produced in any project area, the length of time that units must be affordable, and requires the preparation of a plan showing how the requirements of Section 33413 will be met.

The following sections summarize general issues relative to low- and moderate-income housing in the City of Norwalk, detailed housing production requirements, housing production in the Project Area, identified inclusionary housing needs, projected housing needs through the five-year planning period, replacement housing needs, current housing programs, and a five-year production plan.

A. HOUSING PRODUCTION REQUIREMENTS

Besides replacement housing (see Subsection 4.2.4 below), CRL Section 33413 has two basic inclusionary housing production requirements that are applicable to the Norwalk Merged Redevelopment Project Area and this Implementation Plan:

1. At least 30 percent of all new or substantially rehabilitated dwelling units developed by the Agency must be available to persons or families of low- or moderate-income. Of these, 50 percent must be available to very-low income households. This requirement would apply to housing developed directly by the Agency, but not to housing projects developed by a private party under an agreement with the Agency.

2. At least 15 percent of all new dwelling units developed by parties other than the Agency or substantially rehabilitated dwelling units developed with Agency assistance shall be available at affordable costs to persons or families of low- or moderate-income. Of these, 40 percent must be available at affordable costs to very-low income households. This requirement applies in the aggregate, and not to each individual housing development project. These low- and moderate-income dwelling units may be provided outside the Project Area, but will only be counted on a two-for-one basis. In other words, if the Agency has an inclusionary housing need of 10 units inside the Project Area, then 20 units outside the Project Area would satisfy the overall requirement on a two-for-one basis.
3. Only low- and moderate-income housing units whose affordability is guaranteed on an on-going basis over the long term may be counted in meeting these requirements. For the purposes of this plan, long-term affordability is defined as not less than 55 years for rental units and 45 years for home ownership, or as otherwise defined in CRL Section 33413(c).

B. PAST AND PROJECTED HOUSING PRODUCTION

Existing Non-Agency Affordable Housing

According to the City of Norwalk 2000 – 2005 Housing Element, the City has four price-restricted apartment projects: New Brittany Terrace, Norwalk Christian Towers, Soroptomist Village and Los Alisos North.

New Brittany Terrace, located at 11223 Ferina Avenue, is comprised of 18 two-bedroom units. It was financed as a 221(d)(3) project, and has subsequently received a capital grant to preserve affordability through a Title II/Title VI POA funding. This project is not at risk of conversion to market rate during the 2010-2015 Implementation Plan period.

The Norwalk Christian Towers is a 185-unit Section 236(j) 91) project for seniors, located at 14141 Clarkdale Avenue. Project based Section 8 assistance has maintained the affordability of this project. Although not currently at risk of conversion to market rate, this project is dependent on annual congressional appropriates of Section 8 funds.

Soroptomist Village is a 46-unit senior project, funded through Section 202 funds. It is located at 12657 Foster Road. The existing Section 202 loan, which has secured project affordability, has been extended through to 2012. This project is not at risk during this planning period, but could become at risk at a future date.

Los Alisos North, a 48-unit Section 221(d)(4) project, is located at 11809 Los Alisos Circle. It consists of 20 three-bedroom units and 28 two-bedroom units. All the units receive Section 8 rental assistance. Although not currently at risk of conversion to market rate, this project is dependent on annual congressional appropriates of Section 8 funds.

In total, these assisted units provide 297 affordable units to Norwalk residents. None of these units is expected to be at risk of converting to market rate during this Implementation Plan period. However, in the future should congressional action limit Section 8 housing funds, the City may seek to redirect housing set-aside funds or seek new grant funds to secure the affordability of these units.

Other Non-Agency Affordable Housing

Completion of the San Antonio Gardens, located at 13700-13737 San Antonio Drive, produced 65 very low income rent restricted housing units. This structure, which is four stories high, contains one and two-bedroom units and two elevators. Project funding included City of Industry Housing Funds and low-income housing tax credits. This project was completed without Agency assistance, but nevertheless, brings 65 new affordable housing units to the City.

