Appendices

Redevelopment Agency of the City of San Fernando
Redevelopment Plan Amendments
Report to Council

Appendix A:

Sources and Definitions

A. Sources

Information and documentation presented in the Report to Council was compiled from the following sources:

Documents Relating to Plan Amendments and the History and Planning of the Project Areas

- 2005/06-2009/10 Redevelopment and Housing Implementation Plan Mid-Term Update, Redevelopment Agency of the City of San Fernando, August 2008.
- Agreement for Reimbursement of Tax Increment Funds (Proposed Amendments to the San Fernando Civic Center Redevelopment Project), April 2, 1984.
- Agreement for Allocation of Tax Increment Funds (Redevelopment Plan for Amendment No. 3 to San Fernando Redevelopment Project No. 1), November 9, 1988.
- Amended Redevelopment Plan for the Civic Center Redevelopment Project No. 3, Redevelopment Agency of the City of San Fernando, April 4, 1983.
- City of San Fernando 2008-2014 Housing Element. Adopted April 6, 2009.
- Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2008, Redevelopment Agency of the City of San Fernando.
- Draft Amended and Restated Redevelopment Plan for the San Fernando Merged Redevelopment Project Area, March 4, 2010. Redevelopment Agency of the City of San Fernando.
- Draft Amended Redevelopment Plan for Redevelopment Project No. 2, Redevelopment Agency of the City of San Fernando, September 21, 1988.
- Draft Initial Study/Environmental Checklist, Amendments to the Redevelopment Plans for Redevelopment Project Area Nos. 1, 1A, 2, 3, 3A, and 4, Redevelopment Agency of the City of San Fernando, November 2009.
- Memorandum entitled "Resolution to Fix the Property Tax Rate and Levy Taxes for the City's Obligation to the California Public Employees' Retirement System (PERS) for Fiscal Year (FY) 2009-2010," San Fernando Finance Department, August 17, 2009.
- Redevelopment Plan for Downtown Redevelopment Project (Project Area 1), Redevelopment Agency of the City of San Fernando, May 1966.
- Report to City Council for Redevelopment Project No. 1, Amendment No. 3. Redevelopment Agency of the City of San Fernando, June 1988.
- Report to Council for Redevelopment Project Area No. 4, Redevelopment Agency of the City of San Fernando, June 24, 1994.
- Report to the City Council for the Redevelopment Plan Amendments to Redevelopment Project Nos. 1, 2 and 3, San Fernando Redevelopment Agency, November 2, 1998.
- San Fernando City Council Ordinance 1573, adopted August 2006.

Data and Documents Relating to Existing Conditions

- Association of Bay Area Governments, "Shaken Awake," 2003.
- Available retail properties in San Fernando and surrounding areas listed on www.showcase.com, accessed on 11/16/2009 via www.costar.com.
- California Department of Alcoholic Beverage Control (ABC) license data for the City of San Fernando.

- CB Richard Ellis, MarketView, Greater Los Angeles, Retail, First Quarter 2009.
- CB Richard Ellis, MarketView, Greater Los Angeles, Industrial, Second Quarter 2009.
- Community Action Plan for Neighborhood Protection and Preservation (CAPP) reports for Focus Areas 1, 2 3 and 4.
- County of Los Angeles Assessor assessed valuation data for the City of San Fernando.
- Health & Safety Code Section 33000 et seq.
- HdL Coren & Cone assessed valuation data for the City of San Fernando.
- Marcus & Millichap, Retail Research Market Update, Los Angeles County, Third Quarter 2009.
- Marcus & Millichap, Office Research Market Update, Los Angeles County, Second Quarter 2009.
- Local Update of Census Addresses (LUCA) program survey. City of San Fernando.
- MDA DataQuick CA 2008 City Chart, http://dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR08.aspx. Accessed 11/20/2009.
- Redd, Stephen C. (2002). State of the Science on Molds and Human Health. Centers for Disease Control and Prevention. U.S. Department of Health and Human Services.
- Southern California Earthquake Data Center website, SCEC Probable Earthquakes 1994-2024, http://www.data.scec.org/general/PhaseII.html.
- San Fernando Police Department crime data for the type and location of all crime incidents occurring in the City of San Fernando from January 1, 2004 through July 30, 2009.
- State of California Department of Conservation website, Fact Sheet Seismic Hazards Donation Program http://www.conservation.ca.gov/cgs/shzp/Documents/SHZ_FactSheet.pdf.
- Stephen H. Cutcliffe, “Earthquake Resistant Building Design Codes and Safety Standards: The California Experience,” *GeoJournal* 51: 259–262, 2000.
- Southern California Earthquake Data Center website, SCEC Probable Earthquakes 1994-2024, http://www.data.scec.org/general/PhaseII.html.
- Survey of vacant business addresses in San Fernando performed by the City of San Fernando, June 2009.
- U.S. Census 2000.
- U.S. Centers for Disease Control and Prevention, “Facts on…Lead,” accessed from http://www.cdc.gov/nceh/lead/guide/1997/docs/factlead.htm.
- U.S. Geological Survey website, USGS Fact Sheet 2008-3027, http://pubs.usgs.gov/fs/2008/3027/fs2008-3027.pdf.

City of San Fernando Staff Contacted

- Sylvia Arredondo, Police Records Specialist, Police Department.
- Edgar Arroyo, Assistant Planner, Community Development Department.
- Paul Deibel, Director, Community Development Department.
- Brian Hayworth, Assistant to the City Administrator.
- Andrea Mevik, Senior Accountant, Finance Department.
- Robert Ordelheide, Chief of Police, Interim City Administrator.
- Jose Pulido, Former City Administrator.
- Lorena Quijano, Former Finance Director, Finance Department.

- Federico Ramirez, Senior Planner, Community Development Department.
- Lt. Tony Ruelas, Support Services Commander, Police Department.
- Ron Ruiz, Public Works Director.
- Robert Sahagun, Supervising Officer, Community Preservation.
- Mary Strenn, Executive Director, Redevelopment Agency.
- Francisco Villalva, Building and Safety Supervisor, Community Development Department.

Real Estate Brokers Contacted

- Adriana Gomez, Ashkenazy Development. The firm has operated in San Fernando for many years and owns many downtown commercial properties and new developments.
- Dave Harding, CB Richard Ellis. Mr. Harding has extensive knowledge of the Northeast San Fernando Valley industrial market.
- Todd Nathanson, illi Commercial Real Estate. The firm has several commercial properties currently listed in San Fernando.
- Ana Maria Colon, Rocking Horse Realty. Ms. Colon specializes in residential real estate in the northeast San Fernando Valley.
- Bernie Kaufman, Paley Commercial. Mr. Kaufman specializes in retail commercial market and has several retail properties currently listed in San Fernando.

This report was produced by the Redevelopment Agency of the City of San Fernando in association with Seifel Consulting Inc.

B. Definitions

Affected Taxing Entity: As defined in Section 33353.2 of the California Community Redevelopment Law (CRL), any government agency that levies a property tax on all or any portion of the property in the Project Areas.

Agency: The Redevelopment Agency of the City of San Fernando, a redevelopment agency established pursuant to CRL Sections 33100 through 33115.

Agency Board: The public body that is the Agency's governing body. The five elected members of the City Council of the City of San Fernando serve as the members of the Agency Board.

Amended and Restated Redevelopment Plan: Consolidated redevelopment plan for all of the project areas that will incorporate the Plan Amendments described in Chapter I and supersede individual redevelopment plans for each project area. The Agency and the City Council will consider the adoption of the Amended and Restated Redevelopment Plan in June 2010, which is the subject of this Report to Council. The nature and scope of the proposed Amended and Restated Redevelopment Plan is further described in Chapter I.

Base Assessed Value: The total value of taxable property within the boundaries of a project area in the year the redevelopment plan is adopted, or the value of taxable property within the boundaries of an added area when a plan is amended to add territory. The San Fernando Redevelopment Project Areas have different base assessed values.

Base Year: The fiscal year of the last equalized assessment roll used in connection with the taxation of property within a project area prior to the effective date of the ordinance adopting the redevelopment plan or amending the plan to add territory. The San Fernando Redevelopment Project Areas have different base assessed values.

Blight/Blighting Conditions: Adverse physical or economic conditions, as defined by Sections 33030, 33031, and 33032 of the CRL.

Building Conditions Survey: Also **Seifel Survey.** A comprehensive survey of buildings in the Project Areas, during which the surveyors recorded the specific characteristics of each building and rated the overall condition of each building based on a combination of these factors.

City: The City of San Fernando, a municipal corporation in the State of California.

City Council: The City Council of the City of San Fernando, which is also referred to as the City's "Legislative Body" in the CRL.

Consultants: Seifel Consulting Inc. (Seifel).

County: Los Angeles County, California.

CRL (California Community Redevelopment Law): Redevelopment law of the State of California contained in California Health and Safety Code sections 33000 et seq.

Federal: Any agency or instrumentality of the United States.

FY (Fiscal Year): A Fiscal Year of the Agency comprising a period from July 1 to the following June 30. Where only a single year is shown for a Fiscal Year (e.g. "FY 2009") the reference is to the calendar year in which the Fiscal Year ends, so that FY 2009 refers to Fiscal Year 2008/09 covering the period from July 1, 2008 through June 30, 2009.

Five Year Implementation Plan (Implementation Plan): The Implementation Plan identifies projects and activities for the Project Areas over the five-year Implementation Plan period. The Agency's current implementation plan became effective on July 1, 2005 and covers the period July 1, 2005 through June 30, 2010 (FY 2005/06 through FY2009/10).

General Plan: The San Fernando General Plan (as amended from time to time) prepared and approved pursuant to the state Government Code, sections 65300 et seq.

Housing Set-aside Fund: Also **Housing Fund**. The separate fund into and from which Section 33334.2 of the CRL requires that a redevelopment agency deposit (set aside) 20 percent of all tax increment revenue allocated to the agency to preserve, increase or enhance the community's supply of affordable housing.

Legal Description: A description of the boundary of a Project Area, prepared in accordance with specifications approved by the California State Board of Equalization.

Legislative Body: The City Council of the City of San Fernando.

Low and Moderate-Income: Persons or families of low or moderate income, as defined in the State Health and Safety Code, Section 50093.

Pass Through: The portion of the property tax revenues generated from the increases in assessed value over the base year assessed value that are claimed by the Agency and that the Affected Taxing Entities in turn receive from the Agency pursuant to the CRL.

Plan Amendments: An interrelated set of proposed redevelopment plan amendments to the Redevelopment Plans that are being prepared by the Agency for consideration of adoption by the City Council, and that are the subject of this Report to Council. The nature and scope of the proposed Plan Amendments is further described in Chapter I.

Planning Commission: The Planning Commission of the City of San Fernando.

Preliminary Report: The Preliminary Report on the proposed Plan Amendments prepared pursuant to Section 33444.5 of the CRL, which is the first of a series of reports designed to provide the affected taxing agencies, legislative body and all interested parties with the requisite analysis and documentation of the proposed Plan Amendments.

Report to Council: The Report to Council on the Plan Amendments. Also known as the "report on the plan" or "final report," it is the report to the legislative body containing the enumerated elements from Section 33352 of the CRL that must accompany a redevelopment plan adoption or amendment in preparation for the public hearing. The Report to Council generally expands upon the information contained in the Preliminary Report.

State: Any agency or instrumentality of the State of California.

Report to the State Departments: The report required to be transmitted by the Agency to the State Department of Finance and the State Department of Housing and Community Development pursuant to Section 33451.5 of the CRL. The State Report includes information contained in the Preliminary Report together with certain statutorily prescribed additional information.

TI (Tax Increment): That portion of property tax revenues claimed and received by the Agency from the property tax levy against all assessed value within a project area in excess of the base year assessed value, as defined in Section 33670 of the CRL.

Appendix B:

Existing Conditions Survey Documentation

I. Introduction

Appendix B provides supporting documentation and data from the Building Conditions Survey (Seifel Survey) of Project Areas 1, 2, 3, and 4 (Project Areas). From September 9 through September 11, 2009, Seifel Consulting Inc. (Seifel) conducted an in-depth field survey of all Project Area parcels in the City of San Fernando (City) that were either not surveyed in the City's Housing Element Survey (City Survey) of August 2009, or that were not considered "no longer blighted" through initial windshield surveys conducted by Seifel and City staff. The Seifel Survey included all portions of the Project Areas that appeared likely to be blighted during the initial windshield surveys, and confirmed the presence of observable remaining blight. The survey results presented in Sections C through F of Chapter II, which describe blighting conditions in each Project Area, are for parcels and buildings located in the portions of the Project Areas that remain blighted.

Seifel also conducted a quality assurance review of its September 2009 survey data, as well as the relevant data from the City Survey, in order to ensure both the consistency of the Seifel Survey data and that the City's ratings of buildings met the stringent CRL requirements characterizing unsafe and unhealthy conditions.

Organization

This Appendix is organized as follows:

A. Methodology, including a summary of the building conditions assessment descriptions in Table C-1 and standards for the building conditions assessment.

B. Description of the survey form. (Note: A copy of the paper survey form, which is identical in content to the electronic survey form, is included in this Appendix).

C. Quality Assurance (QA) process.

A. Methodology

From September 9 through September 11, 2009, Seifel conducted a parcel-by-parcel building conditions survey of the potentially blighted portions of Project Areas 1, 2, 3, and 4.[1] Seifel staff conducted the survey on foot, detailing all relevant building conditions on handheld computing devices and paper survey forms. The survey of each parcel included a three-to-seven minute assessment of building and environmental conditions, as described in the sample survey form shown below. The length of the assessment is a function of the size of the parcel, number of buildings in the parcel and extent of deficiencies present.

The consultants completed an individual electronic survey form for all parcels in the area surveyed.[2] If a parcel had more than one building with substantively different observed conditions from the primary building, surveyors completed additional paper survey form(s) and then entered the information into the electronic database.

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[1] Seifel and City staff from the Community Development Department determined which portions of the Project Areas were likely to contain remaining blight after a series of windshield surveys conducted between January 2008 and August 2009, as well as conversations with City staff.

[2] The consultants surveyed all parcels, including vacant parcels.

As part of the survey process, surveyors completed assessments of both building and parcel conditions. The surveyors recorded building conditions observable from external inspection of each building, including roof, walls, windows, doors, and foundation, where visible. Interior inspections of the buildings in the Project Areas were not conducted. Seifel tabulated and analyzed all results.

The Seifel Survey collected information at both the parcel and building levels, and survey information is reported at these levels. While interrelated, the ratings given to buildings are based on a physical evaluation of the buildings independent of the parcel conditions.

a. Building Conditions Rating Descriptions

Surveyors visually rated all primary buildings, as well as all observed additional "major" structures. Major structures are generally freestanding, permanent buildings.

The consultants evaluated and rated the condition of all observed primary and accessory buildings a scale from 1 to 5, with 1 representing the worst condition, based on the criteria shown in Table C-1. Some buildings required a second examination, and appropriate changes were made to initial ratings when warranted.

Table B-1
Building Conditions Rating Criteria
San Fernando Redevelopment Project Areas

Building Condition Rating	Description of Conditions	Likely Cost of Correcting Deficiencies
1	Very extensive physical and/or structural deficiencies	Very High
2	Extensive physical and/or structural deficiencies	High
3	Some physical and/or structural deficiencies	Moderate
4	Few physical and/or structural deficiencies	Low
5	Minor or no physical and/or structural deficiencies	Minimal

Source: Seifel Consulting Inc.

b. Standards for Building and Parcel Conditions Assessment

The standards for the general assessment of physical and economic conditions used by the surveyors were as follows:

- Specific Standard: The current provisions of the California Community Redevelopment Law (CRL) pertaining to blight. During the analysis of building conditions, the consultants took into account the more stringent blight definitions in the CRL, effective January 1, 2007 (Chapter 595 of the Statues of 2006).
- General Standard: The relative cost of correcting building deficiencies, code compliance problems, and seismic safety problems to a degree sufficient to ensure a relatively long-term physical and economic life (i.e., 20-40 years).

B. Survey Form

The electronic survey form is identical in content to the attached paper survey form. The form is split into two sections: Building Conditions (Page One) and Adverse Physical and Economic Conditions (Page Two). The surveyors gathered the following information:

- Building identification
- Building condition indicators
- Building condition rating
- Inadequate public improvements
- Adverse physical conditions (other than building conditions)
- Adverse observed economic conditions
- Adverse observed environmental conditions

C. Quality Assurance Process

To assure the accuracy and consistency of the building conditions ratings, Seifel conducted a thorough quality assurance (QA) process to check the survey data. Seifel conducted QA on the survey results primarily through internal error checking in electronic form, but also physically resurveyed selected survey results. Appropriate changes were made to building condition ratings when warranted.[3]

1. Review of Data within the Electronic Database

Seifel reviewed the entire electronic database for discrepancies based on variety of logical formulations, including:

- If a parcel is marked as vacant lot, the number of buildings should be zero and the survey form should not have a building rating or building conditions description.
- If a building is marked for general dilapidation, the survey form should also indicate extensive deterioration and extensive deferred maintenance.
- If a building is marked for general dilapidation, the building condition rating should be 1 (very extensive physical and/or structural deficiencies) or 2 (extensive physical and/or structural deficiencies).
- If a building is rated 1 (very extensive physical and/or structural deficiencies) or 2 (extensive physical and/or structural deficiencies), supporting evidence for these ratings should be found on the survey form among the primary and secondary building condition indicators.
- If significant physical deficiencies are indicated, the building should be rated 1 (very extensive physical and/or structural deficiencies) or 2 (extensive physical and/or structural deficiencies).
- If the parcel had multiple buildings, all observable buildings should have ratings.

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[3] Changes were made to less than 4 percent of the initial survey results. Seifel Consulting Inc. has nearly 20 years of experience conducting building conditions surveys, and the direct supervisor for this effort has over 10 years of experience in this field. Seifel provides extensive training for all staff participating in building conditions surveys and quality assurance of all surveys conducted.

Internal QA of survey results found that the rate of possible inaccuracy or inconsistency was less than three percent and did not indicate a need for further field checking of results. No factually inaccurate records, such as those indicating both vacant lots and the presence of a building or vacant lots with a building rating, were found during the QA process. Inconsistencies found resulted from buildings that received ratings of 1 or 2, yet did not include enough major or other physical adverse conditions to merit such a rating, or buildings rated 3 or above that included more than one major adverse physical condition and a combination of other physical adverse conditions. In these limited case some building ratings were changed.

Additionally, Seifel consultants performed two quality assurance reviews of the City Survey. First, Seifel used Google Maps and Google Street View to review ten randomly selected parcels in each Project Area–sixty in total–to compare Seifel ratings with the City's findings. Second, Seifel re-surveyed all buildings that received the lowest ratings in that survey (rating 4 or 5) to confirm that they met the criteria for the lowest ratings in Seifel's survey system (rating 2 or 1). With the exception of the Google-assisted portion, surveying was done primarily on foot from adjacent parcels or sidewalks.

All of the buildings rated 4 or 5 in the City Survey (the buildings exhibiting the most unsafe and/or unhealthy physical conditions) exhibited one or more major adverse physical condition included in the Seifel survey, such as sagging roofs, severe alignment problems, extensive dry rot, or cracked walls. Based on these results, the building ratings are found to be generally consistent between the City Survey and the Seifel Survey.

San Fernando 2010 Plan Amendments Building Conditions Survey Form

APN: | Surveyor: PP JP DL ZJ MM Other ( ) Date: ________, 2009

Address: | [*Information available electronically can be shown in this section on the handheld devices to help surveyors locate correct parcel (land use, year built, owner, etc.)*]

Description/Notes

Basic Information

Number of Buildings on Parcel: _____ Number of Buildings Rated (this form only): _____

Number of Units (Residential Only): _____

☐ Multiple forms* filled out for this parcel? If so, how many paper forms? _____

Fill out paper form(s) if there are multiple buildings on one parcel unless the conditions are identical for all buildings.

☐ Building sited on multiple parcels? If so, enter APN(s) of other parcels: ____

☐ Photo Opportunity? If so, how many pictures taken: _____ Photo descriptions: ( )

Building Type: Wood frame Reinforced Concrete Concrete Block Concrete Tilt Up URM Partially Reinforced Masonry Metal w/Wood Frame Metal w/Steel Frame Modular Mobile Other ( )

Building Use: Residential Office Retail Industrial R&D Institutional Mixed Use Other ( )

☐ For Rent?
☐ For Sale?
☐ Vacant Lot?

Broker Name:
Broker Number:
Other Broker Information:

Vacancy Details: Partially Vacant Building Vacant Building Vacant/Abandoned Building Underutilized Building (Description __________) Partially Vacant Lot Vacant Lot Utilized without Structure (eg. Parking Lot)

Building Condition Indicators

Factors	**Notes** **MAPC=Major Adverse Physical Condition (Unsafe or Unhealthy),** **OAPC=Other Adverse Physical Condition (Contributing to Unsafe or Unhealthy Conditions)**
1) Structural	
☐ Dilapidated structure	(MAPC)
☐ Brick/Missing/Cracked foundation	(MAPC)
☐ Alignment problems/Subsidence	(MAPC)
☐ Fire damage	(MAPC)
☐ Substantial dry rot/termite damage	(MAPC)
☐ Unsafe informal/substandard construction	Garage conversion, substandard addition (MAPC)
☐ Other deficiencies (describe below)	eg. URM, apparent abandonment, extensive deterioration, earthquake damage (MAPC) eg. Sagging porch/additions, partially reinforced masonry (OAPC)
2) Roofing	
☐ Sagging roof	(MAPC unless the problem is partial)
☐ Missing/Inadequate/Deteriorated roofing/eves/chimney	(MAPC unless the problem is partial)
☐ Missing/Rusted gutters or down spouts	(OAPC)
☐ Other deficiencies (describe below)	eg. Excessive layers, rusted metal roof
3) Siding/Stucco/Wall/Flooring	
☐ Substantial Peeling Paint	(OAPC)
☐ Deteriorated/Cracked walls/floor	(OAPC)
☐ Mold/Mildew/Water Damage	(OAPC unless extensive and/or structual in which case MAPC)
☐ Other deficiencies (describe below)	eg. rusted corrugated metal, deteriorated masonry
4) Windows/Doors/Shutters	
☐ Broken window panes/Boarded up windows	(OAPC)
☐ Deteriorated/older windows	(OAPC)
☐ Deteriorated shutters/doors/garage	(OAPC)
☐ Other deficiencies (describe below)	eg. deteriorated siding/trim
5) Other Deficiencies	
☐ Faulty wiring	(OAPC)
☐ External piping/plumbing	(OAPC)
☐ Other deficiencies (describe below)	

Building Condition Rating	
☐ Very extensive physical deficiencies (Rating 1)	Very extensive physical/structural deficiencies (often dilapidated). Typical conditions present include Major Adverse Physical Conditions or significant combination of Other Adverse Physical Conditions rising to the level of an usafe or unhealthy building. Likely Cost of Correcting Deficiencies is very high.
☐ Extensive physical deficiencies (Rating 2)	Extensive physical/structural deficiencies. Typical conditions present include combination of Major Adverse Physical Condition with Other Adverse Physical Conditions rising to the level of an unsafe or unhealthy building. Likely Cost of Correcting Deficiencies is high.
☐ Fair condition, some deficiencies (Rating 3)	Fair condition, some deficiencies present. Typically some Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is significant.
☐ Relatively few physical deficiencies present (Rating 4)	Relatively few deficiencies, good condition. Typically few Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is low to moderate.
☐ Very good to excellent (Rating 5)	Generally excellent condition, very few deficiencies. Typically few or no Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is low to minor.
Inadequate Public Improvements	
☐ Missing/deteriorated curbs/sidewalks/street pavement	
☐ Inadequate drainage/standing water/evidence of flooding	
☐ Inadequate access/circulation	
☐ Abandoned / defunct rail lines	
Adverse Site Conditions	
Factors Preventing/Substantially Hindering Proper Use	
☐ Lack of parking	
☐ Poor building configuration	
☐ Incompatible uses preventing economic development	Residential/industrial, residential/freeway, residential/railroad, school/problem business
☐ Lack of barrier/screening for noise/fumes/etc.	
☐ Substandard/Inadequate lot size	
☐ Irregular lot form/shape	
☐ Other adverse site conditions (describe)	
Adverse Economic Conditions	
Evidence of Residential Overcrowding	
☐ Garage conversion	
☐ Significant number of cars parked in driveway or street	
☐ Wiring/extension cords to external garage/shacks/trailers	
☐ Other evidence of residential overcrowding (describe)	
Problem Business	
☐ Bar	
☐ Liquor store	
☐ Liquor sales	Includes restaurants and clubs with liquor licenses, grocery stores selling liquor
☐ Adult business	
☐ Evidence of problem business	Police activity, suspicious activity
Crime or Public Safety Problems	
☐ Presence of protective devices	
☐ Vandalized property/vehicles	
☐ Presence of graffiti	
☐ Presence of homeless encampment	
☐ Inadequate street lighting	
☐ Evidence of use of doorways and streets as bathrooms	
☐ Other adverse economic conditions (describe)	
Adverse Environmental Conditions	
☐ Poorly maintained/overgrown landscaping	
☐ Accumulation of trash/dumping	
☐ Outdoor storage	
☐ Noise vibrations/fumes	
☐ Deteriorated signage	
☐ Abandoned vehicles	
Comments	

Appendix C:

Photographic Documentation

Conditions Illustrated in the Photographs

Appendix C provides photographs that illustrate existing conditions within the boundaries of the San Fernando Redevelopment Project Areas (Project Areas). The photographs, taken by the consultants in September 2009, are representative of the adverse conditions observed at that time, and serve as a complement to the existing conditions detailed in Chapter II.

The photographs illustrate a wide variety of adverse conditions present in the Project Areas. Many of the photographs document adverse conditions that may be used to support a finding that the Project Areas continue to be blighted and are in need of continued redevelopment. Conditions illustrated in the photographs include, but are not limited to the following:

Unsafe and/or Unhealthy Buildings [CRL Section 33031(a)(1)]

A significant number of buildings in the Project Areas exhibit dilapidation and deterioration. Buildings in the Project Areas are also seismically vulnerable due to their age, construction type, and state of repair. The photographs indicate concrete and masonry buildings with missing or inadequate reinforcement, cracked or deteriorated foundations, and other structural conditions that make a building vulnerable to damage during an earthquake. Deficiencies shown in the photographs include: informal and substandard construction, deteriorated roofing, cracked brick and stucco walls, water damage (mold and mildew), and peeling paint. These conditions result in unsafe and/or unhealthy buildings.

Indicators of Economically Distressed Buildings [CRL Sections 33031(a)(2) and 33031(b)(3)]

Vacant businesses and commercial buildings are found throughout the Project Areas. Some of these buildings have boarded windows and/or security fencing. Vacant businesses, both commercial and industrial, are often evidence of the physical obsolescence of a building type or the general economic decline of an area.

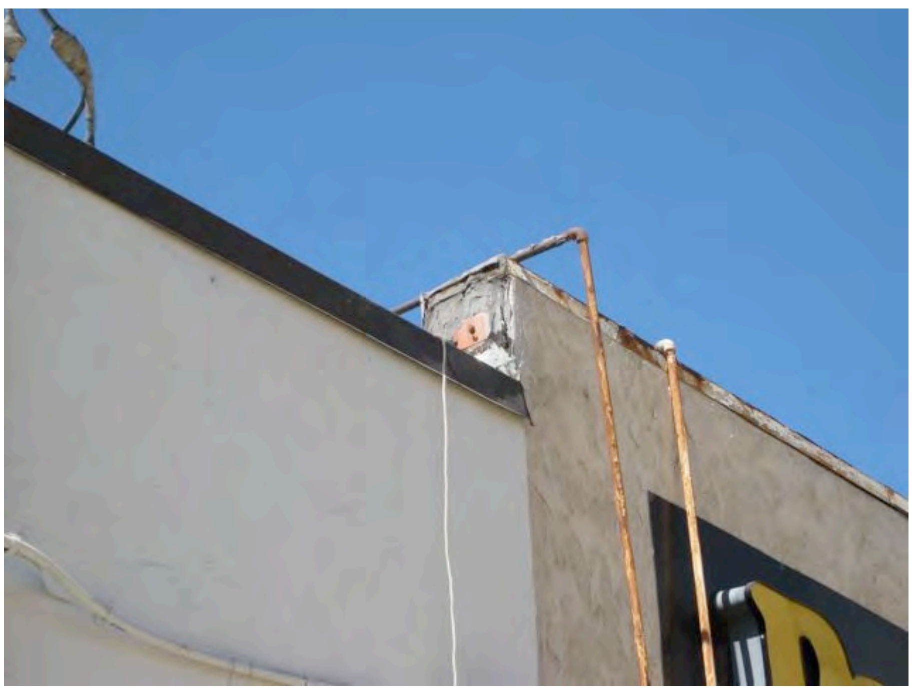
High Crime Rates [CRL Section 33031(b)(7)]

Indicators of high crime rates were documented throughout the Project Areas. These indicators include graffiti, as well as the presence of security devices, such as door and window bars, fences, and security cameras.

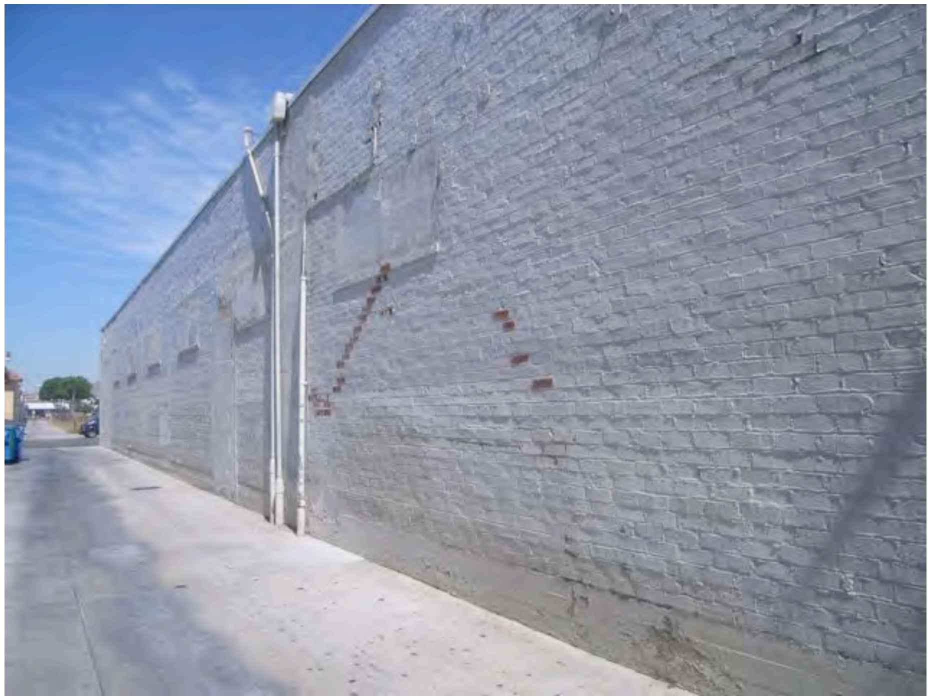
Inadequate Public Improvements [CRL Section 33030(c)]

Photographs of public improvement deficiencies include deteriorated sidewalks, uneven and deteriorated pavement surfaces, and lack of pedestrian infrastructure. These conditions contribute to blight in the Project Areas.

San Fernando Road near North Maclay Avenue: External deteriorated plumbing.



San Fernando Road near North Maclay Avenue: Close up of external deteriorated plumbing.



North Maclay Avenue and Truman Street: Reinforced brick building wall with cracks and peeling paint; cracked foundation.

North Maclay Avenue and Truman Street: Close-up of cracked foundation.

San Fernando Road near South Brand Boulevard: Reinforced brick building wall with cracks in wall and displaced bricks.

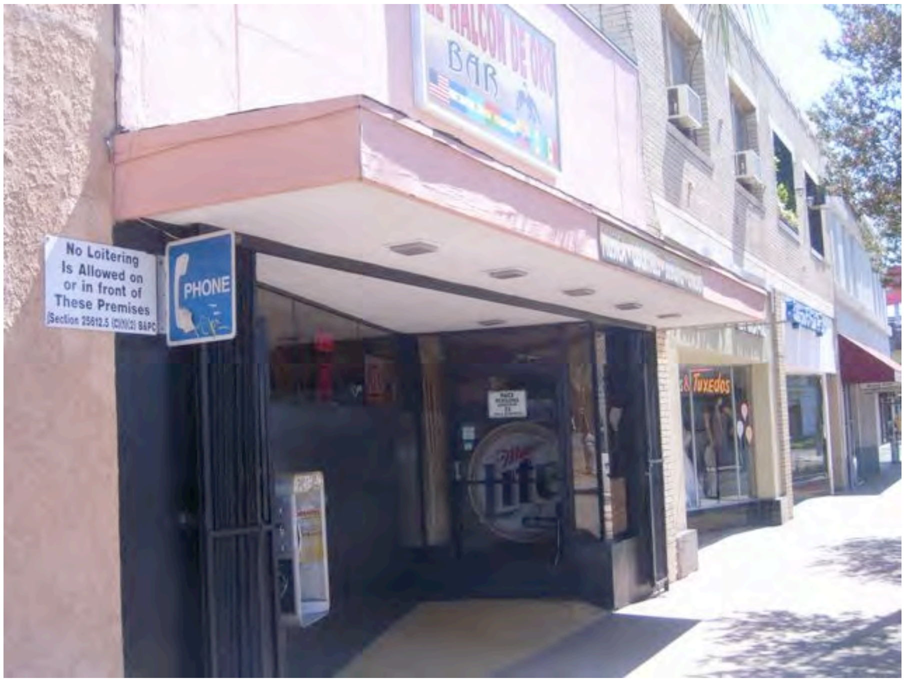
San Fernando Road near South Brand Boulevard (rear): Reinforced brick building with cracks in wall and peeling paint.

San Fernando Road near South Brand Boulevard: Close-up of cracks in reinforced brick wall, peeling paint.

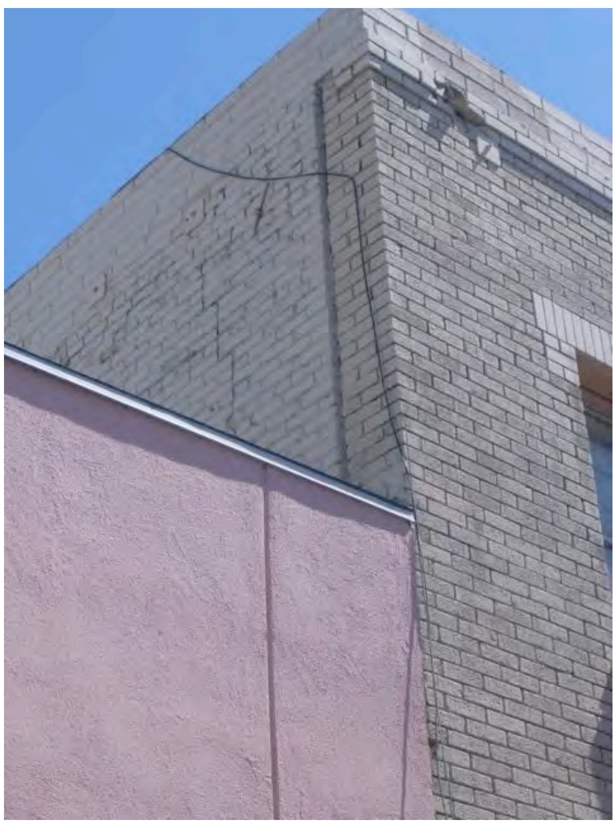
San Fernando Road near South Brand Boulevard: Cracks in reinforced masonry building wall with water damage and security bars.

San Fernando Road near South Brand Boulevard: Close-up of cracks in wall and water damage.

San Fernando Road near South Brand Boulevard: Vacant business, fire damage, boarded windows.



San Fernando Road near South Brand Boulevard: Adult business, sagging awning, security devices.



San Fernando Road near South Brand Boulevard: Partially-reinforced brick building wall with extensive cracks and missing bricks.

San Fernando Road near South Brand Boulevard: Vacant office/retail space for lease.

Celis Street near South Brand Boulevard: Extensive cracking in reinforced masonry building wall; deteriorated pavement and sidewalk.

Celis Street near South Brand Boulevard: Close-up of extensive cracking and water damage in partially-reinforced concrete wall.

Celis Street near South Brand Boulevard: Cracks in unreinforced masonry building wall.

Celis Street near South Brand Boulevard: Partially-reinforced masonry building wall, deteriorated sign.

San Fernando Road near South Maclay Avenue (rear): Extensive cracking in brick building wall.

San Fernando Road near South Maclay Avenue, rear: Close-up of extensive cracking in brick wall.

San Fernando Boulevard near South Maclay Avenue: Vacant business for lease.

San Fernando Boulevard near South Maclay Avenue: Vacant business for lease.

Celis Street near South Maclay Avenue: Cracks in unreinforced masonry wall; bars on windows and doors.

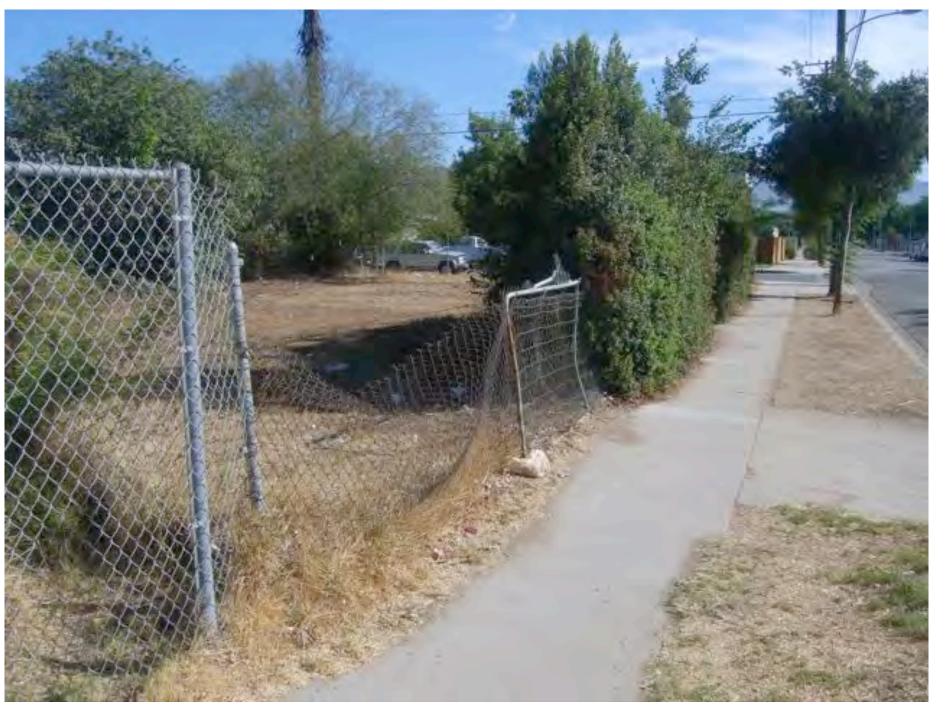
Celis Street near South Maclay Avenue: Unreinforced masonry building wall with peeling paint.

Celis Street near South Maclay Avenue: Unreinforced brick structure with exterior wiring and plumbing and security devices.

San Fernando Road near South Maclay Avenue: Vacant business for lease; deferred maintenance.

San Fernando Road near South Maclay Avenue: Vacant business for lease.

South Brand Boulevard near Pico Street: Cracks in stucco wall.



Kalisher Street near Griffith Street: Overgrown landscaping, deteriorated fencing, accumulation of trash.

Wolfskill Street and Celis Street: Vacant business for lease.

First Street near North Hagar Street: Patched cracks in partially reinforced brick building wall.

First Street near North Maclay Avenue: Extensive cracking in industrial building wall.

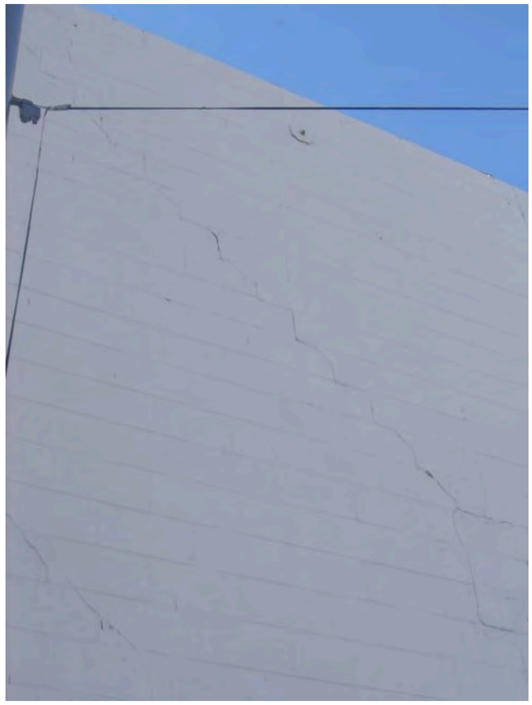
Park Avenue near Fourth Street: Boarded windows in residential structure.

Park Avenue near Fourth Street: Boarded windows and garage doors.

Park Avenue near Fourth Street: Boarded windows and garage doors.

Orange Grove Avenue near First Street (rear): Deteriorated pavement, drainage to centerline of alley.

