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I. INTRODUCTION AND PURPOSE OF REDEVELOPMENT IMPLEMENTATION PLAN

This Bellflower Redevelopment Implementation Plan for years 2010 to 2014 is prepared in accordance with Assembly Bill 1290 (Community Redevelopment Law Reform Act of 1993) and Section 33490 of the Health and Safety Code and the California Redevelopment Law (CRL). That section of the Health and Safety Code requires the Redevelopment Agency (RDA) of the City of Bellflower to approve a Redevelopment Implementation Plan before December 31, 1994 and every five years thereafter, since the RDA's redevelopment plan was adopted before January 1, 1994.

The RDA was created on April 9, 1990 through the adoption of Resolution No. RA-90-4. The RDA originally adopted the Redevelopment Plan for Redevelopment Project Area No. 1 by Ordinance No. 768 on July 8, 1991. The Ordinance was challenged after its first reading, based on its validity, and was revoked. As a result of legal challenge, the Redevelopment Plan and the first Redevelopment Implementation Plan (RIP) were revised and formally adopted on September 30, 1995. The RIP was subsequently updated on December 17, 2001 (for the years 2001 to 2006), and April 25, 2005 (for the years 2005 to 2009). This document is the fourth RIP that has been adopted by the RDA since the requirement was first enacted in 1994.

This RIP supersedes all previous Redevelopment Implementation Plans and would function as the Redevelopment Implementation Plan for Redevelopment Agency Project Area No. 1. The planning period specifically covered by this RIP is the five-calendar-year period from 2010 through 2014. It should be noted financial and other relevant information provided in this report could be calculated on a fiscal-year basis rather than calendar-year, as a result of record keeping.

This RIP provides general guidance for implementation of the RDA's redevelopment program for the years 2010 through 2014. Those redevelopment projects and programs contained in this RIP are intended to eliminate blight within the Project Area and improve opportunities for affordable housing. It is expected unforeseen constraints and opportunities could arise during that time period, and therefore, the RDA would use and interpret the RIP as a flexible guide and policy document. Over the next five years, the RDA's specific projects and programs could vary in their precise timing, location, expenditures, and scope from those set forth in this document. It has been determined if the underlying purposes and effects of the projects and programs are consistent with this RIP, amendment to this Redevelopment Implementation Plan would not be required.
II. CONTENTS OF REDEVELOPMENT IMPLEMENTATION PLAN

As required by Section 33490 of the CRL, this RIP contains the following elements and also includes provisions to eliminate any affordable housing production deficit that was required by SB 315. The State of California in 2002, approved SB 315 which required all redevelopment agencies to eliminate housing production deficits within 10 years after the adoption of a Five-Year Redevelopment Implementation Plan (between years 2010 to 2019).

- Specific goals and objectives for the next five years, with goals to eliminate any existing housing production deficit by the end of 2019.
- Specific programs and potential projects to eliminate any existing housing production deficit by the end of 2019.
- Estimated expenditures for the five-year RIP timeframe, including estimated expenditures to eliminate any existing housing production deficit by the end of 2019.
- Explanation of how the goals, objectives, proposed projects, and expenditures would eliminate blighted conditions.
- Explanation of how the RDA would implement the CRL requirements related to the provision and preservation of low- and moderate-income housing.
- Explanation of how the requirements of Sections 33333.10 (if applicable), 33334.2, 33334.4, 33334.6, and 33413 would be implemented relative to provision and preservation of low- and moderate-income housing.

III. ESTABLISHMENT OF REDEVELOPMENT PROJECT AREA NO. 1

In the early 1990s, the Bellflower City Council conducted a survey to assess the feasibility of designating appropriate areas for redevelopment activities. Based on surveys, Redevelopment Project Area No. 1 (RPA No. 1) was defined as “blighted” based on the following criteria established by Sections 33031 and 33032 of the California Health and Safety Code:

- Buildings characterized by dilapidation, deterioration, and defective design.
- Building and lots affected by substandard design, inadequate size given market conditions, multiple ownership, and lack of parking.
- Depreciated and stagnant property values with impaired values, including contaminated soils and hazardous wastes as well as odd parcel shapes and sizes.
- Abnormally low lease rates compared to other properties of similar characteristics.
- Incompatible land uses.
- Conditions hindering effective use.
• Visual/aesthetic appearances (street views).

The Bellflower Redevelopment Agency determined RPA No. 1 was "blighted," as defined by the CRL and was characterized by defective physical character of structures, age, obsolescence, deterioration, and dilapidation of buildings. In addition, portions of RPA No. 1 lacked proper utilization, thus, resulting in a stagnant and unproductive condition of land that could potentially be useful and valuable for contributing to the public health, safety, and welfare of the City.

The area included in Redevelopment Project Area No. 1 contains a total of 25,999,286 square feet (596.9 or 0.93 square miles) of land area distributed over 857 individual parcels, including the various streets within RPA No. 1. The General Plan of the City of Bellflower designates the property within RPA No. 1 as commercial, residential, and industrial. RPA No. 1 is configured in roughly a "U-shape" running primarily along three of the major commercial arterial highways of the City - south along Lakewood Boulevard, east along Artesia Boulevard, and north along Bellflower Boulevard. RPA No. 1 also includes the MTA right-of-way running northwest to southeast, the Artesia Freeway right-of-way running east to west, and Caruthers Park in the central Flood Control Channel in the central eastern portion of the City. A map of RPA No. 1 is provided on the following page. The map is also on file with the RDA as a public document.

IV. GOALS AND OBJECTIVES

The RDA has established goals and objectives to: (1) guide future programs and projects that would eliminate blighting conditions within RPA No. 1, (2) implement those housing objectives that are described in Section 33334.2 and 33334.3 of the CRL, and (3) implement those housing production targeting requirements that are described in Section 33413 of the CRL. The RDA proposes to eliminate such negative blighting conditions and prevent their recurrence by providing, pursuant to the RIP, for the planning, development, re-planning, redesign, clearance, redevelopment, reconstruction and rehabilitation of RPA No. 1, and provide structures and spaces that are appropriate or necessary in the interest of the general welfare, including without limitation, recreational and other facilities incidental or appurtenant to them. The RDA and RIP would provide for the alteration, improvement, modernization, reconstruction or rehabilitation of existing structures in RPA No. 1 and would provide for open space uses, public and private buildings, structures, facilities, and related improvements.