C. PAST PROJECT AREA HOUSING PRODUCTION

The Norwalk Merged Redevelopment Project Area comprises mostly commercially and institutionally zoned properties. However, the Agency has actively used its housing set-aside funds to promote affordable residential development. Past accomplishments of the Agency include the Palms Country Club Apartments, which was constructed in the Merged Project Area. The Agency acquired several parcels to provide a five-acre site, which resulted in the construction of a 249-unit apartment complex.

Completion by the Agency include the Centerpoint Villas project in 2002, which resulted in the removal and demolition of 25 existing low and moderate income housing units. Replacement housing of 236 low and moderate housing units were constructed on the project site at the intersection of San Antonio Drive, Rosecrans Avenue and Pioneer Boulevard, at 14026-14044 San Antonio Drive. This project was completed through a mix of HUD Section 108 funds, Agency set-aside funds and low-income housing tax credits.

In total, these three Agency supported housing projects brought 485 new affordable units to Norwalk.

D. PROJECTED HOUSING PRODUCTION

New Construction Potential

The Agency intends to continue its successful implementation of housing production programs. The Agency anticipates the total annual deposits into the Housing Fund for the term of this Implementation Plan will continue to be in the amounts that equal the full 20% set-aside requirement. The estimates of future deposits into the Housing Fund included in the cash flow analysis for this plan are based on these assumptions.

Additional new housing to be developed by the Agency during this Implementation Plan period will take place along the Firestone Boulevard corridor of the Merged Project Area. Most likely, the type of housing developed will include housing projects along with commercial development. A specific project for this area will be designated during the term of the Implementation Plan, along with a projected funding commitment utilizing the Agency's low and moderate-income housing fund. The Agency's goal is to develop 136 new family units along the Firestone Boulevard corridor during this Implementation Plan period.

Substantial Rehabilitation Objectives

In its 2009-2014 Housing Element, the City has set its rehabilitation objective at 476 units, consistent with the Consolidated Plan objectives that assume HUD will continue to allocate CDBG and HOME funds to the City.

The City intends to achieve this rehabilitation objective through continuation of the following programs;

- Housing Code Enforcement Program: This program assigns three inspectors to insure that residential properties comply with building codes.
- Housing Improvement Program: This program provides homeowners with grants and loans to bring their homes up to code.
- Housing Repair Grants: This program provides repair grants to very low-income seniors and/or disabled persons who occupy single-family homes or mobile homes.
- Rental Rebate Program: This program provides rebates to landlords who have tenants that meet the low to moderate-income eligibility criteria.

E. AFFORDABLE HOUSING PRODUCTION

Table 1 below summarizes the housing activity reported to the State Housing and Community Development Department. The reporting period is from 1998 to 2005.

Table 1 Implementation Plan – Merged Project Area Housing Activity Production – 1998 to 2009	
Income/Affordability Category	Number of New Units Constructed 1998-2009*
Very Low	185
Low	120
Moderate	11
Upper	16
Total	332
Source: City of Norwalk 2006-2014 HCD Reports	

F. LOW- AND MODERATE-INCOME HOUSING GOALS

The purpose of the Low- and Moderate-Income Housing Fund is to increase, improve, and preserve the community's supply of low- and moderate-income housing at affordable costs. In meeting this purpose, the Agency/City will focus on achieving a number of goals during the Implementation Plan period. These goals are designed to achieve the Agency's inclusionary housing requirement, are in conformance with the goals and priorities identified in the City's Housing Element:

GOAL 1: Attain a housing supply adequate to meet the needs project for the City. Provide a variety of rental and homeownership housing opportunities for all income groups of the City.

GOAL 2: Attain a housing market where all families can find adequate housing within their financial means. Achieve an assisted housing supply that provides a full range of affordable ownership and rental housing opportunities.

GOAL 3: Maintain a barrier-free City process for the maintenance preservation, improvement and development of housing.

GOAL 4: Attain a housing supply free of substandard housing conditions. Conserve and improve the existing stock of affordable housing.