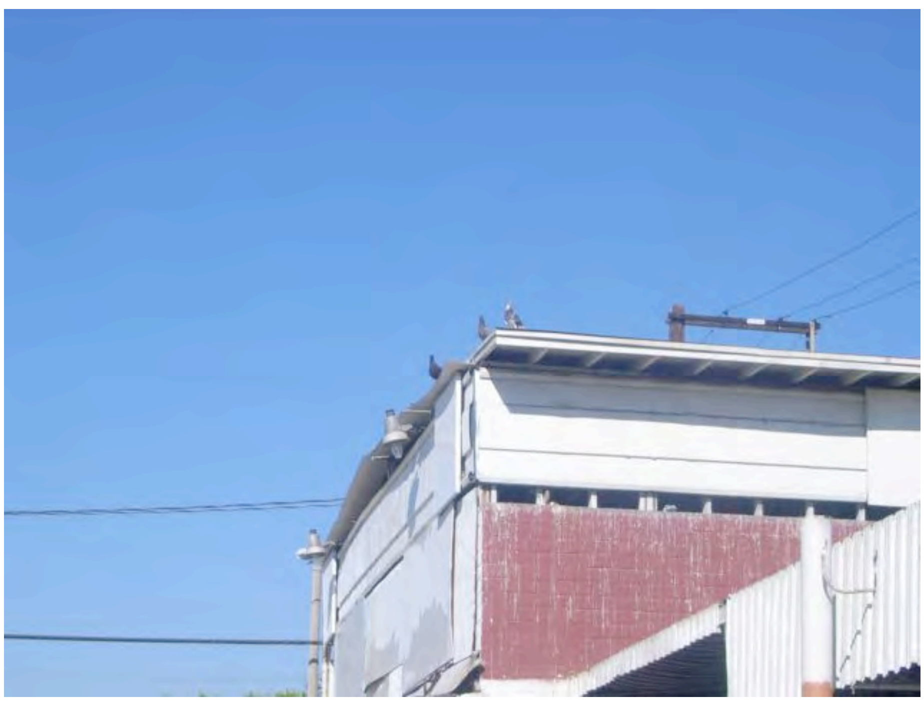
First Street near Orange Grove Avenue (rear): Brick wall reinforced with steel buttresses.



Truman Street near South Lazard Street: Extensive cracking in partially-reinforced concrete block wall.

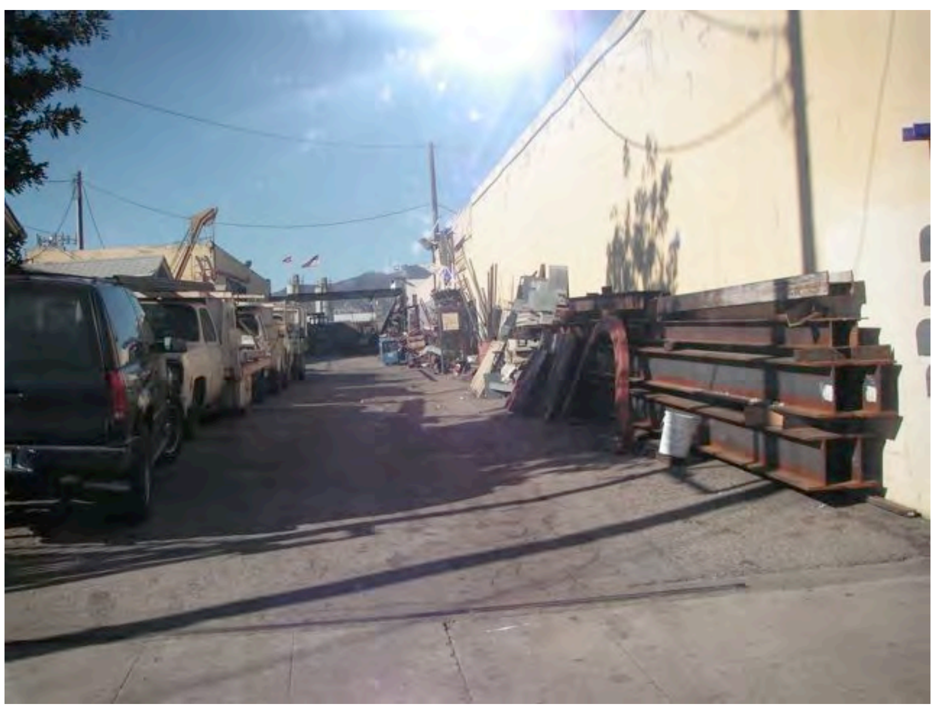
South Huntington Street near Truman Street: Vacant building with deteriorating roofing, boarded windows, security grates, peeling paint, and informal and substandard wall repairs.

South Huntington Street near Truman Street: Close-up of deteriorating roofing, boarded windows, security grates, and peeling paint.



South Huntington Street near Truman Street: Informal and substandard repairs to wall, deteriorated roofing, deferred maintenance, and peeling paint.

San Fernando Road near South Lazard Street: Damaged and sidewalk utility cover creating a hazardous condition for pedestrians.



Arroyo Avenue and Fifth Street: outdoor storage, dilapidated walls.

Arroyo Avenue and Glenoaks Boulevard: cracked wall, inoperable vehicles, outdoor storage, informal and substandard construction.

Rear of Home Depot plaza: vacant and underutilized lot.

Appendix D:

Public and Private Funding Sources Other Than Tax Increment

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Primary Sources			
San Fernando Redevelopment Agency	Tax Increment	Tax increment revenue is generated by the increase in property values within a designated Project Area and is generally the primary source of financing for an Agency's programs. The Agency is obligated to dedicate 20 percent of tax increment revenue to affordable housing production. Eligible activities include those that contribute to the elimination of blighting conditions within the designated Project Area and to the creation of affordable housing.	See Chapter IV
Secondary Sources			
U.S. Department of Transportation	Safe, Accountable, Flexible and Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)	SAFETEA-LU addresses significant transportation challenges in the areas of safety, security, congestion, intermodal connectivity and timely project delivery. A considerable number of safety, finance, highway, environmental, public transportation, planning and research programs are funded under SAFETEA-LU including the Congestion Mitigation and Air Quality Improvement Program (CMAQ), Highway Safety Improvement Program, Transportation Infrastructure Finance and Innovation Act Program, Surface Transportation Program (STP), and Transportation and Community and System Preservation Program (TSCP). SAFETEA-LU funds for the Bay Area are administered by the Metropolitan Transportation Commission (MTC) and are allocated through a competitive process. The SAFETEA program is set to expire on September 30, 2009. If reauthorized the program would provide additional funding for highway and safety programs and for public transportation programs for future years.	Unknown
Housing and Community Development (HCD)	Infill Infrastructure Grant Program (IIG)	The Infill Infrastructure Grant Program (IIG), administered by HCD, provides competitive grants to assist in the construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Eligible applicants include non-profit and for-profit developers, as well as public agencies partnering with a private developer. Infill infrastructure grants could be used to support new housing in industrial portions of the Project Area that are currently underserved by residential infrastructure. The Agency has received funding from this source in the past.	Unknown
Economic Development Administration (EDA)	Technical Assistance Program	The Technical Assistance program, sponsored by the U.S. Economic Development Association (EDA), promotes economic development to alleviate underemployment in distressed areas. It provides funds through grants or other cooperative agreements to fund feasibility studies and other projects leading to local economic development. The program assists in the long range economic development of areas with severe unemployment and low income families, and aids in the development of public facilities and private enterprise to help create permanent jobs. Projects funded through this program help to solve economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development. Many local technical assistance projects are used to determine the economic feasibility of various local development projects involving industrial, commercial and other activities. The technical assistance program could be a potential source of funding for economic development activities.	Unknown
California Infrastructure and Economic Development Bank (IBANK)	Infrastructure State Revolving Fund (ISRF)	The Infrastructure State Revolving Fund (ISRF) is low cost financing from the California Infrastructure and Economic Development Bank (IBANK) to public agencies for a wide variety of infrastructure projects with loan terms of up to 30 years to be repaid with local tax revenues. The interest rate is fixed for the term of financing and is set at 67 percent of tax-exempt “A” rated bonds with a weighted average life similar to IBANK financing. Eligible applicants include cities, counties, special districts, assessment districts, joint powers authorities and redevelopment agencies. Eligible projects include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational features, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment distribution, defense conversion, public safety facilities, and power and communication facilities. However, these funds would need to be repaid out of tax increment revenues and are not a direct source of funding.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Secondary Sources			
Department of Public Works / Metropolitan Transportation Commission (MTC)	Fuel Tax	The State imposes a tax on gasoline, aircraft jet fuel and diesel fuel sales. An interstate user tax and use fuel tax is also collected by the State. Approximately one-third of the fuel tax revenues are distributed to local jurisdictions on a formula based on population and other factors. These revenues may be used for street maintenance, construction activities and circulation improvements throughout the City and County. The City's revenue estimates for FY 2009/10 includes approximately $400,000 in gas tax revenues, which are distributed between the Department of Public Works (DPW) programs. Gas tax funds are currently a source of funding for street maintenance, salaries and the Park Avenue Improvement Project.	$12,000,000
California Office of Historic Preservation	Mills Act Property Tax Abatement Program	The Mills Act Property Tax Abatement Program provides eligible historic private property owners the opportunity to actively participate in the restoration of their properties while receiving property tax relief. Owner must enter into a ten year contract with a participating city to rehabilitate the building in exchange for a reduction in local property taxes. Owner-occupied single family residences and income-producing commercial properties may qualify. Eligible properties must be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county or city official register. The Agency anticipates that the Mills Act will be an applicable source of funds as the City implements the Historic Preservation Ordinance.	Unknown
City of San Fernando	Development Impact Fees	Fees on new private development to mitigate specific consequences of growth. Impact fees are used throughout San Fernando to mitigate the impact of new development. Under applicable state laws regarding the imposition of development impact fees, such fees can be imposed on a new private development only to the extent that a direct nexus or relationship exists between the need for public facilities caused by such new development and the level of fees imposed. Development impact fees can cover only the portion of the cost of needed public improvements attributable to new development.	Unknown
San Fernando Redevelopment Agency	Interest Income	Some income will accrue to the Agency from the investment of tax increment revenues and tax increment bond proceeds. Income from this source could be made available for a variety of redevelopment activities. However, much, if not all, of the interest income will likely be offset by the need for the Agency to pay interest on indebtedness, including Agency issued bonds. Actual income from this source would also be influenced by the amount of money available for investment, term of the investment, and achievable interest rates. Interest income proceeds have been used to pay general expenditures. Agency interst on bond proceeds have been used to pay current projects within the Project Areas., including the San Fernando Acquatic Center and the Maclay Streetscape Improvement.	Unknown
California Tax Credit Allocation Committee (CTCAC)	Low Income Housing Tax Credits (LIHTC)	The Low Income Housing Tax Credit (LIHTC) Program allows investors to contribute equity to affordable housing projects in exchange for tax relief. The California Tax Credit Allocation Committee (CTCAC) administers two types of federal tax credits: a competitive program that allows developers to "sell" up to 9 percent of eligible costs for new construction and rehabilitation in tax credits, and a non-competitive program funding 4 percent of eligible project costs (mostly for acquisition and minor rehabilitation) through tax credits to investors. Affordable units in projects receiving federal tax credits in California must remain affordable to households at or below 60 percent of area median income (AMI) for 55 years and rent in these units is restricted to 30 percent or less of total household income. Additionally, the State of California has its own tax credit program for funding of projects that currently receive or have previously received federal tax credits. The Agency has leveraged LIHTC for a senior housing project in 2004 and will seek opportunities to utilize this funding source in the future.	$3,540,000

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Secondary Sources			
Public / Private Sector	Business Improvement District (BID)	A Business Improvement District (BID) is a special type of assessment district that generates revenue to support enhanced services. Two types of BID mechanisms exist under California law: 1) Business Improvement Areas (BIAs); 2) Property Based Improvement District (PBIDs). BIAs have been used widely in the state and provide for an additional fee to be added to annual business licensing charges. However, due to the limited income generated through the business license fee, BIAs have typically had a relatively narrow scope of services. In 1994, the Property and Business Improvement District Law provided for an assessment of commercial property, thereby paving the way for a new generation of PBIDs to eventually replace the existing BIAs. The creation of a PBID requires petition support from businesses that would pay more than 50 percent of the annual fees to be collected in the proposed area. A PBID has a cap on assessments and a five year maximum life, requiring a new petition process. PBIDs require the creation of an advisory committee of property and business owners. The City is pursuing this funding source through the formation of either a BID or PBID.	Unknown
Complementary Sources			
Federal Highway Administration (FHWA)	Transportation and Community System Preservation Program (TCSP)	The Transportation and Community and System Preservation Program (TCSP) provides funding for planning grants, implementation grants and research grants to investigate and address the relationship between transportation and community system preservation. State and local governments as well as metropolitan planning organizations (MPOs) are eligible for discretionary grants to plan and implement strategies that improve the efficiency of the transportation system; reduce environmental impacts of transportation; reduce the need for costly future public infrastructure investments; ensure efficient access to jobs, services and centers of trade; examine development patterns; and identify strategies to encourage private sector development patterns that achieve these goals. TCSP is a potential source of funding for transit and general circulation improvements.	Unknown
Department of Transportation	Federal Statewide Transportation Improvement Program (FSTIP)	The California Department of Transportation (Department) has received approval of the 2009 FSTIP from the Federal Highway Administration and the Federal Transit Administration on November 17, 2008. The FSTIP is a four year, (Federal Fiscal Years 2008/09 to 2011/2012) statewide, intermodal program of transportation projects that is consistent with the statewide transportation plan and planning processes, the metropolitan plans, and the Federal Transportation Improvement Programs (FTIPs). The FSTIP is prepared by the Department in cooperation with the Metropolitan Planning Organizations (MPOs) and the Regional Transportation Planning Agencies.	Unknown
Corporation for National and Community Service	AmeriCorps State and National Recovery Act (ARRA/Act)	The purpose of this guidance is to assist current AmeriCorps State and National grantees in accessing American Recovery and Reinvestment Act (ARRA/Act) funds to engage AmeriCorps members and community volunteers in efforts to stimulate the economy through the expansion of current programming or the addition of a new program component. Eligible activities include, but are not limited to, providing job counseling and skills training to the unemployed, constructing or rehabilitating housing, assisting nonprofits facing increased need and decreased resources, recruiting volunteers, making housing resource referrals for and providing legal services to those experiencing eviction or foreclosure, connecting children and families to health care, and allowing after-school centers that have lost funding to stay open. In order to pursue this funding source, an Agency Board directive would be required.	Unknown
National Parks Service	Historic Preservation Grants-In-Aid	This program provides matching grants-in-aid to states to assist in their efforts to protect and preserve properties listed in the National Register of Historic places. The City has received a grant from this funding source in the past, and will pursue future funding opportunities.	$1,050,000

Table D-1
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San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
City of San Fernando or San Fernando Redevelopment Agency	Lease Revenues	Broad authority to issue revenue bonds secured by sources other than tax increment, such as tenant leases on publicly owned land or in publicly owned facilities. Lease revenue bonds secured by lease revenues from development are not anticipated to be a source of the debt financing for the Agency's Redevelopment Program. Lease revenues from property located outside the Project Area are used to pay general expenditures; lease revenues from property located within the Project Areas are used to pay for debt service, current projects, or expenditures in the Project Areas. The only lease proceeds from the Project Areas is Mauran Ambulance located in Project Area. The lease generates $3,094 on a monthly basis since 2001 (or $37,128 annually).	$37,128 annually
California Arts Council (CAC)	State-Local Partnership Program (SLPP)	The State-Local Partnership Program fosters cultural development on the local level through a partnership between the California Arts Council and the designated local arts agency of each county. This partnership includes funding, cooperative activities, information exchange, and leadership. The City has received a grant from this funding source in the past, and will pursue future funding opportunities.	Unknown
Department of Housing and Urban Development (HUD)	HOME Investment Partnership Program (HOME)	HOME provides formula grants to states and localities that communities often use in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. HOME assisted rental housing must comply with certain rent limitations. Program has a maximum per unit subsidy limit and maximum purchase price limit. Eligible activities include home purchase or rehabilitation financing assistance; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated units and payment of relocation expenses. 10 percent of annual allocation may be used for program planning and administration. Where possible, the Agency will pursue opportunities to partner with a third party agency and/or non-profit group to utilize this funding source.	Unknown
California Energy Commission	Energy Efficiency and Conservation Block Grant (EECBG)	The Energy Efficiency and Conservation Block Grant (EECBG) was created by the Energy Independence and Security Act of 2007 and funded by the American Recovery and Reinvestment Act of 2009. The EECBG provides grant funding to assist small cities and counties to install cost-effective energy efficiency projects that reduce energy use and greenhouse gases. The City received a grant from this funding source during this fiscal year; however, they have struggled to identify a match fund. This same difficulty is likely if the Agency pursues this funding source.	Unknown
Los Angeles County Metropolitan Transportation Authority (Metro)	Housing Incentive Program (HIP)	This grant is awarded to local governments that build housing near transit stops. Key objectives of the program include: increasing the supply of housing in areas with existing infrastructure and services; locating new housing in areas with viable non-automotive transportation options; and establishing the residential density and ridership markets necessary to support high quality transit service. Funds can be used for citywide improvements to sidewalks and crosswalks linking housing to nearby community facilities or streetscape improvements that support increased pedestrian, bicycle and transit activities and safety. The HIP requires a 11.5 percent minimum match. In the event that high-speed rail is constructed within the City or Project Areas, this funding source will be pursued and utilitized, as it has been in nearby Village Green.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
Los Angeles County Metropolitan Transportation Authority (Metro)	Transportation for Livable Communities (TLC)	The TLC program offers three kinds of financial assistance: Planning Grants, Capital Grants and the Housing Incentive Program. Planning Projects must be intended to assist in solving economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development. Grants are awarded to help sponsors refine and elaborate promising project ideas, such as design guidelines for Main Street Programs and implementation plans. Capital Grants directly support construction and help turns plans into reality, such as streetscape improvements, transit villages and pedestrian plazas. Funding for Capital Grants comes from SAFTEA-LU funds. The Housing Incentive Program awards grants to cities and counties that build high density housing within one-third mile of a major transit station or corridor with peak period service intervals of 15 minutes or less. Projects must be at least 25 units per acre. Additional grants are available if affordable units are included. In the event that high-speed rail is constructed within the City or Project Areas, this funding source will be pursued and utilitized.	Unknown
Emissions Reduction Incentive Program	South Coast Air Quality Management District (South Coast AQMD)	The South Coast Air Quality Management District (South Coast AQMD) awards grants for transportation projects that reduce motor vehicle emissions. The Emission Reduction Incentive Program Group is responsible for the development, implementation, and on-going administration of all District grant and incentive programs, including the Heavy-Duty Engine Incentive and REMOVE II Programs. Several program grants are also available for projects such as transit and infrastructure improvements. The City received funding from this source in the past, and will pursue future opportunities.	Unknown
Housing and Community Development (HCD)	Building Equity and Growth in Neighborhoods Program (BEGIN)	The Building Equity and Growth in Neighborhoods Program (BEGIN), administered by HCD, provides grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. The program also includes second mortgage loans for downpayment assistance to low or moderate income first-time homebuyers. Eligible homes must be newly constructed in projects facilitated by local regulatory incentives or barrier reductions, and may include manufactured homes.	Unknown
Housing and Community Development (HCD)	CalHOME Program	The CalHOME Program, administered by the California Department of Housing and Community Development (HCD), provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Eligible activities include predevelopment, site development, and site acquisition for development projects; rehabilitation, and acquisition and rehabilitation of site-built housing; and rehabilitation, repair and replacement of manufactured homes. Downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance are offered for self-help developments, or projects built using “sweat-equity.”	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
California Housing Finance Agency (CalHFA)	Housing Enabled by Local Partnership program (HELP)	The HELP Program offers loans with a three percent interest rate to local government agencies for their locally determined affordable housing activities and priorities. HELP funds must be used to directly produce affordable housing units; however, flexibility is given to the government agency to determine the specific housing activity and use of the funds. The Agency's affordable housing efforts could be supported by HELP funds to directly produce affordable housing through acquisition, development, rehabilitation or preservation of affordable rental or ownership housing. The Agency has recived HELP Loans in 2002 and will pursue this funding source in the future where possible.	Unknown
Department of Transportation	Congestion Mitigation and Air Quality Improvement Program (CMAQ)	The primary purpose of the CMAQ Program is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide and particulate matter that reduce transportation related emission. Eligible activities include programs designed to reduce vehicle emissions specifically citing truck, school bus and transit bus heavy duty diesel retrofits. Also includes scrapping programs to remove high emitting vehicles from operation.This program currently requires a local match of at least 11.47 percent of the total project cost. The City has utilized this funding source for past non-Agency projects such as the City Artwalk and Mission Road enhancements. This grant program is a potential future source of funding for redevelopment activities that meet the qualifications.	Unknown
Private Sector	Assessment District	Assessment Districts enable a city to levy additional taxes on property within designated areas in order to finance improvements directly benefiting those areas. Bonds are issued to finance local improvements such as streets, sidewalks, and parking facilities. Typically, an assessment district is formed to undertake a particular public improvement, and bonds are issued under one of two major assessment acts: the Improvement Act of 1911 and the Improvement Bond Act of 1915. Upon the issuance of bonds, the district has the power to assess all property owners included in the district in order to repay the borrowed funds. Assessment districts are not limited by Proposition 13 and Proposition 4, and have the advantage of placing the costs of public facilities directly on the benefited property owners. However, Proposition 218, a 1996 state constitutional amendment, enacted more restrictive requirements for adopting an assessment district and limited the improvements and activities that can be financed through an assessment district. Since the passage of Proposition 218, assessment districts can no longer levy property-related fees to pay for general governmental services or for other services—such as libraries, police, fire, etc.—that are not immediately available to the property owner.	Unknown
Department of Housing and Urban Development (HUD)	Tax Credit Assistance Program (TCAP)	Provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies. The housing credit agencies in each state shall distribute these funds competitively and according to their qualified allocation plan. Projects awarded low income housing tax credits in fiscal years 2007, 2008, or 2009 are eligible for funding, but housing credit agencies must give priority to projects that are expected to be completed by February 2012.	Unknown
Economic Development Administration (EDA)	Small Business Revolving Loan Fund	Sponsored by the EDA and administered locally, the Small Business Revolving Loan Fund can be used in designated census tracts to provide low interest loans to businesses in disadvantaged neighborhoods. The loan fund can be used for a variety of assistance, such as working capital, machinery and equipment, leasehold improvements, and façade improvements benefiting disadvantaged neighborhoods. Interest accrued from the fund can be used for marketing, technical assistance and administrative costs.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
Economic Development Administration (EDA)	Small Business Administration (SBA)	A number of federal Small Business Administration (SBA) funding programs are available, ranging from small business loans, special loans and equity investment programs. All financing options are tailored to small business needs. Loans programs include Basic 7(1) Loan Guaranty, Certified Development Company (CDC), and Microloan and Loan Prequalification. Special loan programs include the Export Working Capital Program that provides short-term working capital to exporters, and International Trade Loan. SBA's investment program consists of privately owned and managed investment firms that provide venture capital and start-up financing to small businesses. Generally, technical assistance is provided, but grants and loans are also available. This funding source could help strengthen the economic base of the business community. Eligible activities include one on one counseling with small business owners, hosting workshops, classes, and web site design.	Unknown
Department of the Treasury	New Market Tax Credits (NMTC)	The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). A substantial amount of the qualified equity investment must be used by the CDE to provide investments in low income communities. Qualified CDEs apply to the Community Development Financial Institutions (CDFI) Fund for an award of New Markets Tax Credits. The CDE seeks taxpayers to make qualifying equity investments in the CDE. A CDE that receives a NMTC award is required to use the qualifying equity investments to make Qualified Low-Income Community Investments in Qualified Active Low-Income Businesses (QALIBs) located in low-income communities. The taxpayers are eligible to claim a tax credit equal to 5 percent of its equity investment in the CDE for each of the first three years and a 6 percent credit for each of the following four years (39 percent in total). Examples of NMTC eligible investments include loans, equity investments, capital to businesses, and purchase of certain loans made by other CDEs; financial counseling and related services to businesses; and equity investment, loans and counseling to other CDEs. Investments may also be made in community development projects, such as community health centers and charter schools. The process for the allocation of tax credits is competitive and best used as a complementary funding source for assisting local business and community development.	Unknown
National Parks Service	Historic Rehabilitation Tax Credits	The Historic Rehabilitation Tax Credits program provides: 1) Two tier tax credit equal to 20% of the cost of rehabilitating certified historic buildings or 2) Tax credit equal to 10% of the costs of substantial rehabilitation of depreciable property. Rehabilitation must meet specific physical tests for retention of external walls and internal structural framework. Credit cannot be claimed on "tax exempt use" or on federal grant funds used for rehabilitation. Eligible activities include rehabilitation of certified historic buildings and rehabilitation of non-historic buildings built before 1936 used for non-residential purposes.	Unknown
California Transportation Commission	State/Regional Transportation Improvement Program (STIP/RTIP)	The State Transportation Improvement Program (STIP) is a multi-year capital improvement program for transportation projects on and off the State highway system. STIP programming generally occurs every two years. The program lists all capital improvement projects approved by the California Transportation Commission (CTC) to be funded with State transportation funds, including proceeds from bond acts (such as Proposition 116) and motor vehicle fuel taxes. The STIP also includes federal funds apportioned to the State for transportation purposes.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
California Department of Insurance	California Organized Investment Network (COIN)	California Organized Investment Network (COIN) facilitates the offering of a comprehensive array of investment products responsive to capital needs of low income and/or rural communities. COIN envisions no limit on the type or nature of capital investment that insurance companies may provide to eligible proposals. Broadly categorized, COIN-facilitated investment products may be versions of debt, equity or credit enhancement. To be eligible, proposals must satisfy each of the three guiding investment principles: 1) provide safe, sound and solvent investments offering an acceptable financial return; 2) provide investments in or benefiting low income and rural people or communities either directly or through intermediaries; 3) add value to capital products and programs currently available. COIN administers the program by certifying Community Development Financial Institutions (CDFIs) that wish to receive qualified investments and by certifying the tax credits for investors. Program activities must have either an affordable housing or economic development benefit. Affordable housing benefits include affordable rental housing, affordable ownership housing, or mixed-income and/or mixed-use development. COIN could be used to complement economic development and housing programs.	Unknown
City of San Fernando	Mello-Roos Community Facilities District (CFD)	The most common method for imposing special taxes in California is through a tax levied pursuant to the Mello-Roos Community Facilities Act of 1982 (the Mello-Roos Act), which authorizes certain public entities to form a Community Facilities District (CFD). The Mello-Roos Act authorizes the formation of a special tax district to finance capital improvement projects and pay for ongoing operations and maintenance. A CFD can be formed in conjunction with the establishment of a redevelopment project to undertake new public projects to joint benefit. One of the key innovations of the Mello-Roos Act is that it allows for property owners to approve a parcel tax if there are less than 12 registered voters. Property owners can be taxed for improvements that provide a general, areawide benefit. Mello-Roos parcel taxes are levied on real property and collected on the county property tax bills. The taxes are calculated pursuant to a formula that is established during the formation proceedings and is effectively part of the voter approval. Mello-Roos taxes are commonly based on the size of property or the improvements on the property.	Unknown
Environmental Protection Agency (EPA)	Brownfields Cleanup Revolving Loan Fund (BCRLF)	The Environmental Protection Agency (EPA) administers the Brownfields Cleanup Revolving Loan Fund (BCRLF). The purpose of the BCRLF program is to provide financial assistance for the remediation of brownfields. The BCRLF enables state and local governments to make low interest loans to carry out cleanup activities on properties that have a release or substantial threat of release of a hazardous substance that threatens public health or welfare. In 2006, a coaltion called California's Urban Reuse for Brownfields (CURB), consisting of the California Department of Toxic Substances Control (DTSC), the City of Los Angeles, and the Agency, received an award of $3 million to establish a Revolving Loan Fund (RLF) under the BCRLF program. Several sites within the Project Area have been indentified as target applicants for RLF funds. Eligible borrowers can be any public or private entity with control over or access to a Brownfields site. Eligible subgrantees are limited to states, political subdivisions, U.S. territories, Indian tribes, and nonprofit organizations that own the site they intend to clean up. Available loans are from $200,000 to $900,000 per site and subgrants are up to $200,000 per site. subgrant funds are limited. Loan interest rates will be based on the length of the loan, usually between 2% to 4.5%. Borrowers will be responsible for a 10% owner equity participation match. In order to leverage this funding source, the Agency must first investigate whether there are qualifying sites within the Project Areas.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
National Endowment for the Arts (NEA)	Access to Artistic Excellence	The Access to Artistic Excellence program, created by National Endowment for the Arts (NEA), fosters and preserves excellence in the arts and provides access to the arts for all Americans. One applicable program category is the Design Stewardship category, which funds projects that protect, share or celebrate Americans' collective design heritage. These include, among others, historic preservation activities; the exhibition and publication of historical design; and education and outreach that bring established design practices to American communities, such as conferences, symposia, and other gatherings that promote the heritage and conservation of design. In redevelopment terms, this program allows the grant to be spent on redevelopment activities, design fees, and community planning, but will not fund construction, purchase or renovation of facilities. Eligible activities include predevelopment, design fees, and community planning. The City has received grants from this source in the past and current fiscal years, and will pursue this funding in the future to provide and maintain arts facilities and programming in the City at large. This funding has not been used on Agency projects as of late.	Unknown
Department of Housing and Urban Development (HUD)	Lead Hazard Reduction/Healthy Homes	The Lead-Based Paint Hazard Control Grant Program assists in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately owned rental or owner-occupied housing. Where possible, the Agency will pursue opportunities to partner with a third party agency and/or non-profit group to utilize this funding source.	Unknown
Department of the Treasury	Build America Bonds (BAB)	BABs are a new type of tax-credit bond that pays investors both taxable interest and a federal tax credit equal to 35 percent of that taxable interest (Build America Bonds). Through December 31, 2010, state and local governments may elect to issue Build America Bonds in lieu of a tax-exempt governmental bond. Importantly, issuers of BABs may elect to receive a rebate from the IRS of 35 percent of the interest paid on the bonds in lieu of investors receiving the tax credit. BABs may be issued only for those purposes for which tax-exempt governmental bonds may be issued under present law. In addition, the tax rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.) also would apply to BABs. BABs	Unknown
Department of the Treasury	Recovery Zone Facility Bonds	The American Recovery and Reinvestment Act of 2009 (Act) authorizes the issuance of $15 billion in a new category of tax-exempt private activity bonds (Recovery Zone Facility Bonds) for use in areas designated as Recovery Zones. The Act generally defines Recovery Zones as areas designated by state and local governments as having significant poverty, unemployment, or home-foreclosure rates. Generally, property eligible for depreciation that is actively used in a business may be financed with the proceeds of RZF Bonds, provided the property is acquired after the date on which a Recovery Zone designation took effect. The City has recently been designated as a recovery zone, enabling the City to pursue this funding source.	Unknown
Department of the Treasury	Recovery Zone Economic Development Bonds	The Act (defined above) authorizes the issuance of $10 billion in a new category of taxable bonds similar to BABs (described above). Recovery Zone Economic Development (RZED) Bonds would pay interest at a taxable rate and the federal government would provide issuers with direct payments equal to 45 percent of the interest on the bonds (compared to 35 percent for Build America Bonds). RZED Bonds may be issued for purposes that promote development or economic activity in a Recovery Zone. The bonds also are subject to the present-law rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.). The City has recently been designated as a recovery zone, enabling the City to pursue this funding source.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
National Parks Service, administered by California State Parks	Land and Water Conservation Fund	The Land and Water Conservation Fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities, and indoor facilities which support outdoor recreation activities.	Unknown
National Trust for Historic Preservation	Preservation Services Fund (PSF)	The Preservation Services Fund (PSF) provides grants for nonprofit groups or local governments to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning and economics; conferences that address subjects of particular importance to historic preservation; and curriculum development in preservation. Funds cannot be used for "bricks and mortar" activities or to conduct research or resource surveys.	Unknown
Housing and Community Development (HCD)	Transit-Oriented Development (TOD)	The Transit-Oriented Development Program (TOD), administered by HCD, offers competitive low-interest loans for construction of rental housing developments that include affordable housing and are within one-quarter mile of a transit station. Additionally, the program provides grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments. Eligible applicants include public and private entities, such as redevelopment agencies.	Unknown
National Trust for Historic Preservation	National Preservation Loan Fund (NPLF)	The National Preservation Loan Fund (NPLF) is a more flexible fund than ICVF in terms of project criteria. NPLF provides funding for a variety of preservation projects. These may include establishing or expanding local and statewide preservation revolving funds, acquiring and/or rehabilitating historic buildings, sites, structures and districts, and preserving National Historic Landmarks. Projects must demonstrate a community revitalization aspect that ensure the project's impact will be far-reaching. The program includes project based loans for one specific building and lines of credit for rehabbing several buildings in the area. Eligible projects involve the acquisition, stabilization, rehabilitation and/or restoration of historic properties in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	Unknown
California State Water Resources Control Board	Petroleum Brownfield Grant Program: Orphan Site Cleanup Account (OSCA)	The Petroleum Brownfield Grant Program provides financial assistance for brownfield sites in California that were contaminated by petroleum leaking underground storage tanks where there is no financially responsible party. Grants of up to $1.5 million per site are available for assessment and cleanup costs. If funding available in a given year is insufficient to meet the demand for OSCA grants, the Board gives each application a score, creates a priority list based on that score and funds projects in their order of priority. Before this funding source can be utilized, the City will complete a citywide Phase I ESA to identify qualifying petroleum brownfield sties.	Unknown
Local Initiatives Support Corporation (LISC)	Loans	Local Initiatives Support Corporation (LISC) has been working to build stronger communities across the United States by providing local community based organizations with financing and technical expertise to revitalize distressed neighborhoods. LISC is the largest community development intermediary in the country and has been certified as a Community Development Entity (CDE). LISC's loan program is designed to provide nonprofit community development corporations with the debt capital needed to enable otherwise worthy and otherwise feasible projects to be developed. LISC provides capital at flexible and often below-market rate terms. LISC provides loans for predevelopment, acquisition, construction or mini-permanent financing. This Agency could utilize this funding source through partnerships with a third party and/or nonprofit organization.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
Local Initiatives Support Corporation (LISC)	Predevelopment Zero Interest Loans ("Recoverable Grants")	Most often used in predevelopment stage, LISC provides local nonprofit community development corporations with zero interest loans (or "recoverable grants"). These zero-interest loans are typically no more than $50,000. LISC will advance funds for predevelopment costs with no interest charged, and the funds are generally repaid within 12 to 18 months. Repayment typically occurs when acquisition and/or construction financing is secured. This Agency could utilize this funding source through partnerships with a third party and/or nonprofit organization.	Unknown
Local Initiatives Support Corporation (LISC)	Green Connection Loan Fund	The Green Connection Loan Fund provides nonprofit developers with preferred financing to help incorporate green, sustainable materials and design features into affordable housing. Loans of up to $250,000 are made to community development organizations with a strong commitment to sustainable building. This Agency could utilize this funding source through partnerships with a third party and/or nonprofit organization.	Unknown
Local Initiatives Support Corporation (LISC)	Equity	LISC's affiliate, the National Equity Fund, provides equity investments in affordable housing projects eligible for low income housing tax credits. This Agency could utilize this funding source through partnerships with a third party and/or nonprofit organization.	Unknown
Department of Housing and Urban Development (HUD)	HOME funds	The Home Investment Partnership Program (HOME), administered by HUD, provides formula grants to states and localities that communities often use in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. Local jurisdictions eligible for at least $500,000 under the formula ($335,000 in years when Congress appropriates less than $1.5 billion for HOME) may receive an allocation. HOME assisted rental housing must comply with certain income and affordability restrictions. The City has previously received HOME funds for senior projects, and will seek future partnerships with developers through the County Community Development Corporation.	Unknown
Department of Housing and Urban Development (HUD)	Housing Opportunities for Persons with AIDS (HOPWA) Program	The Redevelopment Agency administers the federal HOPWA Program for San Francisco, Marin, and San Mateo counties. Under this program, the U.S. Department of Housing and Urban Development (HUD) provides funds for a wide range of housing-related capital development and service activities for people with HIV/AIDS. Since 1992, over $33 million in capital funds and $98 million in supportive service funds has assisted the creation of more than 400 housing units in San Francisco. The HOPWA Program aims to increase the size of the permanently affordable housing stock, expand housing opportunities to meet the needs of the City's HIV/AIDS residents, provide appropriate housing-linked supportive services, and assist non-profit housing developers and service providers in increasing their skills and ability to create HIV/AIDS housing and related supportive services. This Agency could utilize this funding source through partnerships with a third party and/or nonprofit organization.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Complementary Sources			
Private Sector	Private Donations	Private donations by individuals, civic booster organizations or corporate sponsors could make a small, but recognizable contribution to the implementation of the Redevelopment Program. Donations could be used to fund all or part of minor streetscape improvements such as benches, entrance signage, directional signs, bicycle racks, historic signage or landscaping. However, in terms of the total funding needs of the Redevelopment Program, donations may be expected to provide only a small part of the needed implementation funding.	Unknown
Housing and Community Development (HCD)	Housing Related Parks Program	Grants for creation of new parks or rehabilitation or improvements to existing parks. The Agency's ability to utilize this funding source depends on the availability of funds at the State level.	Unknown
Unlikely Sources			
City of San Fernando	City of San Fernando General Fund	The general fiscal condition of the country makes ongoing direct financial support of redevelopment activities difficult. State and federal governments have continued to reduce funding, and have shifted costs and program responsibility to cities and counties. However, the general fiscal condition of cities in California have made ongoing support of redevelopment activities difficult for local governments. The Agency anticipates that the City's General Fund will have very limited capacity to provide significant funding to redevelopment activities over the next several years.	Unknown
Department of Housing and Urban Development (HUD)	40	Community Development Block Grants (CDBG) are allocated by the United States Department of Housing and Urban Development (HUD) to fund activities such as public works; rehabilitation loans and grants; land acquisition, demolition, and relocation for redevelopment; public services; and affordable housing, social services and projects for the elderly or disabled. CDBG-funded projects and activities must principally benefit low and moderate-income persons, aid in the prevention or elimination of blight, or address an urgent need. CDBG funds have provided a limited source of revenue for many redevelopment activities in California. In San Francisco, CDBG funds are administered by the Mayor's Office of Community Development (MOCD) for citywide uses. In the past, the City and Agency have used some CDBG funding for redevelopment activities, but the funds have been very limited. In recent years, most of the CDBG funds have been used to construct and rehabilitate housing, and provide needed services and facilities, such as day care, to low-income residents. Given the competing needs in the City, very few CDBG funds are available for public improvements. Given these factors, coupled with federal budget constraints, CDBG funds cannot be counted upon as a source of revenue for redevelopment projects and activities other than City-sponsored affordable housing. Of the approximately $400,000 in CDBG funds awarded on an annual basis, roughly three-quarters are allocated to repay a Section 108 loans. The remainder is used for code enforcement and administrative costs. After these allocations, CDBG funds may be available for redevelopment activities.	$400,000

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Unlikely Sources			
Department of Housing and Urban Development (HUD)	Section 108 Loan Guarantees	Section 108 is the loan guarantee provision of the CDBG program sponsored by HUD. The objective of the loan funding is to provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects. All projects and activities must either principally benefit low and moderate income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. The maximum repayment period for Section 108 loan is 20 years. Primarily this program can be relied upon for economic development and rehabilitation efforts. It does not generate new funds; rather it is a loan fund secured by CDBG or other dedicated revenues, such as tax increment revenues. The City of San Fernando serves as the Section 108 entity. The Agency does not intend to pursue a Section 108 loan until the current Section 108 is repayed in 2016.	Unknown
Department of Housing and Urban Development (HUD)	Brownfield Economic Development Initiative (BEDI)	The Brownfield Economic Development Initiative (BEDI) is a federal program administered by HUD. BEDI grants are designed to help local governments redevelop brownfields. Brownfields are defined as abandoned, idled, or underutilized properties, including industrial and commercial facilities where expansion or redevelopment is complicated by the possible presence of environmental contamination. BEDI grants must be linked with a new Section 108-guaranteed loan commitment secured by the City's CDBG funds. Both Section 108 loan guarantee proceeds and BEDI grant funds are initially made available by HUD to local government agencies eligible for assistance under the CDBG program. A local government may re-loan the Section 108 loan proceeds and provide BEDI funds to a business or other public entity eligible to carry out a specific approved brownfields economic development project, or the public entity may carry out the eligible project itself. In either case, BEDI grant funds and the Section 108 proceeds must be used to support the same eligible BEDI project. The Agency would consider seeking a BEDI grant after the repayment of the Section 108 loan (after 2016).	Unknown
Department of Housing and Urban Development (HUD)	Assisted Housing Stability and Energy and Green Retrofit Investments Stimulus Program	The Assisted Housing Stability and Energy and Green Retrofit Investments Stimulus Program provides grants and loans through HUD's Office of Affordable Housing Preservation (OAHP) for eligible property owners to make energy and green retrofit investments in the property, to ensure the maintenance and preservation of the property, the continued operation and maintenance of energy efficiency technologies, and the timely expenditure of funds. The terms of the grants or loans will include continued affordability agreements. This funding source is limited to Section 202 and Section 8 housing developments. Due to the fact that the Agency does not either of these types of development, it may only leverage these funds if the Agency Board engages in joint housing Projects with eligible developers or the County Housing Authority.	Unknown
Department of Housing and Urban Development (HUD)	Youth Build Program	The Youth Build Program provides funds passed through the U.S. Department of Housing and Urban Development to YouthBuild USA. YouthBuild provides funding to public and private non-profit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including states, and units of general local government eligible to provide education and employment training. YouthBuild funds projects that assist high-risk youth in learning housing construction job skills and complete their high school education. Participants enhance their skills as they construct and/or rehabilitate affordable housing for low-income and homeless persons or families. The Agency could pursue this funding source through a collaboration wtih Youth Build USA and a qualified third-party.	Unknown