The RIP has been designed to meet the CRL requirements for RDA expenditures to be linked to the elimination of blighting conditions and to promote affordable housing for households of limited income. In addition, the redevelopment projects, programs and activities are intended to reflect the goals that are contained in the RIP. Finally, the RIP is intended to be flexible so as to allow the RDA to address priority projects and programs that require early attention in successful implementation while recognizing limited resources.
The following are the RDA’s goals and objectives for RPA No.1, and are refined, restated, and adopted by this RIP. How each of these goals and objectives would be implemented:

1. **Retain Existing Businesses Within the City**
   a. Assist tenants and property owners in upgrading or expanding their businesses and properties.
   b. Focus revitalization efforts in those areas where property owners have begun to help themselves.
   c. Foster an atmosphere of interest to encourage residents to patronize businesses located within the City.
   d. Conduct and sponsor business development seminars.
   e. Encourage commercial relocation within the City to enhance businesses, maximize land uses, and reduce existing vacancies.
   f. Stimulate tenants and property owners to improve the quality of their businesses and products.

2. **Concentrate on the Revitalization of the Downtown Area of Bellflower**
   a. Facilitate transportation opportunities into the Downtown area.
   b. Attract regionally-oriented businesses.
   c. Develop pedestrian activities that compliment Downtown businesses.
   d. Construct sidewalks to accommodate pedestrian traffic.
   e. Upgrade the image of Bellflower Boulevard by incorporating signs and flags on light standards.
   f. Promote successful businesses to highlight interest in the downtown area.
   g. Maximize parking in the downtown area, both visually and physically.
   h. Work with owner participants.

3. **Attract New Businesses to the City**
   a. Prepare marketing material that promote Bellflower as a "business-friendly" City.
   b. Keep abreast of the changing forces of regional competition.
   c. Conduct marketing which emphasizes Bellflower as "Home Town U.S.A." in an effort to make the City appear consumer friendly.
d. Provide for physical form, scale, and design of development and accommodate uses which induce and enhance the social use and pedestrian activity along commercial streets.

e. Diversify the local business base to avoid over-reliance on auto-related businesses, particularly used car sales, auto repair, and vehicle storage.

f. Participate in the economic development strategy of the Southeast Region of Los Angeles County.

g. Focus on attracting those businesses and services that are identified in the 2008 Buxton study.

h. Attract projects that will maximize the creation of revenues within the Project Area.

4. **Assure a Pleasant, Quality Appearance of Buildings and Structures in the Project Area Through Strict Code Enforcement**

   a. Assist the City in developing and enforcing a new sign code ordinance.

   b. Assure that all proposed projects within the Project Area be approved by the Agency Board.

   c. Purchase new aerial photographs of the City to highlight problems of mixed usage.

   d. Identify improper land uses within RPA No. 1.

   e. Deny or discourage projects that are inconsistent with the Zoning Ordinance, General Plan, this Redevelopment Implementation Plan, and/or the Design for Development (DFD) Concept for the West Artesia Boulevard Commercial Highway Planning Area.

   f. Assist in the abatement of non-conforming land uses in the Project Area.

   g. Ensure thorough code enforcement that buildings are adequately maintained within the Project Area.

   h. Encourage compliance with and enforcement of the California Environmental Quality Act (CEQA).

   i. Maximize code enforcement staff to ensure that the City's businesses and residences are properly maintained.

5. **Upgrade the Overall Image of Bellflower**

   a. Encourage new building facades along major arterials.
b. Upgrade public and semi-public rights-of-way with proper streetscapes, plazas, and walkways.

c. Replace asphalt medians with concrete or landscaped medians where practical.

d. Purchase parcels to eliminate on-street parking to improve the image of Bellflower as well as creating a safer atmosphere in which to live.

e. Investigate forming a parking district, including the purchase of public lots from the City to maximize traffic flow on the City's main arterials.

f. Acquire and assemble land, where needed, to optimize land use in the Project Area.

g. Modify freeway on and off ramps to maximize traffic flow on the City's major avenues and boulevards.

h. Provide for the ongoing presence of the community theater within the downtown.

6. **Assist in the Creation or Preservation of Affordable Housing**

   a. Enhance First Time Home Buyers Program.

   b. Encourage and assist in the rehabilitation of existing apartment buildings.

   c. Encourage and assist in the rehabilitation of mobile homes within the City.

   d. Place special emphasis on the preservation of single-family affordable housing within the City and create owner-occupied housing.

   e. Encourage the sustainable planning of the Eucalyptus Avenue neighborhood, between Alondra Boulevard and Flora Vista Street through the formation of a Property Owners’ Association and Multi-Family Improvement Assessment District.

7. **Make the Civic Center Area More Enticing to Residents**

   a. Increase use of landscaping and public art (i.e., fountain) and provide seating to encourage pedestrians and visitors to view the Civic Center as their center of local government.

   b. Develop greater foot traffic off of Bellflower Boulevard through physical improvements.

   c. Create "loop" of interest along Civic Center Drive.
8. **Improve the Quality and Safety of Bellflower's Schools**

Implement the provisions of the Amended Memorandum of Understanding and Settlement Agreement and Mutual Release (Dated November 24, 2008,) as agreed upon between the Bellflower Redevelopment Agency and the Bellflower Unified School District.

9. **Maximize Open Space Usage Within the City**

   a. Make space along Alondra Boulevard adjacent to the Y.M.C.A. more attractive and user friendly.
   
   b. Create line of sight from Lakewood Boulevard to the Hollywood Sports Park.
   
   
   d. Develop additional park space in the community.

V. **IMPLEMENTATION OF GOALS AND OBJECTIVES**

The foregoing goals and objectives for this RIP for Redevelopment Project Area No. 1 would be realized by continued implementation of the: (1) Redevelopment Projects; (2) Capital Improvement Projects; (3) Non-Capital Improvement Projects, Programs, and Activities; and (4) Affordable Housing Requirements and Programs.

1. **Redevelopment Projects**

   Since the establishment of RPA No. 1 and adoption of the first RIP in 1995, several Redevelopment Projects have been proposed to respond and implement those goals and objectives contained in this RIP. This section provides a status of those Redevelopment Projects that have been completed since 1995 and those projects that would continue to be proposed during the time frame for this RIP.

   a. **PE Depot**: Project was completed in June 2008.
   
   b. **Fire Museum and Event Center**: The site was acquired in November 22, 2006. A license agreement was negotiated with the County of Los Angeles Fire Museum Association (CLAFMA) in April 2008 to grant permission for the Association to utilize 9834 Flora Vista Street. Completed activities included application and receipt of Federal grant funding to assist the project.