GOAL 5: Attain a housing market with "fair housing choice", meaning he ability of persons of similar income levels regardless of race, color, religion, sex, national origin, handicap and familial status to have available to them the same housing choices.

GOAL 6: Preserve the existing and future supply of affordable housing that is financially assisted by the City, County, State or Federal governments.

G. PROJECTED HOUSING NEEDS

Future housing needs for the City have been established by the SCAG 2007 Regional Housing Needs Assessment. Table 2, below, summarizes these housing needs by income group. According to Government Code Section 65584 [a]: "...a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." The regional share allocations to Los Angeles County cities are contained in the Regional Housing Needs Assessment (RHNA) approved by SCAG in July 2007 and by HCD in September 2007. Norwalk was allocated 297 housing units as its share of the regional new construction need.

In addition, because more than 73% of Norwalk's housing stock is over 40 years old, at least 3,000 of these older units have been identified as in need of repair:

Future Housing Needs:	
Total New Units	297
Extremely Low Income	31
Very Low Income	44
Low Income	46
Moderate Income	50
Above Moderate Income	126
Total Units in Need of Repair	476

H. HOUSING PRODUCTION PLAN

To address the above identified housing needs, the City Draft Housing Element has outlined a series of programs (reference City of Norwalk Housing Element). These units would be provided at rates affordable to very low, low, moderate and upper income household, as delineated in Table 2, above. These programs will also provide for the rehabilitation of 476 units, 71 affordable to extremely low income households, 131 affordable to very low-income, and 274 affordable to low-income households. In addition, the programs will provide up to 1,135 rental subsidies, 486 to extremely low households, 138 to very low households, 70 to low income households and 441 to moderate-income households.

1. Inclusionary Housing Production Requirements

Between 2005 through 2009, the Agency has assisted development of no new units. During the 2010 through 2015 Implementation Plan period, the Agency has plans to support development of approximately 136 new family units in the Firestone Corridor. It is expected that this new residential construction will occur during this next decade.

Currently, based on completion of the Firestone Corridor Housing Program, there is no need for inclusionary housing units, calculated at 30 percent of units provided (see Table 3, below), pursuant to CRL Section 33413, due to new housing construction or development. Total inclusionary housing needs for this Implementation Plan period, therefore, are 0 units.

Table 3 estimates current and projected inclusionary housing needs over the next five and ten year periods based on the requirement that in the aggregate at least 15% of all new construction or substantial rehabilitation in the Project Area be affordable by persons or households of low- or moderate-income. Of this 15%, 40% or 8 units must be available at affordable costs to very-low income households that make 50% or less of the County's median income.

Project Area	Dwelling Units
New Units Developed or Planned by Agency	136
Substantially Rehabilitated Units by Agency	0
Baseline Agency Developed Units	20
Subtotal of Increased Inclusionary Obligation Units	20
Very Low Inclusionary Housing Obligation	8

I. PROGRAMS TO FUND HOUSING PRODUCTION PLAN

Tax Increment for 2010-2020

Throughout each of the next five years, tax increment funds available to the City are expected to increase. Table 4 outlines the expected funds. As required by the CRL, the Agency will set aside at least 20% of these funds toward the Housing Production Plan for the purpose of increasing, improving, and preserving the supply of affordable

housing. Table 4 shows estimated low- and moderate-income housing funds receipts during the next ten years.

Table 4 Implementation Plan – Merged Project Area Projected Low and Moderate Income Housing Fund Deposits (\$2009)	
Year	Annual Deposit
2010-2011	\$1,914,000
2011-2012	\$1,967,000
2012-2013	\$2,021,000
2013-2014	\$2,075,000
2014-2015	\$2,130,000
2015-2016	\$2,187,000
2016-2017	\$2,245,000
2017-2018	\$2,304,000
2018-2019	\$2,365,000
2019-2020	\$2,428,000

Based on the projections included in Table 4, the Project Area should generate an estimated \$21.6 million in low- and moderate-income housing fund revenues through 2020, unless directed to State ERAF programs or other mandates. At this time, no solid cost estimate for projected new units has been completed. It is the Agency's intent to maximize the available \$21.6 million by leveraging these funds with available HUD HOME and other grant/loan programs.