Table D-1
Primary, Secondary, Complementary, and Unlikely Funding Sources
San Fernando Redevelopment Plan Amendments

Agency	Program	Description / Funding Parameters/Terms & Conditions/Past Experience/Future Plans	Estimated Funding ($, if known)
Unlikely Sources			
Department of Housing and Urban Development (HUD)	Capacity Building for Community Development and Affordable Housing Grants	The purpose of the Capacity Building for Community Development and Affordable Housing Program is to enhance the technical and administrative capabilities of community development corporations (CDCs) and CHDOs to carry out community development and affordable housing activities. Only the following 4 entities are eligible: Enterprise Community Partners, Inc. (formerly The Enterprise Foundation), the Local Initiatives Support Corporation (LISC), Habitat for Humanity, and YouthBuild USA. The Agency could pursue this funding source through a collaboration wtih a qualified third-party affordable housing developer.	Unknown
Department of Housing and Urban Development (HUD)	Renewal Community Tax Incentives (RC)	The Renewal Community Tax Incentives (RC) encourage businesses to open, expand, and to hire local residents. The incentives include employment credits, a 0% tax on capital gains, accelerated depreciation through Commercial Revitalization Deductions, and other incentives. San Francisco is a Renewal Community. While currently not designated as a renewal zommunity or empowerment, the Agency will pursue this funding source should the designations change to include portions of the Project Areas.	Unknown
Economic Development Administration (EDA)	Economic Development Assistance Programs (EDAP)	Pursuant to the Public Works and Economic Development Act of 1965, as amended, EDA announces general policies and application procedures for grant-based investments under the Public Works, Planning, Local Technical Assistance, and Economic Adjustment Assistance Programs that will promote comprehensive, entrepreneurial and innovation-based economic development efforts to enhance the competitiveness of regions, resulting in increased private investment and higher-skill, higher-wage jobs in regions experiencing substantial and persistent economic distress. The Agency will investigate whether portions of the Project Areas qualify as a "distressed" community, a condition necessary to qualify for this funding source.	Unknown
Department of Housing and Urban Development (HUD)	Empowerment Zones (EZ)	The Empowerment Zones (EZ) program provides grants and tax incentives to locate businesses in, and hire residents of, economically disadvantaged areas. EZ incentives include employment credits, low-interest loans through EZ facility bonds, reduced taxation on capital gains, and other incentives. San Francisco is not currently an Empowerment Zone. The Agency will investigate whether portions of the Project Areas qualify as a "distressed" community, a condition necessary to qualify for this funding source.	Unknown

Appendix E:

Tax Increment Revenue Projections

Appendix Table E-1
Tax Increment Projections
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
All Redevelopment Project Areas
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Tax Increment[a] Project Area 1	Project Area 1A	Project Area 2	Project Area 3	Project Area 3A	Project Area 4	Annual Tax Increment Revenue[a]	Cumulative Tax Increment Revenue to Agency	Cumulative Tax Increment Towards Combined Cap[b]
1	2009/ 10	551,000	537,000	476,000	1,339,000	3,494,000	393,000	6,790,000	80,359,000	77,440,000
2	2010/ 11	562,000	551,000	485,000	1,366,000	3,552,000	407,000	6,923,000	87,282,000	83,919,000
3	2011/ 12	593,000	565,000	494,000	1,395,000	3,612,000	421,000	7,080,000	94,362,000	90,541,000
4	2012/ 13	606,000	624,000	503,000	1,423,000	3,673,000	448,000	7,277,000	101,639,000	97,331,000
5	2013/ 14	619,000	640,000	586,000	1,452,000	3,898,000	520,000	7,715,000	109,354,000	104,489,000
6	2014/ 15	632,000	656,000	690,000	1,730,000	4,032,000	826,000	8,566,000	117,920,000	112,194,000
7	2015/ 16	646,000	673,000	701,000	1,759,000	4,099,000	842,000	8,720,000	126,640,000	120,039,000
8	2016/ 17	674,000	708,000	727,000	1,831,000	4,240,000	888,000	9,068,000	135,708,000	128,188,000
9	2017/ 18	702,000	742,000	755,000	1,906,000	4,388,000	935,000	9,428,000	145,136,000	136,651,000
10	2018/ 19	733,000	780,000	785,000	1,983,000	4,541,000	984,000	9,806,000	154,942,000	145,444,000
11	2019/ 20	764,000	818,000	814,000	2,064,000	4,700,000	1,036,000	10,196,000	165,138,000	154,603,000
12	2020/ 21	797,000	858,000	845,000	2,147,000	4,865,000	1,089,000	10,601,000	175,739,000	164,115,000
13	2021/ 22	831,000	899,000	878,000	2,235,000	5,037,000	1,144,000	11,024,000	186,763,000	173,993,000
14	2022/ 23	-	943,000	912,000	2,324,000	5,215,000	1,202,000	10,596,000	197,359,000	183,387,000
15	2023/ 24	-	988,000	946,000	2,418,000	5,401,000	1,262,000	11,015,000	208,374,000	193,141,000
16	2024/ 25	-	1,034,000	984,000	2,517,000	5,595,000	1,324,000	11,454,000	219,828,000	203,270,000
17	2025/ 26	-	1,083,000	-	2,618,000	5,796,000	1,389,000	10,886,000	230,714,000	212,766,000
18	2026/ 27	-	1,133,000	-	-	6,005,000	1,456,000	8,594,000	239,308,000	219,903,000
19	2027/ 28	-	1,185,000	-	-	6,222,000	1,526,000	8,933,000	248,241,000	227,311,000
20	2028/ 29	-	1,239,000	-	-	6,449,000	1,599,000	9,287,000	257,528,000	234,999,000
21	2029/ 30	-	1,296,000	-	-	6,684,000	1,675,000	9,655,000	267,183,000	242,979,000
22	2030/ 31	-	1,355,000	-	-	6,928,000	1,753,000	10,036,000	277,219,000	251,263,000
23	2031/ 32	-	1,416,000	-	-	7,183,000	1,835,000	10,434,000	287,653,000	259,862,000
24	2032/ 33	-	1,184,000	-	-	5,955,000	1,920,000	9,059,000	296,712,000	267,000,000
25	2033/ 34	-	-	-	-	-	2,009,000	2,009,000	298,721,000	267,000,000
26	2034/ 35	-	-	-	-	-	2,101,000	2,101,000	300,822,000	267,000,000
27	2035/ 36	-	-	-	-	-	2,197,000	2,197,000	303,019,000	267,000,000
28	2036/ 37	-	-	-	-	-	2,297,000	2,297,000	305,316,000	267,000,000
29	2037/ 38	-	-	-	-	-	2,400,000	2,400,000	307,716,000	267,000,000
30	2038/ 39	-	-	-	-	-	2,508,000	2,508,000	310,224,000	267,000,000
31	2039/ 40	-	-	-	-	-	2,620,000	2,620,000	312,844,000	267,000,000
32	2040/ 41	-	-	-	-	-	2,737,000	2,737,000	315,581,000	267,000,000
TOTAL		**8,710,000**	**21,907,000**	**11,581,000**	**32,507,000**	**121,564,000**	**45,743,000**	**242,012,000**		

a. Based on revenues from Basic Tax Increment (1.0%) and the city's retirement tax override (0.2842%), exclusive of supplemental payment and unitary revenues.
In Project Area 4, tax increment revenues only include Basic Tax Increment (1.0%).

b. Cumulative Tax Increment revenues from Project Areas 1, 1A, 2, 3, and 3A to be counted towards proposed combined Cap of $267 million.
Tax Increment from Project Area 4 does not count towards cap as Project Area 4 does not have a limit on tax increment collection.

Appendix Table E-2A
Tax Increment Projections
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
All Redevelopment Project Areas
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue[a]	Housing Set-Aside Revenue[b]	Non-Housing Revenue	Pass Through Payments: Statutory Pass Through[c]	Pass Through Payments: Contractual Pass Through[d]	Total Pass Through	Other Expenses: County Property Tax Admin Fee[e]	Other Expenses: Bond Debt Service Payments[f]	Other Expenses: Other Non-Housing Debt Service Payments[g]	Other Expenses: Housing Debt Service Payments[h]	Other Expenses: Agency Administration[i]	Remaining Housing Revenue[j]	Remaining Non-Housing Revenue[k]
1	2009/ 10	6,790,000	1,358,000	5,432,000	468,000	1,325,000	1,793,000	82,000	1,682,000	306,000	0	625,000	1,233,000	1,069,000
2	2010/ 11	6,923,000	1,359,000	5,564,000	491,000	1,348,000	1,839,000	84,000	1,679,000	336,000	500,000	638,000	731,000	1,116,000
3	2011/ 12	7,080,000	1,391,000	5,689,000	517,000	1,373,000	1,890,000	85,000	1,678,000	377,000	652,000	651,000	609,000	1,138,000
4	2012/ 13	7,277,000	1,429,000	5,848,000	549,000	1,410,000	1,959,000	86,000	1,675,000	410,000	0	665,000	1,296,000	1,186,000
5	2013/ 14	7,715,000	1,515,000	6,200,000	601,000	1,492,000	2,093,000	92,000	1,675,000	411,000	0	708,000	1,373,000	1,363,000
6	2014/ 15	8,566,000	1,683,000	6,883,000	783,000	1,543,000	2,326,000	103,000	1,672,000	420,000	0	791,000	1,525,000	1,729,000
7	2015/ 16	8,720,000	1,714,000	7,006,000	1,029,000	1,572,000	2,601,000	104,000	1,559,000	427,000	0	805,000	1,553,000	1,671,000
8	2016/ 17	9,068,000	1,782,000	7,286,000	1,128,000	1,630,000	2,758,000	109,000	1,558,000	445,000	0	836,000	1,615,000	1,747,000
9	2017/ 18	9,428,000	1,853,000	7,575,000	1,230,000	1,691,000	2,921,000	113,000	1,550,000	458,000	0	870,000	1,679,000	1,837,000
10	2018/ 19	9,806,000	1,927,000	7,879,000	1,338,000	1,754,000	3,092,000	117,000	1,000,000	76,000	0	902,000	1,747,000	2,872,000
11	2019/ 20	10,196,000	2,003,000	8,193,000	1,453,000	1,819,000	3,272,000	122,000	718,000	55,000	0	1,019,000	1,799,000	3,211,000
12	2020/ 21	10,601,000	2,082,000	8,519,000	1,570,000	1,887,000	3,457,000	127,000	0	55,000	0	1,062,000	1,870,000	4,030,000
13	2021/ 22	11,024,000	2,165,000	8,859,000	1,691,000	1,958,000	3,649,000	133,000	0	55,000	0	1,103,000	1,944,000	4,140,000
14	2022/ 23	10,596,000	2,077,000	8,519,000	1,680,000	2,032,000	3,712,000	127,000	0	55,000	0	1,059,000	1,865,000	3,778,000
15	2023/ 24	11,015,000	2,159,000	8,856,000	1,798,000	2,108,000	3,906,000	132,000	0	0	0	1,102,000	1,939,000	3,936,000
16	2024/ 25	11,454,000	2,245,000	9,209,000	1,922,000	2,188,000	4,110,000	137,000	0	0	0	1,145,000	2,016,000	4,046,000
17	2025/ 26	10,886,000	2,130,000	8,756,000	1,843,000	2,271,000	4,114,000	131,000	0	0	0	1,089,000	1,912,000	3,640,000
18	2026/ 27	8,594,000	1,668,000	6,926,000	1,402,000	2,358,000	3,760,000	103,000	0	0	0	860,000	1,496,000	2,375,000
19	2027/ 28	8,933,000	1,734,000	7,199,000	1,494,000	2,447,000	3,941,000	107,000	0	0	0	894,000	1,555,000	2,436,000
20	2028/ 29	9,287,000	1,803,000	7,484,000	1,592,000	2,540,000	4,132,000	111,000	0	0	0	929,000	1,617,000	2,498,000
21	2029/ 30	9,655,000	1,874,000	7,781,000	1,694,000	2,638,000	4,332,000	116,000	0	0	0	966,000	1,681,000	2,560,000
22	2030/ 31	10,036,000	1,948,000	8,088,000	1,798,000	2,738,000	4,536,000	120,000	0	0	0	1,004,000	1,747,000	2,629,000
23	2031/ 32	10,434,000	2,025,000	8,409,000	1,909,000	2,844,000	4,753,000	125,000	0	0	0	1,044,000	1,816,000	2,696,000
24	2032/ 33	9,059,000	1,759,000	7,300,000	1,811,000	2,360,000	4,171,000	108,000	0	0	0	906,000	1,578,000	2,296,000
25	2033/ 34	2,009,000	402,000	1,607,000	1,018,000	0	1,018,000	24,000	0	0	0	201,000	362,000	404,000
26	2034/ 35	2,101,000	420,000	1,681,000	1,075,000	0	1,075,000	25,000	0	0	0	210,000	378,000	413,000
27	2035/ 36	2,197,000	439,000	1,758,000	1,134,000	0	1,134,000	26,000	0	0	0	220,000	395,000	422,000
28	2036/ 37	2,297,000	459,000	1,838,000	1,196,000	0	1,196,000	28,000	0	0	0	230,000	413,000	430,000
29	2037/ 38	2,400,000	480,000	1,920,000	1,260,000	0	1,260,000	29,000	0	0	0	240,000	432,000	439,000
30	2038/ 39	2,508,000	502,000	2,006,000	1,327,000	0	1,327,000	30,000	0	0	0	251,000	452,000	448,000
31	2039/ 40	2,620,000	524,000	2,096,000	1,396,000	0	1,396,000	31,000	0	0	0	262,000	472,000	459,000
32	2040/ 41	2,737,000	547,000	2,190,000	1,468,000	0	1,468,000	33,000	0	0	0	274,000	492,000	470,000
TOTAL		**242,012,000**	**47,456,000**	**194,556,000**	**41,665,000**	**47,326,000**	**88,991,000**	**2,900,000**	**16,446,000**	**3,886,000**	**1,152,000**	**23,561,000**	**41,592,000**	**63,484,000**

a. Based on revenues from Basic Tax Increment (1.0%) and the city's retirement tax override (0.2842%), exclusive of supplemental payment and unitary revenues.
In Project Area 4, tax increment revenues only include Basic Tax Increment (1.0%).
b. 20 percent of gross tax increment revenues.
c. Project Areas 1, 1A, 2, 3, and 3A have statutory pass through obligations triggered by minor SB 211 amendments to remove time limit to incur debt adopted in August 2006, pursuant to CRL 33607.7.
Project Area 4 has statutory pass through obligations pursuant to CRL 33607.5, as it is a post-1994 project area.
d. Project Areas 1A and 3A have contractual pass through agreements with Los Angeles County and a number of County taxing entities including the Library and Flood Control Districts.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. Amortization schedule for all bonded debt currently serviced by Agency, including tax allocation bonds in Project Areas 1, 3 and 3A.
g. Amortization schedule for non bonded debt for non-housing activities including County Loan and Haagen Note from Project Area 1A, and the Swap Meet Memorandum of Understanding with the City.
h. Amortization schedule of loan agreement with California Housing Finance Agency to be repaid with Housing Fund revenues.
i. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total administrative costs, 80% is paid for with non-housing revenues and 20% is paid for with housing revenues.
j. Housing Fund revenues available for affordable housing projects and activities after meeting all existing obligations.
k. Tax increment revenues available for Redevelopment Program (non-housing) after meeting all existing obligations.

Appendix Table E-2B
Tax Increment Projections
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
All Redevelopment Project Areas
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue[a]	Housing Set-Aside Revenue[b]	Non-Housing Revenue	Pass Through Payments: Statutory Pass Through[c]	Pass Through Payments: Contractual Pass Through[d]	Pass Through Payments: Total Pass Through	Other Expenses: County Property Tax Admin Fee	Other Expenses: Bond Debt Service Payments[f]	Other Expenses: Other Non-Housing Debt Service Payments[g]	Other Expenses: Housing Debt Service Payments[h]	Other Expenses: Agency Administration[i]	Remaining Housing Revenue[j]	Remaining Non-Housing Revenue[k]
1	2009/ 10	6,790,000	1,358,000	5,432,000	468,000	1,325,000	1,793,000	82,000	1,682,000	306,000	0	625,000	1,233,000	1,069,000
2	2010/ 11	6,531,000	1,282,000	5,249,000	463,000	1,272,000	1,735,000	79,000	1,584,000	317,000	472,000	602,000	690,000	1,053,000
3	2011/ 12	6,301,000	1,238,000	5,063,000	460,000	1,222,000	1,682,000	76,000	1,493,000	336,000	580,000	579,000	542,000	1,013,000
4	2012/ 13	6,110,000	1,200,000	4,910,000	461,000	1,184,000	1,645,000	72,000	1,406,000	344,000	0	558,000	1,088,000	996,000
5	2013/ 14	6,111,000	1,200,000	4,911,000	476,000	1,182,000	1,658,000	73,000	1,327,000	326,000	0	561,000	1,088,000	1,080,000
6	2014/ 15	6,401,000	1,258,000	5,143,000	585,000	1,153,000	1,738,000	77,000	1,249,000	314,000	0	591,000	1,140,000	1,292,000
7	2015/ 16	6,147,000	1,208,000	4,939,000	725,000	1,108,000	1,834,000	73,000	1,099,000	301,000	0	567,000	1,095,000	1,178,000
8	2016/ 17	6,031,000	1,185,000	4,846,000	750,000	1,084,000	1,834,000	72,000	1,036,000	296,000	0	556,000	1,074,000	1,162,000
9	2017/ 18	5,915,000	1,163,000	4,753,000	772,000	1,061,000	1,833,000	71,000	972,000	287,000	0	546,000	1,053,000	1,153,000
10	2018/ 19	5,804,000	1,141,000	4,664,000	792,000	1,038,000	1,830,000	69,000	592,000	45,000	0	534,000	1,034,000	1,700,000
11	2019/ 20	5,693,000	1,118,000	4,575,000	811,000	1,016,000	1,827,000	68,000	401,000	31,000	0	569,000	1,005,000	1,793,000
12	2020/ 21	5,584,000	1,097,000	4,488,000	827,000	994,000	1,821,000	67,000	0	29,000	0	559,000	985,000	2,123,000
13	2021/ 22	5,479,000	1,076,000	4,403,000	840,000	973,000	1,813,000	66,000	0	27,000	0	548,000	966,000	2,057,000
14	2022/ 23	4,968,000	974,000	3,994,000	788,000	953,000	1,740,000	60,000	0	26,000	0	497,000	874,000	1,771,000
15	2023/ 24	4,872,000	955,000	3,917,000	795,000	932,000	1,728,000	58,000	0	0	0	487,000	858,000	1,741,000
16	2024/ 25	4,779,000	937,000	3,843,000	802,000	913,000	1,715,000	57,000	0	0	0	478,000	841,000	1,688,000
17	2025/ 26	4,285,000	838,000	3,447,000	725,000	894,000	1,619,000	52,000	0	0	0	429,000	753,000	1,433,000
18	2026/ 27	3,192,000	619,000	2,572,000	521,000	876,000	1,396,000	38,000	0	0	0	319,000	556,000	882,000
19	2027/ 28	3,130,000	607,000	2,522,000	523,000	857,000	1,381,000	37,000	0	0	0	313,000	545,000	853,000
20	2028/ 29	3,069,000	596,000	2,474,000	526,000	840,000	1,366,000	37,000	0	0	0	307,000	534,000	826,000
21	2029/ 30	3,010,000	584,000	2,426,000	528,000	823,000	1,351,000	36,000	0	0	0	301,000	524,000	798,000
22	2030/ 31	2,952,000	573,000	2,379,000	529,000	805,000	1,334,000	35,000	0	0	0	295,000	514,000	773,000
23	2031/ 32	2,895,000	562,000	2,334,000	530,000	789,000	1,319,000	35,000	0	0	0	290,000	504,000	748,000
24	2032/ 33	2,372,000	461,000	1,911,000	474,000	618,000	1,092,000	28,000	0	0	0	237,000	413,000	601,000
25	2033/ 34	496,000	99,000	397,000	251,000	0	251,000	6,000	0	0	0	50,000	89,000	100,000
26	2034/ 35	490,000	98,000	392,000	250,000	0	250,000	6,000	0	0	0	49,000	88,000	96,000
27	2035/ 36	483,000	96,000	386,000	249,000	0	249,000	6,000	0	0	0	48,000	87,000	93,000
28	2036/ 37	476,000	95,000	381,000	248,000	0	248,000	6,000	0	0	0	48,000	86,000	89,000
29	2037/ 38	470,000	94,000	376,000	246,000	0	246,000	6,000	0	0	0	47,000	85,000	86,000
30	2038/ 39	463,000	93,000	370,000	245,000	0	245,000	6,000	0	0	0	46,000	83,000	83,000
31	2039/ 40	456,000	91,000	365,000	243,000	0	243,000	5,000	0	0	0	46,000	82,000	80,000
32	2040/ 41	450,000	90,000	360,000	241,000	0	241,000	5,000	0	0	0	45,000	81,000	77,000
TOTAL		**122,205,000**	**23,986,000**	**98,222,000**	**17,144,000**	**23,912,000**	**41,057,000**	**1,464,000**	**12,841,000**	**2,985,000**	**1,052,000**	**11,727,000**	**20,590,000**	**30,487,000**

Note: Present value discounted to 2010 dollars at 6%.

a. Based on revenues from Basic Tax Increment (1.0%) and the city's retirement tax override (0.2842%), exclusive of supplemental payment and unitary revenues.
In Project Area 4, tax increment revenues only include Basic Tax Increment (1.0%).

b. 20 percent of gross tax increment revenues.

c. Project Areas 1, 1A, 2, 3, and 3A have statutory pass through obligations triggered by minor SB 211 amendments to remove time limit to incur debt adopted in August 2006, pursuant to CRL 33607.7.
Project Area 4 has statutory pass through obligations pursuant to CRL 33607.5, as it is a post-1994 project area.

d. Project Areas 1A and 3A have contractual pass through agreements with Los Angeles County and a number of County taxing entities including the Library and Flood Control Districts.

e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.

f. Amortization schedule for all bonded debt currently serviced by Agency, including tax allocation bonds in Project Areas 1, 3 and 3A.

g. Amortization schedule for non bonded debt for non-housing activities including County Loan and Haagen Note from Project Area 1A, and the Swap Meet Memorandum of Understanding with the City.

h. Amortization schedule of loan agreement with California Housing Finance Agency to be repaid with Housing Fund revenues.

i. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total administrative costs, 80% is paid for with non-housing revenues and 20% is paid for with housing revenues.

j. Housing Fund revenues available for affordable housing projects and activities after meeting all existing obligations.

k. Tax increment revenues available for Redevelopment Program (non-housing) after meeting all existing obligations.

Appendix Table E-3A
Tax Increment Projections through FY 2021/22
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
Project Area 1
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Statutory Pass Through Payments[d]	County Property Tax Admin Fee 1.20% of Annual TI[e]	Agency Administration 10% of Annual TI[f]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	429,000	122,000	551,000	110,000	441,000	36,000	7,000	55,000	354,000
2	2010/ 11	438,000	124,000	562,000	112,000	450,000	37,000	7,000	56,000	369,000
3	2011/ 12	462,000	131,000	593,000	119,000	474,000	40,000	7,000	59,000	389,000
4	2012/ 13	472,000	134,000	606,000	121,000	485,000	46,000	7,000	61,000	393,000
5	2013/ 14	482,000	137,000	619,000	124,000	495,000	49,000	7,000	62,000	400,000
6	2014/ 15	492,000	140,000	632,000	126,000	506,000	54,000	8,000	63,000	406,000
7	2015/ 16	503,000	143,000	646,000	129,000	517,000	59,000	8,000	65,000	411,000
8	2016/ 17	525,000	149,000	674,000	135,000	539,000	69,000	8,000	67,000	423,000
9	2017/ 18	547,000	155,000	702,000	140,000	562,000	80,000	8,000	70,000	436,000
10	2018/ 19	571,000	162,000	733,000	147,000	586,000	91,000	9,000	73,000	448,000
11	2019/ 20	595,000	169,000	764,000	153,000	611,000	103,000	9,000	76,000	461,000
12	2020/ 21	621,000	176,000	797,000	159,000	638,000	114,000	10,000	80,000	475,000
13	2021/ 22	647,000	184,000	831,000	166,000	665,000	127,000	10,000	83,000	490,000
TOTAL		**6,784,000**	**1,926,000**	**8,710,000**	**1,741,000**	**6,969,000**	**905,000**	**105,000**	**870,000**	**5,455,000**
(IN PRESENT VALUE)		**4,765,000**	**1,354,000**	**6,117,000**	**1,223,000**	**4,894,000**	**598,000**	**74,000**	**611,000**	**3,859,000**

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt adopted in August 2006.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-3B
Tax Increment Projections through FY 2021/22
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
Project Area 1
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Statutory Pass Through Payments[d]	County Property Tax Admin Fee 1.20% of Annual TI[e]	Agency Administration 10% of Annual TI[f]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	429,000	122,000	551,000	110,000	441,000	36,000	7,000	55,000	354,000
2	2010/ 11	413,000	117,000	530,000	106,000	425,000	35,000	7,000	53,000	348,000
3	2011/ 12	411,000	117,000	528,000	106,000	422,000	36,000	6,000	53,000	346,000
4	2012/ 13	396,000	113,000	509,000	102,000	407,000	39,000	6,000	51,000	330,000
5	2013/ 14	382,000	109,000	490,000	98,000	392,000	39,000	6,000	49,000	317,000
6	2014/ 15	368,000	105,000	472,000	94,000	378,000	40,000	6,000	47,000	303,000
7	2015/ 16	355,000	101,000	455,000	91,000	364,000	42,000	6,000	46,000	290,000
8	2016/ 17	349,000	99,000	448,000	90,000	358,000	46,000	5,000	45,000	281,000
9	2017/ 18	343,000	97,000	440,000	88,000	353,000	50,000	5,000	44,000	274,000
10	2018/ 19	338,000	96,000	434,000	87,000	347,000	54,000	5,000	43,000	265,000
11	2019/ 20	332,000	94,000	427,000	85,000	341,000	58,000	5,000	42,000	257,000
12	2020/ 21	327,000	93,000	420,000	84,000	336,000	60,000	5,000	42,000	250,000
13	2021/ 22	322,000	91,000	413,000	82,000	330,000	63,000	5,000	41,000	244,000
TOTAL (IN PRESENT VALUE)		**4,765,000**	**1,354,000**	**6,117,000**	**1,223,000**	**4,894,000**	**598,000**	**74,000**	**611,000**	**3,859,000**

Note: Present value discounted to 2010 dollars at 6%.
a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
b. 20 percent of gross tax increment revenues.
c. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt adopted in August 2006.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-4A
Tax Increment Projections through FY 2038/39
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
Project Area 1A
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Pass Through Payments: Statutory Pass Through[d]	Pass Through Payments: Contractual Pass Through[e]	Pass Through Payments: Total Pass Through	County Property Tax Admin Fee 1.20% of Annual TI[f]	Other Agency Debt Obligations[g]	Agency Administration 10% of Annual TI[h]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	418,000	119,000	537,000	107,000	430,000	0	138,000	138,000	6,000	286,000	0	0
2	2010/ 11	429,000	122,000	551,000	86,000	465,000	1,000	141,000	142,000	7,000	316,000	0	0
3	2011/ 12	440,000	125,000	565,000	88,000	477,000	3,000	145,000	148,000	7,000	322,000	0	0
4	2012/ 13	486,000	138,000	624,000	97,000	527,000	5,000	160,000	165,000	7,000	355,000	0	0
5	2013/ 14	498,000	142,000	640,000	100,000	540,000	12,000	164,000	176,000	8,000	356,000	0	0
6	2014/ 15	511,000	145,000	656,000	102,000	554,000	13,000	168,000	181,000	8,000	365,000	0	0
7	2015/ 16	524,000	149,000	673,000	105,000	568,000	15,000	173,000	188,000	8,000	372,000	0	0
8	2016/ 17	551,000	157,000	708,000	110,000	598,000	19,000	181,000	200,000	8,000	390,000	0	0
9	2017/ 18	578,000	164,000	742,000	116,000	626,000	23,000	191,000	214,000	9,000	403,000	0	0
10	2018/ 19	607,000	173,000	780,000	121,000	659,000	30,000	200,000	230,000	9,000	21,000	0	399,000
11	2019/ 20	637,000	181,000	818,000	127,000	691,000	37,000	210,000	247,000	10,000	0	82,000	368,000
12	2020/ 21	668,000	190,000	858,000	134,000	724,000	44,000	220,000	264,000	10,000	0	86,000	381,000
13	2021/ 22	700,000	199,000	899,000	140,000	759,000	50,000	231,000	281,000	11,000	0	90,000	395,000
14	2022/ 23	734,000	209,000	943,000	147,000	796,000	58,000	242,000	300,000	11,000	0	94,000	410,000
15	2023/ 24	769,000	219,000	988,000	154,000	834,000	65,000	253,000	318,000	12,000	0	99,000	425,000
16	2024/ 25	805,000	229,000	1,034,000	161,000	873,000	74,000	265,000	339,000	12,000	0	103,000	440,000
17	2025/ 26	843,000	240,000	1,083,000	169,000	914,000	82,000	278,000	360,000	13,000	0	108,000	455,000
18	2026/ 27	882,000	251,000	1,133,000	176,000	957,000	91,000	291,000	382,000	14,000	0	113,000	471,000
19	2027/ 28	923,000	262,000	1,185,000	185,000	1,000,000	100,000	304,000	404,000	14,000	0	119,000	487,000
20	2028/ 29	965,000	274,000	1,239,000	193,000	1,046,000	109,000	318,000	427,000	15,000	0	124,000	505,000
21	2029/ 30	1,009,000	287,000	1,296,000	202,000	1,094,000	119,000	333,000	452,000	16,000	0	130,000	522,000
22	2030/ 31	1,055,000	300,000	1,355,000	211,000	1,144,000	130,000	348,000	478,000	16,000	0	136,000	541,000
23	2031/ 32	1,103,000	313,000	1,416,000	221,000	1,195,000	140,000	364,000	504,000	17,000	0	142,000	560,000
24	2032/ 33	922,000	262,000	1,184,000	184,000	1,000,000	121,000	304,000	425,000	14,000	0	118,000	467,000
25	2033/ 34	0	0	0	0	0	0	0	0	0	0	0	0
26	2034/ 35	0	0	0	0	0	0	0	0	0	0	0	0
27	2035/ 36	0	0	0	0	0	0	0	0	0	0	0	0
28	2036/ 37	0	0	0	0	0	0	0	0	0	0	0	0
29	2037/ 38	0	0	0	0	0	0	0	0	0	0	0	0
30	2038/ 39	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		**17,057,000**	**4,850,000**	**21,907,000**	**3,436,000**	**18,471,000**	**1,341,000**	**5,622,000**	**6,963,000**	**262,000**	**3,186,000**	**1,544,000**	**6,826,000**
(IN PRESENT VALUE)		**8,406,000**	**2,389,000**	**10,798,000**	**1,705,000**	**9,092,000**	**523,000**	**2,770,000**	**3,293,000**	**129,000**	**2,510,000**	**586,000**	**2,693,000**

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) to all taxing entities that did not already have contractual pass through agreements with the Agency for Project Area 1A triggered by "minor" SB 211 amendment to remove time limit on incurring debt, adopted in August 2006
e. The Agency has contractual agreements for Project Area 1A with Los Angeles County, County Library, and County Flood Control District. Each of these taxing entities receive their full share of property taxes collected in Project Area 1A, minus their share of the 20 percent housing set aside.
f. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
g. Includes repayment of County Loan pursuant to agreement between Agency and County Taxing Entities from November 9, 1988 and Disposition and Development Agreement between Agency and Haagen Property Management from May 15, 1991.
h. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-4B
Tax Increment Projections through FY 2038/39
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
Project Area 1A
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Pass Through Payments: Statutory Pass Through[d]	Pass Through Payments: Contractual Pass Through[e]	Pass Through Payments: Total Pass Through	County Property Tax Admin Fee 1.20% of Annual TI[f]	Other Agency Debt Obligations[g]	Agency Administration 10% of Annual TI[h]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	418,000	119,000	537,000	107,000	430,000	0	138,000	138,000	6,000	286,000	0	0
2	2010/ 11	405,000	115,000	520,000	81,000	439,000	1,000	133,000	134,000	7,000	298,000	0	0
3	2011/ 12	392,000	111,000	503,000	78,000	425,000	3,000	129,000	132,000	6,000	287,000	0	0
4	2012/ 13	408,000	116,000	524,000	81,000	442,000	4,000	134,000	139,000	6,000	298,000	0	0
5	2013/ 14	394,000	112,000	507,000	79,000	428,000	10,000	130,000	139,000	6,000	282,000	0	0
6	2014/ 15	382,000	108,000	490,000	76,000	414,000	10,000	126,000	135,000	6,000	273,000	0	0
7	2015/ 16	369,000	105,000	474,000	74,000	400,000	11,000	122,000	133,000	6,000	262,000	0	0
8	2016/ 17	366,000	104,000	471,000	73,000	398,000	13,000	120,000	133,000	5,000	259,000	0	0
9	2017/ 18	363,000	103,000	466,000	73,000	393,000	14,000	120,000	134,000	6,000	253,000	0	0
10	2018/ 19	359,000	102,000	462,000	72,000	390,000	18,000	118,000	136,000	5,000	12,000	0	236,000
11	2019/ 20	356,000	101,000	457,000	71,000	386,000	21,000	117,000	138,000	6,000	0	46,000	205,000
12	2020/ 21	352,000	100,000	452,000	71,000	381,000	23,000	116,000	139,000	5,000	0	45,000	201,000
13	2021/ 22	348,000	99,000	447,000	70,000	377,000	25,000	115,000	140,000	5,000	0	45,000	196,000
14	2022/ 23	344,000	98,000	442,000	69,000	373,000	27,000	113,000	141,000	5,000	0	44,000	192,000
15	2023/ 24	340,000	97,000	437,000	68,000	369,000	29,000	112,000	141,000	5,000	0	44,000	188,000
16	2024/ 25	336,000	96,000	431,000	67,000	364,000	31,000	111,000	141,000	5,000	0	43,000	184,000
17	2025/ 26	332,000	94,000	426,000	67,000	360,000	32,000	109,000	142,000	5,000	0	43,000	179,000
18	2026/ 27	328,000	93,000	421,000	65,000	355,000	34,000	108,000	142,000	5,000	0	42,000	175,000
19	2027/ 28	323,000	92,000	415,000	65,000	350,000	35,000	107,000	142,000	5,000	0	42,000	171,000
20	2028/ 29	319,000	91,000	410,000	64,000	346,000	36,000	105,000	141,000	5,000	0	41,000	167,000
21	2029/ 30	315,000	89,000	404,000	63,000	341,000	37,000	104,000	141,000	5,000	0	41,000	163,000
22	2030/ 31	310,000	88,000	399,000	62,000	337,000	38,000	102,000	141,000	5,000	0	40,000	159,000
23	2031/ 32	306,000	87,000	393,000	61,000	332,000	39,000	101,000	140,000	5,000	0	39,000	155,000
24	2032/ 33	241,000	69,000	310,000	48,000	262,000	32,000	80,000	111,000	4,000	0	31,000	122,000
25	2033/ 34	0	0	0	0	0	0	0	0	0	0	0	0
26	2034/ 35	0	0	0	0	0	0	0	0	0	0	0	0
27	2035/ 36	0	0	0	0	0	0	0	0	0	0	0	0
28	2036/ 37	0	0	0	0	0	0	0	0	0	0	0	0
29	2037/ 38	0	0	0	0	0	0	0	0	0	0	0	0
30	2038/ 39	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL (IN PRESENT VALUE)		8,406,000	2,389,000	10,798,000	1,705,000	9,092,000	523,000	2,770,000	3,293,000	129,000	2,510,000	586,000	2,693,000

Note: Present value discounted to 2010 dollars at 6%.

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.

b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.

c. 20 percent of gross tax increment revenues.

d. Pass through payments (CRL 33607.7) to all taxing entities that did not already have contractual pass through agreements with the Agency for Project Area 1A triggered by "minor" SB 211 amendment to remove time limit on incurring debt, adopted in August 2006

e. The Agency has contractual agreements for Project Area 1A with Los Angeles County, County Library, and County Flood Control District. Each of these taxing entities receive their full share of property taxes collected in Project Area 1A, minus their share of the 20 percent housing set aside.

f. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.

g. Includes repayment of County Loan pursuant to agreement between Agency and County Taxing Entities from November 9, 1988 and Disposition and Development Agreement between Agency and Haagen Property Management from May 15, 1991.

h. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-5A
Tax Increment Projections through FY 2024/25
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
Project Area 2
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Statutory Pass Through Payments[d]	County Property Tax Admin Fee 1.20% of Annual TI[e]	Agency Administration 10% of Annual TI[f]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	371,000	105,000	476,000	95,000	381,000	23,000	6,000	48,000	314,000
2	2010/ 11	378,000	107,000	485,000	97,000	388,000	24,000	6,000	49,000	319,000
3	2011/ 12	385,000	109,000	494,000	99,000	395,000	27,000	6,000	49,000	323,000
4	2012/ 13	392,000	111,000	503,000	101,000	402,000	28,000	6,000	50,000	328,000
5	2013/ 14	456,000	130,000	586,000	117,000	469,000	31,000	7,000	59,000	384,000
6	2014/ 15	537,000	153,000	690,000	138,000	552,000	60,000	8,000	69,000	429,000
7	2015/ 16	546,000	155,000	701,000	140,000	561,000	99,000	8,000	70,000	398,000
8	2016/ 17	566,000	161,000	727,000	145,000	582,000	109,000	9,000	73,000	406,000
9	2017/ 18	588,000	167,000	755,000	151,000	604,000	119,000	9,000	76,000	415,000
10	2018/ 19	611,000	174,000	785,000	157,000	628,000	130,000	9,000	79,000	426,000
11	2019/ 20	634,000	180,000	814,000	163,000	651,000	141,000	10,000	81,000	435,000
12	2020/ 21	658,000	187,000	845,000	169,000	676,000	153,000	10,000	85,000	445,000
13	2021/ 22	684,000	194,000	878,000	176,000	702,000	164,000	11,000	88,000	457,000
14	2022/ 23	710,000	202,000	912,000	182,000	730,000	177,000	11,000	91,000	469,000
15	2023/ 24	737,000	209,000	946,000	189,000	757,000	190,000	11,000	95,000	480,000
16	2024/ 25	766,000	218,000	984,000	197,000	787,000	203,000	12,000	98,000	494,000
TOTAL		**9,019,000**	**2,562,000**	**11,581,000**	**2,316,000**	**9,265,000**	**1,678,000**	**139,000**	**1,160,000**	**6,522,000**
(IN PRESENT VALUE)		**5,674,000**	**1,611,000**	**7,285,000**	**1,457,000**	**5,827,000**	**952,000**	**88,000**	**732,000**	**4,207,000**

Note: Time limit to collect tax increment in Project Area 2 is August 21, 2025, which is in FY 2025/26. However, given that the Agency would only collect tax increment generated over the first two months of the fiscal year, these calculations assume end of tax increment collection to be FY 2024/25.