      The RDA would continue to work with the CLAFMA on their efforts to raise funds to enable the construction of a permanent Fire Museum and Event Center in Downtown Bellflower, and assist with the acquisition of property that would enable the Fire Museum and Event Center to be located in Downtown Bellflower. The RDA could also continue to acquire property to secure the museum's location. Ultimately, the RDA anticipates entering into a Disposition and Development Agreement with CLAFMA for development and operation of the museum in the Town Center area.
c. **Downtown Revitalization:** In 2003, the RDA approved the "Downtown Bellflower Revitalization Vision Strategy", which proposed planning strategies to develop the Downtown area as a series of individual and specialized plazas linked by pedestrian connections. Several projects were proposed with the Vision Strategy, including the following:

- **TownCenter Gateway Plaza:** The plaza, which is located at the corner of Belmont Street and Bellflower Boulevard, is another plaza with retail kiosks that will help create additional visual vibrancy to the area. The TownCenter Gateway Plaza was opened on June 26, 2008. To allow construction of the TownCenter Gateway Plaza, the old "Bellflower Yardage" store was demolished in April 26, 2007. Presently, three of the four kiosks are occupied, including Shoe Shine by Milton and The Gift Box.

  This RIP would continue to expand the TownCenter Gateway Plaza to the southeast corner of Belmont Street and Bellflower Boulevard to compliment redevelopment and/or revitalization efforts that have occurred on the northeast corner and west side of Bellflower Boulevard and Belmont Street. This RIP would also continue to complete the TownCenter Gateway Plaza project, including the leasing of the retail kiosks to viable and interesting retail/service tenants that would attract pedestrians and customers to Downtown Bellflower.

- **Friendship Square:** The Friendship Square project was completed on January 16, 2008. This project included redesign of the existing Friendship Square Plaza and construction of a pirate-themed playground.

- **Pirate Park:** The Pirate Park at Friendship Square opened on October 23, 2008, which included a courtyard, water fountain feature, and extensive landscaping. Over 600 people attended the opening.

- **Library Garden:** The Library Garden project was completed on April 24, 2006. The Library Garden was designed to be compliment the Brakensiek Library and be a visual statement of the Downtown Revitalization.

- **Bellflower Village:** The City Council approved Ordinance No. 1161 and Zoning Ordinance Text Amendment No. 08-02 on May 2008, which amended the City Municipal Code by adding a new Chapter 19-33, which established the Bellflower Village Overlay Zone. The Overlay Zone created development standards, allowable uses and land use intensities for a 7.16-acre area extending along the eastside of Bellflower Boulevard from Flower Street, spanning southerly to Arkansas Street.

  This RIP would continue efforts to develop the Bellflower Village as a destination-oriented district within Downtown Bellflower, pursuant to provisions of the Bellflower Village Overlay Zone.
• **Bellflower Hotel and Walnut Live/Work Project:** The Bellflower Hotel was purchased on September 2007 for $2,200,000 of which $1.6 million was HUD HOME funds and $600,000 was RDA 20-percent set-aside funds. NEPA clearance was approved on July 2007. The RDA entered into a DDA with a developer in December 2008 to develop six live/work units at the old Bellflower Hotel site (9815 Walnut Street). The project is nearly complete with a grand opening scheduled for December, 2009.

• **Walnut Street and Public Parking and Other Improvements Within Bellflower Village Area:** The project would construct decorative street improvements in the portion of Walnut Street extending from the Bellflower Boulevard intersection, approximately 300 - 400 feet to the east. Street improvements would include landscaped "bulb-outs," decorative paving and sidewalk enhancements. Also, a new public parking lot is to be constructed on property between 9820 and 9832 Walnut Street. The public parking lot on the “Dollar House” property and improvements to Walnut Street are currently in design. Construction drawings will be completed for street and parking lot improvements. Construction would be bid in 2010.

• **Laurel Street Improvements:** Laurel Street opened on August 26, 2004. The opening had a Mardi Gras style theme with fortune tellers, jugglers, and Cajun entertainment and refreshments. Over 200 people attended the event. In mid-2007, additional Laurel Street improvements were provided to encourage outside dining and help promote vibrancy in the Downtown area.

• **Johnny Reb’s Outdoor Dining:** The outdoor railing was installed in early-2008. The encroachment permit was issued on April 2008.

• **Café Camellia:** The project would redevelop the northeast corner of Bellflower Boulevard and Walnut Street to expand the existing Café Camellia restaurant and add new retail and office space, new pedestrian plaza and walkways, and other amenities. An Owner Participation Agreement was approved on October 2008 for this project; and it was signed by all parties. The efforts at present are to complete final design of Café Camellia and prepare construction drawings. The project design was approved in November 2009; construction is expected to begin in 2010. This project is within the Bellflower Village Overlay Zone and compliments the Walnut Street Live/Work project and improvements.

• **Belmont Building:** The Belmont Building was dedicated on March 16, 2007, with Starbucks and Subway introduced. Approximately 60 people attended the opening.

• **Starbuck’s/Subway:** Lease agreement with Subway Restaurant was approved on February 2006. Lease agreement with Starbuck’s Coffee was approved in August 2006. Starbuck’s later closed; a subsequent lease with Eclipse Café was approved in 2008.
- **Freeway Portal**: Directional signage was painted along the walls of the Bellflower/I-91 Freeway underpass on April 2008.

- **Southeast Corner of Oak Street and Bellflower Boulevard**: The project would redevelop the southeast corner of Oak Street and Bellflower Boulevard into new commercial space that would also provide quality architectural design and pedestrian enhancements. An Exclusive Negotiating Agreement has been executed with the developer for the 15,000 square-foot property. The RDA will continue ongoing efforts and redevelop the property into a viable commercial project.

- **North Downtown Mixed Use District**: The project would prepare a Specific Plan or Overlay Zone for the portion of Bellflower Boulevard and Alondra Avenue, north of the Downtown district to create a viable mixed use/transit oriented development district to compliment and expand the downtown district. This RDA will continue ongoing efforts.