J. Other Funding Programs

Table 5, below, outlines other funding sources that may be available to the City to further implementation of the Housing Production Plan:

Table 5 Implementation Plan – Merged Project Area Projected Low and Moderate Income Housing Fund Deposits			
Program Type	Program name	Description	Eligible Activities
Federal Programs	Community Development Block Grant (CDBG)	Annual grants awarded to the City on a formula basis for housing & Community development activities. Administered by HUD.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Homeless Assistance • Public Services
	Home Investment Partnership Act (HOME)	Grants that can be used for various housing activities. Funds must be used to assist low-	<ul style="list-style-type: none"> • New Construction • Acquisition and Rehabilitation • Homebuyer Assistance • Tenant-based

Table 5 Implementation Plan – Merged Project Area Projected Low and Moderate Income Housing Fund Deposits			
Program Type	Program name	Description	Eligible Activities
		income households. Administered by HUD.	<ul style="list-style-type: none"> Assistance Planning
	Neighborhood Stabilization Program (NSP)	Funds may be used to purchase abandoned and foreclosed homes and residential property.	<ul style="list-style-type: none"> Acquisition Rehabilitation Homebuyer Assistance
	Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants. Administered by HUD.	<ul style="list-style-type: none"> Rental Assistance
	Section 202	Grants to non-profit developers of supportive housing for the elderly. Administered by HUD.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Rental Assistance Support services
State Programs	California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CHFA sells tax-exempt bonds for below market rate loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.	<ul style="list-style-type: none"> Homebuyer Assistance
	California	Below market	<ul style="list-style-type: none"> New Construction

**Table 5
Implementation Plan – Merged Project Area
Projected Low and Moderate Income Housing Fund Deposits**

Program Type	Program name	Description	Eligible Activities
	Housing Finance Agency (CHFA) Multiple Rental Housing Program	rate financing offered to builders & developers of multi-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money.	<ul style="list-style-type: none"> • Rehabilitation • Acquisition
	School Facility Fee Down Payment Assistance Program	Homebuyers receive down payment assistance in the form of a forgivable grant based on the amount of school facility fees the developer paid.	
	Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals & corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, & proceeds are used to create housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties from 20 to 150 units
	Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation & preservation of rental housing. Administered by HCD.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Preservation
	Downtown Rebound	Funds to facilitate infill development & conversion of commercial buildings for	<ul style="list-style-type: none"> • Rehabilitation • Conversion

Table 5 Implementation Plan – Merged Project Area Projected Low and Moderate Income Housing Fund Deposits			
Program Type	Program name	Description	Eligible Activities
		live-work spaces. Administered by HCD.	
Local/County Programs	Redevelopment Housing Set-Aside Funds	20 percent of Agency tax increment funds are set-aside for affordable housing activities.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
	City of Industry Funds	Cities within a 15-mile radius of the City of Industry may apply to the County for funding for special needs & low- income housing. Administered by LACDC.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
	Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies make certificates available. Administered by LACDC.	<ul style="list-style-type: none"> • Homebuyers Assistance
	Los Angeles County Mortgage Revenue Bond	Bonds used to finance the development of multi-family housing for lower-& moderate-income households. Administered by LACDC.	<ul style="list-style-type: none"> • New Construction
Private Resources/Financing Programs	Federal National Mortgage Association	Loan applicants apply to the participating lenders for the	<ul style="list-style-type: none"> • Homebuyer assistance • Rehabilitation

**Table 5
Implementation Plan – Merged Project Area
Projected Low and Moderate Income Housing Fund Deposits**

Program Type	Program name	Description	Eligible Activities
	(Fannie Mae)	following programs: fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down payment mortgages for single family homes in underserved low-income ownership & rental projects	
	California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium design to provide long-term debt financing for affordable multi-family rental housing. Non-profit & for profit developers contact member banks.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
	Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers & public agencies for affordable low-income ownership & rental projects.	<ul style="list-style-type: none"> • New Construction
	Low Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short-term loans for affordable housing in both	<ul style="list-style-type: none"> • Redevelopment Costs • Site Acquisition • Construction • Rehabilitation