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.

b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.

c. 20 percent of gross tax increment revenues.

d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt adopted in August 2006.

e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.

f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-5B
Tax Increment Projections through FY 2024/25
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
Project Area 2
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Statutory Pass Through Payments[d]	County Property Tax Admin Fee 1.20% of Annual TI[e]	Agency Administration 10% of Annual TI[f]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	371,000	105,000	476,000	95,000	381,000	23,000	6,000	48,000	314,000
2	2010/ 11	357,000	101,000	458,000	92,000	366,000	23,000	6,000	46,000	301,000
3	2011/ 12	343,000	97,000	440,000	88,000	352,000	24,000	5,000	44,000	287,000
4	2012/ 13	329,000	93,000	422,000	85,000	338,000	24,000	5,000	42,000	275,000
5	2013/ 14	361,000	103,000	464,000	93,000	371,000	25,000	6,000	47,000	304,000
6	2014/ 15	401,000	114,000	516,000	103,000	412,000	45,000	6,000	52,000	321,000
7	2015/ 16	385,000	109,000	494,000	99,000	395,000	70,000	6,000	49,000	281,000
8	2016/ 17	376,000	107,000	483,000	96,000	387,000	72,000	6,000	49,000	270,000
9	2017/ 18	369,000	105,000	474,000	95,000	379,000	75,000	6,000	48,000	260,000
10	2018/ 19	362,000	103,000	465,000	93,000	372,000	77,000	5,000	47,000	252,000
11	2019/ 20	354,000	101,000	455,000	91,000	364,000	79,000	6,000	45,000	243,000
12	2020/ 21	347,000	99,000	445,000	89,000	356,000	81,000	5,000	45,000	234,000
13	2021/ 22	340,000	96,000	436,000	87,000	349,000	82,000	5,000	44,000	227,000
14	2022/ 23	333,000	95,000	428,000	85,000	342,000	83,000	5,000	43,000	220,000
15	2023/ 24	326,000	92,000	418,000	84,000	335,000	84,000	5,000	42,000	212,000
16	2024/ 25	320,000	91,000	411,000	82,000	328,000	85,000	5,000	41,000	206,000
TOTAL (IN PRESENT VALUE)		**5,674,000**	**1,611,000**	**7,285,000**	**1,457,000**	**5,827,000**	**952,000**	**88,000**	**732,000**	**4,207,000**

Note: Present value discounted to 2010 dollars at 6%.
Note: Time limit to collect tax increment in Project Area 2 is August 21, 2025, which is in FY 2025/26. However, given that the Agency would only collect tax increment generated over the first two months of the fiscal year, these calculations assume end of tax increment collection to be FY 2024/25.
a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt adopted in August 2006.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-6A
Tax Increment Projections through FY 2025/26
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
Project Area 3
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Statutory Pass Through Payments[d]	County Property Tax Admin Fee 1.20% of Annual TI[e]	Agency Administration 10% of Annual TI[f]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	1,043,000	296,000	1,339,000	268,000	1,071,000	80,000	16,000	134,000	868,000
2	2010/ 11	1,064,000	302,000	1,366,000	273,000	1,093,000	86,000	16,000	137,000	881,000
3	2011/ 12	1,086,000	309,000	1,395,000	279,000	1,116,000	91,000	17,000	140,000	896,000
4	2012/ 13	1,108,000	315,000	1,423,000	285,000	1,138,000	96,000	17,000	142,000	911,000
5	2013/ 14	1,131,000	321,000	1,452,000	290,000	1,162,000	103,000	17,000	145,000	926,000
6	2014/ 15	1,347,000	383,000	1,730,000	346,000	1,384,000	113,000	21,000	173,000	1,112,000
7	2015/ 16	1,370,000	389,000	1,759,000	352,000	1,407,000	216,000	21,000	176,000	1,029,000
8	2016/ 17	1,426,000	405,000	1,831,000	366,000	1,465,000	243,000	22,000	183,000	1,054,000
9	2017/ 18	1,484,000	422,000	1,906,000	381,000	1,525,000	270,000	23,000	191,000	1,079,000
10	2018/ 19	1,544,000	439,000	1,983,000	397,000	1,586,000	298,000	24,000	198,000	1,106,000
11	2019/ 20	1,607,000	457,000	2,064,000	413,000	1,651,000	327,000	25,000	206,000	1,134,000
12	2020/ 21	1,672,000	475,000	2,147,000	429,000	1,718,000	358,000	26,000	215,000	1,162,000
13	2021/ 22	1,740,000	495,000	2,235,000	447,000	1,788,000	390,000	27,000	224,000	1,192,000
14	2022/ 23	1,810,000	514,000	2,324,000	465,000	1,859,000	424,000	28,000	232,000	1,221,000
15	2023/ 24	1,883,000	535,000	2,418,000	484,000	1,934,000	458,000	29,000	242,000	1,253,000
16	2024/ 25	1,960,000	557,000	2,517,000	503,000	2,014,000	494,000	30,000	252,000	1,288,000
17	2025/ 26	2,039,000	579,000	2,618,000	524,000	2,094,000	532,000	31,000	262,000	1,321,000
TOTAL		**25,314,000**	**7,193,000**	**32,507,000**	**6,502,000**	**26,005,000**	**4,579,000**	**390,000**	**3,252,000**	**18,433,000**
(IN PRESENT VALUE)		**15,552,000**	**4,417,000**	**19,971,000**	**3,994,000**	**15,973,000**	**2,531,000**	**239,000**	**1,997,000**	**11,603,000**

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt adopted in August 2006.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-6B
Tax Increment Projections through FY 2025/26
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
Project Area 3
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Statutory Pass Through Payments[d]	County Property Tax Admin Fee 1.20% of Annual TI[e]	Agency Administration 10% of Annual TI[f]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	1,043,000	296,000	1,339,000	268,000	1,071,000	80,000	16,000	134,000	868,000
2	2010/ 11	1,004,000	285,000	1,289,000	258,000	1,031,000	81,000	15,000	129,000	831,000
3	2011/ 12	967,000	275,000	1,242,000	248,000	993,000	81,000	15,000	125,000	797,000
4	2012/ 13	930,000	264,000	1,195,000	239,000	955,000	81,000	14,000	119,000	765,000
5	2013/ 14	896,000	254,000	1,150,000	230,000	920,000	82,000	13,000	115,000	733,000
6	2014/ 15	1,007,000	286,000	1,293,000	259,000	1,034,000	84,000	16,000	129,000	831,000
7	2015/ 16	966,000	274,000	1,240,000	248,000	992,000	152,000	15,000	124,000	725,000
8	2016/ 17	948,000	269,000	1,218,000	243,000	974,000	162,000	15,000	122,000	701,000
9	2017/ 18	931,000	265,000	1,196,000	239,000	957,000	169,000	14,000	120,000	677,000
10	2018/ 19	914,000	260,000	1,174,000	235,000	939,000	176,000	14,000	117,000	655,000
11	2019/ 20	897,000	255,000	1,153,000	231,000	922,000	183,000	14,000	115,000	633,000
12	2020/ 21	881,000	250,000	1,131,000	226,000	905,000	189,000	14,000	113,000	612,000
13	2021/ 22	865,000	246,000	1,111,000	222,000	889,000	194,000	13,000	111,000	592,000
14	2022/ 23	849,000	241,000	1,090,000	218,000	872,000	199,000	13,000	109,000	572,000
15	2023/ 24	833,000	237,000	1,069,000	214,000	855,000	203,000	13,000	107,000	554,000
16	2024/ 25	818,000	232,000	1,050,000	210,000	840,000	206,000	13,000	105,000	537,000
17	2025/ 26	803,000	228,000	1,031,000	206,000	824,000	209,000	12,000	103,000	520,000
TOTAL (IN PRESENT VALUE)		**15,552,000**	**4,417,000**	**19,971,000**	**3,994,000**	**15,973,000**	**2,531,000**	**239,000**	**1,997,000**	**11,603,000**

Note: Present value discounted to 2010 dollars at 6%.
a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt adopted in August 2006.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-7A
Tax Increment Projections through FY 2035/36
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
Project Area 3A
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Pass Through Payments: Statutory Pass Through[d]	Pass Through Payments: Contractual Pass Through[e]	Pass Through Payments: Total Pass Through	County Property Tax Admin Fee 1.20% of Annual TI[f]	Debt Service Payments[g]	Agency Administration 10% of Annual TI[h]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	2,721,000	773,000	3,494,000	699,000	2,795,000	172,000	1,187,000	1,359,000	42,000	20,000	349,000	1,095,000
2	2010/ 11	2,766,000	786,000	3,552,000	710,000	2,842,000	180,000	1,207,000	1,387,000	43,000	20,000	355,000	1,108,000
3	2011/ 12	2,813,000	799,000	3,612,000	722,000	2,890,000	186,000	1,228,000	1,414,000	43,000	55,000	361,000	1,089,000
4	2012/ 13	2,860,000	813,000	3,673,000	735,000	2,938,000	194,000	1,250,000	1,444,000	44,000	55,000	367,000	1,101,000
5	2013/ 14	3,035,000	863,000	3,898,000	780,000	3,118,000	202,000	1,328,000	1,530,000	47,000	55,000	390,000	1,174,000
6	2014/ 15	3,140,000	892,000	4,032,000	806,000	3,226,000	245,000	1,375,000	1,620,000	48,000	55,000	403,000	1,181,000
7	2015/ 16	3,192,000	907,000	4,099,000	820,000	3,279,000	271,000	1,399,000	1,670,000	49,000	55,000	410,000	1,177,000
8	2016/ 17	3,302,000	938,000	4,240,000	848,000	3,392,000	298,000	1,449,000	1,747,000	51,000	55,000	424,000	1,200,000
9	2017/ 18	3,417,000	971,000	4,388,000	878,000	3,510,000	326,000	1,500,000	1,826,000	53,000	55,000	439,000	1,225,000
10	2018/ 19	3,536,000	1,005,000	4,541,000	908,000	3,633,000	354,000	1,554,000	1,908,000	54,000	55,000	454,000	1,253,000
11	2019/ 20	3,660,000	1,040,000	4,700,000	940,000	3,760,000	385,000	1,609,000	1,994,000	56,000	55,000	470,000	1,279,000
12	2020/ 21	3,788,000	1,077,000	4,865,000	973,000	3,892,000	416,000	1,667,000	2,083,000	58,000	55,000	487,000	1,306,000
13	2021/ 22	3,922,000	1,115,000	5,037,000	1,007,000	4,030,000	449,000	1,727,000	2,176,000	60,000	55,000	504,000	1,336,000
14	2022/ 23	4,061,000	1,154,000	5,215,000	1,043,000	4,172,000	483,000	1,790,000	2,273,000	63,000	55,000	522,000	1,363,000
15	2023/ 24	4,206,000	1,195,000	5,401,000	1,080,000	4,321,000	519,000	1,855,000	2,374,000	65,000	0	540,000	1,450,000
16	2024/ 25	4,357,000	1,238,000	5,595,000	1,119,000	4,476,000	555,000	1,923,000	2,478,000	67,000	0	560,000	1,483,000
17	2025/ 26	4,513,000	1,283,000	5,796,000	1,159,000	4,637,000	593,000	1,993,000	2,586,000	70,000	0	580,000	1,517,000
18	2026/ 27	4,676,000	1,329,000	6,005,000	1,201,000	4,804,000	633,000	2,067,000	2,700,000	72,000	0	601,000	1,551,000
19	2027/ 28	4,845,000	1,377,000	6,222,000	1,244,000	4,978,000	674,000	2,143,000	2,817,000	75,000	0	622,000	1,588,000
20	2028/ 29	5,022,000	1,427,000	6,449,000	1,290,000	5,159,000	718,000	2,222,000	2,940,000	77,000	0	645,000	1,626,000
21	2029/ 30	5,205,000	1,479,000	6,684,000	1,337,000	5,347,000	762,000	2,305,000	3,067,000	80,000	0	668,000	1,666,000
22	2030/ 31	5,395,000	1,533,000	6,928,000	1,386,000	5,542,000	808,000	2,390,000	3,198,000	83,000	0	693,000	1,707,000
23	2031/ 32	5,593,000	1,590,000	7,183,000	1,437,000	5,746,000	857,000	2,480,000	3,337,000	86,000	0	718,000	1,749,000
24	2032/ 33	4,637,000	1,318,000	5,955,000	1,191,000	4,764,000	726,000	2,056,000	2,782,000	71,000	0	596,000	1,434,000
25	2033/ 34	0	0	0	0	0	0	0	0	0	0	0	0
26	2034/ 35	0	0	0	0	0	0	0	0	0	0	0	0
27	2035/ 36	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		94,662,000	26,902,000	121,564,000	24,313,000	97,251,000	11,006,000	41,704,000	52,710,000	1,457,000	700,000	12,158,000	32,658,000
(IN PRESENT VALUE)		48,085,000	13,667,000	61,752,000	12,351,000	49,401,000	5,008,000	21,140,000	26,146,000	742,000	476,000	6,174,000	17,097,000

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt to all taxing entities that did not already have contractual pass through agreements with the Agency for Project Area 3A.
e. The Agency has contractual agreements for Project Area 3A with Los Angeles County in which it agrees to pay 45 percent of gross tax increment revenues above $250,000 and a tiered percentage for values below $250,000.
f. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
g. Amortization schedule for note payable to City pursuant to Swap Meet Memorandum of Understanding.
h. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-7B
Tax Increment Projections through FY 2035/36
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
Project Area 3A
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Incremental Tax Revenue from Retirement Tax Override[b]	Total Annual Incremental Tax Revenue	Annual Housing Set-Aside Revenue[c]	Annual Non-Housing Revenue	Pass Through Payments: Statutory Pass Through[d]	Pass Through Payments: Contractual Pass Through[e]	Pass Through Payments: Total Pass Through	County Property Tax Admin Fee 1.20% of Annual TI[f]	Debt Service Payments[g]	Agency Administration 10% of Annual TI[h]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	2,721,000	773,000	3,494,000	699,000	2,795,000	172,000	1,187,000	1,359,000	42,000	20,000	349,000	1,095,000
2	2010/ 11	2,609,000	742,000	3,351,000	670,000	2,681,000	170,000	1,139,000	1,308,000	41,000	19,000	335,000	1,045,000
3	2011/ 12	2,504,000	711,000	3,215,000	643,000	2,572,000	166,000	1,093,000	1,258,000	38,000	49,000	321,000	969,000
4	2012/ 13	2,401,000	683,000	3,084,000	617,000	2,467,000	163,000	1,050,000	1,212,000	37,000	46,000	308,000	924,000
5	2013/ 14	2,404,000	684,000	3,088,000	618,000	2,470,000	160,000	1,052,000	1,212,000	37,000	44,000	309,000	930,000
6	2014/ 15	2,346,000	667,000	3,013,000	602,000	2,411,000	183,000	1,027,000	1,211,000	36,000	41,000	301,000	883,000
7	2015/ 16	2,250,000	639,000	2,890,000	578,000	2,312,000	191,000	986,000	1,177,000	35,000	39,000	289,000	830,000
8	2016/ 17	2,196,000	624,000	2,820,000	564,000	2,256,000	198,000	964,000	1,162,000	34,000	37,000	282,000	798,000
9	2017/ 18	2,144,000	609,000	2,753,000	551,000	2,202,000	205,000	941,000	1,146,000	33,000	35,000	275,000	769,000
10	2018/ 19	2,093,000	595,000	2,688,000	537,000	2,150,000	210,000	920,000	1,129,000	32,000	33,000	269,000	742,000
11	2019/ 20	2,044,000	581,000	2,624,000	525,000	2,100,000	215,000	898,000	1,113,000	31,000	31,000	262,000	714,000
12	2020/ 21	1,995,000	567,000	2,563,000	513,000	2,050,000	219,000	878,000	1,097,000	31,000	29,000	257,000	688,000
13	2021/ 22	1,949,000	554,000	2,503,000	500,000	2,003,000	223,000	858,000	1,081,000	30,000	27,000	250,000	664,000
14	2022/ 23	1,904,000	541,000	2,445,000	489,000	1,956,000	226,000	839,000	1,066,000	30,000	26,000	245,000	639,000
15	2023/ 24	1,860,000	529,000	2,389,000	478,000	1,911,000	230,000	820,000	1,050,000	29,000	0	239,000	641,000
16	2024/ 25	1,818,000	517,000	2,335,000	467,000	1,868,000	232,000	802,000	1,034,000	28,000	0	234,000	619,000
17	2025/ 26	1,777,000	505,000	2,282,000	456,000	1,825,000	233,000	785,000	1,018,000	28,000	0	228,000	597,000
18	2026/ 27	1,737,000	494,000	2,230,000	446,000	1,784,000	235,000	768,000	1,003,000	27,000	0	223,000	576,000
19	2027/ 28	1,697,000	482,000	2,180,000	436,000	1,744,000	236,000	751,000	987,000	26,000	0	218,000	556,000
20	2028/ 29	1,660,000	472,000	2,131,000	426,000	1,705,000	237,000	734,000	972,000	25,000	0	213,000	537,000
21	2029/ 30	1,623,000	461,000	2,084,000	417,000	1,667,000	238,000	719,000	956,000	25,000	0	208,000	519,000
22	2030/ 31	1,587,000	451,000	2,038,000	408,000	1,630,000	238,000	703,000	941,000	24,000	0	204,000	502,000
23	2031/ 32	1,552,000	441,000	1,993,000	399,000	1,595,000	238,000	688,000	926,000	24,000	0	199,000	485,000
24	2032/ 33	1,214,000	345,000	1,559,000	312,000	1,247,000	190,000	538,000	728,000	19,000	0	156,000	375,000
25	2033/ 34	0	0	0	0	0	0	0	0	0	0	0	0
26	2034/ 35	0	0	0	0	0	0	0	0	0	0	0	0
27	2035/ 36	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL (IN PRESENT VALUE)		**48,085,000**	**13,667,000**	**61,752,000**	**12,351,000**	**49,401,000**	**5,008,000**	**21,140,000**	**26,146,000**	**742,000**	**476,000**	**6,174,000**	**17,097,000**

Note: Present value discounted to 2010 dollars at 6%.
a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. Based on 1946 voter-approved citywide levy added to basic 1 percent levy to pay City's annual obligation to the California Public Employees Retirement System (PERS). Assumed at 0.2842%.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.7) triggered by "minor" SB 211 amendment to remove time limit on incurring debt to all taxing entities that did not already have contractual pass through agreements with the Agency for Project Area 3A.
e. The Agency has contractual agreements for Project Area 3A with Los Angeles County in which it agrees to pay 45 percent of gross tax increment revenues above $250,000 and a tiered percentage for values below $250,000.
f. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
g. Amortization schedule for note payable to City pursuant to Swap Meet Memorandum of Understanding.
h. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-8A
Tax Increment Projections through FY 2040/41
In Nominal or "Future" Dollars, Rounded to the Nearest $1,000
Project Area 4
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Housing Set-Aside Revenue[b]	Annual Non-Housing Revenue	Statutory Pass Through Payments[c]	County Property Tax Admin Fee 1.20% of Annual TI[d]	Agency Administration 10% of Annual TI[e]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	393,000	79,000	314,000	157,000	5,000	39,000	121,000
2	2010/ 11	407,000	81,000	326,000	163,000	5,000	41,000	125,000
3	2011/ 12	421,000	84,000	337,000	170,000	5,000	42,000	128,000
4	2012/ 13	448,000	90,000	358,000	180,000	5,000	45,000	137,000
5	2013/ 14	520,000	104,000	416,000	204,000	6,000	52,000	164,000
6	2014/ 15	826,000	165,000	661,000	298,000	10,000	83,000	287,000
7	2015/ 16	842,000	168,000	674,000	369,000	10,000	84,000	228,000
8	2016/ 17	888,000	178,000	710,000	390,000	11,000	89,000	238,000
9	2017/ 18	935,000	187,000	748,000	412,000	11,000	94,000	250,000
10	2018/ 19	984,000	197,000	787,000	435,000	12,000	98,000	262,000
11	2019/ 20	1,036,000	207,000	829,000	460,000	12,000	104,000	274,000
12	2020/ 21	1,089,000	218,000	871,000	485,000	13,000	109,000	286,000
13	2021/ 22	1,144,000	229,000	915,000	511,000	14,000	114,000	299,000
14	2022/ 23	1,202,000	240,000	962,000	538,000	14,000	120,000	314,000
15	2023/ 24	1,262,000	252,000	1,010,000	566,000	15,000	126,000	328,000
16	2024/ 25	1,324,000	265,000	1,059,000	596,000	16,000	132,000	341,000
17	2025/ 26	1,389,000	278,000	1,111,000	636,000	17,000	139,000	347,000
18	2026/ 27	1,456,000	291,000	1,165,000	678,000	17,000	146,000	353,000
19	2027/ 28	1,526,000	305,000	1,221,000	720,000	18,000	153,000	361,000
20	2028/ 29	1,599,000	320,000	1,279,000	765,000	19,000	160,000	367,000
21	2029/ 30	1,675,000	335,000	1,340,000	813,000	20,000	168,000	373,000
22	2030/ 31	1,753,000	351,000	1,402,000	860,000	21,000	175,000	381,000
23	2031/ 32	1,835,000	367,000	1,468,000	912,000	22,000	184,000	387,000
24	2032/ 33	1,920,000	384,000	1,536,000	964,000	23,000	192,000	395,000
25	2033/ 34	2,009,000	402,000	1,607,000	1,018,000	24,000	201,000	404,000
26	2034/ 35	2,101,000	420,000	1,681,000	1,075,000	25,000	210,000	413,000
27	2035/ 36	2,197,000	439,000	1,758,000	1,134,000	26,000	220,000	422,000
28	2036/ 37	2,297,000	459,000	1,838,000	1,196,000	28,000	230,000	430,000
29	2037/ 38	2,400,000	480,000	1,920,000	1,260,000	29,000	240,000	439,000
30	2038/ 39	2,508,000	502,000	2,006,000	1,327,000	30,000	251,000	448,000
31	2039/ 40	2,620,000	524,000	2,096,000	1,396,000	31,000	262,000	459,000
32	2040/ 41	2,737,000	547,000	2,190,000	1,468,000	33,000	274,000	470,000
TOTAL		**45,743,000**	**9,148,000**	**36,595,000**	**22,156,000**	**547,000**	**4,577,000**	**10,231,000**
(IN PRESENT VALUE)		**16,291,000**	**3,257,000**	**13,033,000**	**7,540,000**	**195,000**	**1,629,000**	**3,987,000**

a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
b. 20 percent of gross tax increment revenues.
c. Pass through payments (CRL 33607.5) required for all post-1994 project areas.
d. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
e. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix Table E-8B
Tax Increment Projections through FY 2040/41
In Present Value or Constant 2010 Dollars, Rounded to the Nearest $1,000
Project Area 4
Redevelopment Agency of the City of San Fernando

Year (N)	Fiscal Year	Annual Incremental Tax Revenue from Basic 1% Levy[a]	Annual Housing Set-Aside Revenue[b]	Annual Non-Housing Revenue	Statutory Pass Through Payments[c]	County Property Tax Admin Fee 1.20% of Annual TI[d]	Agency Administration 10% of Annual TI[e]	Non-Housing Revenue Remaining after Pass Through and Other Expenses
1	2009/ 10	393,000	79,000	314,000	157,000	5,000	39,000	121,000
2	2010/ 11	384,000	76,000	308,000	154,000	5,000	39,000	118,000
3	2011/ 12	375,000	75,000	300,000	151,000	4,000	37,000	114,000
4	2012/ 13	376,000	76,000	301,000	151,000	4,000	38,000	115,000
5	2013/ 14	412,000	82,000	330,000	162,000	5,000	41,000	130,000
6	2014/ 15	617,000	123,000	494,000	223,000	7,000	62,000	214,000
7	2015/ 16	594,000	118,000	475,000	260,000	7,000	59,000	161,000
8	2016/ 17	591,000	118,000	472,000	259,000	7,000	59,000	158,000
9	2017/ 18	587,000	117,000	469,000	258,000	7,000	59,000	157,000
10	2018/ 19	582,000	117,000	466,000	257,000	7,000	58,000	155,000
11	2019/ 20	578,000	116,000	463,000	257,000	7,000	58,000	153,000
12	2020/ 21	574,000	115,000	459,000	255,000	7,000	57,000	151,000
13	2021/ 22	569,000	114,000	455,000	254,000	7,000	57,000	149,000
14	2022/ 23	564,000	113,000	451,000	252,000	7,000	56,000	147,000
15	2023/ 24	558,000	111,000	447,000	250,000	7,000	56,000	145,000
16	2024/ 25	552,000	111,000	442,000	249,000	7,000	55,000	142,000
17	2025/ 26	547,000	109,000	437,000	250,000	7,000	55,000	137,000
18	2026/ 27	541,000	108,000	433,000	252,000	6,000	54,000	131,000
19	2027/ 28	535,000	107,000	428,000	252,000	6,000	54,000	126,000
20	2028/ 29	528,000	106,000	423,000	253,000	6,000	53,000	121,000
21	2029/ 30	522,000	104,000	418,000	253,000	6,000	52,000	116,000
22	2030/ 31	516,000	103,000	412,000	253,000	6,000	51,000	112,000
23	2031/ 32	509,000	102,000	407,000	253,000	6,000	51,000	107,000
24	2032/ 33	503,000	101,000	402,000	252,000	6,000	50,000	103,000
25	2033/ 34	496,000	99,000	397,000	251,000	6,000	50,000	100,000
26	2034/ 35	490,000	98,000	392,000	250,000	6,000	49,000	96,000
27	2035/ 36	483,000	96,000	386,000	249,000	6,000	48,000	93,000
28	2036/ 37	476,000	95,000	381,000	248,000	6,000	48,000	89,000
29	2037/ 38	470,000	94,000	376,000	246,000	6,000	47,000	86,000
30	2038/ 39	463,000	93,000	370,000	245,000	6,000	46,000	83,000
31	2039/ 40	456,000	91,000	365,000	243,000	5,000	46,000	80,000
32	2040/ 41	450,000	90,000	360,000	241,000	5,000	45,000	77,000
TOTAL (IN PRESENT VALUE)		**16,291,000**	**3,257,000**	**13,033,000**	**7,540,000**	**195,000**	**1,629,000**	**3,987,000**

Note: Present value discounted to 2010 dollars at 6%.
a. Based on revenues from Basic Tax Increment (1.0%), exclusive of supplemental payment, unitary revenue and bond overrides.
c. 20 percent of gross tax increment revenues.
d. Pass through payments (CRL 33607.5) required for all post-1994 project areas.
e. Fee paid to county pursuant SB 2557 for costs related to property tax administration. Estimate of 1.2% based on prior year fees.
f. 10 percent of gross tax increment revenues, dedicated to Agency administration. Of the total 80% is is paid for with non-housing revenues and 20% is paid for with housing revenues.

Appendix F:

Documentation of Consultations with Affected Taxing Entities

Table F-1
Taxing Entities Consultation Log Sheet
San Fernando Redevelopment Plan Amendments

NAME/ADDRESS/PHONE	TYPE OF CONTACT	NOTES ON CONVERSATION
Margaret Donnellan Todd County Librarian County of Los Angeles Public Library 7400 E. Imperial Highway Downey, CA 90242 (562) 940-8415	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Sent Notice of Joint Public Hearing (May 5, 2010)	
Gail Farber Public Works Director County of Los Angeles - Public Works 900 S. Fremont Avenue Alhambra, CA 91803 (626) 458-5100	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Sent Notice of Joint Public Hearing (May 5, 2010)	
P. Michael Freeman Fire Chief Los Angeles County Fire Department 1320 N. Eastern Avenue Los Angeles, CA 90063 (323) 881-2411	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Sent Notice of Joint Public Hearing (May 5, 2010)	
Kenneth L. Bayless District Manager Greater Los Angeles County Vector Control 12545 Florence Avenue Santa Fe Springs, CA 90670 (562) 944-9656	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Sent Notice of Joint Public Hearing (May 5, 2010)	
Rick Chau Accounting & Budget Office Los Angeles County Office of Education 9300 Imperial Highway Downey, CA 90242 (562) 401-5647	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Telephone call – initial contact (April 13, 2010) 4. Follow up call (April 20, 2010) 5. Sent Notice of Joint Public Hearing (May 5, 2010)	1. Unlikely that the office would have concerns given the purpose of the plan amendments.

NAME/ADDRESS/PHONE	TYPE OF CONTACT	NOTES ON CONVERSATION
Rosemary Duff Chief of Staff Los Angeles Unified School District Board Member Nury Martinez 333 S. Beaudry Avenue Los Angeles, CA 90017	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Telephone call (April 28, 2010) 4. Sent Notice of Joint Public Hearing (May 5, 2010)	1. Met with Board member Nury Martinez to discuss Plan Amendments. No concerns were raised at the meeting.
Bob Moran County of Los Angeles Chief Executive Office 500 W. Temple Street, Room 713 Los Angeles, CA 90012	1. Sent courtesy letter (October 7, 2009) 2. Tour of Project Areas (March 1, 2010) 3. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 4. Follow-up email (March 11, 2010) 5. Telephone call (April 28, 2010) 6. Scheduled meeting for May 5, 2010 7. Sent Notice of Joint Public Hearing (May 5, 2010)	1. Agency staff conducted a tour of the Project Areas for the County 2. Agency staff and consultants responded to County concerns regarding TI cap increase, noting the special circumstances in the Project Areas that necessitate the Plan Amendments.
Larry Eisenberg Los Angeles Community College District 770 Wilshire Boulevard Los Angeles, CA 90017	1. Sent courtesy letter (October 7, 2009) 2. Sent Preliminary Report, Draft Amended and Restated Plan, and Negative Declaration (March 2, 2010) 3. Phone call (April 13, 2010) 4. Sent Notice of Joint Public Hearing (May 5, 2010)	1. Return call made. Mr. Eisenberg did not express concern over impacts to the District. No other information was requested.
Alisa Katz Chief of Staff Office of County Supervisor Yaroslavsky 500 W. Temple Street, Room 821 Los Angeles, CA 90012	1. Sent courtesy letter (October 7, 2009) 2. Phone call (April 1, 2010)	1. Awaiting decision from Bob Moran. She indicated that a meeting was not necessary at this time but that they would monitor the progress as well.
Wendy L. Watanabe County of Los Angeles - Auditor/Controller 500 W. Temple Street, Room 153 Los Angeles, CA 90012	1. Sent courtesy letter (October 7, 2009)	
Mark Saldino County of Los Angeles – Treasurer 225 N. Hill Street Los Angeles, CA 90012	1. Sent courtesy letter (October 7, 2009)	
Rick Auerbach County of Los Angeles - Assessor 500 W. Temple Street, Room 225 Los Angeles, CA 90012	1. Sent courtesy letter (October 7, 2009)	

CITY OF San Fernando Historic & Visionary

Via Regular Mail and Facsimile
Facsimile: (562) 944-7976

October 7, 2009

Mr. Kenneth L. Bayless
District Manager
Greater LA County Vector Control
12545 Florence Ave.
Santa Fe Springs, CA 90670

Dear Mr. Bayless:

On May 18, 2009, the San Fernando Redevelopment Agency ("Agency") approved a resolution authorizing its staff to commence the process of amending the redevelopment plans for its redevelopment project areas. The amendments would provide the Agency with the additional financial resources necessary to complete the redevelopment program activities identified in each redevelopment plan including economic development, community enhancement, affordable housing, and other projects of regional and local benefit.

The following redevelopment plan modifications are being considered at this time:

1. Merge Project Areas 1, 1A, 2, 3, 3A and 4 so that tax increment revenues attributable to each project area which are allocated to the Agency may, with certain exceptions, be allocated to the entire merged project area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or part, the merged project area;

2. Replace the individual limits on the number of dollars of taxes that may be divided and allocated to the Agency from Project Areas 1, 1A, 2, 3 and 3A with a single limit applicable to said Project Areas in the aggregate;

3. Replace the individual limits on the amount of bonded indebtedness, payable in whole or in part from tax increment revenues, that can be outstanding at one time for Project Areas 1, 1A, 2, 3, 3A and 4 with a single limit applicable to said Project Areas in the aggregate;

4. Extend the time limits for the effectiveness of the redevelopment plans with respect to Project Areas 1A, 2, 3 and 3A to the maximum time limits allowed pursuant to Section 33333.6 of the California Redevelopment Law (i.e., June 27, 2029 for Project Area 1A, August 21, 2015 for Project Area 2; June 18, 2016 for Project Area 3; and April 4, 2026 for Project Area 3A);

5. Extend the time limits for the repayment of indebtedness and the receipt of tax increment revenues with respect to Project Area 1A, 2, 3 and 3A to the maximum time limits allowed pursuant to Section 33333.6 of the California Redevelopment Law (i.e., in each case the time limit will be 10 years beyond the time limits described in item 4 above);

6. Provide that the land uses permitted by the redevelopment plans for Project Areas 1, 1A, 2, 3, 3A and 4 shall be those land uses permitted by the City's General Plan and Zoning Ordinance, as amended from time to time; and

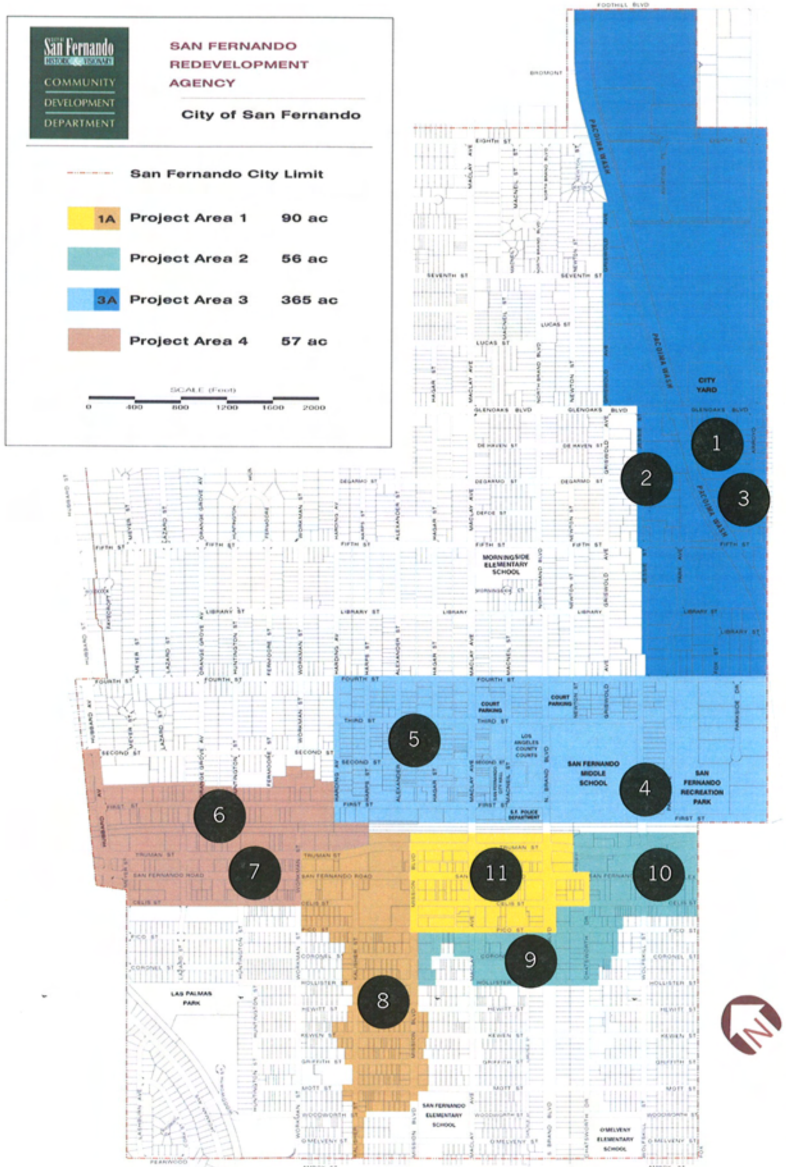
7. Make other minor technical or clarifying changes.

The Agency anticipates that the Preliminary Report – the first major background document in the redevelopment plan amendment process – will be completed in November 2009. At that time, we will transmit the report to you, as well as to other affected taxing agencies, the City Council, other governmental bodies, community leaders and interested citizens.

Please call me with any questions: (818) 898-1201.

Sincerely,

Jose E. Pulido
Executive Director



TODAY'S TOUR

1 **500 BLOCK OF GLENOAKS BLVD.**
Legal non-conforming, marginal and obsolete commercial uses with a high number of vacancies; dilapidated buildings with extensive physical deficiencies.

2 **600, 700 BLOCK OF JESSIE ST.**
Dilapidated buildings with extensive deficiencies; marginal and obsolete commercial uses with a high number of vacancies. Long lot or parcel sizes provide for incompatible uses with mostly overcrowded single or multi-family residential.

3 **500-700 BLOCK OF ARROYO ST.**
Legal non-conforming commercial uses illegally converted into overcrowded residential units. High volume of service calls for vandalism.

4 **200-400 BLOCK OF JESSIE ST. & PARK AVE.**
Characterized by residential overcrowding and boarded up multi-family residential properties. A number of code enforcement cases are now at the City Prosecutor level.

5 **HAGAR/ALEXANDER/HARPS NEIGHBORHOOD**
Major disinvestment, i.e. deferred property maintenance and dilapidated structures. Severe residential overcrowding with an 80-90% garage conversion rate. High volume of police calls and active code enforcement cases.

7 **TRUMAN/SAN FERNANDO/CELIS CORRIDORS**
Vacant lots and commercial businesses with a high instance of vandalism and graffiti; marginal business uses. An adjacent and overcrowded trailer park may be deterring private investment, especially with vacant lot development.

8 **PROJECT AREA 1A RESIDENTIAL**
Major disinvestment,i.e. deferred property maintenance and dilapidated structures. Severe residential overcrowding with an 80-90% garage conversion rate. High volume of police calls and active code enforcement cases.

9 **PICO STREET COMMERCIAL PROPERTIES**
Depreciated property values and low lease rates from dilapidated buildings. High volume of service calls for vandalism.

10 **AUTO DEALERSHIPS**
Closure of two regional dealerships from corporate downsizing/reorganizations. Vacancies hard to fill with other dealerships given the current economy, change in auto industry, and the area's lack of freeway visibility. Area also includes dilapidated commercial buildings.

11 **DOWNTOWN MALL AREA**
Dilapidated buildings, many without seismic retrofits. High vacancies, low lease rates and marginal business uses; illegal and incompatible business sublets. High burglary and DUI rates.

6 **FIRST STREET COMMERCIAL PROPERTIES**
Contains marginal commercial and industrial uses; area shows disinvestment from a large number of vacancies, and obsolete and dilapidated buildings. Current tenant mix is incompatible with adjacent neighborhoods.

Appendix G:

Five-Year Implementation Plan Mid-Term Update

2005/06 – 2009/10
Redevelopment and Housing Implementation Plan
Mid-Term Update

San Fernando Redevelopment Agency

August 2008

San Fernando Redevelopment Agency

Redevelopment and Housing Implementation Plan Fiscal Years 2005/06 – 2009/10

Mid-Term Update

August 2008

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I. INTRODUCTION

Health and Safety Code Section 33490 of the Community Redevelopment Law (CRL) requires redevelopment agencies to adopt implementation plans for each project area every five years. This document presents the *Mid-Term Update* to the San Fernando Redevelopment Agency's ("Agency") Five-Year Implementation Plan for the period of July 2005 - June 2010 for Project Areas 1, 2, 3, and 4. This update reviews the Agency's accomplishments since December 2006, and refines the Agency's activities through the remained of the Plan period. The Agency will conduct a public hearing on the Mid-Term Implementation Plan Update, and copies of the draft document will be made available for public review. Upon adoption by the Redevelopment Agency, it will replace the Implementation Plan for fiscal years 2005-06 through 2009-10.

The Implementation Plan is composed of two separate components, a Redevelopment Component and a Housing Component. The Redevelopment Component (1) revisits the proposed redevelopment actions identified when the Projects were adopted/amended, (2) defines the Agency's strategy to achieve Project Area goals, (3) presents the projects, programs, and expenditures (other than those relating to low and moderate income housing) that have been developed as means to attain these goals, and (4) describes how the goals and objectives, projects, programs and expenditures will eliminate blight within the project areas. CRL Section 33490 also requires that the Implementation Plan explain how the components of the Plan will implement various CRL requirements regarding low and moderate-income housing. The Housing Component shows how the goals and objectives of the redevelopment plan 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.

The CRL permits the preparation and adoption of a single Implementation Plan applicable to one or more redevelopment projects. This document addresses implementation activities for each of the Redevelopment Project Areas located within the City of San Fernando. The San Fernando Redevelopment Agency ("RDA") has a separate redevelopment plan for each project area and maintains separate goals, objectives, projects, and monitors expenditures separately for each project area. Thus, the Redevelopment Component addresses the goals, project, and expenditures separately for each project area. However, the CRL provides that the Agency may consolidate its low-moderate income housing production requirements which have been the policy of the Agency. Therefore, the Housing Component of this document is applicable to all project areas.

The purpose of the 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 Agency goals and objectives, programs activities, and the purpose of redevelopment which is to eliminate blight and to develop, preserve and rehabilitate affordable housing. Rather than outline a specific course of action, the Implementation Plan sets forth the Agency policy for each project area. It is not the intent of the

Implementation Plan to restrict Agency activities to the goals and objectives, programs, and expenditures outlined herein, since conditions, values, expectations, resources, and the needs of the community may change from time to time.

While an Implementation Plan describes the intended direction of the Agency regarding redevelopment project implementation, approval of the Implementation Plan does not constitute final approval of activities described in the Implementation Plan. In accordance with CRL Section 33490 (a)(1)(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 the community.”

II. LEGAL REQUIREMENTS OF AN IMPLEMENTATION PLAN

Section 33490 of the Health and Safety Code requires agencies to produce an implementation plan for a redevelopment project area every five years, with a mid-term update required between years two and three. The implementation plan must contain the following:

General Redevelopment Component

- Specific goals and objectives for the next five years.
- Specific programs and potential projects, and estimated expenditures proposed for the next five years.
- An explanation of how the goals, objectives, programs, and expenditures will eliminate blight.

Housing Component

Replacement Housing (Section 33413(a))

- Identification of units occupied by very low, low or moderate income households anticipated to be removed during the five year period as a result of Agency action.
- Identification of the location and development timing for any required replacement housing units.

Inclusionary Housing (Section 33413(b))

- Estimate of the number of new, substantially rehabilitated, or price-restricted units to be developed or purchased within each Redevelopment project area, both over the life of the plan and during the next ten years. These include both Agency developed and non-Agency developed units.
- Estimate of the number of very low and low/moderate income units to be developed or substantially rehabilitated in each Project Area to fulfill any outstanding and projected future inclusionary housing production obligation, both over the life of the plan and during the next ten years. These include both Agency developed and non-Agency developed units.
- Estimate of the number of units of very low and low/moderate income households which have been developed within the project areas which meet the requirements of Section 33413(b)(2).

Housing Set-Aside Fund (Section 33334.2, 33334.4 and 33334.6)

- The beginning set-aside fund balance, plus the estimated annual deposits, projected for each of the five years.
- A housing program with estimates of the number of newly constructed, rehabilitated and price-restricted units to be assisted, and estimates of the set-aside fund expenditures during each of the five years.
- A description of how the housing program will implement the requirement for set-aside expenditures over a 10-year period for various groups as required by Section 33334.4, referred to as the age and income "proportionality test".