- **Downtown Transportation Plan and Downtown Transit Center**: A Downtown Transportation Plan and Transit Center Feasibility Study were prepared to analyze the transit usage of existing transportation services, identify transportation service needs, new public parking opportunities and similar transportation related strategies that would make the downtown district more viable and easier to access. This RIP would continue to prepare and submit a grant application for a new transit center, to be located north of Downtown Bellflower; provide a shuttle connection to the Metro Green Line light rail station at Lakewood Boulevard at the I-105 Freeway.

- **Southeast Corner of Bellflower Boulevard and Alondra Avenue**: The project would continue working with the property owners of the shopping center at the southeast corner of Bellflower Boulevard and Alondra Avenue to redevelop the center into a thriving commercial shopping center. The RDA has supported revitalization of the new Smart and Final "Extra!" store in the old Home Fabrics store. The RDA will continue with these ongoing efforts.

- **Northwest Corner of Bellflower Boulevard and Mayne Street**: The RDA will continue to seek revitalization of the old "Greek Market" site with a viable use of the property.

- **Palm Vista Project**: Completed in 2007, this project recycled 15 mobile home units along Flora Vista Street from leasehold units to fee-ownership units. Three of the units were sold to low/moderate-income buyers.

- **Flora Vista Senior Housing**: The RDA developed the low-income Flora Vista Senior Housing Project in fiscal year 2001-02, by applying its housing set-aside funds to provide a loan of $2,124,779.00. The Flora Vista provided 18 very-low-income senior housing units and 162 low-income senior housing units, for a total of 180 senior housing units. These units have long-term affordability covenants as required by CRL.
f. **Palm Street Linear Park**: Lease agreement with Caltrans has been negotiated. A State Rivers and Mountains Conservancy Grant and with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) grant was acquired for about $1.8 million and a Safe Routes to Schools grant was acquired for about $283,000.

g. **Bellflower Riverview Park**: The Bellflower Riverview Park project provided for a passive, open space park, adjacent to the west side of the San Gabriel River. The project site included improvement of both Southern California Edison Right-of-Way (to be leased by the City of Bellflower) and City of Bellflower-owned property.

h. **Artesia Boulevard Corridor**: The RDA approved the Design for Development for properties along Bellflower and Artesia Boulevards. The West Artesia Boulevard Commercial Highway Specific Plan was approved which provided development and design standards and guidelines to regulate future General Commercial projects along Artesia Boulevard, between Lakewood Boulevard and Downey Avenue. This RIP would continue to assemble properties along Bellflower Boulevard and Artesia Boulevard for the project; and seek opportunities for commercial development within the West Artesia Boulevard Commercial Highway Specific Plan area, specifically along Lakewood, Bellflower, and Artesia Boulevards.

i. **Design For Development (DFD)**: The DFD for the West Artesia Boulevard Commercial Highway Planning Area was approved to augment and focus on the goals, policies, and objectives of applicable planning and redevelopment documents that affected development of the West Artesia Boulevard area, including the General Plan, zoning and redevelopment plans. The DFD included controls and restrictions for development, which were in addition to those contained in the General Plan, zoning regulations and building codes.

j. **Freeway Abutment Painting**: Directional signage was painted along the walls of the Bellflower/I-91 Freeway underpass on April 2008.

k. **Home Depot**: The applicant is no longer interested in locating at the Artesia Boulevard/Lakewood Boulevard site.

l. **Belmont Place Senior Apartments**: City sold land to property owner in February 2008.

m. **Historic P.E. Train Depot**: Completed reconstruction of Train Depot on June 2008.

n. **Town Center North Project**: The RDA and Mesa Verde Development executed an ENA to develop the Town Center North project on August 2003. In 2006, the ENA expired due to circumstances beyond the control of Mesa Verde. In December 11, 2006, RDA directed staff to reconsider all planning options and merits of the project. Staff has been reviewing all available options to better determine the most desirable land uses for the downtown area and the community.
o. **Greenway Project:** Ongoing.

p. **Earle’s Tuxedo:** RDA acquired business in August 31, 2007. Business was provided relocation funding to corner of Oak at Bellflower. Business operating on month-to-month lease.

The “Nathan Trust” property is located immediately south of the Earle’s Tuxedo property. It contains the beauty college and the Egyptian Café. The two properties will be combined as an RDA project.

q. **Miscellaneous Beautification Projects:** Ongoing.

r. **Smart and Final:** In August 2007, the Planning Commission approved a Conditional Use Permit to transfer alcohol sale from Smart and Final’s original location at 9535 Alondra Boulevard to its new location at 15930 Bellflower Boulevard. The new location is within the RDA area.

s. **Picket Fence Program:** In 2005 and 2006, the RDA provided $5,000 grants to remove chain link fences throughout the City.

t. **Swart Parking Lot and Adenmoor Closure:** In the early 2000s, the RDA purchased the Swart property, which is located at the northeast corner of Belmont and Adenmoor, for a downtown parking lot with public restroom and trash enclosure. The site plan, design, and working drawings for the parking lot were prepared. To implement the parking lot plan, Adenmoor required closure and a small onsite structure required demolition. Due to other priorities, the project has been put on hold.

u. **Clark Auto Parts:** The property is located along Lakewood Boulevard and is presently operating as an auto parts store. In 2006, the City began discussions with the owner to acquire surrounding property and expand operations of Clark Auto Parts. The RDA budgeted funds to prepare plans and conceptual drawings for the expansion, which were recently prepared. Due to other priorities, the project has been put on hold.

v. **Hollywood Sports Park:** Assist in development of the Hollywood Sports Park, a 23-acre sports entertainment complex providing recreational activities including rock climbing, BMX bike track and skateboard arena, beach volleyball court, and paintball field, multipurpose restaurant and recreation building.

w. **Eucalyptus Avenue Improvements:** Continue to work with property owners within the Eucalyptus Avenue neighborhood, between Alondra Boulevard and Flora Vista Street, to create a Property Owners’ Association and other measures that would result in positive physical and social change, and create a Multi-Family Improvement Assessment District to develop new street improvements.
x. **Sovereign Properties:** Entered into an Amended Exclusive Negotiation Agreement (ENA) with Sovereign Properties in November 2009 to construct a micro-brewery/wine making operation and specialty market on Walnut/Bellflower property.