Table 5 Implementation Plan – Merged Project Area Projected Low and Moderate Income Housing Fund Deposits			
Program Type	Program name	Description	Eligible Activities
		urban & rural areas. Eligible applicants include non-profits & government agencies.	
	Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low-and-moderate income neighborhoods. As a result; most of the larger private lenders offer one or more affordable housing programs, including first-time homebuyer, housing rehabilitation, or new construction assistance.	<ul style="list-style-type: none"> Varies, depending on the individual program offered by bank.

K. SUMMARY OF PLANNED HOUSING ACTIVITY

Through the efforts of the Implementation Plan, the Agency plans to provide 136 new units during the five year (2005-2009) planning period. As presented in Table 3, above, 20 of these units will be inclusionary housing units, with 8 units affordable to households with very low income. In addition, the Agency plans to assist the rehabilitation of 445 units owned or rented by low and moderate-income households.

During the next five-year period (2010-2015), the Agency expects to assist 136 units. Table 6, below, summarizes the annual distribution of the units to be assisted by the Agency. During the ten-year period (2005-2015), the Agency expects to assist 136 units:

**Table 6
Implementation Plan – Merged Project Area
ESTIMATE OF AGENCY ASSISTED HOUSING UNITS - 2010-2020**

Project	Plan Period										Total
	2010 2011	2011 2012	2012 2013	2013 2014	2015 2016	2016 2017	2017 2018	2018 2019	2019 2020	2020 2021	
Firestone Boulevard Corridor	0	0	0	0	136	0	0	0	0	0	136
Agency Developed Housing	0	0	0	0	0	0	0	0	0	0	0
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	136	0	0	0	0	0	136

L. RELATIONSHIP TO HOUSING ELEMENT AND REGIONAL HOUSING NEEDS

1. RELATIONSHIP TO REGIONAL HOUSING NEEDS

The development and/or preservation of affordable low- and moderate-income housing opportunities helps address regional housing needs by increasing the availability of local affordable housing opportunities. The Southern California Association of Governments indicates that about 52% of all Norwalk's households are either low- or moderate-income. Of the City's households, 22% are very-low income households making less than 50% of the County's median income. Low-income households making between 80% and 50% of median income make up another 20%. Of the very-low and low-income households, over 74% pay more than 30% of their income for housing. Of these very low-income households, 55% are renters, constituting approximately over 60 percent of the total renter households in the City. This high incidence of overpayment among very low-income households indicates a need for more affordable rental housing in Norwalk, and/or rent subsidies for very low- income households.

The housing production programs included in this Implementation Plan will result in the long-term addition of low- and moderate-income housing units to the region's housing stock in rough proportion to the distribution of very low, low- and moderate-income households in Norwalk. Specifically, 40% of all inclusionary units produced, as discussed above, will be available at affordable costs to very-low income households. The remaining units will be available to low- and moderate-income households.

M. RELATIONSHIP TO THE HOUSING ELEMENT

The Housing Element of the Norwalk General Plan establishes general housing policies and programs for the City as a whole, including the Project Area. The Housing Element calls for Agency participation in meeting identified Citywide housing needs, including the use of the Low- and Moderate-Income Housing Fund to provide affordable housing opportunities. This Implementation Plan recognizes that the Housing Production Plan contained in the City Housing Element is a key mechanism to support the provision of inclusionary housing. By incorporating the Housing Plan, this Implementation Plan furthers the goals, objectives and policies of the Housing Element, and is thus consistent with the element.

APPENDIX A

ARTICLE 16.5 OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW (HEALTH AND SAFETY CODE SECTION 33000 et seq.)