Legislative Changes

Several legislative changes have occurred since adoption of San Fernando's 2000-01 through 2004-05 Implementation Plan which impact the Agency's future affordable housing obligations. Specifically, AB 637, which became effective January 1, 2002, added more stringent requirements to the three basic redevelopment housing obligations (replacement, inclusionary and housing set-aside) as follows:

- The covenant period required to fulfill replacement and inclusionary housing requirements is extended to 55 years for rental projects and 45 years for ownership projects (previously was life of Redevelopment Plan).
- The Agency must only use housing set-aside funds to fill the gap between the amount of external financing that can be supported by a project and the total project costs.
- Future housing set-aside fund expenditures must be used to assist housing for persons of very low, low and moderate income in at least the same proportion as the total number of housing units needed for persons of very low, low and moderate income as defined by the City's regional housing needs contained in the housing element.
- Future Agency housing fund expenditures on senior citizen housing projects are limited to the proportion that seniors age 65+ represent in the City's total population.

In addition, Section 33490(a)(4) now requires an implementation plan for a redevelopment project area that will end within six years to indicate the redevelopment agency's ability to comply with its replacement housing obligations prior to plan expiration as required under Section 33333.8 and within four years of the removal of affordable housing as required under Section 33413(a). For San Fernando, these requirements apply to Project Areas 1, 2 and 3 which have expiration dates which fall within the next six years, but not to Project Areas 1A, 3A or 4.

SB 701, adopted in September 2002, clarified the terms of AB 637 in terms of the Implementation Plan requirements. This clean-up legislation specifically states that the next five year Implementation Plan adopted by the redevelopment agency must identify how the requirements will be met between 2002 and 10 years following the Implementation Plan's adoption (2004), which in San Fernando encompasses the period between 2002-2014.

III. GENERAL REDEVELOPMENT COMPONENT

A. PROJECT AREA BACKGROUND

The City of San Fernando is located in the northern San Fernando Valley. The City's roots go back to 1797 with the establishment of the Mission de San Fernando Rey, which was described as a "thriving industrial center supplying tallow and soap, hides and shoes, clothing and blankets, wine and olive oil and iron works". In 1874, two land owners filed a tract map entitled the City of San Fernando, and by 1897, a railroad and road system connected San Fernando to trading centers around the nation and to coastal ports serving the world. The city incorporated in 1911.

During the 1920s, the City underwent a period of rapid growth. Current land issues and zoning patterns resemble the first zoning ordinance, adopted in 1929. In February, 1971, the Sylmar earthquake struck the area, damaging numerous residential and commercial structures. Growth since the 1971 disaster has occurred on the limited remaining undeveloped land in the city, and through redevelopment.

On January 17, 1994, the Northridge earthquake, with an epicenter seven miles away from San Fernando, struck southern California, causing substantial damage to streets, the sewer system, the water system, public buildings, and privately-owned residential and commercial structures in the City. In the first six months following this disaster, the City spent approximately $1.8 million and over 9,100 person-hours on earthquake-related activities.

The San Fernando Redevelopment Agency was established to address the issues of community revitalization in the City of San Fernando (the "City"). Authorized by redevelopment law to undertake a wide variety of activities and programs, the Agency is involved in community revitalization at all levels, from relatively straightforward rehabilitation and facade improvements to complex strategies to preserve and enhance the community's job base by retaining existing businesses and attracting new businesses to the community. San Fernando's four Redevelopment Project Areas are illustrated in Figure 1, and can be summarized as follows:

<u>Project Area 1</u>

The Agency adopted Project Area 1 in 1966. The original Project Area covered an approximate ten block area between Pico Street and the Southern Pacific Railroad. The majority of the original Project Area consisted of commercial structures, with residential occupancy limited to tenants of hotels and to one apartment complex in the area. The Agency selected the Project Area because the Central Business District offered a concentrated location for the focus of redevelopment efforts.

Project Area 1 was amended in 1971, and again in 1984 to reflect minor adjustments to parcel lines. In 1988, the Agency adopted Amendment 3 to Project Area 1, significantly expanding the Project Area boundaries. The Project Area now forms an approximate “L” shape between Workman Street and San Fernando Mission Boulevard from O’Melveney Street to the railroad, and between the railroad and Pico Street from Workman Street to Chatsworth Drive. The Project Area consists of the Central Business District as well as adjacent medium density residential units and commercial land uses. Figure 1 depicts the boundaries of Project Area 1.

The duration of the Redevelopment Plan is until January 1, 2012 for the original Project Area1, and until June 27, 2021 for the Amendment 3 area.[1]

Project Area 2

The Agency adopted the 56 acre Project Area 2 in 1972. Project Area 2 lies between Fox Street and San Fernando Mission Boulevard, and between Hollister Street and the southern Pacific Railroad (Metrolink). Figure 2 illustrates the Project Area’s boundaries.

Land uses in Project Area 2 include commercial, residential, public/semi-public, industrial, and vacant land. Commercial uses made up approximately 30 percent of the Project Area at the time of Plan adoption.

The Redevelopment Agency selected the area for Project Area 2 because it contained: incompatible land uses; small land parcels with many different owners; inadequate traffic circulation system; poorly designed land parcels; and, blighted primary and accessory structures.

Project Area 2 was technically amended in 1986. The Plan’s duration is until August 21, 2010.

Project Area 3

The Agency adopted the 150-acre Project Area 3, known as the Civic Center Redevelopment Project Area, in 1983. The Project Area forms an approximate “L” shape between the railroad and Fourth Street/Bradley Avenue from Harding Avenue to the Pacoima Wash, and between Foothill Boulevard and the railroad from Arroyo Avenue to Jessie Street. Figure 3 shows the Project Area boundaries.

Land uses in the Project Area consist of industrial, residential, commercial, public/semi-public, industrial, vacant land and railroad right-of-way.

Project Area 3 was amended in 1986 to encompass the industrial area between Fourth Streets and Foothill Boulevard along the Pacoima Wash.

[1] On October 16, 2006, the City Council adopted an ordinance amending San Fernando’s four Redevelopment Plans to extend by two years (one year for Project Area 4) the time limits on effectiveness of the Plan. These extended time limits are reflected in the Implementation Plan.

The duration of the Plan for Project Area 3 is until June 18, 2011. For the Amendment Area, the Plan is effective until April 4, 2021.

Project Area 4

The Agency adopted Project Area No. 4 in July 1994, after recognizing the severe impacts of the Northridge Earthquake on 57 acres of land not contained in the Agency's three other Project Areas. The Project Area was adopted in accordance with the Community Redevelopment Assistance and Disaster Project Law, which modifies the provisions of the CRL by allowing a redevelopment agency to approve a redevelopment plan in a disaster area without regard to certain provisions of the CRL, including the provisions of Section 33320.1 which require findings of blight.

The project area forms an irregular shape and is bounded by Celis Street to the south, and roughly Hubbard Avenue to the west, and Workman Street and Harding Avenue to the east. The northern boundary is jagged and contained within the property below Second Street. The Project Area is divided by the railroad between Truman and First Streets. Figure 4 shows the Project Area boundaries.

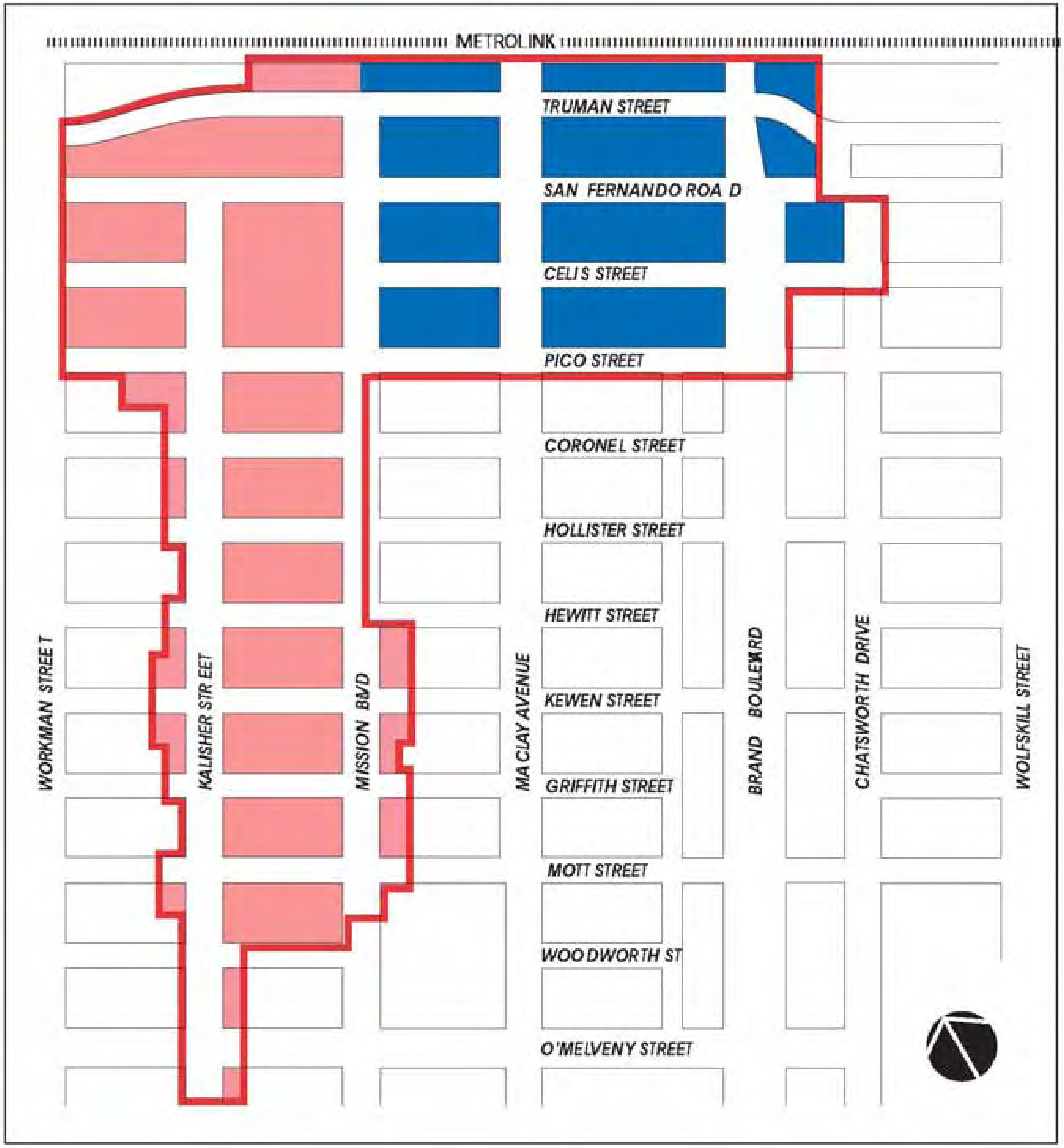
Project Area 4 includes property damaged in the Northridge earthquake and its various aftershocks. Land uses in the Project Area consist of industrial, medium density residential, commercial, vacant land and railroad right-of-way.

The duration of the Plan for Project Area 4 is until July 17, 2026.

San Fernando Merged and Amended Project Area

The San Fernando Redevelopment Agency is evaluating merger of Redevelopment Project Areas 1 through 4 into one project area, the San Fernando Merged and Amended Project Area. The purpose of the potential merger is to implement a financial tool that will provide the Redevelopment Agency with greater flexibility in the use of tax increment funds throughout the merged project areas. In this manner, the Agency will be able to focus public reinvestment in developing high priority projects within the area that are suffering from detrimental economic, social, physical, and/or environmental conditions that are prohibiting growth. The Agency plans to initiate the financial analysis and tax sharing implications of the potential merger in mid-2008. Should the financial analysis support the merger, the San Fernando Merged and Amended Project Area would likely be adopted in 2010.

Although the four project areas would become one if merged, each would still maintain its Redevelopment Plan. The proposed merger would allow the Agency to meet the goals adopted in the Redevelopment Plans for each project area by eliminating existing and/or the spread of blight conditions through the implementation of public and private investment and/or partnership opportunities, creating and retaining jobs, and preserving and increasing the amount of affordable housing within the project area(s).



San Fernando Redevelopment Agency

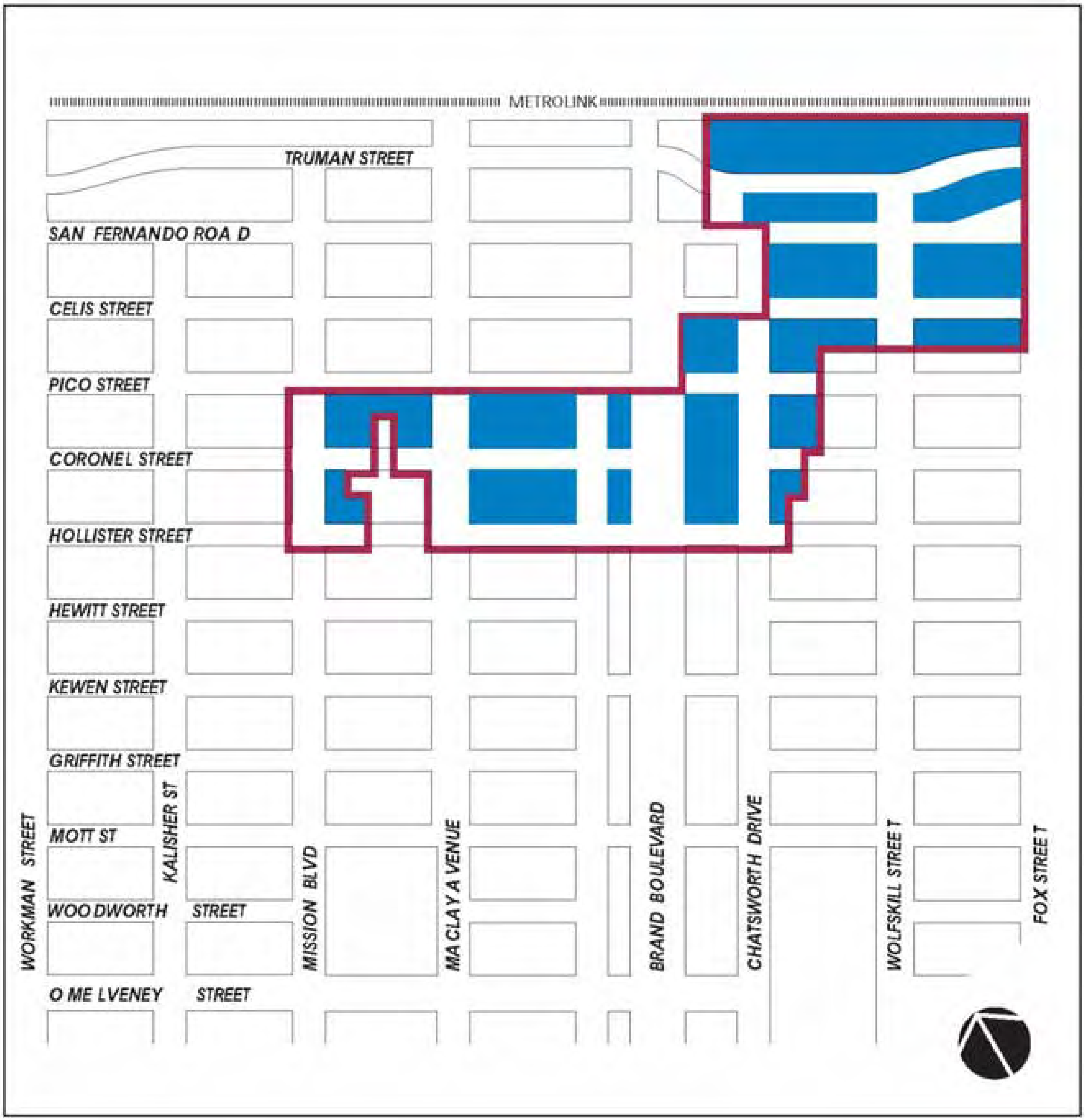
REDEVELOPMENT PROJECT AREA 1

Figure 1

Project Area Boundary

Original Project Area

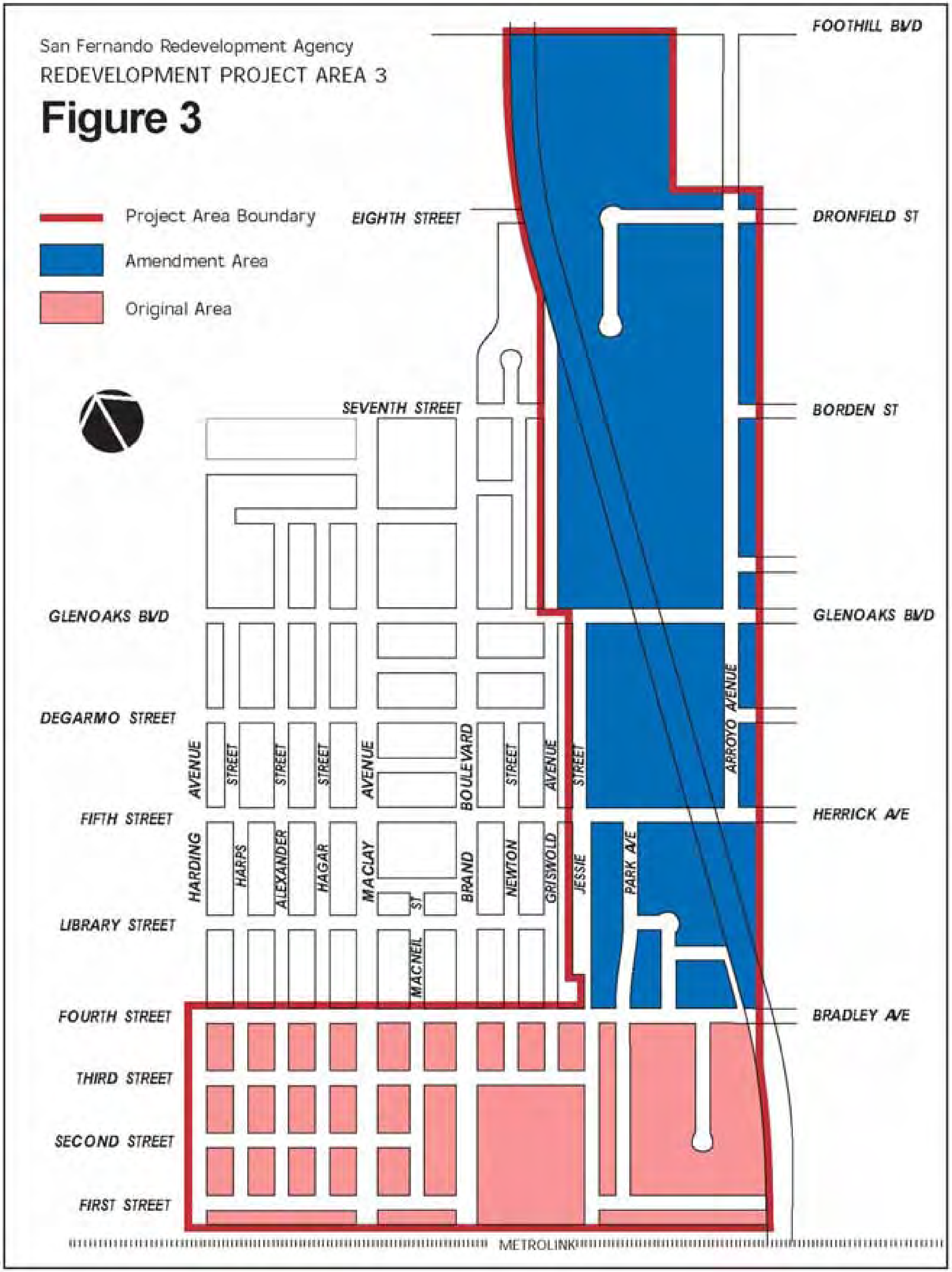
Amended Project Area

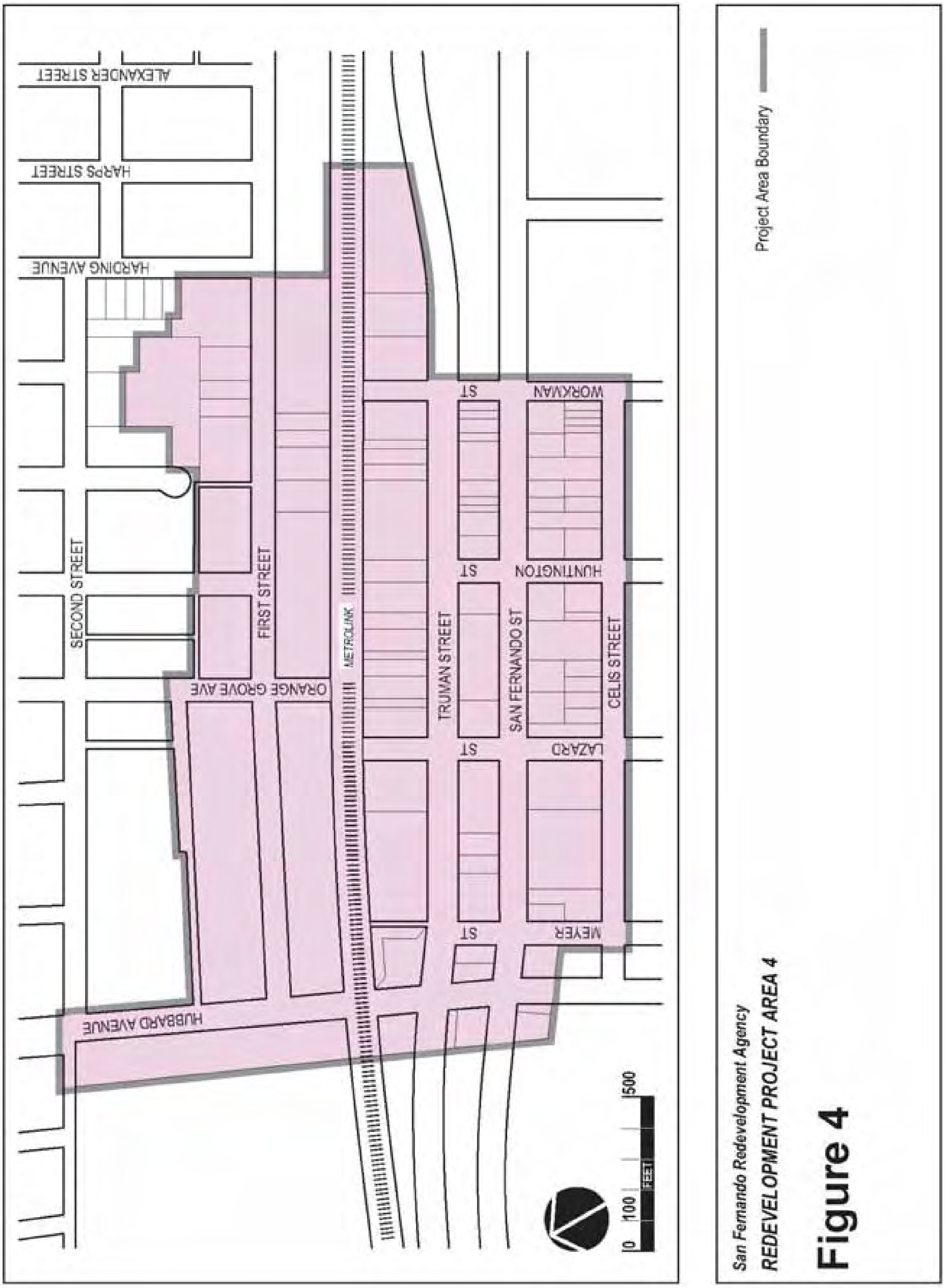


San Fernando Redevelopment Agency
REDEVELOPMENT PROJECT AREA 2

Project Area Boundary

Figure 2


San Fernando Redevelopment Agency
REDEVELOPMENT PROJECT AREA 3
Figure 3
Project Area Boundary
Amendment Area
Original Area
FOOTHILL BVD
EIGHTH STREET
DRONFIELD ST
SEVENTH STREET
BORDEN ST
GLENOAKS BVD
GLENOAKS BVD
DEGARMO STREET
FIFTH STREET
HERRICK AVE
LIBRARY STREET
FOURTH STREET
BRADLEY AVE
THIRD STREET
SECOND STREET
FIRST STREET
METROLINK
HARDING AVENUE
HARPS STREET
ALEXANDER STREET
HAGAR STREET
MACLAY AVENUE
MACNEIL ST
BRAND BOULEVARD
NEWTON STREET
GRISWOLD AVENUE
JESSIE STREET
PARK AVE
ARROYO AVENUE



San Fernando Redevelopment Agency
REDEVELOPMENT PROJECT AREA 4

Figure 4

B. REASONS FOR ADOPTION OF THE PROJECT AREAS

The San Fernando Redevelopment Project Areas 1, 2 and 3 were established to address existing conditions of physical and economic blight as defined by CRL Sections 33030 and 33031. Conditions existing at the time of Redevelopment Plan adoption were:

- **Unsafe/Dilapidated/Deteriorated Buildings.** Buildings unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- **Physical Conditions that Limit Economic Viability and Use of Lots/Buildings.** Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. Can be caused by substandard design, inadequate size, lack of parking, or similar factors.
- **Incompatible Uses.** Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the Project Area.
- **Lots of Irregular Shape, Inadequate Size, and Under Multiple Ownership.** The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
- **Inadequate Public Infrastructure/Facilities.** Provided that other conditions of physical and economic blight are present, the existence of inadequate public improvements, parking facilities, open spaces, or utilities.
- **Depreciated/Stagnant Property Values; Impaired Investments.** Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require use of redevelopment authority as specified in Article 12.5, Section 33459.
- **High Business Turnovers and Vacancies/Low Lease Rates/Abandoned Buildings/Vacant Lots.** Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- **Residential Overcrowding/Excess Bars, Liquor Stores, Adult Businesses**. Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.

Project Area 4 was adopted in 1994 in accordance with the Community Redevelopment Assistance and Disaster Project Law, which modifies the provisions of the CRL by allowing a redevelopment agency to approve a redevelopment plan without regard to the provisions of several Sections. These include the provisions of Section 33320.1 which require the project area be a blighted area.

C. REDEVELOPMENT GOALS AND OBJECTIVES

The following section begins by presenting a comprehensive listing of the goals and objectives contained in each of the Agency's four Redevelopment Plans. This is followed by a more focused set of goals for the five year Implementation Plan period.

Project Area 1

1. Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions in the redevelopment of the Project Area.
2. Encourage investment in the Project Area by the private sector.
3. Remove economic impediments to land assembly and infill development.
4. Provide a mechanism for ensuring the long-term viability of the commercial portions of the Project Area by encouraging commercial rehabilitation and planned new commercial developments.
5. Provide for the reconstruction, replacement, and/or repair of various public facilities, such as streets, sidewalks, curbs and gutters, lighting, and sewer and water facilities in order to encourage infill development activities, rehabilitation and elimination of blighting characteristics in the Project Area.
6. Provide or assist in the provision of needed public improvements including water systems, street and traffic signal improvements.
7. Enhance and expand shopping facilities in San Fernando by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the San Fernando General Plan and Zoning Ordinance.
8. Enhance and expand employment opportunities in San Fernando by encouraging development of commercial uses and the rehabilitation of existing commercial and residential uses in conformance with the San Fernando General Plan and Zoning Ordinance.
9. Through rehabilitation and selective replacement, improve the condition of housing in the Project Area.
10. Upgrade the physical appearance of the Project Area.
11. Consolidate parcels as needed to induce new commercial development in the Project Area.
12. Eliminate incompatible, non-conforming land uses from the Project Area.
13. Protect the health and general welfare of low-and-moderate income persons by increasing and improving the community's supply of housing affordable to these persons.
14. Mitigate potential relocation impacts resulting from changes in Project Area land use from non-conforming and dilapidated uses to development in conformance with the San Fernando General Plan and Zoning Ordinance.
15. Provide for the replacement of existing substandard and nonconforming dwelling units in the Project Area through relocation, rehabilitation, and the development of new affordable residential units.

Project Area 2

1. Enlarge the area affected by Project Area 1.
2. Create an auto mall in order to expand the employment opportunities and tax base in the City.
3. Acquisition of certain real property.
4. Demolition or removal of certain buildings and improvements.
5. Relocation assistance to displaced residential and nonresidential occupants.
6. Installation, construction, or reconstruction of streets, utilities, and other public improvements.
7. Disposition of any property acquired for uses in accordance with the Plan.
8. Redevelopment of land by private enterprise or public agencies for uses in accordance with the Plan.

Project Area 3

1. Promote commercial and industrial development by the prevention and elimination of blight.
2. Improve the Civic Center area by preserving its historic nature, by renovating structures, and by improving infrastructure.
3. Provide infrastructure improvements in the industrial areas and former airport to facilitate commercial and industrial park uses.

Project Area 4

1. Provide for the alleviation of physical and economic damage from the Northridge earthquake.
2. Develop commercial establishments that are high sales tax and job producers.
3. Attract new commercial and industrial uses to the Project Area.
4. Diversify the make-up of the Project Area by developing a variety of uses that work in concert toward economic stability.
5. Provide for infrastructure improvements.
6. Provide financial incentives to interested property owners who wish to repair or rehabilitate their buildings or revitalize their properties consistent with the General Plan.
7. Eliminate environmental deficiencies, including inadequate street improvements, inadequate truck access, inadequate utility systems, and inadequate public services.

Five-Year Implementation Plan Goals

The overall goals and objectives listed above, as extracted from San Fernando's four Redevelopment Plans, are relevant and appropriate for the 2005/06 - 2009/10 Implementation Plan period. The following goals represent the Agency's specific focus for redevelopment projects during the five-year period for all four Redevelopment Project Areas.

- ✓ Encourage private sector investment
- ✓ Promote commercial and industrial development by the prevention and the elimination of blight.
- ✓ Upgrade the physical appearance of the Project Area.
- ✓ Remove economic impediments to land assembly and infill development.
- ✓ Encourage commercial rehabilitation and planned new commercial developments.
- ✓ Protect the health and general welfare of very low-, low- and moderate-income persons by increasing and improving the community's supply of housing affordable to these persons.
- ✓ Installation, construction, or reconstruction of street utilities and other public improvements.
- ✓ Encourage public and private investment in order to repair and/or replace unsafe, dilapidated, and deteriorated buildings.
- ✓ Redevelopment of land by private enterprise or public agencies.

D. REDEVELOPMENT ACTIVITIES AND ACCOMPLISHMENTS

The major redevelopment activities completed by the San Fernando Redevelopment Agency during the 2000-2005 Implementation Plan time frame are summarized by Project Area in Table 1. Each activity addressed one or more of the blighting conditions originally identified in the Redevelopment Plans. In addition to projects listed in Table 1, a variety of infrastructure improvement projects were undertaken in the Project Areas using Federal, State, county and local funding which contributed to the elimination of blight. These projects included street and alley improvements, traffic signalization, water main installation and replacement, and tree planting along the Kalisher corridor. Agency investment in the Project Areas also served as a catalyst to numerous privately-funded development projects, furthering the elimination of blight.

San Fernando Regional Aquatic Center

TABLE 1
REDEVELOPMENT ACCOMPLISHMENTS BY PROJECT AREA: 2000-2005

	Project Area 1		**Project Area 2**
✓	New Pollo Loco Restaurant	✓	New Rydell Chevrolet Dealership
✓	New Starbucks Coffee (1101 Truman Street)	✓	New 2 Unit Commercial Building (1038 San Fernando Road)
✓	Commercial facade rehabilitation and restoration of 313 S. Brand Boulevard. (former DWP Building)	✓	Implementation of Overhead Utilities Undergrounding Project
✓	San Fernando Station Multiple Tenant Commercial Building (1245 San Fernando Road)	✓	Coronel Street Improvement Project
	Rehabilitation of Social Security Office (456 San Fernando Mission Boulevard)	✓	Mott Street Improvement Project
✓	New Commercial Building (501 San Fernando Mission Blvd)	✓	San Fernando Mission Blvd Improvement Project
✓	New Commercial Building (1201 Hewitt Street)	✓	Valley Family Center Expansion and Rehabilitation (302 S. Brand Boulevard)
✓	South Maclay Avenue Street Reconstruction Project	✓	Restoration of Historic Structure and Construction of Accessory Dwelling Unit (503 Chatsworth Drive)
✓	Celis Street Improvement Projects – Celis Street, Hewitt Street, Kewen Street	✓	Construction of Two-story Commercial Building (451 S. Brand Boulevard)
	Project Area 3		**Project Area 4**
✓	New 59,000 sq. ft. Industrial Building (Jem Sportswear)	✓	New Drive-through Car Wash (1601 Truman Street)
✓	Home Depot Expansion	✓	Euro Discount Tile
✓	Alley Improvement Project (behind Maclay Avenue)	✓	Assistance to Oh Boy! Company
✓	Commercial Facade Rehabilitation Project (209-211 N. Maclay Avenue)	✓	New 10,000 sq. ft. Industrial Building and Complex Rehabilitation (1431-1441 Truman Street)
✓	Restoration of Potentially Historic Structure and Construction of a Duplex (652 Fourth Street)		
✓	Facade Rehabilitation (120 N. Maclay Avenue		
✓	5,000 sq. ft. Commercial Building (12980 Foothill Blvd.)		

For purposes of the 2008 Mid-Term Update of the 2005/06 - 2009/10 Redevelopment Implementation Plan, Table 1A summarizes Redevelopment Agency activities since the Plan’s adoption in December 2006. As evidenced by this Table, the Redevelopment Agency has continued in its active support of a variety of activities which contribute to the elimination of blight and improvement to the quality of life within the Redevelopment Project Areas.

TABLE 1A
REDEVELOPMENT ACCOMPLISHMENTS BY PROJECT AREA: 2006-2008

	Project Area 1		**Project Area 2**
✓	Lopez Adobe Preservation Project (1100 Pico Street)	✓	Commercial Development Project (610 Ilex Street)
✓	San Fernando Station Multiple Tenant Commercial Building (1245 San Fernando Road)		
✓	Commercial Development Project (1209 Mott Street)		
✓	Development of Single Family Residence (709 San Fernando Mission Boulevard)		
✓	Commercial Façade Rehabilitation (1023 Pico Street)		
✓	Gangi Development Mixed-Use Project (Parking Lot No. 3)		
✓	Downtown Street Beautification Project		
✓	Downtown Way-finding Signage Project		
✓	RFP Affordable Housing Project (551 Kalisher Street)		
	Project Area 3		**Project Area 4**
✓	Commercial Façade Rehabilitation (110 N Maclay Ave, 214 N Maclay Ave, 226 N Maclay Ave, 1041 Truman St)	✓	New 10,000 sq. ft. Industrial Building and Complex Rehabilitation (1431-1441 Truman Street)
✓	Maclay Avenue Street Beautification Program (Between First Street and Eighth Street)	✓	Corporate Office Building for Sigue Corporation at 1511 Truman Street (anticipated future development)
✓	Commercial Development (12960 Foothill Boulevard)	✓	Facilitate Land Acquisition of blighted property at 107 S Huntington St for Sigue Corporate Office
✓	Industrial Building Development (760 Arroyo Avenue)	✓	KFC Restaurant Façade Renovation (1327 San Fernando Road)
✓	Industrial Building Development (255 Parkside Drive)	✓	Industrial Development Project (1407 Truman Street)
✓	Industrial Building Development (723 Arroyo Avenue)—approved pending issuance of construction permits	✓	RFP for Mixed-use Development Project (1320 San Fernando Road)
✓	Industrial Development Project (1516 First Street)	✓	City-owned Lot/Commercial Development (1422 San Fernando Road)
✓	Multiple Family Residential Development (652 4th St.)	✓	Cell Tower Construction (1516 First Street)
✓	Multiple Family Residential Development (131-135 Park Avenue and 130-140 Jessie Street.)		
✓	Multiple Family Residential Development (322 Jessie St.) (Pending approval)		
✓	Regional Aquatic Facility-Cesar E. Chavez Park		
✓	Park Avenue Street Improvements (Pending approval)		
✓	Swap Meet Redevelopment Project (601 Glenoaks Blvd.)		
✓	City Yard Relocation to provide 3.9 acre site for consolidation with adjacent parcels to establish 22.4 acre project site for development with multi-tenant commercial center (120 Macneil Street)		
✓	Community Action Plan for Neighborhood Protection and Preservation (CAPP) Focus Area No. 4.		
✓	LAUSD Valley Regional High School No. 5- Arroyo Avenue 2,100 students		
✓	LAUSD Valley Regional Elementary School No. 8 - Eighth St.		
✓	Cell Tower Construction - 675 Glenoaks Blvd.		

E. PROJECT FINANCING

Redevelopment law grants various powers to redevelopment agencies. Among its authorized powers, an agency is permitted to enter into debt, issue revenue bonds, acquire and dispose of property, and accept financial or other assistance from any private or public source. The primary funding source for most redevelopment agencies, however, is tax increment revenues generated through constitutionally created processes in Article XVI, Section 16 of the California Constitution. In brief, Article XVI, Section 16 provides that property taxes generated by increases in assessed land values, after a redevelopment plan has been adopted and for those properties within the adopted project area, will be allocated to the redevelopment agency for purposes of carrying out the programs envisaged by the adopted plan.

Tables 2, 3, 4 and 5 summarize the Agency's tax increment, debt obligations and project expenditures for each of the four Project Areas during 2005-06 and 2006-07, and projections for 2007-08 through 2009-10. As shown by these Tables, annual net revenues[2] generated range from approximately $200,000- $600,000 in Project Areas 2 and 4, to $1 million in Project Area 1, and $2.7 - $3.2 million in Project Area 3. In aggregate, the four San Fernando Redevelopment Project Areas are expected to generate approximately $25 million in revenues during fiscal years 2005/06 - 2009/10.

Payments on debt obligations, particularly bond debt service and existing business assistance agreements, commit a large portion of projected tax increment revenue. In addition, the Agency contributes 20% of gross tax increments to the Housing Set-Aside fund. A portion of tax increment revenues are also allocated towards administrative expenses associated with implementation of redevelopment activities. The balance of unencumbered funds are then allocated towards a variety of project improvements, including public facilities and improvements, business assistance, and development assistance.

Tax Allocation Bond

The Redevelopment Agency issued a $10 million tax allocation bond in 2006 secured by future tax increment revenues from Project Area 3. Bond revenues will be allocated to the Aquatic Center, the new City Yard, and Maclay Avenue street improvements. The cash flow projections for Project Area 3 incorporate these bond project expenditures and debt service.

[2] Net revenues encompass gross tax increment, minus Agency pass-thrus and fees, plus interest income.