2. **Capital Improvement Projects**

The City of Bellflower annually adopts a Capital Improvement Program (CIP), which identifies capital improvement needs and funding requirements to serve and benefit the RPA No. 1. The lack of or inadequacy of present infrastructure is one of the principal contributors to blight in RPA No. 1. Without adequate infrastructure, RPA No. 1 would not be upgraded and will not stimulate private investment.

Projects to construct and/or improve infrastructure will support a positive investment climate, which would eliminate blight. Improved flood control, circulation, and utility distribution efforts have and would also eliminate blight by reducing investment risk to encourage commercial and industrial development while improving the quality of life for RPA No. 1 residents and the citizens of Bellflower as a whole. Continued improvements to infrastructure, needed wells/substations, and other public improvements, are essential to private investment in improving RPA No. 1. In addition, programs to support economic development (jobs and tax base) would implement those land uses contained in the City’s General Plan. Improved recreation and open space facilities would upgrade residential areas within RPA No. 1 by stimulating private investment in housing. The CIP would also preserve and improve historic and architectural structures and sites, thus, improving the environment of RPA No. 1.

The following City CIP infrastructure improvements would help to eliminate blighting conditions within RPA No. 1. Table 1 identifies the RDA budget for capital improvements within RPA No. 1 for the years 2009 to 2011. Because of the multi-year, long-range nature of the CIP, not all projects have specific sources of funding in each year. Where necessary, it is expected the City Council would turn to the RDA to fund specific improvements within RPA No. 1 and to supplement the RDA funding with other funds in order to fully fund projects.

Table 1 includes the projected capital expenditures from fiscal year 2009-2010 through fiscal year 2010-2011. The RDA’s participation in these projects has been specifically identified in the CIP budget for these fiscal years. In future years, however, the participation has not been specifically identified. During these years, the RDA would assist in funding improvements which benefit the RPA No. 1, but due to limited financial resources this participation would not be substantial until the RDA increases its tax increment base in future years. That financial assistance from the RDA would be part of the on-going cooperation agreement between the two entities and subject to all the applicable legal procedures and hearings.

It should be noted all comments shown are estimates without adjustment for inflation. The cost of construction and building material has tended to increase faster than general inflation. The City's CIP is subject to periodic review and update, and changes in priorities and funding availability. Accordingly, this RIP would be updated as commitments are made for additional CIP improvements and funding is made available for years 2012 to 2014.
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<tr>
<th>FY 09-10</th>
<th>PROJECT</th>
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<tr>
<td>Library Garden</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Artesia Boulevard Corridor Design</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Commercial Corridor Enhancement</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Property Acquisition</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Business Retention</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Lakewood/Somerset</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total FY 09-10</strong></td>
<td><strong>$215,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FY 10-11</th>
<th>PROJECT</th>
<th>PROJECT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laurel Street Improvements</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Belmont Building Rehabilitation</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Friendship Square</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Downtown Transit Plaza</td>
<td>$100,000</td>
<td></td>
</tr>
<tr>
<td>Town Center Gateway Plaza</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>91 Freeway Ramp Beautification</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>West Artesia Development</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Clark Auto Parts</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>SWART Parking Lot</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Bellflower Boulevard Improvements</td>
<td>$10,000</td>
<td></td>
</tr>
<tr>
<td>Town Center Plaza Project</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Bellflower/Artesia</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Highway Commercial Subarea Of Artesia Boulevard Corridor</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Bellflower/Walnut Village</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Freeway Abutment Painting</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Palm Street Park</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Commercial Enhancement</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Library Garden</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Artesia Boulevard Corridor Design</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Commercial Corridor Enhancement</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Property Acquisition</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Business Retention</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td>Lakewood/Somerset</td>
<td>$000</td>
<td></td>
</tr>
<tr>
<td><strong>Total FY 09-10</strong></td>
<td><strong>$165,000</strong></td>
<td></td>
</tr>
</tbody>
</table>
3. **Non-Capital Improvement Projects, Programs, and Activities**

In addition to the RDA’s Capital Improvement Projects, Table 2 describes additional activities the RDA expects to undertake during the period of this RIP.

```
<table>
<thead>
<tr>
<th>PROJECT/PROGRAM/ACTIVITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Publish bi-monthly issues of Bellflower Citizen and City Scope</td>
</tr>
<tr>
<td>Maintain City website, including daily updates</td>
</tr>
<tr>
<td>Design marketing brochure promoting Downtown Bellflower</td>
</tr>
<tr>
<td>Continue development and expansion of recreation opportunities</td>
</tr>
<tr>
<td>Implement and assist with several community special events, including the Mayor’s Community Prayer Breakfast, Christmas Tree Lighting Ceremony, Children’s Holiday Party, BRAVO, State of the City Luncheon, Outgoing Mayor Ceremony, Elections, and Oath of Office Ceremony</td>
</tr>
<tr>
<td>Continue partnership with Chamber of Commerce for Downtown Boulevard special events</td>
</tr>
<tr>
<td>Provide Town Center Plaza daily musical entertainment</td>
</tr>
<tr>
<td>Partner with local service clubs and churches for expansion of the Holiday Food Basket program</td>
</tr>
<tr>
<td>Complete Bellflower Looking Better beautification projects</td>
</tr>
<tr>
<td>Coordinate volunteer service through the Bellflower Volunteer Center</td>
</tr>
<tr>
<td>Increase cultural unity by communicating with participants in recreational programs and assessing need</td>
</tr>
</tbody>
</table>
```

4. **Affordable Housing Requirements and Programs**

Though there has been little development of residential units within RPA No. 1 since its original adoption, the CRL requires low- to moderate-income affordable housing be provided in RPA No. 1. Affordable housing is generally defined as housing that is affordable to persons and families earning at or below 120 percent of the median income for Los Angeles County. That is further discussed in the following paragraphs. The CRL established an affordable housing inclusionary production obligation, called the "Housing Production Requirement" which applies to all redevelopment project areas that were created after January 1, 1976, including RPA No. 1.

The RDA is required to provide minimum percentages of new or RDA-assisted "substantially rehabilitated" housing units in RPA No. 1 that are available at specified housing costs. To receive full production credit, those affordable units must have long-term affordability covenants. The term "substantially rehabilitated" is defined as
rehabilitation of any RDA-assisted multi-family rental or single-family units, in which the rehabilitation costs have a value of at least 25 percent of the after-rehabilitation value of the dwelling and land. The CRL indicates all substantially rehabilitated housing units that were financially-assisted by the RDA would count towards its production requirements.