33490. (a) (1) (A) On or before December 31, 1994, and each five years thereafter, each agency that has adopted a redevelopment plan prior to December 31, 1993, shall adopt, after a public hearing, an implementation plan that shall contain the specific goals and objectives of the agency for the project area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area and implement the requirements of Section 33333.10, if applicable, and Sections 33334.2, 33334.4, 33334.6, and 33413. After adoption of the first implementation plan, the parts of the implementation plan that address Section 33333.10, if applicable, and Sections 33334.2, 33334.4, 33334.6, and 33413 shall be adopted every five years either in conjunction with the housing element cycle or the implementation plan cycle. The agency may amend the implementation plan after conducting a public hearing on the proposed amendment. If an action attacking the adoption, approval, or validity of a redevelopment plan adopted prior to January 1, 1994, has been brought pursuant to Chapter 5 (commencing with Section 33500), the first implementation plan required pursuant to this section shall be adopted within six months after a final judgment or order has been entered. Subsequent implementation Plans required pursuant to this section shall be adopted pursuant to the terms of this section, and as if the first implementation plan had been adopted on or before December 31, 1994.

(B) Adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or community. The adoption of an implementation plan shall not constitute a project within the meaning of Section 21000 of the Public Resources Code. However, the inclusion of a specific program, potential project, or expenditure in an implementation plan prepared pursuant to subdivision (c) of Section 33352 in conjunction with a redevelopment plan adoption shall not eliminate analysis of those programs, potential projects, and expenditures in the environmental impact report prepared pursuant to subdivision (k) of Section 33352 to the extent that it would be otherwise required. In addition, the inclusion of programs, potential projects, and expenditures in an implementation plan shall not eliminate review pursuant to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), at the time of the approval of the program, project, or expenditure, to the extent that it would be otherwise required.

(2) (A) A portion of the implementation plan shall address the agency housing responsibilities and shall contain a section addressing Section 33333.10, if applicable, and Sections 33334.2, 33334.4, and 33334.6, the Low-and-moderate Income Housing Fund, and, if subdivision (b) of Section 33413 applies, a section addressing agency-developed and project area housing. The section addressing the Low-and-moderate Income Housing Fund shall contain:

(i) The amount available in the Low-and-moderate Income Housing Fund and the estimated amounts which will be deposited in the Low-and-moderate Income Housing Fund during each of the next five years.

(ii) A housing program with estimates of the number of new, rehabilitated, or price-restricted units to be assisted during each of the five years and estimates of the expenditures of moneys from the Low-and-moderate Income Housing Fund during each of the five years.

(iii) A description of how the housing program will implement the requirement for expenditures of moneys in the Low-and-moderate Income Housing Fund over a 10-year period for various groups as required by Section 33334.4. For project areas to which subdivision (b) of Section 33413 applies, the 10-year period within which Section 33334.4 is required to be implemented shall be the same 10-year period within which subdivision (b) of Section 33413 is required to be implemented. Notwithstanding the first sentence of Section 33334.4 and the first sentence of this clause, in order to allow these two 10-year time periods to coincide for the first time period, the time to implement the requirements of Section 33334.4 shall be extended two years, and project areas in existence on December 31, 1993, shall implement the requirements of Section 33334.4 on or before December 31, 2014, and each 10 years thereafter rather than December 31, 2012. For project areas to which subdivision (b) of Section 33413 does not apply, the requirements of Section 33334.4

shall be implemented on or before December 31, 2014, and each 10 years thereafter.

(iv) This requirement to include a description of how the housing program will implement Section 33334.4 in the implementation plan shall apply to implementation Plans adopted pursuant to subdivision (a) on or after December 31, 2002.

(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.

(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.

(C) The section addressing Section 33333.10, if applicable, and Section 33334.4 shall contain all of the following:

(i) The number of housing units needed for very low income persons, low-income persons, and moderate-income persons as each of those needs have been identified in the most recent determination pursuant to Section 65584 of the Government Code, and the proposed amount of expenditures from the Low-and-moderate Income Housing Fund for each income group during each year of the implementation plan period.