SAN FERNANDO REDEVELOPMENT AGENCY

PROJECT AREA #1 CASH FLOW PROJECTIONS

2005/06 - 2009/10

	Actuals 2005-2006	Actuals 2006/2007	2007/2008	2008/2009	2009/2010	Total
July 1 Carryover Balance	**$268,538**	**$489,248**	**$612,340**	**$786,028**	**$220,970**	**$2,377,124**
Revenues						
Tax Increments (Gross)	$974,053	$1,053,458	$1,080,878	$1,080,878	$1,102,496	$5,291,763
Fees -Deducted Automatically by County of Los Angeles	(11,105)	(85,686)	($40,000)	($41,200)	($42,436)	(220,427)
Net Tax Increments	$962,948	$967,772	$1,040,878	$1,039,678	$1,060,060	$5,071,336
Mixed Used Parking Lot: EIR			111,566			111,566
Interest Earnings	$11,685	$63,068	$20,000	$10,000	$10,200	$114,953
Total Revenue	**$974,633**	**$1,030,840**	**$1,172,444**	**$1,049,678**	**$1,070,260**	**$5,297,855**
Total Funds Available	**$1,243,171**	**$1,520,088**	**$1,784,784**	**$1,835,706**	**$1,291,229**	**$7,674,979**
Expenditures						
Administrative Expenses:						
Salaries	$138,530	$152,234	$140,500	$160,903	$166,535	$758,702
Overhead	72,700	72,700	72,700	72,700	72,700	363,500
Professional Services	5,705	49,156	43,610	43,610	44,482	186,563
Capital	0	0	15,000	15,000	15,000	45,000
Supplies/Training/Memberships	0	1,575	10,000	10,200	10,404	32,179
Total Administrative Expense	**$216,935**	**$275,665**	**$281,810**	**$302,413**	**$309,121**	**$1,385,944**
Other Expenses						
Los Angeles County Agreement (Payment begins FY 2009)				$441,043	$456,043	897,086
1998 Bond Debt Service	136,031	117,918	118,850	119,519	119,925	612,243
Business Assistance/Retention *(Rebates)*						
DDA- San Fernando Mission (Tianguis-thru FY 2018)	61,247	223,611	238,090	5,836	0	528,784
Development Assistance *(Construction)*						
EIR(Downtown Projects)	0	14,155	137,533	128,000	0	279,688
*Interest Due to PFA(Starbucks OPA)	0	0	4,097			4,097
Loan Repayment to PFA (Starbucks)				0	0	0
ERAF Shift III (thru FY 2006)	144,900	0	0	0	0	144,900
Project Improvements						
Street Beautification	0	0	0	0	0	0
Neighborhood Preservation (Code Enforcement-salaries)	0	0	0	15,000	7,500	22,500
Neighborhood Preservation	**0**	**0**	**0**	**15,000**	**7,500**	**22,500**
Bike Master Plan	0	5,000	0	0	0	5,000
Parks Master Plan	0	0	0	27,000		27,000
Bike/Park Master Plan	***0***	***5,000***	***0***	***27,000***	***0***	***32,000***
Public Facilities & Infrastructure						
Tree Trimming		2,732	2,200	5,000	2,200	$12,132
Truman Street		0	0	294,750	0	284,750
Graffiti Abatement		7,975		10,000	10,000	27,975
Sidewalk Repair		50,000	0	60,000	45,000	155,000
Subtotal Public Facil/Infrastructure	0	60,707	2,200	359,750	57,200	479,857
Total Project Improvements	0	$65,707	$2,200	$401,750	$64,700	$634,357
Transfer to Housing Set Aside	$194,810	$210,692	$216,176	$216,176	$220,499	$1,058,352
Total Other Expense	**$536,988**	**$632,083**	**$716,946**	**$1,312,324**	**$861,167**	**$4,059,507**
Total Expenditures	**$753,923**	**$907,748**	**$998,756**	**$1,614,737**	**$1,170,288**	**$5,445,451**
Balance (Est.)	**$489,248**	**$612,340**	**$786,028**	**$220,970**	**$120,941**	**$2,229,528**
*Funds Held by Trustee	$136,031	$117,918	$118,850	$119,519	$119,925	$612,243
Available Balance (Est.)	**$353,217**	**$494,422**	**$667,178**	**$101,451**	**$1,016**	**$1,617,285**

SAN FERNANDO REDEVELOPMENT AGENCY

PROJECT AREA #2 CASH FLOW PROJECTIONS

2005/06-2009/10

	Actuals 2005-2006	Actuals 2006/2007	2007/2008	2008/2009	2009/2010	Total
July 1 Carryover Balance	($540,934)	($614,476)	($634,524)	($473,195)	($82,816)	($2,345,944)
Revenues						
Tax Increments (Gross)	$419,563	$467,711	$628,860	$628,860	$641,437	$2,786,431
Fees -Deducted Automatically by County of Los Angeles	(5,712)	(6,014)	(21,000)	(21,630)	(22,279)	(76,635)
Net Tax Increments	$413,851	$461,697	$607,860	$607,230	$619,158	$2,709,796
Interest Earnings& Misc Rev	$8,017	$25,192	$7,100	$3,541	$3,612	$47,462
Total Revenue	$421,868	$486,889	$614,960	$610,771	$622,770	$2,757,258
Total Funds Available	($119,066)	($127,587)	($19,564)	$137,576	$539,954	$411,314
Expenditures						
Administrative Expense						
Salaries	$147	$0	$0	$0	$0	$147
Overhead	78,790	78,790	78,790	78,790	78,790	$393,950
Professional Services	2,660	4,715	4,809	4,905	5,004	$22,093
Supplies	0	0	0	0	0	0
Total Administrative Expense	$81,597	$83,505	$83,599	$83,695	$83,794	$416,190
Other Expenses						
Debt Payments						
1991 Bond Debt Service	$229,900	$229,890	$233,550	$0	$0	$693,340
***Business Assistance/Retention** (Rebates)*						
Rydell OPA (thru FY 2007)	100,000	100,000	0	0	0	200,000
*Interest Due to PFA (Rydell OPA)	0	0	10,710	10,924	11,143	32,777
Loan Repayment to PFA(Rydell)					64,000	64,000
ERAF Shift III (thru FY 2006)	0	0	0	0	0	0
Transfer to Housing Set Aside	83,913	93,542	125,772	125,772	128,287	557,286
Total Other Expense	$413,813	$423,432	$370,032	$136,696	$223,430	$1,567,403
Total Expenditures	$495,410	$506,937	$453,631	$220,392	$307,224	$1,983,594
Balance (Est.)	($614,476)	($634,524)	($473,195)	($82,816)	$232,731	($1,572,280)
*Funds Held by Trustee	$229,900	$229,890	$233,550	$0	$0	$693,340
Available Balance (Est.)	($844,376)	($864,414)	($706,745)	($82,816)	$232,731	($2,265,620)

SAN FERNANDO REDEVELOPMENT AGENCY

PROJECT AREA #3 CASH FLOW PROJECTIONS

2005/06 - 2009/10

	Actuals 2005-2006	Actuals 2006/2007	2007/2008	2008/2009	2009/2010	Total
July 1 Carryover Balance	$1,669,008	$1,986,759	$10,857,631	$4,200,766	$1,783,147	$20,497,310
Revenues						
Tax Increments (Gross)	$3,526,015	$3,759,298	$3,967,182	$3,967,182	$4,046,526	$19,266,203
Pass Thru To Other Agency's	(825,953)	(894,182)	(975,588)	(975,588)	(975,588)	(4,646,899)
SB211 Pass Thru			(28,387)	(29,806)	(31,297)	(89,490)
Fees -Deducted Automatically by County of Los Angeles	(42,324)	(43,881)	(44,211)	(46,422)	(47,000)	(223,838)
Net Tax Increments	$2,657,738	$2,821,235	$2,918,996	$2,915,366	$2,992,641	$14,305,976
Interest Earnings	$21,947	$297,257	$112,335	$56,178	$57,302	$545,019
Sale of City Yard	$0	$0	$479,000	$125,000	$125,000	$729,000
Total Revenue	$2,679,685	$3,118,492	$3,510,331	$3,096,544	$3,174,943	$15,579,995
2006 Bond Proceeds	$0	$11,490,000	$0	$0	$0	$11,490,000
Total Funds Available	$4,348,693	$16,595,251	$14,367,962	$7,297,310	$4,958,089	$47,567,305
Expenditures						
Administrative Expenses						
Salaries	$32,945	$43,835	$42,935	$45,082	$46,660	$211,456
Overhead	409,260	409,260	338,386	395,068	409,260	1,961,234
Professional Services	96,894	139,711	97,032	188,032	131,622	653,291
Supplies/Training/GIS	16,057	19,025	10,000	20,000	20,000	85,082
Total Administrative Expenses	$555,156	$611,831	$488,353	$648,182	$607,542	$2,911,064
Other Expenses						
Debt Payments						
1998 Bond Debt Service	$552,769	$568,306	$568,619	$567,881	$566,094	$2,823,669
Cost of Issuance		383,621				$383,621
***Business Assistance/Retention** (Rebates)*						
DDA - Eastman (thru Feb 2007)	304,762	262,562	*0*	*0*	*0*	567,324
Public Facilities & Infrastructure	0	0	0	0	0	0
2006 Bond Debt Service (Aquatic Ctr & City Yard & Maclay)	0	97,765	832,169	995,594	995,769	2,921,297
Letter of Credit (Aquatics Project)	34,500	34,500	28,026	28,026	28,026	153,078
Land Acquisition (Payment to City)	209,544	209,544	689,544	934,544	334,544	2,377,720
Subtotal Public Facil/Infrastructure	244,044	341,809	1,549,739	1,958,164	1,358,339	5,452,095
ERAF Shift III (thru FY 2006)	***0***	***0***	***0***	***0***	***0***	***0***
Neighborhood Preservation	0	0	0	6,500	6,500	13,000
Neighborhood Preservation	0	0	0	6,500	6,500	13,000
Project Improvements						
Street Beautification						0
Graffiti Removal	0	13,186	10,000	30,000	10,000	63,186
Tree Trimming	0	3,039	16,000	20,000	16,000	55,039
Sidewalk Improvements	0	24,455	35,000	50,000	10,000	119,455
Total Street Beautification	***0***	***40,680***	***61,000***	***100,000***	***36,000***	***237,680***
Bike Master Plan	0	5,000	0	0	0	5,000
Park Master Plan	0	0	0	40,000	0	40,000
Park Street Improvements	0	0	0	600,000	0	600,000
Park Improvements	0	0	0	300,000	0	300,000
City Yard Relocation	0	518,814	685,770	0	0	1,204,584
Maclay Street Improvements	0	1,279,739	805,770	0	0	2,085,509
Aquatic Center	0	973,398	5,214,509	500,000	0	6,687,907
Total Project Improvements	$0	$2,817,631	$6,767,049	$1,540,000	$36,000	$11,160,680
Transfers to Housing Set Aside	$705,203	$751,860	$793,436	$793,436	$809,305	$3,853,241
Total Other Expense	$1,806,778	$5,125,789	$9,678,843	$4,865,981	$2,776,238	$24,253,630
Total Expenditures	$2,361,934	$5,737,620	$10,167,196	$5,514,163	$3,383,780	$27,164,694
Balance (Est.)	$1,986,759	$10,857,631	$4,200,766	$1,783,147	$1,574,309	$20,402,611
Less: *Funds Held by Trustee	$552,769	$666,071	$1,400,788	$1,563,475	$1,561,863	$5,744,966
Available Balance (Est.)	$1,433,990	$10,191,560	$2,799,978	$219,672	$12,446	$14,657,645

TABLE 5

SAN FERNANDO REDEVELOPMENT AGENCY

PROJECT AREA #4 CASH FLOW PROJECTIONS

2005/06 - 2009/10

	Actuals 2005-2006	Actuals 2006/2007	2007/2008	2008/2009	2009/2010	Total
July 1 Carryover Balance	$20,953	$52,745	$102,640	$269,018	$290,195	$735,552
Revenues						
Tax Increments (Gross)	$249,923	$326,028	$407,113	$407,113	$415,255	$1,805,432
Pass Thru To Other Agency's	(30,436)	(32,932)	(42,100)	(44,205)	(45,089)	(194,762)
Fees -Deducted Automatically by County of Los Angeles	(3,680)	(6,871)	(6,250)	(6,563)	(6,694)	(30,057)
Net Tax Increments	$215,807	$286,225	$358,763	$356,346	$363,472	$1,580,613
Interest Earnings	1,371	9,136	2,607	1,304	1,330	15,748
Total Revenue	$217,178	$295,361	$361,370	$357,650	$364,802	$1,596,361
Total Funds Available	$238,131	$348,106	$464,010	$626,667	$654,998	$2,331,913
Expenditures						
Administrative Expenses						
Salaries	$38,931	$44,032	$47,700	$49,370	$51,097	$231,130
Overhead	8,470	8,470	8,470	8,470	8,470	42,350
Professional Services	0	10,782	1,900	11,210	11,434	35,326
Supplies/Capital	0	0	11,500	10,000	10,000	31,500
Total Administrative Expenses	$47,401	$63,284	$69,570	$79,050	$81,002	$340,306
Other Expenses						
Interest Due to City	$0	$0	$0	$0	$0	$0
ERAF Shift III (thru FY 2006)	88,000	0	0	0	0	88,000
Street Beautification	*0*	*0*	*0*	*0*	*0*	*0*
Neighborhood Preservation (Code Enforcement-salaries)	0	0	0	15,000	15,000	30,000
Neighborhood Preservation	0	0	0	15,000	15,000	30,000
Bike Master Plan	0	5,000	0	0	0	5,000
Signage	0	0	0	20,000	0	20,000
Parks Master Plan	0	0	0	0	0	0
Total Bike/Parks Master Plan	*0*	*5,000*	*0*	*20,000*	*0*	*25,000*
Public Facilities & Infrastructure						
Graffiti Abatement		11,906	10,000	20,000	10,000	*51,909*
Tree Trimming		69	34,000	34,000	34,000	*102,069*
Sidewalk Improvement		100,000		87,000		*187,000*
Subtotal Public Facil/Infrastructure	*0*	*111,977*	*44,000*	*141,000*	*44,000*	*340,977*
Transfer to Housing Set Aside	$49,985	$65,205	$81,423	$81,423	$83,051	$361,086
Total Other Expense	$137,985	$182,182	$125,423	$257,423	$142,051	$845,063
Total Expenditures	$185,386	$245,466	$194,993	$336,472	$223,053	$1,185,369
Balance (Est.)	$52,745	$102,640	$269,018	$290,195	$431,945	$1,146,544

F. FIVE YEAR PROJECTS AND PROGRAMS

The San Fernando Redevelopment Agency's planned activities and projected expenditures for the elimination of blight within the Project Areas can be summarized as follows:

TABLE 6
SUMMARY OF REDEVELOPMENT ACTIVITIES: 2005/06 – 2009/10

Activity	Projected Redevelopment Funding
Public Facilities and Infrastructure Improvements – Park Improvements, Sidewalk Repair, Graffiti Abatement, Tree Trimming	$835,000
Maclay Avenue Improvements and Beautification	$2,000,000
Park Street Improvements	$700,000
Truman Street Improvements	$280,000
Aquatic Center	$7,600,000
City Yard Relocation	$1,200,000
Business Assistance and Retention Program (Rebates)	$1,400,000
Development Assistance (Construction)	$280,000
Development of Vacant Properties	Land contribution
Park Master Plan	$67,000
Bike Master Plan	$15,000

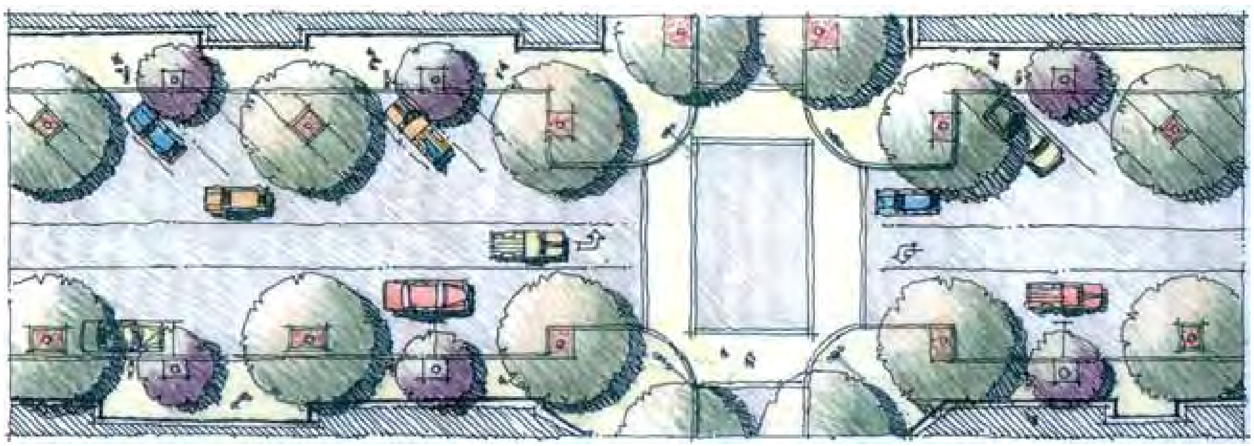
Note: Dollar amounts represent Redevelopment Agency funding only.

Implementation of the following programs over the duration of the Implementation Plan will satisfy the goals and objectives of the Implementation Plan and contribute towards the elimination of blighting conditions within the project areas.

<u>Public Facilities and Infrastructure Improvement Program:</u> The water, sewer**,** street, sidewalk, and drainage system has deteriorated with age in San Fernando. Substantial portions of the infrastructure cannot accommodate increased demand from new development, and some of the system is insufficient to handle existing development. These deficiencies cannot be rectified through either private or public investment alone.

This program includes the construction and installation of public facilities and improvements, allowing for the redevelopment of sites characterized by defective or debilitated structures. Agency funded public improvements may include street and sidewalk improvements, sewer improvements and improvements to water distribution lines to better serve the existing community and support future development. Other Redevelopment Agency activities funded under the public facilities and infrastructure program during the Implementation Plan time frame include park improvements, graffiti abatement, and tree trimming.

The City completed the Maclay Avenue Beautification project in April 2008, involving streetscape improvements along Maclay Avenue between 1st and 4th Streets as set forth in the San Fernando Corridors Specific Plan. The goal of these improvements is to beautify and enhance the pedestrian character along these four blocks of Maclay to help support the several Agency assisted mixed use projects to be developed in the district. The program involved enhancements to the sidewalk, via new flowering street trees, lighting and street furniture, in order to create a pleasant experience for people on foot. The program also involved improvements to the vehicular portion of the roadway, reducing the street capacity from 4 to 2 lanes to narrow the feel of the street, and providing angled parking in front of businesses. The entire street beautification project cost approximately $4.6 million, with the Agency contributing approximately $2 million in tax increment towards the project.



Maclay Avenue Streetscape

Extensive street improvements are planned along Park Avenue between First Street/Robert F. Kennedy Drive, including new sidewalks and parkways, center median construction, new crosswalks, installation of new angled parking, new gateway features, new lighting and street furniture. The Agency has budgeted $700,000 in funds towards this project, and is seeking additional funds to further enhance physical improvements along this segment of Park Avenue, which abuts both the new regional pool to the east, and the multi-family, R-3 neighborhood currently being renovated to the west. As part of the continued implementation of the San Fernando Corridors Specific Plan, the City will be issuing a call for projects for the redesign of Truman Avenue, and has budgeted $280,000 in Agency funds in support of this project.

In addition to Redevelopment Agency funds, San Fernando utilizes several other funding sources in support of infrastructure improvements. For example, the City has secured $600,000 in CDBG (Community Development Block Grant) funds to be used for needed sidewalk and parkway reconstruction within low and moderate income areas, with specific neighborhoods to be designated by City Council during Fiscal Year 2008-09.

San Fernando Aquatic Center

One of the most significant public projects being supported by the Redevelopment Agency is construction of the San Fernando Regional Pool Facility, with the Agency contributing approximately $8 million towards this project. Construction includes two swimming pool areas, including a 50m x 25 yard competition pool, a 4,000 square foot instructional pool, and a 1,000 square foot splash area. An adjacent 15,000 square foot two-story support facility consisting of a lobby, offices, dressing rooms, classrooms, locker rooms and multi-purpose rooms is also being constructed.

The proposed development of the regional pool is consistent with the Redevelopment Plan for Project Area 3, which seeks to promote recreational amenities for residents within the Project Area. Future urban infill projects, including high density residential projects within the Project Area and mixed-use projects within the City's downtown and Civic Center area will place additional demands on the City's recreational facilities. Development of the regional pool facility at Cesar E. Chavez Park will meet the redevelopment plan goals and objectives by providing recreational amenities needed by residents, and eliminating physical blight within the Project Area through investment in new infrastructure improvements (i.e., street trees, lighting, diagonal parking, street resurfacing, etc.) to Park Avenue, Fourth Street, and Robert Kennedy Drive which abut the park site.

Relocation of City Yard

The Redevelopment Agency relocated the existing Public Works City Yard in 2007 to allow for sale of the prior 3.9 acre City Yard site for private development. Relocation was divided into three locations, two of which are located in Redevelopment Project Area 3. Relocation was funded with $1,200,000 in Redevelopment Agency funds.

Relocation of the City Yard is consistent with the Redevelopment Plan which seeks to "promote commercial and industrial development by the prevention and elimination of blight" by making the existing City Yard site available as part of a larger 22.4 acre project site that will be transformed into a multiple-tenant commercial center that will meet demand for retail shopping goods and services. The relocation of the City Yard is a cornerstone project that will provide the necessary land with street frontage along a primary arterial necessary to allow for the redevelopment of the current Swap Meet site and City Yard Site into a viable commercial center. In addition, relocation of the City Yard site "provides infrastructure improvements in the industrial areas and former airport to facilitate commercial and industrial park uses" by allowing new commercial development to take place at the subject site at the northwest corner of Glenoaks Bouelvard and Arroyo Avenue. As part of a future commercial development project, the adjoining public right-of-ways will be improved with new street trees, sidewalks, street lighting, and upgraded intersections in the immediate vicinity of the commercial center. Furthermore, relocation of the City Yard to alternate locations within Project Area 3 will lead to physical upgrades of the future City Yard site and the adjoining public right-of-ways therefore, providing for new infrastructure improvements in several locations within the Project Area.

Business Assistance and Retention Program: The program links local businesses with counseling services, Small Business Assistance (SBA) Loan assistance, and seminars. Individual assistance is also offered on a case by case basis for the retention or expansion of existing businesses in the community through property and sales tax rebates. The Agency has designated $1.4 million for the program, which includes the continued payment of tax rebates under existing agreements, such as the agreement between the Agency and the Eastman Company.

Development Assistance: In order to ensure the financial feasibility of development and rehabilitation of properties in the Project Areas, this program offers assistance on a case by case basis. The assistance can be in the form of tax exempt financing, loans, and on--site and off-site improvement costs. Site assemblage and relocation assistance is offered as well. The program also provides for fast-track processing of plans and architectural and/or permit assistance. The Agency has designated $280,000 in tax increment for the program during the Implementation Plan period. Additional development assistance will be provided in the form of land write-downs on Agency-owned property. Development assistance to residential projects is discussed separately in the Housing section of the Plan.

In addition to Agency-assisted development projects, Agency investment in the Project Areas serve as a catalyst to privately-funded projects, furthering the elimination of blight. Major projects anticipated in the Project Areas include expansion of the Sigue Corporation headquarters office building, redevelopment of the former Greyhound Bus Depot site, and the second phase of San Fernando Station commercial development. Moreover, City staff will be working with property owners and prospective developers concerning various other potential development sites in the Project Areas, particularly in light of new opportunities for high quality mixed use and infill residential development.

Development of Vacant Properties: Vacant land and commercial properties are indicators of impaired investment and maladjustment. Vacant properties should be viewed as an underutilized resource that can be used to broaden the City's economic base by providing new commercial development opportunities. The objective of this program is to implement strategies aimed at removing these potential blighting conditions in order to enhance the City's physical appearance as well as its economic viability. Additionally, it will allow the City to continue its pro-active approach towards development by assisting property owners to secure suitable tenants who will benefit both the owners and the City, as well as maintain the City's competitive position with neighboring communities.

The City will be soliciting development proposals for a 5,000 square foot, R-2 (Multiple Family Dwelling) zoned lot for construction of two to four affordable ownership units. The City anticipates working with a non-profit housing developer, such as Habitat for Humanity, in the development of this site.

Per the San Fernando Corridors Specific Plan, the Redevelopment Agency will be considering development proposals for the future development of a one acre Agency-owned vacant parcel located at 1320 San Fernando Road. Pursuant the Specific Plan and consistent with the Redevelopment Plan for Project Area 1, the project site could be developed as a mixed-use development with a blend of commercial/retail and residential land uses, providing up to 45 residential units and up to 60,000 square feet of commercial/retail floor space. The Agency's contribution to the project would likely be a land write-down to the developer.

Park Master Plan: The City is preparing a Parks Master Plan to enhance recreational resources in the community. The Master Plan will help establish a long range plan for Cesar E. Chavez Park in proximity to the City's downtown and Civic Center areas (Project Area 3). The Agency will contribute $67,000 in funds to the Parks Master Plan. The selection process for a consultant to prepare the Park Master Plan will be completed and forwarded to the City Council in mid year 2008. It is anticipated that the Parks Master Plan will take between 6 to 9 months to complete.

Bicycle Master Plan: A Bicycle Master Plan has been completed for Redevelopment Project Areas 3 and 4, to result in installation of a bike path to run along the Pacoima Wash. The Agency provided $15,000 in funding for the Master Plan, with potential additional Agency funds to be leveraged with multiple outside sources of funds for construction of the bike path. As previously noted, the development of new parks and bikeways are consistent with the redevelopment plans for Project Areas 3 and 4, which encourage the development of new recreational facilities for residents within the Project Areas and in the surrounding residential neighborhoods.

IV. HOUSING COMPONENT

This section serves as the housing component of the 2005/06-2009/10 Implementation Plan (Plan) prepared in accordance with Section 33490 of the Community Redevelopment Law. The housing component presents the Agency's goals and activities through June 2010. The housing component also monitors the Agency's inclusionary and replacement housing obligations and expenditure of Low and Moderate-Income Housing Funds (LMI).

A. HOUSING GOALS OF THE IMPLEMENTATION PLAN

The City has updated its 2000-2005 Housing Element for the 2008-2014 time period as required for jurisdictions within the Southern California Associations of Governments (SCAG) region. Housing Element goals and policies establish the framework for Implementation Plan housing activities. The programs outlined in the Implementation Plan are consistent with, and further the goals and policies of the Housing Element, as defined below.

GOAL 1.0: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING, NEIGHBORHOODS AND HEALTH OF RESIDENTS

Policy 1.1: Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

Policy 1.2: Preserve the character, scale, and quality of established residential neighborhoods.

Policy 1.3: Work in conjunction with residents to revitalize neighborhoods by supporting neighborhood organizations, controlling crime, improving deteriorated housing, managing traffic and parking, and eliminating blighting conditions.

Policy 1.4: Promote the rehabilitation of residential structures that are substandard or in disrepair.

Policy 1.5: Provide focused code preservation and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements. Address illegal conversion of garages and patios, and subdivision of single-family units through pro-active code enforcement efforts.

Policy 1.6: Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.

Policy 1.7: Promote the preservation and rehabilitation of identified historic residential structures/sites that are substandard or in disrepair.

GOAL 2.0: PROVIDE A RANGE OF HOUSING TYPES TO MEET THE NEEDS OF THE COMMUNITY

Policy 2.1: Provide adequate housing sites to facilitate the development of a range of residential development types in San Fernando which fulfill regional housing needs.

Policy 2.2: Provide opportunities for mixed use and infill housing development in downtown San Fernando as part of the city's overall revitalization strategy. Utilize Redevelopment Agency powers to assemble land and provide land write-downs in exchange for the development of affordable units.

Policy 2.3: Provide affordable housing opportunities for San Fernando's lower income senior population.

Policy 2.4: Utilize zoning tools, including density bonus and inclusionary zoning, to provide affordable units within market rate developments.

Policy 2.5: Support collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds.

Policy 2.6: Take advantage of existing infrastructure and public improvements to provide additional rental housing by allowing second units within residential neighborhoods.

Policy 2.7: Revise the city's zoning ordinance to clarify provisions for the following uses: manufactured housing, community care facilities, and emergency shelters.

Policy 2.8: Encourage use of sustainable and green building features in new and existing housing.

GOAL 3.0: ASSIST LOWER INCOME TENANTS IN FINDING THE APPROPRIATE RESOURCES TO ALLOW THEM TO REMAIN IN THE COMMUNITY

Policy 3.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

Policy 3.2: Assist in settling disputes between tenants and landlords.

Policy 3.3: Offer assistance to residents in locating providers of housing services.

GOAL 4.0: PROVIDE OPPORTUNTIES FOR MODERATE INCOME HOUSEHOLDS TO BECOME FIRST-TIME HOMEBUYERS

Policy 4.1: Provide information and referral about homebuyer assistance programs available through the county, state and private lenders to existing and potential residents.

Policy 4.2: Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.

Policy 4.3: Provide homebuyer assistance to moderate income purchasers in City assisted mixed use developments.

B. LOW AND MODERATE-INCOME HOUSING FUND AMOUNT

Table 7 presents the Redevelopment Agency's projected Low and Moderate Income revenues during the 2005/06-2009/10 Implementation Plan period, with actual amounts reflected for 2005/06 and 2006/07. The Agency estimates approximately $5.8 million will be generated in redevelopment housing set-aside funds during the five-year period, with an additional $1.5 million in "other income" (interest income, loan repayments, etc.), totaling $7.3 million in housing set-aside revenue. Table 9 later in this section presents the Agency's plans for expenditure of these housing funds.

TABLE 7
LOW AND MODERATE INCOME HOUSING FUND REVENUES
2005/06 – 2009/10

Housing Fund Revenues	2005-06 (Actual)	2006-07 (Actual)	2007-08	2008-09	2009-10	Total
Set-Aside Income	$1,033,910	$1,121,299	$1,216,807	$1,216,807	$1,241,143	$5,829,965
Loan Repayments	376,010	37,176	15,900	7,980	8,140	445,206
FTHB Equity Share on Loans	357,344	59,297	30,000	0	0	446,641
Sale of 551 Kalisher du				450,000		450,000
Mixed Use /Parking Lot-Add' Tax Increment					12,000	12,000
Interest Earnings	9,313	53,517	18,000	18,360	18,727	117,917
Total Revenue	**$1,776,577**	**$1,271,289**	**$1,280,707**	**$1,693,147**	**$1,280,010**	**$7,301,729**

Determination of Excess Surplus

Excess surplus is defined as unencumbered Housing Fund balances that exceed the greater of $1,000,000 or the aggregate amount deposited into the Housing Fund during the preceding four fiscal years. Agencies with excess surplus have one year to transfer the surplus to the housing authority, or to expend the funds. Failure to encumber the excess surplus within an additional two years results in statutory penalties against the Agency.

San Fernando's 2006-07 HCD Annual Report identifies the Agency's adjusted unencumbered Low and Moderate Income Housing (LMI) fund balance as $1,045,724 for that fiscal year. The Annual Report identifies the aggregate amount deposited into the LMI Housing Fund during the current and three previous fiscal years (FY 03-04 through FY 06-07) as $3,857,210. As these past set-aside contributions ($3.8 million) exceed the actual unencumbered fund balance ($1,000,000), the Agency has no excess surplus. As presented in the following section on housing activities, the Agency has numerous active housing programs and projects in which it maintains high levels of set-aside expenditures.

C. LOW AND MODERATE INCOME HOUSING FUND SUPPORTED PROGRAMS AND PROJECTS

Housing Program Accomplishments

During the prior 2000-2006 Implementation Plan cycle, the San Fernando Redevelopment Agency assisted in development 96 units of affordable senior housing, 58 residential rehabilitation loans, 41 homebuyer assistance loans, and relocation assistance/construction of two affordable units, as summarized in Table 8 below. For purposes of the 2008 Mid-Term Update of the 2005/06 - 2009/10 Redevelopment Implementation Plan, Table 8 also summarizes expenditures and units assisted during 2006/07 and 2007/08.

TABLE 8
REDEVELOPMENT HOUSING PROGRAM ACCOMPLISHMENTS

Housing Projects and Programs	2000 – June 2006		July 2006 – June 2008	
	# Units by Income Category	Set-Aside Contribution	# Units by Income Category	Set-Aside Contribution
Las Palmas Sub-sites I and II: Construction of 44 very low-to-low income rental units (333 and 451 S. Kalisher Street)	39 very low, 6 low income	$2,193,542		
Park Avenue Senior Housing: Construction of 51 very low and low income rental units (101 Park Avenue)	11very low, 40 income			
Relocation Assistance/Construction of Single-Family Residence and Accessory Dwelling Unit (561 S. Kalisher Street)	2 moderate income	$190,000		$110,046 (relocation costs associated with development of senior housing
Residential Rehabilitation Loan Program	10 very low, 40 low, 8 moderate	$1,137,035	9 low, 2 moderate	$455,760
First-Time Homebuyer Program	41 moderate income	$994,441		

Annual Housing Production and Assistance Goals

Table 9 presents the Agency's goals for the number of units to be assisted during this Implementation Plan, derived from the Agency's low and moderate income cash flow and proposed annual Housing Set-Aside expenditures presented in Table 10. A description of specific programs to be implemented is contained in the following section, consistent with the City's 2008-2014 Housing Element update.

TABLE 9
LOW AND MODERATE INCOME HOUSING ASSISTANCE GOALS

Project/Program	Units to be Assisted					
	FY 05-06 (Actual)	FY 06-07 (Actual)	FY 07-08 (Actual)	FY 08-09	FY 09-10	Total
Affordable Housing Development Assistance		1	20	17	33	71
Senior Housing Development	96				100	196
Residential Rehabilitation Programs	10	4	6	7	7	34

Note: Units identified in year completed. New construction projects receive funding in multiple years.

Mixed-Use Development Proposal - Parking Lot #3

TABLE 10

SAN FERNANDO REDEVELOPMENT AGENCY

LOW/MOD HOUSING FUND CASH FLOW AND ALLOCATIONS

2005/06 - 2009/10

	Actuals 2005-2006	Actuals 2006-07	2007-08	2008-09	2009-10	Total
July 1 Carryover Balance	$709,328	$1,351,676	$1,666,141	$1,312,739	$800,246	$5,840,130
Revenues						
Housing Set Aside						
Project 1	$194,810	$210,692	$216,176	$216,176	$220,499	$1,058,352
Project 2	83,913	93,542	125,772	125,772	128,287	$557,286
Project 3	705,203	751,860	793,436	793,436	809,305	$3,853,241
Project 4	49,985	65,205	81,423	81,423	83,051	361,086
Total Projections	$1,033,910	$1,121,299	$1,216,807	$1,216,807	$1,241,143	5,829,965
Loan Repayments	376,010	37,176	15,900	7,980	8,140	445,206
FTHB Equity Share on Loans	357,344	59,297	30,000	0	0	446,641
Sale of 551 Kalisher d.u.				450,000		450,000
Mixed Used Parking Lot Additional TI					12,000	12,000
Interest Earnings	9,313	53,517	18,000	18,360	18,727	117,917
Total Revenue	$1,776,577	$1,271,289	$1,280,707	$1,693,147	$1,280,010	$7,301,729
Total Funds Available	$2,485,905	$2,622,965	$2,946,848	$3,005,886	$2,080,255	$13,141,859
Expenditures						
Administrative Expenses:						
Salaries	$349,547	$328,137	$386,915	$429,390	$444,419	$1,938,408
Overhead	209,490	209,490	209,490	209,490	209,490	1,047,450
Professional Services	600	61,297	136,540	72,960	124,419	395,816
Supplies/Capital Expenses	6,745	28,188	10,587	49,800	50,796	146,116
Total Administrative	$566,382	$627,112	$743,532	$761,640	$829,124	$3,527,790
Housing Programs						
First Time Homebuyers Program	$225,000	$0	$0	$0	$0	$225,000
Single Family Rehabilitation						
Single Family Grant Program	0	0	10,000	10,000	4,000	24,000
Single Family- Rehab Loan Program	302,452	187,929	300,000	300,000	300,000	1,390,381
Single Family- Rehab (Salaries)	0	0	0	0	0	0
Total Single Family Rehabilitation	302,452	187,929	310,000	310,000	304,000	1,414,381
Apartment Inspection Program	0	0	80,000	80,000	80,000	240,000
Housing Planning	0	0	0	65,000	25,000	90,000
Neighborhood Preservation						
(Code Enforcement-salaries)	0	0	0	0	0	0
Neighborhood Preservation	0	0	0	0	0	0
Neighborhood Revitalization "CAPP"						0
Professional Services		31,859	62,500	62,500	62,500	219,359
City Wide Clean-Up			30,000	30,000	30,000	90,000
Capital Expenses			19,000	17,000	17,000	53,000
Salaries	0	40,273	62,500	62,500	62,500	227,773
Neighborhood Revitalization	0	72,132	174,000	172,000	172,000	590,132
Affordable Housing Development Assist.	0	0	319,815	567,000	575,000	1,461,815
Construction of 551 Kalisher d.u.				250,000		250,000
Housing Assistance						
(Salaries)	0	0	0	0	0	0
Housing Assistance	0	0	319,815	817,000	575,000	1,711,815
Total Housing Programs	$527,452	$260,061	$883,815	$1,444,000	$1,156,000	$4,271,328
Senior Housing Project:						
Relocation Costs	$40,395	$69,651	$6,762	$0	$0	$116,808
CHFA Loan (Due in 2016 - $1mill+Int)	0	0	0	0	0	0
Total Senior Housing Project	$40,395	$69,651	$6,762	$0	$0	$116,808
Total Expenditures	$1,134,229	$956,824	$1,634,109	$2,205,640	$1,985,124	$7,915,926
Balance (Est.)	$1,351,676	$1,666,141	$1,312,739	$800,246	$95,131	$5,225,933

Housing Fund Targeting

Pursuant to Health and Safety Code Section 33334.4, Redevelopment Agencies are now required to target housing fund expenditures in accordance with a proportionality test on income and age. These proportionality tests must be met between January 1, 2002 and December 2014, and then again through the termination of the Project Area. Section 33334.4 provides redevelopment agencies with the discretion to include other locally controlled public revenue sources in the proportionality tests.

Income Test: The income test requires the Agency to target housing set-aside expenditures in at least the same proportion as the total number of housing units needed for persons of very low, low and moderate income as defined by the regional housing needs contained in the most recent approved Housing Element. Based on San Fernando's 2000-2006 Housing Element, the Agency's minimum required allocation for very low and low income expenditures, and maximum for moderate income housing expenditures are:

Very Low Income:	At least 40%
Low Income:	At least 27%
Moderate Income:	No greater than 33%

In June 2007, the Southern California Association of Governments (SCAG) adopted the Regional Housing Needs Assessment (RHNA) for the 2008-2014 period. The City of San Fernando has prepared a draft Housing Element for the new planning period which incorporates these new RHNA figures. To provide for consistency, the Implementation Plan will incorporate the following new affordability targets:

Very Low Income:	At least 43%
Low Income:	At least 27%
Moderate Income:	No greater than 30%

The Agency is permitted to expend a greater amount of funds for very low income households, and to subtract this amount from the low and/or moderate income thresholds. Similarly, the Agency can expend a greater amount of funding for low income households by reducing the amount of funds allocated towards moderate income households. However, expenditures targeted towards moderate income households can not exceed the established threshold amount.

Age Test: Health and Safety Code Section 33334.4 also establishes a proportionality test for Agency funds that can be spent on housing that is subject to age restrictions. This limit is equal to the percentage that very low and low income senior households (age 65+) represent of the total very low and low income population in San Fernando, based on the U.S. Census. Based on tabulations prepared by HUD of the 2000 census by household type and income level, San Fernando had a total of 2,653 households in 2000 defined as lower income (<80% AMI). Of these lower income households, 565 were seniors, representing 21% of the City's total lower income population. Therefore no more than 21%

of the Agency's housing expenditures can be allocated towards housing restricted to seniors during the 2002-2014 compliance period.

Status of Housing Fund Targeting: While the San Fernando Agency has the full 2002-2014 period to meet the required income and age proportionality tests, analysis of fund allocations over the 2002-2009/10 period can provide guidance on any adjustments necessary over the longer compliance period. As evidenced by Table 11, of the $6 million allocated towards projects and programs between January 2002 - 2009/10, 33% is allocated towards very low income households, 50% towards low income households, and 17% towards moderate income households. While the Agency well exceeds its 27% proportional requirement for low income households and is well below the maximum 30% expenditure on moderate income households, expenditures on very low income households fall 10% below the 43% target. It will therefore be necessary for the Agency to direct a larger portion of its unencumbered Housing Assistance funds towards very low income households to achieve its income targets.

In terms of age targeting, approximately 36% of Agency expenditures are directed towards housing for seniors with age restrictions, above the 21% threshold. This is due in large part to the Agency assistance of the 96 unit Las Palmas/Park Avenue Senior Project. It will therefore be essential for future Agency housing expenditures to be directed towards family and other non-senior households.

To ensure compliance with income and age targeting requirements over the full 2002-2014 period, the Agency will initiate a monitoring program for future Housing Fund expenditures.

TABLE 11
TARGETING TESTS:
2002-03 THROUGH 2009-10 AGENCY EXPENDITURES

	Total Low/Mod	**Income Targeting**			**Seniors vs Families**	
	Expenditures	**Very Low**	**Low**	**Moderate**	**Seniors**	**Families**
Senior Housing Projects						
Las Palmas & Park Ave Senior*	$2,193,542	$1,140,642	$1,052,900		$2,193,542	
Future Development Assistance**-	$1,500,000	$500,000	$500,000	$500,000		$1,500,000
551 S. Kalisher Street	$250,000		$250,000			$250,000
Rehabilitation Program*						
1/2002 - 6/2008 Expenditures	$1,316,591	$217,181	$865,248	$234,162		$1,316,591
Future Expenditures	$614,000	$122,000	$370,000	$122,000		$614,000
Homeownership Assistance	$170,988			$170,988		$170,988
Total Expenditures	$6,045,121	$1,979,823	$3,038,148	$1,027,150	$2,193,542	$3,851,579
Proportional Expenditures		33%	50%	17%	36%	64%
Expenditure Targets		43%	27%	30%	21%	79%

* Low/Mod expenditure includes ongoing repayment of $1,000,000 CHFA loan.

** Low/Mod expenditure on Downtown Parking Lots and 1320 San Fernando projects reflect budgeted Housing Development Assistance funds to be leveraged with Agency-owned land and other public and private funding sources.
*** Estimated income allocation of program in future years based on recent years' income distribution.

Five-Year Housing Programs

The following describes the housing projects and programs planned to be undertaken by the Redevelopment Agency during the five-year Implementation Plan planning period.

Affordable Housing Development Assistance: In September 2004, the City issued a Request for Proposal (RFP) for the development of eight City-owned parking lots in the Civic Center area with mixed commercial/residential development consistent with the San Fernando Corridors Specific Plan. These sites are located along the Maclay Avenue, San Fernando Road and Truman Street commercial corridors, and all fall within the original area of Redevelopment Project Area 1. The Redevelopment Agency intends to provide the selected developers with a land write-down, and in exchange will require 20% of each project's units to be made affordable to low to moderate income households. In addition, for ownership projects, the Agency may also assist first-time homebuyers in the purchase of affordable units within the mixed-use projects.

In 2005, the Redevelopment Agency entered into Exclusive Negotiation Agreements (ENA) with two developers for mixed-use development on three of the parking lot sites, encompassing parking lot 3, parking lot 4, and parking lots 8 &10 (to be developed as a consolidated site). Since that time, due to the changing real estate market, development proposals have been modified several times and ENA's extended, with just one ENA with Gangi Development proceeding at this time for development on Parking Lot 3. The City has decided to prepare an Environmental Impact Report (EIR) for the "San Fernando Parking Lots Project", encompassing the six parking lots on five non-contiguous sites. The EIR evaluates several development alternatives for the downtown parking lots, allowing the Agency to consider several possible disposition and development agreements for the parking lots, both in the near term and in the longer term future. Furthermore, having a certified EIR on the parking lot sites will facilitate current efforts by the Agency to seek State grant funding for development.