The Housing Production Requirement allows the RDA to develop or provide assistance in developing affordable housing within or outside RPA No. 1. Affordable housing that is developed or substantially rehabilitated by the RDA only applies to those units that are developed/rehabilitated directly by the RDA and do not apply to units built by developers pursuant to agreements with the RDA. The Housing Production Requirement requires 30 percent of all housing developed or substantially rehabilitated by the RDA be available at affordable housing cost to households at or below 120 percent of the County's median income. Of those units, 50 percent must be affordable to households at or below 50 percent of median income households (very low-income households). That requirement translates to about 15 percent of the total units developed or rehabilitated by the RDA (50 percent of 30 percent = 15 percent). Regarding affordable housing that is developed or substantially rehabilitated by other public or private entities with RDA financial assistance, 15 percent of the total number of units must be affordable to households at or below 120 percent of the County's median income. Of those units, 40 percent must be affordable to households at or below 50 percent of the County's median income (very low-income households). That requirement translates to six percent of the total units developed and/or substantially rehabilitated (40 percent of 15 percent = six percent). It should be noted, the RDA would only receive a 50 percent production credit, or one unit for every two units that are developed outside RPA No. 1, in accordance with AB 1290 and Health and Safety Code Section 33413.

The CRL addresses the following affordable housing issues:

- Identify the number of housing units projected to be rehabilitated, price-restricted, assisted, or destroyed. The City's Updated Housing Element, which is presently being prepared, will address this particular issue.

- Describe the Affordable Housing Production Plan for RPA No. 1, in accordance with AB 315. Provision of affordable housing will be addressed later in this document.

- Identify proposed locations for replacement housing, which the RDA would be required to produce pursuant to CRL Section 33413, if a planned project results in the destruction of existing affordable housing. The City's Updated Housing Element will address this particular issue.

- Explain how the goals, objectives, programs, and expenditures of the RIP will implement the affordable housing requirements of the CRL, including a housing program for each of the five years of the RIP. Provision of and available funding for affordable housing will be addressed later in this document.

- Estimate the amount of Affordable Housing Set-Aside Funds during the next five years, and the RDA's plans for utilizing annual deposits into the Set-Aside Fund. Provision of and available funding for affordable housing will be addressed later in this document.
The following sections calculate the number of affordable housing units the City is required to provide based on the Southern California Association of Governments (SCAG) fair share allocations and the RDA's affordable housing obligations and programs; describe how affordable housing would be provided; present estimated revenue and funding sources; and explains how affordable housing requirements would be monitored.

a. **Determination of Affordable Housing Needs and Compliance With Regional Housing Need Allocation Requirements**

In accordance with the CRL, this section calculates the number of affordable housing units the City and RDA are required to provide or replace. That number of affordable housing units is based on several factors, including the County’s targeted income levels and costs, and the Regional Fair Share Allocation for the City as established by the Southern California Association of Governments (SCAG).

The CRL requires Housing Fund monies be targeted to specific income levels, at percentages based on the City's "fair share" allocation established by SCAG. Those income percentages include the following categories:

**Category A:** This category defines “Extremely Low” incomes which are up to 30 percent of the median income, adjusted for family size.

**Category B:** This category defines “Very Low” incomes which are typically between 30 percent and up to 50 percent of the median income, adjusted for family size.

**Category C:** This category defines “Lower” incomes which are typically between 50 percent and up to 80 percent of the median income, adjusted for family size.

**Category D:** This category defines “Moderate” incomes which are typically between 80 percent and up to 120 percent of the median income, adjusted for family size.

Each of those categories must also be in proportion to persons who are 65 years and older to the total population of the City, as shown in the last 2000 U.S. Census.

Table 3 presents the maximum income limits for each category by household size that was established for 2009 by the State of California Department of Housing and Community Development (HCD) which utilizes income limits prepared by the U.S. Department of Housing and Urban Development (HUD).
TABLE 3
2009 INCOME LIMITS BY INCOME CATEGORY
LOS ANGELES COUNTY

<table>
<thead>
<tr>
<th>Household Size:</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category A Extremely Low</td>
<td>$16,650</td>
<td>$19,050</td>
<td>$21,400</td>
<td>$23,800</td>
<td>$25,700</td>
<td>$27,600</td>
<td>$29,500</td>
<td>$31,400</td>
</tr>
<tr>
<td>Category B Very Low</td>
<td>$27,750</td>
<td>$31,700</td>
<td>$35,700</td>
<td>$39,650</td>
<td>$42,800</td>
<td>$46,000</td>
<td>$49,150</td>
<td>$52,350</td>
</tr>
<tr>
<td>Category C Lower</td>
<td>$44,400</td>
<td>$50,750</td>
<td>$57,100</td>
<td>$63,450</td>
<td>$68,550</td>
<td>$73,600</td>
<td>$78,700</td>
<td>$83,750</td>
</tr>
<tr>
<td>Median</td>
<td>$43,450</td>
<td>$49,700</td>
<td>$55,900</td>
<td>$62,100</td>
<td>$67,050</td>
<td>$72,050</td>
<td>$77,000</td>
<td>$81,950</td>
</tr>
<tr>
<td>Category D Moderate</td>
<td>$52,150</td>
<td>$59,600</td>
<td>$67,050</td>
<td>$74,500</td>
<td>$80,450</td>
<td>$86,400</td>
<td>$92,400</td>
<td>$98,350</td>
</tr>
</tbody>
</table>

Source: Official State Income Limits for 2009; Division of Housing Policy Development, State Department of Housing and Community Development; April, 2009

As required by the CRL, housing that is assisted by Housing Set-Aside Funds must be affordable based on the percentage of income utilized for rent or ownership of affordable housing. Table 4 presents the percentage of income utilized for affordable housing rent or ownership for each income category.

TABLE 4
PERCENTAGE OF INCOME UTILIZED FOR AFFORDABLE HOUSING

<table>
<thead>
<tr>
<th>Income Category</th>
<th>RENTAL HOUSING</th>
<th>OWNERSHIP HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of Median Household Income</td>
<td>% of Adjusted Household Income Spent on Housing</td>
</tr>
<tr>
<td>Category A</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Category B</td>
<td>50%</td>
<td>30%</td>
</tr>
<tr>
<td>Category C</td>
<td>60%</td>
<td>30%</td>
</tr>
<tr>
<td>Category D</td>
<td>110%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Source: California Health and Safety Code, Section 50052.5
Table 5 presents the monthly costs to rent or own affordable housing for each income category, based on corresponding median incomes.