(ii) The total population of the community and the population under 65 years of age as reported in the most recent census of the United States Census Bureau.

(iii) A housing program that provides a detailed schedule of actions the agency is undertaking or intends to undertake to ensure expenditure of the Low-and-moderate Income Housing Fund in the proportions required by Section 33333.10, if applicable, and Section 33334.4.

(iv) For the previous implementation plan period, the amounts of Low-and-moderate Income Housing Fund moneys utilized to assist units affordable to, and occupied by, extremely low income households, very low income households, and low-income households; the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without agency assistance and that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing, and the amount of Low-and-moderate Income Housing Fund moneys utilized to assist housing units available to families with children, and the number, location, and level of affordability of those units.

(3) If the implementation plan contains a project that will result in the destruction or removal of dwelling units that will have to be replaced pursuant to subdivision (a) of Section 33413, the implementation plan shall identify proposed locations suitable for those replacement dwelling units.

(4) For a project area that is within six years of the time limit on the effectiveness of the redevelopment plan established pursuant to Section 33333.2, 33333.6, 33333.7, or 33333.10, the portion of the implementation plan addressing the housing responsibilities shall specifically address the ability of the agency to comply, prior to the time limit on the effectiveness of the redevelopment plan, with subdivision (a) of Section 33333.8, subdivision (a) of Section 33413 with respect to replacement dwelling units, subdivision (b) of Section 33413 with respect to project area housing, and the disposition of the remaining moneys in the Low-and-moderate Income Housing Fund.

(b) For a project area for which a redevelopment plan is adopted on or after January 1, 1994, the implementation plan prepared pursuant to subdivision (c) of Section 33352 shall constitute the initial implementation plan and thereafter the agency after a public hearing shall adopt an implementation plan every five years commencing with the fifth year after the plan has been adopted. Agencies may adopt implementation Plans that include more than one project area.

(c) Every agency, at least once within the five-year term of the plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for each redevelopment project within the jurisdiction and evaluating the progress of the redevelopment project. The hearing required by this subdivision shall take place no earlier than two years and no later than three years after the adoption of the implementation plan. For a project area that is within three years of the time limit on the effectiveness of the redevelopment plan established pursuant to Section 33333.2, 33333.6, 33333.7, or 33333.10, the review shall specifically address those items in paragraph (4) of subdivision (a). An agency may hold one hearing for two or more project areas if those project areas are included within the same implementation plan.

(d) Notice of public hearings conducted pursuant to this section shall be published pursuant to Section 6063 of the Government Code, mailed at least three weeks in advance to all persons and agencies that have requested notice, and posted in at least four permanent places within the project area for a period of three weeks. Publication, mailing, and posting shall be completed not less than 10 days prior to the date set for hearing.

APPENDIX B

LOCATION OF REQUIRED REDEVELOPMENT ELEMENTS OF THE IMPLEMENTATION PLAN

REQUIREMENT	LOCATION IN IMPLEMENTATION PLAN
1. Specific Goals and Objectives of the Agency for the Project Areas During the Next Five Years	Page 15
2. Explanation of How the Goals and Objectives, Projects and Expenditures will eliminate Blight within the Project Area	Page 15
3. Specific Projects and Expenditures Proposed for the Next Five Years.	Page 16
4. List of Redevelopment Plan Effectiveness Dates.....	Page 39

APPENDIX C

LOCATION OF REQUIRED HOUSING ELEMENTS OF THE IMPLEMENTATION PLAN

REQUIREMENT	LOCATION IN IMPLEMENTATION PLAN
<hr/>	
1. The Low-and-moderate Income Housing Fund:	
a.) The Amount Available in the Fund.	Page 26
b.) Estimated Deposits Over the Next Five Years.....	Page 26
c.) Estimates of Units to be Assisted During Each of the Next Five Years.....	Page 31
d.) Estimates of Expenditures During Each of Five Years.....	Page 32
e.) Proportional Expenditure Based on Unmet Need.....	Page 32
2. Housing Production Requirements:	
a.) Estimated Units to be Developed or Purchased.....	Page 26
b.) Estimates of Units of Low-Mod Housing Required Due to Privately Developed Housing.....	Page 26
c.) The Number of Units of Low-and-moderate Housing Which have been Developed Which Meet the 15 percent Requirement.....	Page 26
d.) Estimates of the Total Number of Agency Developed Units to be developed in In the Next Five Years.....	Page 32
e.) Estimates of the Number of Agency Developed Low-Mod Units During the Next Five Years.....	Page 32