The Downtown Parking Lots EIR is proceeding with the following base development assumptions for the sites:

Parking Lot Site	Location	Unit Potential	Estimated Low/Mod Units
Lot #3 (Gangi)	San Fernando Mission Blvd/ Celis St	84	17
Lot #4	Brand Blvd/ Truman St	89	18
Lot #8/#10	900 Celis St	101	20

The Redevelopment Agency is involved in a negotiation agreement with Gangi Development for Parking Lot 3 which currently contemplates two different development scenarios. The first scenario (presented above) involves development of 84 condominium units - including 17 moderate income units - above 10,600 square feet of ground floor retail within a four-story structure. The project would remove 144 existing public parking spaces, replacing these with 121 ground floor spaces and 20 diagonal street parking spaces; 244 subterranean parking spaces would be provided for residents of the project.

The alternative development scenario being proposed by Gangi for Parking Lot 3 involves development of 100 senior citizen apartments using the same building footprint as the mixed-use condominium project. An estimated 20 of the units would be reserved for extremely low income seniors, and 80 units would be for very low income seniors.

In addition, during this Implementation Plan reporting cycle the City will be issuing a Request for Proposal for development of a 5,000 square foot Agency-owned parcel located at 551 S. Kalisher Street. This property is zoned R-2, and can accommodate between two - four housing units. The City anticipates partnering with a non-profit, such as Habitat for Humanity, for development of this site.

The Redevelopment Agency will be considering development proposals for the future development of an approximate one-acre Agency-owned vacant parcel located at 1320 San Fernando Road. This Agency parcel, along with an adjacent vacant parcel and 3rd parcel with an existing commercial use, comprise the entire block on the south side of San Fernando Boulevard between Workman and Kalisher streets. The San Fernando Corridors Specific Plan identifies this combined site as “Opportunity Site #2”, and presents a land use concept with retail uses fronting on San Fernando Boulevard, with multi-family courtyard housing to the rear. The Agency’s contribution to the project would likely be a land write-down to the developer.

Senior Housing Development: The Agency previously funded a 98 unit affordable senior housing project located on three separate sites, which includes 50 units to be occupied by very low income households, 46 units to be occupied by low income households, and 2 manager units. The following provides an overview of all three project sites that make up the senior housing project, owned and developed by a single entity:

- Las Palmas Sub-site I: 21 senior housing units located on the west side of Kalisher Street between Hollister Street and Coronel Street. This site is currently 100% occupied.
- Las Palmas Sub-site II: 24 senior housing units located on the west side of Kalisher Street between Pico Street and Celis Street. This site is currently 100% occupied.
- Park Avenue Sub-site: 51 senior housing units located on the northwest corner of First Street and Park Avenue, across from San Fernando Recreation Park. This site is currently 100% occupied.

Approximately $2.2 million in housing set-aside funds were provided in development assistance to this project in FY 2004/05. In addition, during the ensuing Implementation Plan period, set-aside funds will be utilized to repay a CHFA loan on the project, as well as one additional year of relocation payments to existing residents on the project site.

Projects became available for occupancy during 2005/06 and 2006/07, with all units fully occupied as of 2008.

Residential Rehabilitation Programs: San Fernando offers the following housing rehabilitation programs using redevelopment set-aside funds:

The City offers a **Single-family Rehabilitation Loan Program** for low and moderate income (up to 120% MFI) residential property owners. The Redevelopment Agency Residential Repair program provides up to $50,000 per loan and $3,500 per grant to perform major rehabilitation, general property repairs, seismic retrofit, code deficiency repairs, and emergency spot repairs.

As part of the rehabilitation program, the City also offers **Single-family Emergency Rehabilitation Grants.** These are for emergency repairs for health and safety related issues reserved for lower income (80% MFI) households.

The Agency has assisted 20 households under rehabilitation programs during the first three years of the Implementation Plan (FY 05-06 to FY 07-08), with a goal to assist a total of 34 households over the five year Plan period.

Apartment Inspection Program: The City has initiated a multi-family residential inspection program, utilizing set-aside funds to pay for a full time contract housing inspector and City building support staff. The program is focused on improving the overall quality of the housing stock, and will focus on apartments with three or more units, encompassing over 1,000 of the City's housing units. The inspection program will utilize HUD's housing quality standards (HQS) as the basis for evaluating housing conditions.

As of March 2008, the City has completed initial inspection of 987 multi-family residential units. Follow-up inspections are being scheduled, and expect to be completed by the end of August 2008. The City anticipates continuing the Apartment Inspection program throughout the Implementation Plan reporting period, with set-aside funds budgeted as part of the annual budget review process.

First Time Homebuyer Program: The City has administered a First Time Homebuyer Program utilizing redevelopment housing set-aside funds since 1997. The Program enabled low and moderate income buyers to purchase a home by offering low interest loans of up to $45,000 to assist in the down payment and/or eligible closing costs and loan fees. The program utilized a second purchase trust deed, subordinate to the Lender's first purchase trust deed, at a loan term of 30 years with no monthly payments. The applicants were required to provide a minimum 3 percent down payment equal to the purchase price of the home plus closing costs.

Due to the dramatic escalation in housing sales prices in San Fernando, the increase in subsidy necessary to bring housing prices down to affordable levels for moderate income households has rendered the City's first-time homebuyer program financially infeasible. The Agency has temporarily placed the first-time homebuyer program on hold until housing prices begin to stabilize. Alternatively, the City is evaluating providing assistance to homebuyers in conjunction with the development of Agency-assisted housing to help close the affordability gap for moderate income purchasers; funding associated with homebuyer assistance would be incorporated within the total Agency assistance to each project, identified under Affordable Housing Development Assistance in the Low/Mod Cash Flow (Table 9).

In addition, San Fernando's 2008-2014 Housing Element establishes a program for the City to begin advertising the County's Homeownership Program (HOP) and Mortgage Credit Certificate Program (MCC), as well as the Southern California Home Financing Authority (SCHFA) first-time homebuyer program, through dissemination of brochures at the public counter and on the City's website.

Neighborhood Preservation and Revitalization Program: The Agency implements a neighborhood preservation and revitalization program comprised of both code enforcement and "CAPP", Community Action Plan for Neighborhood Protection and Preservation. The CAPP Program was adopted by City Council in July of 2006 with the goal of formulating a comprehensive approach to identifying and permanently abating illegal activity, nuisance behaviors, and substandard physical conditions at individual problem properties. A key tenet of CAPP involves the designation of neighborhood focus areas and outreach to residents adversely affected by nuisance properties within these areas.

During FY 2006-07, its first year of implementation, CAPP worked within the following five Focus Areas (refer to Figure 5):

- Hagar/Library
- Kalisher/Hollister
- Second Street
- Park/Jessie
- Wolfskill/Kewen

Accomplishments within these areas include: 539 properties targeted with 1,205 violations cited and 81% compliance; 112 arrest warrants, 57 arrests and 24 prosecutions; expenditure of $264,000 in infrastructure improvements.

As of March 2008, CAPP progress during the 2007-08 program year included:

- Establishment of 5 new Focus Areas and targeting 483 properties, building on original Focus Areas and blighted areas adjacent to parks and School Safe Zones.
    - Pioneer Park/Alexander
    - Pico/South Huntington
    - Chivers/Phillippi
    - Griswold/Mott
    - Coronel/Mott

- Utilizing new technology to increase efficiency, including Edgesoft Activity Information Management System, and Mobile Display Terminals in vehicles to increase field time.
- Offering rehabilitation loans to assist residents in addressing code violations
- Conducting quarterly "Citywide Cleanup Days" to coincide with Focus Area enforcement
- Recording property liens against non-compliant substandard properties to reduce use of City Prosecutor
- Addressing infrastructure needs in Focus Areas, including sidewalk repair/replacement; street striping and curb painting; repair/replace dilapidated street signage; tree trimming

Housing Planning: The City utilizes Low and Moderate Income Housing Funds to support planning efforts associated with the provision of affordable housing in the community. Housing planning undertaken during the Implementation Plan period include preparation of the following documents: 2008-2014 Housing Element, 2005/06-2009/10 Redevelopment and Housing Implementation Plan, and 2008 Implementation Plan Midterm Update. In addition, the Agency anticipates funding an update to the San Fernando Corridors Specific Plan in 2009/10.


CAPP FOCUS AREAS
2006-2007
2007-2008
2008-2009
CHIVERS-PHILLIPPI #3
PIONEER-ALEXANDER #1
MACNEIL-NEWTON #2
GRISWOLD-NEWTON #4
N. WORKMAN-HARPS #3
HAGAR-LIBRARY #1
PARK-JESSIE #4
SECOND STREET #3
PICO-HUNTINGTON #2
KALISHER-HOLLISTER #2
S. HUNTINGTON-WORKMAN #1
S. BRAND-CHATSWORTH #4
CORONEL-MOTT #5
WOLFSKILL-KEWEN #5
JACKMAN #5

D. INCLUSIONARY HOUSING PRODUCTION REQUIREMENTS

Community Redevelopment Law [*Section 33413 (b)(1)*] requires that 15 percent of all non-Agency developed housing within a Redevelopment Project Area be affordable to low and moderate income households. Of the affordable housing, 40 percent must be affordable to very low income households. Section 33413(b)(2) requires that 30 percent of all "Agency developed"[3] housing be affordable to low and moderate income households, with 50 percent of the affordable units for very low income households. These inclusionary housing obligations are required to be met every ten years, beginning with the first Implementation Plan period 1994-2004.

Status of Current Inclusionary Obligations

According to San Fernando's 1999 Implementation Plan, a total of 51 units had been constructed by private entities in the post-1976 Project Areas[4] through May 1999. None of these housing units were Agency-developed. Review of building permit records between June 1999 - May 2008 identify an additional 59 privately built units issued building permits within the Project Areas, with 52 additional units coming on line as part of the Park Avenue Senior Housing Development. In aggregate, a total of 162 dwelling units (51+59+52 units) have been built in the post-1976 San Fernando Redevelopment Project Areas since adoption, generating a 15 percent inclusionary housing obligation of 24 affordable units. Of these 24 inclusionary units, a minimum of 10 units must be for very low income households, with the remaining 14 units affordable to low-to-moderate income households.

San Fernando has an active history of supporting affordable housing development in its community. As illustrated in Table 12, the City has facilitated the development of several residential developments within the Redevelopment Project Areas with long-term affordability covenants[5], which can be counted towards the Agency's inclusionary or replacement housing obligations (replacement housing requirements are addressed in the section which follows). These projects include: two senior housing projects on Jessie Street, Las Palmas I and II, and Park Avenue Senior. These rental projects contribute a total of 112 affordable units which can be used to offset inclusionary or replacement housing obligations, including 54 very low income units, and 58 low/moderate income units.

[3] For purposes of the Implementation Plan, the San Fernando Redevelopment Agency has adopted a definition of "Agency developed" as housing constructed by the Agency subject to a public works contract. In an agency-developed project, the Agency serves more as a co-owner/partner than a lender on the project.
[4] Project Areas subject to the inclusionary rule include the post-1976 Amendments to Project Area 1, and the entire Project Areas 3 and 4.
[5] As the affordability controls on the 1996 Park Vista Senior projects are for 30 years, rather than 55 years as required as of 2002, the 16 units in these projects are used to address the Agency's pre-2002 inclusionary and replacement housing obligations.

TABLE 12
SAN FERNANDO ASSISTED HOUSING INVENTORY

Date Built	Project Name and Location	In or Out of RDA	Owner vs Renter	Senior vs Family	Total # Units	Restricted Affordable Units*	Afford-ability Period	Funding Sources
1996	**Park Vista Apartments #1** 202 Jessie Street	In	Renter	Senior	8	2 very low income, 4 low income, 2 moderate income	30 years	RDA
1996	**Park Vista Apartments #2** 222 Jessie Street	In	Renter	Senior	8	2 very low income, 4 low income, 2 moderate income	30 years	RDA.
2005	**Las Palmas I and II** 333/499 Kalisher Street	In	Renter	Senior	46	39 very low income, 6 low income, 1 above moderate income	55 years	RDA, HOME, CHFA, Tax Credits
2006	**Park Avenue Senior** 601 Park Avenue	In	Renter	Senior	52	11 very low income, 40 low income, 1 above moderate income	55 years	RDA, HOME, CHFA, Tax Credits
1992	**Kewen Street Townhomes*** 1231 and 1235 Kewen St	In	Owner	Family	4	4 moderate income	No resale controls	RDA, Mortgage Revenue Bond
1999	**Habitat for Humanity** 1230 Mott St, 1032 Griffith St	Mott St - In Griffith St - Out	Owner	Family	2	2 very low income	No resale controls	RDA

Note: * Affordability level based on State income categories: very low (0-50% MFI), low (51-80%), and moderate (81-120%).
**Projects don't carry long-term affordability covenants and can't be credited towards inclusionary housing obligations
Source: City of San Fernando 2000-2005 Housing Element. City Community Development Department staff.

Table 13 summarizes the Agency's current inclusionary housing obligations, compared with the affordable units provided. As shown, the Agency has an inclusionary housing obligation of 24 affordable units, and has provided 112 affordable units, resulting in a "surplus" of 88 units. A minimum of 10 of the 24 inclusionary units are required to be provided for very low income households, whereas 54 very low income units have been provided. In summary, the Agency's surplus of 88 affordable units will be applied towards meeting replacement housing obligations, as well as future inclusionary housing obligations.

TABLE 13
INCLUSIONARY HOUSING OBLIGATIONS AND UNITS PROVIDED

Inclusionary Housing Obligations/ Units Provided	Privately Developed & Agency-Assisted Projects*		
	Very Low Units (6% of Total)	Low/Mod Units (9% of Total)	Total Affordable Units (15% of Total)
Inclusionary Housing Obligations	10	14	24
Inclusionary Housing Units Provided	54	58	112
Surplus Inclusionary Units	44	44	88

* Typical of most Redevelopment Agencies, the Agency does not develop housing on his own, which would trigger a higher inclusionary threshold of 30 percent and 15 percent of the developed units being restricted, respectively, to low/moderate-income and to very low-income households.

Project Area Residential Production Potential – During Life of Redevelopment Plan and Next Ten Years (2014)

With the exception of the recent development of Las Palmas I & II, and Park Avenue senior housing projects, residential development within the Redevelopment Project Areas has been extremely limited. However, with adoption of the San Fernando Corridors Specific Plan, the City is now encouraging development of residential mixed use within the downtown, and along Maclay Avenue, Truman Street, and San Fernando Road. With the exception of the Maclay Avenue corridor north of downtown, the balance of the San Fernando Corridors Specific Plan falls within a Redevelopment Project Area, and will therefore be subject to inclusionary housing requirements. One exception is the original Project Area 1 (a roughly ten block area between Pico Street and the Southern Pacific Railroad, Mission Boulevard and Chatsworth Drive); as the original Project Area 1 was adopted in 1966, it is not subject to inclusionary requirements.

As previously discussed under the Affordable Housing Development Assistance Program, the City previously issued a Request for Proposal (RFP) for the development of up to eight City-owned parking lots in the Civic Center area with mixed commercial/residential development consistent with the San Fernando Corridors Specific Plan. The Redevelopment Agency intends to provide the selected developers with a land write-down, and in exchange will require 20% of each project's units to be made affordable to low and moderate income households. In addition, for ownership projects, the Agency may also assist first-time homebuyers in the purchase of affordable units within the mixed-use projects.

The City is preparing an Environmental Impact Report (EIR) for the "San Fernando Parking Lots Project", encompassing four municipal parking lots for residential development. The EIR evaluates several development alternatives for the downtown parking lots, allowing the Agency to consider several possible disposition and development agreements for the parking lots, both in the near term and in the longer term future. Furthermore, having a certified EIR on the parking lot sites will facilitate current efforts by the Agency to seek

State grant funding for development. The Downtown Parking Lots EIR is proceeding with the following base development assumptions for the sites:

Parking Lot Site	Location	Unit Potential	Estimated Low/Mod Units
Lot #3 (Gangi)	San Fernando Mission Blvd/ Celis St	84	17
Lot #4	Brand Blvd/ Truman St	89	18
Lot #8/#10	900 Celis St	101	20

In addition to these sites, the Redevelopment Agency will be considering development proposals for future mixed use development on an Agency-owned vacant parcel located at 1320 San Fernando Road, located in Redevelopment Project Area 1. This site is anticipated to accommodate up to 45 residential units, 20 percent, or nine units, which would be made affordable.

All these planned development sites - the parking lot sites and the Agency-owned parcel on San Fernando Road, are located within the “original area” of Redevelopment Project Area 1, and are therefore not subject to inclusionary requirements. However, the affordable units provided in these developments can be credited towards future inclusionary housing obligations of the Agency.

In addition to development projects anticipated to occur during this Implementation Plan period, over the next ten years and life of the Redevelopment Plans, a limited amount of additional residential development will likely occur, primarily focused within the San Fernando Corridors Specific Plan area. It shall continue to be the Agency’s policy to require new projects in the Project Areas to include 20 percent affordable units, thereby continuing to address inclusionary requirements.

E. REPLACEMENT HOUSING REQUIREMENTS

Community Redevelopment Law [*Section 33413 (a)*] stipulates that:

> "Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, which is subject to a written agreement with the redevelopment agency or where financial assistance has been provided, the agency shall within four years of the destruction or removal, rehabilitate, develop or construct or cause to be rehabilitated developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units, which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing cost."

Prior to January 2002, agencies were only required to make 75% of the replacement units affordable to households at the same income category as the households which were displaced. Pursuant to AB 637, effective January 1, 2002, 100% of the replacement units must be affordable and occupied by households in the same or lower income category as the households displaced from the removed units. Furthermore, the law now requires affordability covenants on the replacement units to remain in effect for a minimum of 55 years for rental units and 45 years for ownership units. Replacement units may be provided anywhere within the territorial jurisdiction of the Redevelopment Agency.

In addition, Section 33490(a)(4) now requires an Implementation Plan for a redevelopment project area that will end within six years to indicate the redevelopment agency's ability to comply with its replacement housing obligations prior to plan expiration as required under Section 33333.8 and within four years of the removal of affordable housing as required under Section 33413(a). For San Fernando, these requirements apply to Project Areas 1, 2 and 3 which have expiration dates which fall within the next six years, but not to Project Areas 1A, 3A or 4. As illustrated in the following section, the Agency has a surplus of affordable units which can be credited towards replacement housing obligations, and expects to continue to meet these obligations for the remaining terms of these Project Areas.

<u>Status of Current and Future Replacement Housing Obligations</u>

Based on information contained in San Fernando's 1999 Implementation Plan, a total of 3 low-to-moderate income units have been removed from the Redevelopment Project Areas due to Agency action from the dates of adoption to 1999. These low/moderate income units were removed on Kewen Street in the Amendment Area of Project Area 1. The Agency provided for the three units of required replacement housing as part of the 16 unit low and moderate income Park Vista Senior Apartments, with the balance of this development credited towards the Agency's inclusionary obligations.

Residential and commercial structures in San Fernando suffered severe damage during the Northridge Earthquake of 1994. Many housing units throughout the City and some within the Project Areas were deemed unsafe to occupy and were removed. The Federal Emergency Management Agency (FEMA) provided assistance for the rehabilitation or funded removal of damaged units, and SBA loans were made available for replacement housing. Because the removal of the units did not result from Agency action, they are not subject to replacement requirements.

In addition to the 3 low/mod units removed prior to 2000, a total of 17 additional low/moderate income units were removed by the Agency during 2000-2006. These units were removed as a result of the Agency's assistance in the Las Palmas and Park Avenue senior housing development. The Agency acquired the sites, relocated the existing tenants, and demolished the existing structures to prepare the site for conveyance to the developer.

While Agency activities will seek to minimize any additional displacement, if removal of housing units should become necessary in the future, the Agency will replace, on a one-for-one basis, any removed units in accordance with Community Redevelopment Law.

Provision of Replacement Housing

The City has an active history of assisting in the creation of affordable housing which can be used to offset existing replacement housing obligations. As illustrated previously in Table 12, the City has facilitated the creation of 112 units with long-term affordability covenants. 24 of these units are being used to address the Agency's current inclusionary housing obligations, leaving 88 affordable units which can be credited towards replacement housing obligations. Of these 88 replacement housing units, 44 are very low income and 44 are low income units. These affordable housing units more than offset the Agency's replacement requirement for 20 low and moderate income units removed within the Project Areas.

Appendix H:

Community Participation Documents

-- LETTER TO COMMUNITY MEMBERS AND LEGAL NOTICE --

May 3, 2010 **FIRST CLASS MAIL**

Dear Resident, Property Owner, Business Owner or Community Organization:

This letter provides important information regarding proposed amendments to San Fernando's existing redevelopment plans. As you may know, redevelopment has helped San Fernando achieve many of its revitalization goals. In recent years, the San Fernando Redevelopment Agency ("Agency") has helped fund the construction of numerous projects for the community, as further described in the accompanying materials. The proposed amendments will provide the Agency with additional resources to undertake future revitalization efforts.

Agency staff invites you to attend a community information meeting on May 19, 2010 at 6:30 p.m. where we will discuss the proposed amendments and provide you with an opportunity to ask questions or express your concerns. Following the meeting, the Agency and the San Fernando City Council ("City Council") will hold a joint public hearing on June 7, 2010 at 6:00 p.m. to receive public testimony and consider all evidence presented in connection with the proposed amendments. Meeting specifics are provided below.

COMMUNITY INFORMATION MEETING
Wednesday, May 19, 2010, 6:30 p.m.
San Fernando Regional Pool Facility, 2nd Floor Multi-Purpose Room
208 Park Ave., San Fernando, CA

JOINT PUBLIC HEARING
Monday, June 7, 2010, 6:00 p.m.
San Fernando City Hall, Council Chamber
117 Macneil St., San Fernando, CA

The enclosed notice is your official notice of the joint public hearing of the Agency and City Council on the proposed amendments, which includes a map of the existing redevelopment project areas. Additional documents regarding the proposed amendments, including the draft Amended Redevelopment Plan and the Negative Declaration, are available for review at the San Fernando Library, 217 N. Maclay Ave., in the office of the City Clerk at San Fernando City Hall, 117 Macneil St., and online at www.sfcity.org/2010Amendments.

Should you have any questions or need further information, please call me or Brian Haworth at (818) 898-1201.

Sincerely,
REDEVELOPMENT AGENCY OF THE CITY OF SAN FERNANDO

Mary Strenn
Executive Director

Enclosures: Notice of Joint Public Hearing (including a map of the Project Areas)
Frequently Asked Questions

CITY OF San Fernando

Historic & Visionary

-- CARTA A LOS MIEMBROS DE LA COMUNIDAD Y AVISO LEGAL --

3 de mayo de 2010 **CORREO DE PRIMERA CLASE**

Estimado Residente, Dueño de Propiedad, Dueño de Negocio u Organización de la Comunidad:

Esta carta proporciona información importante acerca de las enmiendas propuestas a los planes existentes de reurbanización en San Fernando. Como deben saber, la reurbanización ha ayudado a San Fernando a lograr muchas de sus metas de revitalización. En años recientes, la Agencia de Reurbanización de San Fernando ("Agencia") ha ayudado financiar la construcción de numerosos proyectos para la comunidad, como se describe en los materiales adjuntos. Las enmiendas propuestas proporcionarán a la Agencia recursos adicionales para emprender futuros esfuerzos de revitalización.

El personal de la Agencia lo invita a que asista a la reunión de información a la comunidad el 19 de mayo de 2010 a las 6:30 p.m. donde discutiremos las enmiendas propuestas y le proporcionaremos una oportunidad de preguntar o expresar sus inquietudes. Después de la reunión, la Agencia y el Ayuntamiento de San Fernando (en lo sucesivo "Ayuntamiento") sostendrán una Audiencia Pública Colectiva el 7 de junio de 2010 a las 6:00 p.m. para recibir testimonios públicos y considerar toda la evidencia presentada en conexión con las enmiendas propuestas. Los datos específicos de la reunión se proporcionan enseguida.

REUNIÓN DE INFORMACIÓN A LA COMUNIDAD
Miércoles, 19 de mayo de 2010, 6:30 p.m.
Instalación para Juntas Regional de San Fernando, 2do. Piso Salón de Multi-Propósitos
208 Park Ave., San Fernando, CA

AUDIENCIA PÚBLICA COLECTIVA
Lunes, 7 de junio de 2010, 6:00 p.m.
Ayuntamiento de San Fernando, Cámara del Ayuntamiento
117 Macneil St., San Fernando, CA

El aviso adjunto es su aviso oficial de la audiencia pública colectiva de la Agencia y el Ayuntamiento sobre las enmiendas propuestas, el cual incluye un mapa de las áreas de proyecto de reurbanización existentes. Documentos adicionales acerca de las enmiendas propuestas, incluyendo el borrador del Plan de Reurbanización Enmendado y la Declaración Negativa, se encuentran disponibles para revisión en la Biblioteca de San Fernando, en el 217 N. Maclay Ave., en la oficina del Administrativo de la Ciudad en el Ayuntamiento de San Fernando, en el 117 Macneil St., y por internet en el www.sfcity.org/2010Amendments.

Si tiene alguna pregunta o necesita información adicional, por favor llame a Brian Haworth al (818) 898-1201.

Atentamente,
AGENCIA DE REURBANIZACIÓN DE LA CIUDAD DE SAN FERNANDO

Mary Strenn (BH)

Mary Strenn
Director Ejecutivo

Anexos: Aviso de Audiencia Pública Colectiva (incluyendo un mapa de las Áreas de Proyecto)
Preguntas Frecuentes

CITY ADMINISTRATION
117 MACNEIL STREET SAN FERNANDO, CALIFORNIA 91340-2993
PHONE 818.898.1201 • FAX 818.361.7631

CITY COUNCIL OF THE CITY OF SAN FERNANDO
REDEVELOPMENT AGENCY OF THE CITY OF SAN FERNANDO

NOTICE OF JOINT PUBLIC HEARING
AND
NOTICE OF COMMUNITY INFORMATION MEETING

NOTICE IS HEREBY GIVEN that the City Council of the City of San Fernando ("City Council") and the Redevelopment Agency of the City of San Fernando ("Agency") will hold a Joint Public Hearing on **June 7, 2010, at 6:00 p.m.**, or as soon thereafter as possible, at San Fernando City Hall, Council Chamber, 117 Macneil Street, San Fernando, California, to consider:

The proposed 2010 Amendments to the
Redevelopment Plans for Project Area Nos. 1, 1A, 2, 3, 3A, and 4
("2010 Amendments") and the related Negative Declaration
of Environmental Impact ("Negative Declaration")

By way of background, the City Council adopted the Redevelopment Plan for Redevelopment Project No. 1 on May 26, 1966 ("Project Area No. 1"), the Redevelopment Plan for the San Fernando Redevelopment Project No. 2 ("Project Area No. 2") on August 14, 1972, the Redevelopment Plan for the Civic Center Redevelopment Project ("Project Area No. 3") on June 18, 1973, and the Redevelopment Plan for Redevelopment Project Area No. 4 ("Project Area No. 4") on July 18, 1994. These Plans have been amended from time to time, including an amendment to add territory to Project Area No. 1, adopted on June 27, 1988 (the added territory is referred to as "Project Area No. 1A") and an amendment to add territory to Project Area No. 3, adopted on April 4, 1983 (the added territory is referred to as "Project Area No. 3A").

A map showing the boundaries of the Project Areas is attached hereto and made a part hereof. Copies of the map and copies of the legal descriptions for the Project Areas that were recorded in the Los Angeles County Recorder's office in 2007 and 1994 respectively (recorded document nos. 20072843591, 20072817350, 20072843590 and 941339102) are available for public inspection in the office of the City Clerk of the City of San Fernando ("City Clerk"). Copies of the legal description are available upon request, free of charge. The office of the City Clerk is located at San Fernando City Hall, 117 Macneil Street, San Fernando, California 91340.

The purpose of the proposed 2010 Amendments are to:

(a) merge Project Area Nos. 1, 1A, 2, 3, 3A and 4 (collectively, "Constituent Project Areas") which together will comprise the San Fernando Merged Redevelopment Project Area (the "Merged Project Area");

(b) amend, restate, and consolidate the Redevelopment Plans for the Constituent Project Areas into a single consolidated redevelopment plan for the Merged Project Area (the "Amended Plan");

(c) replace the individual limits on the number of dollars of taxes that may be divided and allocated to the Agency from Constituent Project Area Nos. 1, 1A, 2, 3 and 3A with a single aggregate limit of $267,000,000;

(d) replace the individual limits on the amount of bonded indebtedness, payable in whole or in part from tax increment revenues, that can be outstanding at one time for the Constituent Project Areas with a single aggregate limit of $80,000,000;

(e) extend the time limits for the effectiveness of the Amended Plan with respect to Constituent Project Area Nos. 1A, 2, 3 and 3A to June 27, 2029, August 21, 2015, June 18, 2016, and April 4, 2026, respectively;

(f) extend the time limits for the repayment of indebtedness and the receipt of tax increment revenues with respect to Constituent Project Area Nos. 1A, 2, 3 and 3A to June 27, 2039, August 21, 2025, June 18, 2026, and April 4, 2036, respectively;

(g) extend the time limit for establishing loans, advances and indebtedness to be paid with the proceeds of tax increment revenues derived from Constituent Project Area No. 4 to July 18, 2024;

(h) provide that the land uses permitted by the Amended Plan for the Merged Project Area shall be those land uses permitted by the City's General Plan and Zoning Ordinance, as amended from time to time; and

(i) make technical or clarifying changes, including changes to update various provisions of the Amended Plan to conform to the current requirements of the Redevelopment Law.

At the Joint Public Hearing, any person or organization having any comments for or against the proposed 2010 Amendments, or who deny that significant blight remains in the Project Areas, or the regularity of any of the prior proceedings, may appear before the City Council and Agency and show cause why the proposed 2010 Amendments should or should not be adopted. In addition, at any time not later than the hour set for the Joint Public Hearing, any person or organization may file written comments with the City Clerk on the proposed 2010 Amendments.

The Agency, as the lead agency, intends to adopt the Negative Declaration of Environmental Impact for the 2010 Amendments (the "Negative Declaration"). At the Joint Public Hearing, the Agency will consider adoption of the Negative Declaration in accordance with the California Environmental Quality Act and the City Council will consider the Negative Declaration as it may be adopted by the Agency. At the Joint Public Hearing, any person or organization desiring to comment on, or having objections to, the content or adequacy of the Negative Declaration may appear before the Agency and City Council. In addition, at any time not later than the hour set for the Joint Public Hearing, any person or organization may file written comments with the City Clerk regarding the Negative Declaration.

All evidence and testimony presented in writing prior to or at the Joint Public Hearing, or presented orally at the Joint Public Hearing for or against adoption of the 2010 Amendments or the Negative Declaration, will be considered by the Agency and City Council.

Persons who challenge the adoption of the 2010 Amendments or the Negative Declaration in court may be limited to raising only those issues they or someone else raised at the Joint Public Hearing or in written correspondence delivered to the City Clerk prior to or at the Joint Public Hearing.

In order to give all persons an opportunity to better understand the proceedings the Agency has scheduled the following **community information meeting:**

Wednesday, May 19, 2010, 6:30 p.m.
San Fernando Regional Pool Facility, 2nd Floor Multi-Purpose Room
208 Park Ave., San Fernando, California

The Agency seeks the advice of residents and community organizations within the Project Areas with respect to policy matters which deal with the planning and provision of residential facilities and other policy matters which affect residents of the Project Areas.

Interested persons presently may inspect the draft Amended Plan, and related documents, including the Preliminary Report on the proposed 2010 Amendments, Initial Study, Negative Declaration, and the existing Redevelopment Plans for the Project Areas (as previously amended) in the office of the City Clerk; at the San Fernando Library, 217 N. Maclay Ave., San Fernando, California; and online at www.sfcity.org/2010Amendments.

The Agency's Report to the City Council on the proposed 2010 Amendments (being the reports and information required by Health and Safety Code Section 33352 to the extent warranted by the proposed 2010 Amendments) will be presented at the Joint Public Hearing and will be available for public review in the City Clerk's office on or about May 10, 2010. Upon payment of the costs of reproduction, interested persons may obtain copies of the documents.

For more information, contact Mary Strenn or Brian Haworth at (818) 898-1201.

Elena G. Chávez
City Clerk and Agency Secretary

Publish: **May 6, 2010; May 13, 2010; May 20, 2010; and May 27, 2010.**

AYUNTAMIENTO DE LA CIUDAD DE SAN FERNANDO
AGENCIA DE REURBANIZACIÓN DE LA CIUDAD DE SAN FERNANDO

AVISO DE AUDIENCIA PÚBLICA COLECTIVA
Y
AVISO DE REUNIÓN DE INFORMACIÓN A LA COMUNIDAD

POR MEDIO DE LA PRESENTE SE DA AVISO de que el Ayuntamiento de la Ciudad de San Fernando (en lo sucesivo "Ayuntamiento") y la Agencia de Reurbanización de la Ciudad de San Fernando (en lo sucesivo "Agencia") sostendrán una Audiencia Pública Colectiva el 7 de junio de 2010, a las 6:00 p.m., o tan pronto como sea posible después, en el Edificio del Ayuntamiento de la Ciudad de San Fernando, Cámara del Ayuntamiento, en el 117 Macneil Street, San Fernando, California, para considerar lo siguiente:

Las Enmiendas propuestas del 2010 para los
Planes de Reurbanización para Áreas de Proyecto Nos. 1, 1A, 2, 3, 3A, y 4
("Enmiendas del 2010") y la Declaración Negativa correspondiente
del Impacto Ambiental (en lo sucesivo "Declaración Negativa")

Como antecedente, el Ayunta miento adoptó el Plan de Reurbanización para el Proyecto de Reurbanización No.1 el 26 de mayo de 1966 (en lo sucesivo "Área de Proyecto No. 1"), el Plan de Reurbanización para el Proyecto No. 2 de Reurbanización de San Fernando (en lo sucesivo "Área de Proyecto No. 2") el 14 de agosto de 1972, el Plan de Reurbanización para el Proyecto de Reurbanización del Centro Cívico (en lo sucesivo "Área de Proyecto No. 3") el 18 de junio de 1973, y el Plan de Reurbanización para el Área de Proyecto de Reurbanización No. 4 (en lo sucesivo "Área de Proyecto No. 4") el 18 de julio de 1994. Estos Planes han sido enmendados de vez en cuando, incluyendo una enmienda para añadir territorio al Área de Proyecto No. 1, adoptada el 27 de junio de 1988 (el territorio añadido se refiere como "Área de Proyecto No. 1A") y una enmienda para añadir territorio al Área de Proyecto No. 3, adoptada el 4 de abril de 1983 (el territorio añadido se refiere como el "Área de Proyecto No. 3A").

Un mapa que muestra los límites de las Áreas de Proyecto se adjunta en este documento y es parte de las mismas. Copias del mapa y copias de las descripciones legales de las Áreas de Proyecto que fueron registradas en la oficina de Registro del Condado de Los Angeles en 2007 y 1994 respectivamente (documentos registrados Nos. 20072843591, 20072817350, 20072843590 y 941339102) están disponibles para inspección del público en la oficina del Administrativo de la Ciudad de San Fernando (en lo sucesivo "Administrativo de la Ciudad"). Copias de la descripción legal están disponibles a petición, libres de cargo. La oficina del Administrativo de la Ciudad se localiza en el Edificio del Ayuntamiento de San Fernando, en el 117 Macneil Street, San Fernando, California 91340.

El propósito de las Enmiendas propuestas del 2010 son las siguientes:

(a) fusionar las Áreas de Proyecto Nos. 1, 1A, 2, 3, 3A y 4 (colectivamente, "Áreas de Proyecto Constituyentes") las cuales juntas comprenderán el Área de Proyecto de Reurbanización Fusionadas (en lo sucesivo "Área de Proyecto Fusionada");

(b) enmendar, reinstalar, y consolidar los Planes de Reurbanización para las Áreas de Proyecto Constituyentes dentro de un único plan de reurbanización consolidado para el Área de Proyecto Fusionado (en lo sucesivo "Plan Enmendado");

(c) reemplazar los límites individuales en el número de dólares de impuestos que puedan dividirse y asignarse a la Agencia proveniente de las Áreas de Proyecto Constituyentes Nos. 1, 1A, 2, 3 y 3A con un límite único agregado de $267,000,000;

(d) reemplazar los límites individuales en la cantidad de deuda garantizada, pagadera totalmente o en parte de los ingresos por el aumento a los impuestos, que puede estar vigente a un tiempo para las Áreas de Proyecto Constituyentes con un límite único agregado de $80,000,000;

(e) extender los límites de tiempo para la efectividad del Plan Enmendado con respecto a las Áreas de Proyecto Constituyentes Nos. 1A, 2, 3 y 3A al 27 de junio de 2029, 21 de agosto de 2015, 18 de junio de 2016, y 4 de abril de 2026, respectivamente;

(f) extender los límites de tiempo para repagar la deuda y el recibo de ingresos por el aumento a los impuestos con respecto a las Áreas de Proyecto Constituyentes Nos. 1A, 2, 3 y 3a al 27 de junio de 2039, 21 de agosto de 2025, 18 de junio de 2026, y 4 de abril de 2036, respectivamente;

(g) extender el límite de tiempo para establecer préstamos, anticipos y deudas a pagarse con el productos de los ingresos por el aumento a los impuestos derivados del Área de Proyecto Constituyentes No. 4 al 18 de julio de 2024;

(h) en vista de que los usos de la tierra permitidos por el Plan Enmendado para el Área de Proyecto Fusionada serán esos usos de tierra permitidos por el Plan General de la Ciudad y Decreto de Zonas, como se enmienda de vez en cuando; y

(i) hacer cambios técnicos o clarificadores, incluyendo cambios para actualizar varias provisiones del Plan Enmendado para ajustarse a los requerimientos actuales de la Ley de Reurbanización.

En la Audiencia Pública Colectiva, cualquier persona u organización que tenga algún comentario a favor o en contra sobre las Enmiendas propuestas del 2010, o quienes nieguen que quedan ruinas significativas en las Áreas de Proyecto, o la regularidad de cualquiera de los procedimientos previos, pueden aparecer ante el Ayuntamiento y la Agencia y mostrar la causa de por qué las Enmiendas propuestas del 2010 deberán o no deberán ser adoptadas. Adicionalmente, en cualquier tiempo no más tarde de la hora fijada para la Audiencia Pública Colectiva, cualquier persona u organización puede registrar comentarios por escrito con el Administrativo de la Ciudad sobre las Enmiendas propuestas del 2010.

La Agencia, como la agencia líder, intenta adoptar la Declaración Negativa de Impacto Ambiental para las Enmiendas del 2010 (en lo sucesivo “Declaración Negativa”). En la Audiencia Pública Colectiva, la Agencia considerará la adopción de la Declaración Negativa de acuerdo con el Acto de Calidad Ambiental de California y el Ayuntamiento considerará la Declaración Negativa como pueda ser adoptada por la Agencia. En la Audiencia Pública Colectiva, cualquier persona u organización que desee comentar al respecto, o que tenga objeciones al contenido o suficiencia de la Declaración Negativa puede comparecer ante la Agencia y el Ayuntamiento. Adicionalmente, en cualquier tiempo no más tarde de la hora fijada para la Audiencia Pública Colectiva, cualquier persona u organización puede registrar comentarios por escrito con el Administrativo de la Ciudad acerca de la Declaración Negativa.

Todas las evidencias y testimonios presentados por escrito antes o en la Audiencia Pública Colectiva, o presentados verbalmente en la Audiencia Pública Colectiva a favor o en contra de la adopción de las Enmiendas del 2010 ó de la Declaración Negativa, serán considerados por la Agencia y el Ayuntamiento.

Las personas que desafíen la adopción de las Enmiendas del 2010 o la Declaración Negativa en el tribunal pueden estar limitadas a desafiar solamente aquellos problemas que ellos o alguien más haya desafiado en la Audiencia Pública Colectiva o en correspondencia por escrito entregada al Administrativo de la Ciudad antes o en la Audiencia Pública Colectiva.

Para poder dar a todas las personas la oportunidad de entender mejor los procedimientos, la Agencia ha programado la siguiente **reunión de información a la comunidad:**

Miércoles, 19 de mayo de 2010, 6:30 p.m.
Instalación para Juntas Regional de San Fernando, 2do. Piso, Salón de Multi-Propósitos
208 Park Ave., San Fernando, California

La Agencia busca el consejo de los residentes y organizaciones de la comunidad dentro de las Áreas de Proyecto con respecto a los asuntos de políticas que tienen que ver con la planeación y provisión de instalaciones residenciales y otros asuntos de políticas que afecten a los residentes de las Áreas de Proyecto.

Las personas interesadas actualmente pueden inspeccionar el borrador del Plan Enmendado, y documentos al respecto, incluyendo el Reporte Preliminar en las Enmiendas propuestas del 2010, Estudio Inicial, Declaración Negativa,y los Planes de Reurbanización existentes para las Áreas de Proyecto (como fueron enmendadas previamente) en la oficina del Administrativo de la Ciudad; en la Biblioteca de San Fernando, 217 N. Maclay Ave., San Fernando, California; y por internet en el www.sfcity.org/2010Amendments.

El Reporte de la Agencia al Ayuntamiento sobre las Enmiendas propuestas del 2010 (siendo los reportes e información requeridos por el Código de Salud y Seguridad Sección 33352 hasta el punto garantizado por las Enmiendas propuesta del 2010) será presentado en la Audiencia Pública Colectiva y estará disponible para revisión del público en la oficina del Administrativo de la Ciudad antes o el 10 de mayo de 2010. Las personas interesadas pueden obtener copias de los documentos pagando por los costos de reproducción.