<table>
<thead>
<tr>
<th>Income Level Definition</th>
<th>Median Income</th>
<th>Maximum Affordable Monthly Housing Cost Rental</th>
<th>Maximum Affordable Monthly Housing Cost Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 BR Family of 3</td>
<td>3 BR Family of 4</td>
<td>2 BR Family of 3</td>
</tr>
<tr>
<td>Category A Extremely Low</td>
<td>$21,400</td>
<td>$23,800</td>
<td>$160.25</td>
</tr>
<tr>
<td>Category B Very Low</td>
<td>$35,700</td>
<td>$39,650</td>
<td>$446.25</td>
</tr>
<tr>
<td>Category C Lower</td>
<td>$57,100</td>
<td>$63,450</td>
<td>$856.50</td>
</tr>
<tr>
<td>Category D Moderate</td>
<td>$67,050</td>
<td>$74,500</td>
<td>$1,843.88</td>
</tr>
</tbody>
</table>

Throughout the term of this RIP, it is expected HCD would update the income limits shown in Table 5, above. As those are updated, the calculations in Tables 4 and 5 would also be updated based on State Law. As updates occur, the RDA shall apply the appropriate limits as established by State Law. In selected cases, the RDA can use an optional 30 percent of gross household income to determine maximum housing costs.

The RDA must provide Housing Fund resources to assist Category B, C and D households in at least the same proportion as the total number of units needed for all three income categories throughout the City. SCAG establishes the affordable housing needs for all cities in its “fair share” allocation. Table 6 shows this allocation for the entire City of Bellflower for very-low, lower, and moderate-income households. In determining the proportion of Housing Fund monies which would be targeted for the various income categories, the RDA will use the SCAG findings, as a guide. The number of units shown in Table 6 specifically establishes the percentage of Housing Fund money that is required for lower and very-low income housing. The RDA’s housing activities would assist the City in meeting its fair share allocation. The table shows that the RDA will spend at least 70 percent of its Housing Fund resources on lower and very-low income housing.


<table>
<thead>
<tr>
<th>TABLE 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF BELLFLOWER</td>
</tr>
<tr>
<td>FAIR SHARE ALLOCATION AND PERCENT OF HOUSING FUNDS NECESSARY FOR AFFORDABLE HOUSING</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category B Very Low</td>
<td>263</td>
<td>43%</td>
</tr>
<tr>
<td>Category C Lower</td>
<td>164</td>
<td>27%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>427</strong></td>
<td><strong>70%</strong></td>
</tr>
<tr>
<td>Category D Moderate</td>
<td>178</td>
<td>30%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>605</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: "Final Regional Housing Need Allocation Plan – Planning Period (January 1, 2006 to June 30, 2014) for Jurisdictions Within the Six-County SCAG Region (Approved by the SCAG Regional Council on July 12, 2007)"

Table 6 presents the City’s obligation for providing very-low, lower, and moderate-income housing. A proportion of the RDA’s Housing Fund would be utilized to ensure those units are provided in RPA No. 1. It should be noted that SCAG’s “Final Regional Housing Need Allocation (RHNA) Plan” also indicated that another 462 above-moderate-income housing would be required for the entire City. The total number of RHNA residential units for the City is 1,067 units. Provision of those units will be discussed in the City’s Housing Element which is being presently updated.

The CRL requires the RDA eliminate its affordable housing production deficit by December 31, 2014. If the RDA’s activities ever create a housing deficit, then the following describes how affordable housing could be provided to eliminate such an affordable housing deficit.

b. **Provision of Affordable Housing Units**

The following describes available programs and options for providing required affordable housing within RPA No. 1.

- **Prepare Housing Production Plan and Housing Element**

The Housing Production Plan would estimate the number of units to be produced each year to eliminate any potential affordable housing deficit and the amount of available funding. The Housing Production Plan would also estimate the number of new or substantially rehabilitated residential units which had been and would be developed within RPA No. 1. Please refer to Section 4, Affordable Housing Requirements and Programs, of this document which further describes the Housing Production Plan and requirements. The Housing Production Plan would be reviewed every five years in conjunction with the City’s Updated Housing Element.
• **Provide Family and Senior Housing**

The RDA is required to spend its Housing Set-Aside funds for family housing and senior housing based on Year 2000 U.S. Census age data. Family housing and senior housing apply to persons under and over 65 years of age, respectively. Utilization of funds is based on the proportion of persons that are under and over 65 years old to the total population of the City. Table 7 presents the number and proportion of residents that are under and over 65 years of age and their proportion to the total population.

| TABLE 7 |
| PROPORTION OF POPULATION BELOW AND ABOVE 65 YEARS OF AGE |
| 2000 CENSUS | Number | Percent |
| Persons Under 65 Years | 66,733 | 91.5% |
| Person 65 years and older | 6,145 | 8.5% |
| Total | 72,878 | 100.00% |

Based on information contained in Table 7, the RDA is required to spend at least 91.5 percent and 8.5 percent of its Housing Set-Aside Funds for very-low- and low-income family housing and senior housing, respectively.

• **Provide Replacement Housing**

The RDA is required to replace housing units that have been demolished as a result of redevelopment activities. The CRL requires any demolished residence that housed persons earning at or below 120 percent of the median income, must be replaced by the RDA with new or rehabilitated affordable housing units which have an equal or greater number of bedrooms. Any replacement or rehabilitation would occur within four years after demolition. The RDA could either construct replacement housing or cause housing to be constructed through agreements with housing developers. Prior to acquiring property or adopting an agreement that would lead to the destruction or removal of low- or moderate-income housing units, the RDA would adopt a Replacement Housing Plan that described the location, scheduling, and method by which replacement housing would be provided. Replacement units could be located anywhere within RPA No. 1.