APPENDIX D

**NORWALK REDEVELOPMENT AGENCY IMPLEMENTATION PLAN 2010-2020
TABLE 7 - ELEMENTAL RELATIONSHIP TO IMPLEMENTATION PLAN**

Redevelopment Plan Goals and Objectives for the Merged Project Area	Five Year Implementation Plan Goals & Objectives (to Implement Redevelopment Goals and Objectives)	Five Year Projects (to Satisfy Five Year Goals and Objectives)	Blighting Conditions (that Will Reduce or Eliminate Blight)
<p>The elimination and prevention of the spread of blight and deterioration and conservation, rehabilitation and redevelopment of the Merged Project Area</p> <p>The achievement of an environment reflecting a high level of concern for architectural, open space, landscape, urban design and land use principles appropriate for attainment of the objectives of the Implementation Plan.</p> <p>The control of unplanned growth by the guiding revitalization activities and new development in such fashion as to meet the needs of the Merged Project Area, the City of Norwalk and its residents</p> <p>The retention 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, public agencies in the revitalization of the Merged Project Area.</p> <p>The creation and development of local job opportunities and preservation of the area's existing employment base.</p> <p>The development of the City of Norwalk as a transportation hub with linkages to existing and/or proposed systems of regional and sub-regional significance.</p> <p>The establishment of modern, convenient, commercial centers to serve the needs of the City of Norwalk and surrounding areas.</p> <p>The elimination of certain environmental deficiencies.</p>	<p>Repayment of existing debt obligations and completion of approved projects</p> <p>Elimination of blighting conditions.</p> <p>Promotion of private sector investment.</p>	<p>Norwalk Entertainment Center Paddison Square Imperial/Bloomfield</p> <p>McKenna Motors Interstate 5 & Carmenita Imperial/Bloomfield Retail Development Norwalk Tank Farm</p> <p>Five Points SW Corner of Alondra/Pioneer Project Hoxie/Imperial Studebaker/Firestone Commercial Rehabilitation</p>	<p>A prevalence of depreciated values, impaired investments and economic maladjustments.</p> <p>Age, obsolescence, deterioration and dilapidation.</p> <p>The existence of inadequate public improvements and utilities, which cannot be remedied by private or governmental action within redevelopment areas.</p>

APPENDIX E

Norwalk Redevelopment Agency

List of Redevelopment Plan Effectiveness Dates
(SB 437 – H & S Code Section 33080.4)

Activity	PA-1	PA-2	PA-3
Plan Adoption	6/25/1984	6/22/1987	2/26/2002
Plan Effectiveness Date	(40 Years) 6/25/2024	(40 Years) 6/22/2027	(30 Years) 2/26/2032
Revised Plan Effectiveness Date (SB 1045)	(41 Years) 6/25/2025	(41 Years) 6/22/2028	(31 Years) 2/26/2033
Deadline for Receipt of Tax Increment	(50 Years) 6/25/2034	(50 Years) 6/22/2037	(45 Years) 2/26/2047
Revised Deadline for Receipt of Tax Increment (SB 1045)	(51 Years) 6/25/2035	(51 Years) 6/22/2038	(45 Years) 2/26/2047
Pre-2005 Deadline for Incurring Debt	(20 Years) 6/25/2004	(20 Years) 6/22/2007	(20 Years) 2/26/2022
Revised Deadline for Incurring Debt (SB 211)	Repealed 4/5/2005	Repealed 4/5/2005	(20 Years) 2/26/2022

MAP 1

Merged Project Area