To date, the RDA has not demolished any low- or moderate-income residential units nor does the RDA expect to demolish any low- or moderate-income residential units during this Five-Year Redevelopment Implementation Plan. Therefore, the RDA has no replacement housing requirement.
• **Provide New and Substantially Rehabilitated Units**

The CRL and its inclusionary requirements apply to new and substantially rehabilitated dwelling units. "Substantially rehabilitated" dwelling units apply to multi-family rentals with three or more units, or if assisted by the RDA, any single-family or duplex unit. Substantially rehabilitated is also defined as rehabilitation of the "value", which constitutes 25 percent of the after-rehabilitation value of the dwelling, including the value of the land.

With the exception of the Flora Vista Senior Housing Project which was constructed in 2002, there have been no new or substantially rehabilitated units within RPA No. 1, nor does the RDA propose or expect any new or substantially rehabilitated residential units during the period of this Redevelopment Implementation Plan.

• **Provide Affordable Housing Outside of RPA No. 1 (Two-For-One Alternative)**

The RDA could meet its inclusionary housing requirements by allowing construction of low- or moderate-income housing outside RPA No. 1, through regulation or agreement. It should be noted, however, two outside units must be constructed for every unit that would require construction within RPA No. 1. While not envisioned as a necessary component of the RDA's options, its availability is noticed if such opportunities arise and are compatible with RDA objectives.

The Palm Vista Project, which was completed in 2007, is located outside RPA No.1. The project provided three units that were sold to low/moderate-income buyers and therefore, the RDA would receive affordable housing credits for the project.

The RDA does not propose to construct any affordable housing outside RPA No. 1 during the period of this Redevelopment Implementation Plan. However, if housing funds become available, it could assist the City in its housing programs outside of RPA No. 1.

• **Purchase Affordability Covenants**

In addition to causing new or substantially rehabilitated units to be affordable, the CRL provides an alternative means of satisfying a portion of the inclusionary housing requirement. It authorizes the RDA to acquire long-term affordability covenants on multi-family units that restrict the cost of renting or purchasing the units. In order to count toward the inclusionary requirement at the time of purchase, the units must be unavailable to low- or very-low-income households. If the units are presently affordable, then the RDA must find the units cannot reasonably be expected to remain affordable. The RDA does not expect to purchase any affordability covenants to meet its inclusionary requirements.
• **Retain Affordability Covenants**

Affordable covenants for 180 very-low- to low-income units and six live/work units were obtained for the Flora Vista Senior project and the Walnut Live/Work project, respectively. These covenants would be retained in accordance with financing and loan agreements.

c. **Revenue and Funding Programs**

The following discusses available revenue and funding programs to provide affordable housing within RPA No. 1.

• **Low and Moderate Income Housing Fund**

As required by Section 33334.3 of the CRL, a Housing Fund has been established for developing affordable housing. The CRL requires the RDA to set aside in a separate Low and Moderate Income Housing Fund ("Housing Set-Aside Fund" or "Housing Fund") at least 20 percent of all tax increment revenue generated in RPA No. 1 for the purpose of increasing, improving and/or preserving the area's supply of affordable housing. In addition, the RDA's capital improvement program is structured to assist the RDA in eliminating blighting conditions and assisting affordable housing within RPA No. 1. As of June 30, 2009, there was a deficit of $112,295 in the Housing Set-Aside Fund. The Fund deficit is expected to increase to approximately $383,000 by June 30, 2010.

• **Revenue For Non-Housing Projects and Programs**

In the continuing effort to eliminate remaining blighting conditions in RPA No. 1, total available funds for non-housing projects and programs (i.e., net of debt service, excluding debt to the City, pass-through payments, and SB 2557 charges) have been projected. During this five-year Implementation Plan, it is estimated about $2,956,000 of revenue would be available for non-housing projects and programs within RPA No. 1. Debt obligations of the RDA, the health of the economy, the State's impact on redevelopment finances, and access to other financial resources would determine how quickly proposed projects and programs would be implemented.
The following Table 8, estimates the projected revenue available for Non-Housing projects and programs for each year of this RIP. For planning purposes, the average percentage increase in RPA No. 1 is estimated at two percent per year from fiscal year 2011-2012.

<table>
<thead>
<tr>
<th>FISCAL YEAR</th>
<th>REVENUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base (2009-10)</td>
<td>$482,000</td>
</tr>
<tr>
<td>2010-2011</td>
<td>$454,000</td>
</tr>
<tr>
<td>2011-2012</td>
<td>$516,000</td>
</tr>
<tr>
<td>2012-2013</td>
<td>$739,000</td>
</tr>
<tr>
<td>2013-2014</td>
<td>$765,000</td>
</tr>
<tr>
<td>TOTAL (2010-2014)</td>
<td>$2,956,000</td>
</tr>
</tbody>
</table>

**Revenue For Housing Projects and Programs**

The RDA anticipates receiving approximately $1,697,000 in annual housing revenues (i.e., net of debt service, excluding debt to the City, and SB 2557 charges), with $333,000 being received in 2010, $325,000 being received in 2011, $336,000 being received in 2012, $346,000 being received in 2013, and $357,000 being received in 2014.

**Revenue From Federal and State Funding Programs**

The RDA and City of Bellflower recognize their obligation to provide assistance to low- to moderate-income households and have developed several programs and strategies. Those programs are funded from a variety of sources, including the Community Development Block Grant (CDBG) program and the Home Investment Partnership Program (HOME). The following lists other Federal and State funding programs to be utilized by the RDA and City to provide affordable housing:

- HOME Funds (Program Income, HOME Funds)
- CDBG Funds (Program Income, CDGB Entitlement, Sale of Property)
- Section 108 Loan Funds (Investment Income)
- Housing Rehabilitation Funds
- Energy Conservation Funds
- Federal Housing Tax Credits
- State Housing Tax Credits
- Section 8 Rental Assistance
- First Time Homebuyers
- Mortgage Credit Certificates
d. **Monitoring Program For Affordable Housing**

In order to keep track of the RDA's progress in fulfilling its affordable housing production requirements, the RDA has established a program with the City's Building Official and planning personnel to monitor housing, new, and substantially rehabilitated construction. This monitoring program is capable of obtaining the following data:

- Location
- Number of units involved, by affordability level (very low, low and moderate income)
- Cost of rehabilitation or new units
- Type or kind of improvements
- Any amount of RDA or public assistance given
- Explanation of affordability controls
- Terms of any deed restrictions and annual review of such terms of affordability, including CRL Section 33418 annual reports of owners or managers of affordable housing assisted by RDA funds.