Para más información, contacte a Mary Strenn o a Brian Haworth en el (818) 898-1201.

Elena G. Chávez
Administrativo de la Ciudad y Secretaria de la Agencia

Publíquese: El 6 de mayo de 2010; 13 de mayo de 2010; 20 de mayo de 2010; y 27 de mayo de 2010.

FREQUENTLY ASKED QUESTIONS ABOUT REDEVELOPMENT AND THE 2010 AMENDMENTS

What is redevelopment?
Redevelopment is a tool that assists the city in revitalizing certain areas by encouraging the new construction or rehabilitation of commercial, industrial and residential uses.

What has redevelopment done in San Fernando?
Redevelopment has done a lot in San Fernando -- just look around! There's the San Fernando Regional Pool Facility, the Library Plaza and San Fernando Station retail plazas, the Starbucks on Truman St., the recent Maclay Ave. streetscape improvements, and the beautiful senior housing developments on Park Ave. and Kalisher St.

What is a project area and does San Fernando have them?
A project area is an area where redevelopment activities and programs take place over time. San Fernando has six project areas, which generally include: the neighborhoods near the San Fernando Courthouse; the downtown and auto dealer districts; and the commercial and industrial areas on and adjacent to Truman St., and along and around certain sections of Glenoaks and Foothill Blvds. Please refer to the attached map.

How do I benefit by being located within a project area?
Through redevelopment, a project area receives focused attention and financial investment that allows for new commercial and housing development, job creation, neighborhood services and public amenities -- all of which can improve your quality of life.

What is a redevelopment plan?
A redevelopment plan is a very broad document that governs the activities of the city's redevelopment agency ("Agency") within a project area. It essentially provides the Agency with powers to take certain actions like building new community facilities, buying and selling land, improving dilapidated buildings, and securing funds that can be used to attract commercial, industrial and residential development.

How are redevelopment funds generated?
State law enables the Agency to raise funds through "tax increment financing." When a redevelopment plan is approved, the property within the boundaries of the project area is assessed an original base property value. As the value of the property increases over this base value in future years, a portion of that increase goes to the Agency.

Does redevelopment, or being in a redevelopment project area, raise my property taxes?
No. Redevelopment does not affect the amount of property taxes you pay. Instead, the tax increment received by the Agency would allow funds to remain within San Fernando for future projects and programs, rather than going to other taxing entities.

What are the 2010 Amendments and why is the Agency pursuing them?
The 2010 Amendments are a set of administrative actions that extend the life and financial capacity of the Agency's six project areas. Without these key actions, three of the project areas would expire soon (beginning in August of this year) and the Agency's financial capacity to fund future projects would either stop or be extremely limited over the next few years.

Do I have a say in whether the 2010 Amendments are adopted?
Absolutely. The Agency has asked for public input by published notices, mailed notices, an upcoming community meeting on May 19, 2010 and a public hearing scheduled for June 7, 2010. All written transmittals and correspondence will be entered into the record and considered by the Agency and the San Fernando City Council ("City Council"). The Agency and City Council will take no action to approve the proposed 2010 Plan Amendments until they have received public input.

Who can I contact for more information on redevelopment and the 2010 Plan Amendments?
You can call Mary Strenn or Brian Haworth at (818) 898-1201 or e-mail redevelopment@sfcity.org

LEARN MORE ABOUT REDEVELOPMENT AND THE 2010 AMENDMENTS

May 19, 2010, 6:00 PM

San Fernando Regional Pool Facility
2nd Floor Multi-Purpose Room
208 Park Ave., San Fernando, CA

SPANISH TRANSLATION WILL BE PROVIDED

PREGUNTAS FRECUENTES SOBRE LA REURBANIZACIÓN Y LAS ENMIENDAS DEL 2010

¿Qué significa reurbanización?
Reurbanización es una herramienta que apoya a la ciudad a revitalizar ciertas áreas al motivar nueva construcción o rehabilitación para usos comerciales, industriales y residenciales.

¿Qué ha hecho la reurbanización en San Fernando?
La reurbanización ha hecho mucho en San Fernando – ¡solamente fíjese alrededor! Está la instalación para juntas regional de San Fernando, la Plaza de la Biblioteca y las plazas de venta al menudeo en la Estación de San Fernando, el Starbucks en la calle Truman, las enmiendas recientes al ornamento de las calles en la Avenida Maclay, y los hermosos desarrollos de vivienda para personas mayores en la avenida Park y la calle Kalisher.

¿Qué es un área de proyecto y San Fernando las tiene?
Un área de proyecto es un área donde se llevan a cabo actividades y programas de reurbanización al paso del tiempo. San Fernando tiene seis áreas de proyecto, las cuales generalmente incluyen: los vecindarios cerca del Tribunal de San Fernando; el centro de la ciudad y los distritos de concesionarios de autos; y las áreas comerciales e industriales sobre y adyacentes a la calle Truman, y a lo largo y alrededor de ciertas secciones de los bulevares Glenoaks y Foothill. Por favor consulte el mapa adjunto.

¿Cómo me beneficio por estar localizado dentro de un área de proyecto?
A través de la reurbanización, un área de proyecto recibe atención enfocada e inversión financiera que permite nuevo desarrollo comercial y de vivienda, creación de empleos, servicios al vecindario y amenidades públicas –los cuales todos pueden mejorar su calidad de vida.

¿Qué es un plan de reurbanización?
Un plan de reurbanización es un documento muy extenso que regula las actividades de la agencia de reurbanización de la ciudad (en lo sucesivo "Agencia") dentro de un área de proyecto. Esencialmente proporciona autoridad a la Agencia para realizar ciertas acciones como construir nuevas instalaciones para la comunidad, comprar y vender terrenos, mejorar edificios en mal estado, y asegurar fondos que puedan utilizarse para atraer desarrollo comercial, industrial y residencial.

¿Cómo se generan los fondos para la reurbanización?
La ley del estado permite a la Agencia colectar fondos a través de "financiamiento por incremento de impuestos". Cuando un plan de reurbanización es aprobado, la propiedad dentro de los límites del área de proyecto es evaluada sobre el valor base original de la propiedad. Al aumentar el valor de la propiedad sobre este valor base en los años futuros, una porción de ese aumento va a la Agencia.

¿La reurbanización, o el estar en un área de proyecto de reurbanización, sube los impuestos de mi propiedad?
No. La reurbanización no afecta la cantidad de impuestos que usted paga sobre la propiedad. En vez de eso, el aumento a los impuestos recibido por la Agencia permitirá que los fondos se queden dentro de San Fernando para futuros proyectos y programas, en vez de irse a otras entidades de impuestos.

¿Qué son las enmiendas del 2010 y por qué está la Agencia motivándolas?
Las Enmiendas del 2010 son un conjunto de acciones administrativas que extienden la vida y capacidad financiera de las seis áreas de proyecto de la agencia. Sin estas acciones clave, tres de las áreas de proyecto expirarían pronto (empezando en agosto de este año) y la capacidad financiera de la Agencia para financiar proyectos a futuro se detendría o estaría extremadamente limitada a través de los próximos años.

¿Tengo algo que decir sobre si se adoptan las Enmiendas del 2010?
Absolutamente. La Agencia ha pedido las opiniones del público en avisos publicados, avisos por correo, una próxima reunión de la comunidad el 19 de mayo de 2010 y una audiencia pública programada para el 7 de junio de 2010. Todos los escritos y correspondencia se integrarán en el registro y serán consideradas por la Agencia y el Ayuntamiento de San Fernando (en lo sucesivo "Ayuntamiento"). La Agencia y el Ayuntamiento no tomarán acción alguna para aprobar las Enmiendas propuestas del Plan 2010 hasta que se hayan recibido las opiniones del público.

¿A quién puedo contactar para más información sobre la reurbanización y las Enmiendas del Plan 2010?
Usted puede llamar a Mary Strenn o a Brian Haworth al (818) 898-1201 o al correo electrónico: redevelopment@sfcity.org

APRENDA MÁS ACERCA DE LA REURBANIZACIÓN
Y LAS ENMIENDAS DEL 2010

19 de mayo de 2010, 6:00 p.m.

Instalación para Juntas Regional de San Fernando
2do. Piso Salón de Multi-Propósitos
208 Park Ave., San Fernando, CA

SE PROPORCIONARÁ TRADUCCIÓN AL ESPAÑOL

Appendix I:

Draft Amended and Restated Redevelopment Plan

AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE SAN FERNANDO MERGED REDEVELOPMENT PROJECT AREA

Prepared by the
Redevelopment Agency of the City of San Fernando

Adopted on ______, 2010
By Ordinance No. _____

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AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE SAN FERNANDO MERGED REDEVELOPMENT PROJECT AREA

SEC. 100. INTRODUCTION

SEC. 100.1 OVERVIEW

This is the Amended and Restated Redevelopment Plan for the San Fernando Merged Redevelopment Project Area (the "Amended Plan"). This Amended Plan amends, restates and consolidates into a single plan document, in their entirety four (4) redevelopment plans (collectively, the "Constituent Redevelopment Plans") previously adopted and amended by the City Council with respect to the six (6) redevelopment project areas (four original project areas and two added areas) (individually, each a "Constituent Project Area" and collectively, the "Constituent Project Areas") that together comprise the San Fernando Merged Redevelopment Project Area (the "Merged Project Area"). This Amended Plan consists of text (Section 100 through Section 1300), Boundary Map of the Merged Project Area (Exhibit A) (the "Map"), Legal Descriptions of the Constituent Project Areas (Exhibits B-1 through B-4) (the "Legal Description" or "Legal Descriptions"), and Land Use Map (Exhibit C).

This Amended Plan has been prepared by the Redevelopment Agency of the City of San Fernando pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California, and all applicable laws and local ordinances.

SEC. 100.2 BACKGROUND OF CONSTITUENT PLANS AND CONSTITUENT PROJECT AREAS

Following is a brief history of the Constituent Project Areas that comprise the Merged Project Area, and the Constituent Redevelopment Plans that are hereby further amended, restated and consolidated in the form of this Amended Plan.

1. Constituent Project Area No. 1 and Constituent Project Area No. 1A

The City Council of the City of San Fernando (the "City Council") adopted its Ordinance No. 918 on May 26, 1966, approving and adopting the Redevelopment Plan for Redevelopment Project No. 1 ("Constituent Project Area No. 1"). The Redevelopment Plan for Constituent Project Area No. 1 was amended on October 18, 1971, by Ordinance No. 1018, on November 19, 1984, by Ordinance No. 1260, on December 15, 1986, by Ordinance No. 1294, on June 27, 1988, by Ordinance No. 1316 (the "Constituent Project Area No. 1 Third Amendment"), on October 17, 1994, by Ordinance No. 1450, on November 16, 1998, by Ordinance No. 1494, on February 2, 2004, by Ordinance No. 1548, on August 21, 2006, by Ordinance No. 1573, and on October 16, 2006, by Ordinance No. 1575. The Constituent Project Area No. 1 Third Amendment added territory to Constituent Project Area No. 1, which added territory is herein referred to as "Constituent Project Area No. 1A." The boundaries of Constituent Project Area No. 1 and Constituent Project Area No. 1A are shown on the Map and described in the Legal Description included as Exhibit B-1.

2. Constituent Project Area No. 2

The City Council adopted its Ordinance No. 1032 on August 14, 1972, approving and adopting the Redevelopment Plan for the San Fernando Redevelopment Project No. 2 ("Constituent Project Area No. 2"). The Redevelopment Plan for Constituent Project Area No. 2 was amended on December 15, 1986, by Ordinance No. 1295, on October 17, 1994, by Ordinance No. 1450, on November 16, 1998, by Ordinance No. 1494, on February 2, 2004, by Ordinance No. 1548, on August 21, 2006, by Ordinance No. 1573, and on October 16, 2006, by Ordinance No. 1575. The boundaries of Constituent Project Area No. 2 are shown on the Map and described in the Legal Description included as Exhibit B-2.

3. Constituent Project Area No. 3 and Constituent Project Area No. 3A

The City Council adopted its Ordinance No. 1050 on June 18, 1973, approving and adopting the Redevelopment Plan for the Civic Center Redevelopment Project ("Constituent Project Area No. 3"). The Redevelopment Plan for Constituent Project Area No. 3 was amended on April 1983, by Ordinance No. 1219 (the "Constituent Project Area No. 3 First Amendment"), on December 15, 1986, by Ordinance No. 1296, on October 17, 1994, by Ordinance No. 1450, on November 16, 1998, by Ordinance No. 1494, on February 2, 2004, by Ordinance No. 1548, on August 21, 2006, by Ordinance No. 1573, and on October 16, 2006, by Ordinance No. 1575. The Constituent Project Area No. 3 First Amendment added territory to Constituent Project Area No. 3, which added territory is herein referred to as "Constituent Project Area No. 3A." The boundaries of Constituent Project Area No. 3 and Constituent Project Area No. 3A are shown on the Map and described in the Legal Description included as Exhibit B-3.

4. Constituent Project Area No. 4

The City Council adopted its Ordinance No. 1447 on July 18, 1994, approving and adopting the Redevelopment Plan for Redevelopment Project Area No. 4 ("Constituent Project Area No. 4"). The Redevelopment Plan for Constituent Project Area No. 4 was amended on February 2, 2004, by Ordinance No. 1548, and on October 16, 2006, by Ordinance No. 1575. The boundaries of Constituent Project Area No. 4 are shown on the Map and described in the Legal Description included as Exhibit B-4.

SEC. 100.3 PURPOSE AND EFFECT OF AMENDED PLAN

This Amended Plan:

1. fiscally merges the Constituent Project Areas;

2. amends, restates, and consolidates the Constituent Redevelopment Plans into a single consolidated redevelopment plan for the Merged Project Area;

3. replaces the individual limits on the number of dollars of taxes that may be divided and allocated to the Agency from Constituent Project Area Nos. 1, 1A, 2, 3 and 3A with a single limit of Two Hundred Sixty Seven Million Dollars ($267,000,000) applicable to Constituent Project Area Nos. 1, 1A, 2, 3 and 3A in the aggregate;

4. replaces the individual limits on the amount of bonded indebtedness, payable in whole or in part from tax increment revenues, that can be outstanding at one time for the Constituent Project Areas with a single limit of Eighty Million Dollars ($80,000,000) applicable to the Constituent Project Areas in the aggregate;

5. extends the time limits for the effectiveness of the Amended Plan with respect to Constituent Project Area Nos. 1A, 2, 3 and 3A to June 27, 2029, August 21, 2015, June 18, 2016, and April 4, 2026, respectively;

6. extends the time limits for the repayment of indebtedness and the receipt of tax increment revenues with respect to Constituent Project Area Nos. 1A, 2, 3 and 3A to June 27, 2039, August 21, 2025, June 18, 2026, and April 4, 2036, respectively;

7. extends the time limit for establishing loans, advances, and indebtedness to be paid with the proceeds of tax increment revenues derived from Constituent Project Area No. 4 to July 18, 2024;

8. provides that the land uses permitted by the Amended Plan for the Merged Project Area shall be those land uses permitted by the City's General Plan and Zoning Ordinance; and

9. makes technical or clarifying changes, including changes to update various provisions of the Amended Plan to conform to the current requirements of the Community Redevelopment Law of the State of California.

This Amended Plan does not modify the proposed method of financing the redevelopment of the Merged Project Area, the goals and objectives of the Agency, or the projects and activities to be completed in order to eradicate blight in the Merged Project Area.

This Amended Plan provides the Agency with powers, duties and obligations in connection with the implementing the program generally formulated in this Amended Plan for the redevelopment, rehabilitation, and revitalization of the Merged Project Area. This Amended Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Merged Project Area. Instead, this Amended Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Amended Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Amended Plan. Such statutory provisions may be changed from time to time. In the event that any such statutory changes affect this Amended Plan's terms, and would be applicable to the Redevelopment Agency of the City of San Fernando, the Merged Project Area, or this Amended Plan, the terms of this Amended Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Amended Plan shall remain in full force and effect).

SEC. 200. GENERAL DEFINITIONS

SEC. 200.1

The definition of general terms contained in the Community Redevelopment Law of the State of California shall govern the construction of this Amended Plan, unless more specific terms and definitions therefor are otherwise provided in this Amended Plan. In addition, the following specific definitions are used in this Amended Plan:

A. "Amended Plan" means this Amended and Restated Redevelopment Plan for the San Fernando Merged Redevelopment Project Area.

B. "Agency" means the Redevelopment Agency of the City of San Fernando.

C. "City" means the City of San Fernando, California.

D. "City Council" means the City Council of the City of San Fernando, California.

E. "County" means the County of Los Angeles, California.

F. "General Plan" means the General Plan of the City, as amended from time to time.

G. "Land Use Map" means the map setting forth the currently permitted land uses and major circulation routes in the Merged Project Area. The Land Use Map is attached to this Amended Plan as Exhibit C.

H. "Low or Moderate Income Persons and Families" has the meaning as defined in Health and Safety Code Section 50093.

I. "Owner Participation Rules" means the Rules Governing Participation and Preferences By Owners, Operators of Businesses and Tenants adopted by the Agency pursuant to the Redevelopment Law on October 15, 1984, as amended from time to time.

J. "Person" means any individual, or any public or private entity.

K. "Personal Property" means moveable property, chattels and any other property not part of Real Property.

L. "Planning Commission" means the Planning and Preservation Commission of the City of San Fernando, California.

M. "Project" means the redevelopment activities undertaken in or for the benefit of the Merged Project Area pursuant to this Amended Plan.

N. "Real Property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.

O. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code Section 33000 et seq.).

P. "State" means the State of California.

Q. "Zoning Ordinance" means the Zoning Ordinance of the City, as amended from time to time.

SEC. 300. PROJECT AREA BOUNDARIES

The Merged Project Area consists of all properties within the boundaries of the Merged Project Area shown on the Boundary Map (Exhibit A) and described in the Legal Descriptions (Exhibits B-1 through B-4).

SEC. 400. REDEVELOPMENT GOALS, OBJECTIVES AND ACTIONS

SEC. 400.1 OVERVIEW OF GOALS, OBJECTIVES AND ACTIONS

As emphasized throughout this document, the Amended Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the City, the Agency, and the San Fernando community to build upon the strengths of the Merged Project Area, including its historic, social and cultural resources and heritage, while overcoming its adverse physical and economic conditions, to achieve the fundamental goals of the General Plan as they relate to the Merged Project Area, as described below.

SEC. 400.2 GOALS, OBJECTIVES AND ACTIONS

The redevelopment goals, objectives and actions for the Merged Project Area include:

1. Constituent Project Area No. 1 and Constituent Project Area No. 1A

Constituent Project Area No. 1 and Constituent Project Area No. 1A include a number of conditions which are specified in the Redevelopment Law as characteristic of blight. The objective of this Amended Plan with respect to Constituent Project Area No. 1 and Constituent Project Area No. 1A is to eliminate such conditions of blight by providing needed public improvements; by encouraging rehabilitation and repair of deteriorated structures; by facilitating land assembly and development which will result in employment opportunities and an expanded tax base; and by promoting development in accordance with the General Plan.

In pursuing these general objectives, the Agency expects to:

a. Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions and the redevelopment of Constituent Project Area No. 1 and Constituent Project Area No. 1A;

b. Encourage investment in Constituent Project Area No. 1 and Constituent Project Area No. 1A by the private sector;

c. Remove economic impediments to land assembly and infill development;

d. Provide a mechanism for ensuring the long-term viability of the commercial portions of Constituent Project Area No. 1 and Constituent Project Area No. 1A by encouraging commercial rehabilitation and planned new commercial developments;

e. Provide for the reconstruction, replacement and/or repair of various public facilities, such as streets, sidewalks, curbs and gutters, lighting, sewer and water facilities in order to encourage infill development activities, rehabilitation and elimination of blighting characteristics in Constituent Project Area No. 1 and Constituent Project Area No. 1A;

f. Provide or assist in the provision of needed public improvements in Constituent Project Area No. 1A including water system, street and traffic signal improvements;

g. Enhance and expand shopping facilities in the City by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the General Plan and Zoning Ordinance;

h. Enhance and expand employment opportunities in the City by encouraging the development of commercial uses and the rehabilitation of existing commercial and residential uses in conformance with the General Plan and Zoning Ordinance;

i. Through rehabilitation and selective replacement, improve the condition of housing in Constituent Project Area No. 1A;

j. Upgrade the physical appearance of Constituent Project Area No. 1A;

k. Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions in Constituent Project Area No. 1A;

l. Encourage investment in the Constituent Project Area No. 1A by the private sector;

m. Consolidate parcels as needed to induce new commercial development in Constituent Project Area No. 1A;

n. Eliminate incompatible, non-conforming land uses from Constituent Project Area No. 1A;

o. Protect the health and general welfare of Low or Moderate Income Persons and Families by increasing and improving the community's supply of housing affordable to these persons;

p. Mitigate potential relocation impacts resulting from changes in Constituent Project Area No. 1A land use from non-conforming and dilapidated uses to development in conformance with the General Plan and Zoning Ordinance; and

q. Provide for the replacement of existing substandard and nonconforming dwelling units in Constituent Project Area No. 1A through relocation, rehabilitation and the development of new affordable residential units.

Agency public improvement objectives are described in Section 600 hereof.

To obtain the objectives of this Amended Plan with respect to Constituent Project Area No. 1 and Constituent Project Area No. 1A, the Agency is authorized to undertake the following implementation actions:

a. Providing for participation by owners and tenants of properties located in Constituent Project Area No. 1 and Constituent Project Area No. 1A by extending preferences to remain or relocate within the redevelopment area;

b. Acquisition of Real Property and management of property under the ownership and control of the Agency;

c. Relocation assistance to displaced Merged Project Area occupants;

d. Demolition or removal of buildings and improvements;

e. Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;

f. Rehabilitation, development or construction of low and moderate income housing within the City;

g. Disposition of property for uses in accordance with this Amended Plan;

h. Development and redevelopment of land by private enterprise and public agencies for uses in accordance with this Amended Plan; and

i. Rehabilitation of structures and improvements by present owners, their successors or the Agency.

2. Constituent Project Area No. 2

The Agency proposes to eliminate and prevent the spread of blight in Constituent Project Area No. 2 by:

a. Acquisition of certain Real Property;

b. Demolition or removal of certain buildings and improvements;

c. Relocation assistance to displaced residential and nonresidential occupants;

d. Installation, construction, or reconstruction of streets, utilities, and other public improvements;

e. Disposition of any property acquired for uses in accordance with this Amended Plan; and

f. Redevelopment of land by private enterprise or public agencies for uses in accordance with this Amended Plan.

3. Constituent Project Area No. 3 and Constituent Project Area No. 3A

The Agency proposes to eliminate and prevent the spread of blight in Constituent Project Area No. 3 and Constituent Project Area No. 3A by:

a. Acquisition of certain Real Property;

b. Demolition or removal of certain buildings and improvements;

c. Relocation assistance to displaced residential and nonresidential occupants;

d. Installation, construction, or reconstruction of streets, utilities, and other public improvements;

e. Disposition of any property acquired for uses in accordance with this Amended Plan;

f. Redevelopment of land by private enterprise or public agencies for uses in accordance with this Amended Plan;

g. Financing of the construction of residential, commercial and industrial buildings and the permanent mortgage financing of residential, commercial and industrial buildings, as permitted by applicable State and local laws, to increase the residential, commercial and industrial base of the City and the number of temporary and permanent jobs within the City; and

h. In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors and the Agency for uses in accordance with this Amended Plan.

4. Constituent Project Area No. 4

Constituent Project Area No. 4 includes property damaged in the Northridge earthquake and its various aftershocks. Additionally, various conditions of blight as defined in the Redevelopment Law exist in Constituent Project Area No. 4. The overriding objective of this

Amended Plan with respect to Constituent Project Area No. 4 is to provide for the alleviation of physical and economic damage from the Northridge earthquake, and the elimination of physical and economic blighting conditions. These conditions will be alleviated or eliminated by assisting in long-term damage recovery, and through the provision of needed public improvements, mitigating the effects of building deterioration, age and obsolescence, and correcting problems of impaired investments and economic maladjustment. In eliminating these blighting conditions, this Amended Plan will facilitate development as contemplated in the General Plan.

In pursuing these general objectives, the Agency expects to:

a. Preserve the economic base of Constituent Project Area No. 4 by developing commercial establishments that are high sales tax and job producers;

b. Broaden the community's economic base by attracting new commercial and industrial uses to Constituent Project Area No. 4;

c. Diversify the make-up of Constituent Project Area No. 4 by developing a variety of uses that work in concert toward economic stability;

d. Provide for infrastructure improvements in Constituent Project Area No. 4;

e. Encourage expansion of local commercial and industrial opportunities, which will create jobs and an expanded sales and property tax base;

f. Promote new development consistent with the General Plan;

g. Provide financial incentives to interested property owners who wish to repair or rehabilitate their buildings or revitalize their properties consistent with the General Plan;

h. Encourage public participation in the planning and implementation of the Project;

i. Eliminate existing blighted conditions, be they properties or structures, and prevent recurring blight in and about Constituent Project Area No. 4; and

j. Eliminate environmental deficiencies, including inadequate street improvements, inadequate truck access, inadequate utility systems, and inadequate public services; and mitigation of the various economic, physical, and environmental characteristics of blight extant in Constituent Project Area No. 4.

It is the Agency's intent to provide assistance with respect to Constituent Project Area No. 4 in the following manner:

a. The construction of needed public improvements and facilities including, but not limited to, those described in Section 600 herein;

b. Various forms of Agency financial assistance including, but not limited to, land write-downs, tax exempt financing and financial aid programs for new construction and/or rehabilitation; and

c. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.

To obtain the objectives of this Amended Plan with respect to Constituent Project Area No. 4, the Agency is authorized to undertake the following implementation actions:

a. Providing for participation by owners and tenants of properties located in Constituent Project Area No. 4 by extending preferences to remain or relocate within the redevelopment area;

b. Acquisition of Real Property and management of property under the ownership and control of the Agency.

c. Relocation assistance to displaced Project occupants;

d. Demolition or removal of buildings and improvements;

e. Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;

f. Rehabilitation, development, or construction of low- and moderate-income housing within the City;

g. Disposition of property for uses in accordance with this Amended Plan;

h. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Amended Plan; and

i. Rehabilitation of structures and improvements by present owners, their successors, tenants, or the Agency.

SEC. 500. LAND USE REGULATIONS

SEC. 500.1 <u>OVERVIEW OF REGULATIONS</u>

The City has adopted a General Plan which is in full conformance with the State requirements for general plans.

The permitted land uses, land use standards, development goals, objectives and policies, and other evaluation guidelines of this Amended Plan shall be those set forth in the General Plan, together with the specific redevelopment goals and objectives outlined in Section 400 above (which are consistent with and serve to implement the more general goals and objectives of the General Plan). It is further intended that all provisions of the Zoning Ordinance shall be applicable to developments in the Merged Project Area, and that all development in the Merged

Project Area shall comply with all applicable State and local laws, codes and ordinances in effect from time to time in the City, in addition to any requirements of the Agency imposed pursuant to this Amended Plan.

Finally, the applicable City zoning and planning processes shall continue to have full effect and shall continue to serve as the primary determinant for land use decisions in the Merged Project Area. Without limiting the generality of the foregoing, and subject to the following paragraph, the Planning Commission, the City Council, City departments, and other City boards and commissions shall perform the same functions for consideration and approval or disapproval of development applications, permits and other entitlements for properties within the Merged Project Area that are subject to this Amended Plan, as for properties outside the Merged Project Area that are not subject to this Amended Plan.

The City Council may, in its discretion through appropriate future legislation, amend applicable City planning or building codes and standards to provide for modified or streamlined processing of development applications within redevelopment project areas or other special zones. Any such amendment of City planning and building codes and standards shall thereafter apply to the processing of development applications in the Merged Project Area in accordance with the terms of such amendment.

SEC. 500.2 PERMITTED LAND USES

As noted in the overview to this Amended Plan, this Amended Plan adopts the land uses set forth in the General Plan as the permitted uses within the Merged Project Area. It is intended that the land uses set forth in the General Plan shall be the land uses governing this Amended Plan.

Sec. 500.3 LAND USE MAP; PUBLIC STREETS AND RIGHTS-OF-WAY

1. Land Use Map

The Land Use Map (Exhibit C) shows the current permitted land uses, major circulation routes and street layout, as well as the location of property proposed to be devoted to public purposes and open spaces within the Merged Project Area. The specific types of uses and activities (including size, height, and number of buildings and dwelling units) permitted or conditionally permitted in each land use category mapped on the Land Use Map are those types of uses and activities (including size, height and number of buildings and dwelling units) described in the General Plan for the relevant land use category. The land uses shown on the Land Use Map are drawn from the Land Use Element of the General Plan and shall be deemed to be automatically modified as the Land Use Element of the General Plan may be revised from time to time in order to maintain conformance of this Amended Plan with the General Plan, as provided for herein.

2. Public Streets and Rights-of-Way

All streets and rights-of-way within the Merged Project Area may be widened, altered, realigned, abandoned, vacated or closed for purposes of redevelopment of the Merged Project Area. New streets may be created as appropriate, consistent with the General Plan. The anticipated configuration of streets and public rights-of-way within the Merged Project Area (including existing streets to be retained) is shown on the Land Use Map (Exhibit C). These public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created. Additional public streets, alleys and easements may be created in the Merged Project Area as appropriate for proper development and circulation.

3. Open Space and Landscaping

The approximate amount of open space to be provided in the Merged Project Area is the total areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not covered by buildings. Landscaping shall be developed in the Merged Project Area to ensure optimum use of living plant material.

4. Public and Quasi-Public Uses; Institutional and Non Profit Uses

In any portion of the Merged Project Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Amended Plan applicable to the uses in the area involved.

SEC. 500.4 GENERAL CONTROLS AND LIMITATIONS

All Real Property in the Merged Project Area is hereby made subject to the goals, objectives, policies, controls and requirements of this Amended Plan (which expressly incorporates the goals, objectives, policies, controls and requirements of the General Plan and the Zoning Ordinance). No Real Property shall be developed, rehabilitated, or otherwise changed after the date of adoption of this Amended Plan except with the approval of the Agency and in conformance with the provisions of this Amended Plan, the General Plan, the Zoning Ordinance, any applicable specific plan, or program (including plans, programs, standards or requirements established by the Agency pursuant to this Amended Plan) and all other applicable State and local laws and standards in effect from time to time.

1. New Construction

All new construction shall comply with and meet or exceed all applicable State and local laws in effect from time to time, including but not limited to, Fire, Building, Electrical, Heating, Ventilating, Mechanical, Grading, Plumbing, and Sign Codes of the City.

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for vehicle access shall be paved.

Parking structures and parking facilities for the joint use of two or more parcels of a size sufficient to meet the combined requirements of such parcels may be constructed with prior written approval of the Agency. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the Zoning Ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities shall be located in a manner to avoid interference with public use of sidewalks from the street. All off-street loading facilities shall be reasonably located at such a depth within a completely enclosed building as to reasonably contain and restrict the emission of noises typically attributed to such function. Off-street loading facilities must also be screened by landscaping to the extent and in the manner required by the Agency.

The Agency shall establish setback requirements for all new development within the Merged Project Area which may exceed the requirements of the Zoning Ordinance.

2. Non-Conforming and Incompatible Uses

The existence, continuation, renovation, repair, expansion, and replacement of nonconforming uses in the Merged Project Area shall be governed by applicable provisions of the General Plan, any applicable specific plan, the Zoning Ordinance, all applicable State and local laws, codes, and ordinances and any such additional standards or requirements as may be adopted by the Agency pursuant to this Amended Plan.

No use or structure which, in the determination of the Agency, by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Merged Project Area.

3. Retention and Rehabilitation

Any existing structure within the Merged Project Area and specifically approved by the Agency for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, be attractive in appearance, and not detrimental to surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency. These standards shall be in addition to, and shall not relax, the requirements of the Zoning Ordinance.

4. Type, Height, Size, Number, and Proposed Use of Buildings

The type, height, size, number and proposed use of buildings in the Merged Project Area shall be regulated as provided in the General Plan, any applicable specific plan, the Zoning Ordinance, all applicable State and local laws, codes and ordinances, and such additional standards or requirements as may be adopted by the Agency pursuant to this Amended Plan

5. Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan, any applicable specific plan, and the Zoning Ordinance, all applicable State and local laws, codes and ordinances and such additional standards or requirements as may be adopted by the Agency pursuant to this Amended Plan.

6. Light, Air and Privacy

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

7. Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan and the Zoning Ordinance, provided that they comply with any design criteria established for the Merged Project Area.

8. Utilities

The Agency shall require all utilities to be placed underground whenever physically and economically feasible.

9. Nondiscrimination and Nonsegregation

As more fully set forth in Section 600.15 below, there shall be no discrimination or segregation based on race, color, creed, religion, sex, sexual orientation, marital status, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Merged Project Area.

10. Subdivision or Consolidation of Parcels

No parcels in the Merged Project Area, including any parcels retained by a conforming owner or participant, shall be subdivided or consolidated without recommendation by the Planning Commission and the approval of the Agency or City.

11. Variances

In the event the City grants a variance from applicable City land use regulations for development of a parcel within the Merged Project Area, such grant of variance shall be deemed to constitute a comparable variance from the land use standards of this Amended Plan without additional action by the Agency.

In addition, under exceptional circumstances the Agency is authorized to permit minor variations from the limits, restrictions, and controls established by the Amended Plan. In order to permit such a variation the Agency must determine that:

a. The application of the provisions of this Amended Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Amended Plan.

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions and controls.

c. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements within or outside the Merged Project Area.

d. Permitting a minor variation will not be contrary to the objectives of this Amended Plan or of the General Plan.

No such minor variation shall be granted which permits substantial departure from the provisions of this Amended Plan. In permitting any such minor variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purpose of this Amended Plan. Nondiscrimination and non-segregation clauses shall not be subject to minor variation.

No minor variation permitted by the Agency shall be effective until conditional uses, variances or changes in zoning requirements, if any, have been effectuated by the City to the extent necessary to obtain consistency with such minor variations permitted by the Agency.

The applicant shall file an application for a minor variation with the Executive Director of the Agency. The Executive Director shall set the matter for public hearing, which hearing shall not be unreasonably delayed. Notice of the public hearing shall be sent to each owner of property located within 300 feet of the perimeter of the subject property as such owners are identified on the last equalized assessment roll. Notice of the public hearing shall be published once not less than ten (10) days prior to the public hearing.

SEC. 500.5 ADOPTION OF ADDITIONAL STANDARDS FOR DEVELOPMENT

Within the limits, restrictions and controls established in the General Plan, any applicable specific plan, the Zoning Ordinance, and this Amended Plan, the Agency may (after consultation with the Planning Commission) by appropriate resolution, adopt specific plans, programs, requirements or standards for all or any portion of the Merged Project Area which establish architectural controls, heights of buildings, land coverage, design criteria, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Merged Project Area. These controls shall be in addition to, and may not relax requirements of the Zoning Ordinance.

No new improvement shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls.

SEC. 500.6 BUILDING PERMITS

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Merged Project Area from the date of adoption of this Amended Plan until the application for such permit has been made and processed in the manner herein provided.

Any permit that is issued hereunder must be for construction that conforms to the provisions of this Amended Plan. Upon receipt of an application for a building permit, the Building Department of the City shall request the Agency to review the application to determine if the proposed improvements will conform to this Amended Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or his or her designee, shall file with the Building Department a written report setting forth his or her finding of fact, including, but not limited to, the following:

a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Amended Plan and the design proposed by the Agency;

b. What modification, if any, in the proposed improvements would be necessary in order to meet the requirements of this Amended Plan and the proposed design of the Agency; and

c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural, landscape and site plans to the Agency.

After receipt of said report, or after said 15-day period, whichever occurs first, the Building Department may issue the permit, with the conditions, if any, as required by the Agency, or the Building Department shall withhold the issuance of the permit if the Agency has found that the proposed improvement does not meet the requirements of this Amended Plan and the design requirements of the Agency. Within fifteen (15) days after withholding issuance of the permit, the Building Department shall notify the applicant by certified mail of its decision.

The applicant may appeal the Building Department's decision of withholding, or conditionally allowing, the issuance of such permit to the Planning Commission. Within ten (10) days of the mailing of the Notice of decision of the Building Department, the appellant shall file an application of appeal with the Executive Director of the Agency. The application of appeal shall set forth the grounds relied upon by the appellant. The Agency shall place the matter on the agenda for their next regular meeting following the filing of the appeal, or shall, in cases where the matter is determined to have significant impact on the Merged Project Area, establish a time and place to hold a public hearing on the matter, which hearing shall not be unreasonably delayed. If an appeal is not filed within the period prescribed above, the decision of the Building Department shall be considered final.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Amended Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

SEC. 500.7 DWELLING UNITS

The maximum number of dwelling units in the Merged Project Area shall be regulated as provided in the General Plan and the Zoning Ordinance. In accordance with the General Plan, as it now exists, approximately 1,673 dwelling units would be permitted in the Merged Project Area.

SEC. 500.8 AFFORDABLE HOUSING

The Agency shall ensure compliance with the provisions of Section 33413(b) of the Redevelopment Law requiring that specified percentages of all new and substantially rehabilitated dwelling units developed by the Agency, or developed within certain Constituent Project Areas comprising the Merged Project Area by public or private entities other than the Agency, be available at affordable housing cost to, and occupied by, households in specified income categories.

Unless otherwise permitted by law, the Agency shall comply with the requirements of Section 33487 of the Redevelopment Law.

SEC. 600. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

The development of the Project will be undertaken in accordance with the provisions of the Redevelopment Law, as amended from time to time. The Agency proposes to use the redevelopment techniques set forth in Section 400 and this Section 600 and the Redevelopment Law, as amended from time to time, to achieve the goals and objectives of this Amended Plan set forth in Section 400 above.

SEC. 600.1 PROJECT IMPROVEMENTS

Unless otherwise permitted by law, without the prior consent of the City Council, the Agency may not develop a site for commercial or residential use so as to provide streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide. In giving such consent, the City Council shall make a finding that the provision of such improvements is necessary to effectuate the purposes of this Amended Plan.

SEC. 600.2 PUBLIC IMPROVEMENTS

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct, cause to be installed and constructed, or pay all or part of the value of the land for and the cost of the installation and construction of the public buildings, facilities, structures, or other improvements (within or outside the Merged Project Area) necessary to carry out this Amended Plan. Such public buildings, facilities, structures and improvements include, but are not limited to, the construction, expansion, rehabilitation or modernization of over-or underpasses, railroad crossings, bicycle paths or bike ways, bridges, streets, curbs, gutters, sidewalks, street furniture, public gateway and signage features, streetlights, sewers, sewage treatment facilities, waste water or septic tank disposal areas, storm drains, flood control facilities, traffic signals, electrical and other energy distribution and generation systems, communication systems, fiber optic systems, fire fighting and public safety facilities, police and criminal justice facilities, educational facilities, community and civic centers, natural gas distribution systems, water treatment and distribution systems, other public buildings, parks, recreational facilities, community facilities, parks, playgrounds and open space areas, if any, off-street parking, plazas, landscaped areas, and undergrounding of existing utilities.

Without limiting the generality of the foregoing, it is anticipated that the following non-exclusive list of public improvements, including the costs of property acquisition, site preparation, design and construction, if applicable, may be undertaken:

1. Constituent Project Area No. 1 and Constituent Project Area No. 1A:

a. Construct public parking facilities including parking structures;

b. Improve or construct sidewalks;

c. Provision of traffic signals and traffic control equipment;

d. Construction of storm drainage facilities;

e. Improve water lines to accommodate commercial expansion or rehabilitation activities;

f. Improve sewer lines as necessary to assure adequate capacity;

g. Undergrounding of utilities;

h. Improve alleyways;

i. Provide landscaping, lighting and street furniture to induce daytime and nighttime shopping in Constituent Project Area No. 1 and Constituent Project Area No. 1A;

j. Reconstruction of streets in Constituent Project Area No. 1A;

k. Replace the water system in Constituent Project Area No. 1A; and

l. Acquire and improve park space inside or outside Constituent Project Area No. 1 and Constituent Project Area No. 1A;

2. Constituent Project Area No. 3 and Constituent Project Area No. 3A

a. Construction and or reconstruction of streets, curb and gutters within Constituent Project Area No. 3 and Constituent Project Area 3A;

b. Repair and or replacement of water lines and other water facilities as necessary to increase capabilities of providing adequate fire flows and domestic water supplies;

c. Construction of vehicle parking facilities;

d. Undergrounding of all utilities in the Constituent Project Area No. 3A;

e. Signalization of various intersections in the Constituent Project Area No. 3 and Constituent Project Area No. 3A; and

f. Construction of landscaping and decorative block walls.

3. Constituent Project Area No. 4

a. Street Improvements

(1) Resurface Truman Street

(2) Resurface First Street

(3) Upgrade traffic signal at Truman Street and S. Workman Street

(4) Upgrade traffic signal at San Fernando Road and S. Workman Street

(5) Vacate a portion of S. Workman Street between Truman Street ad the railroad right-of-way

(6) Vacate a portion of Lazard Street between Truman Street and the railroad right-of-way

b. Sewer Improvements

(1) Repair sections of sewer system damaged in the earthquake

c. Water Improvements

(1) Replace water main under Lazard Street

(2) Replace water main under San Fernando Road

d. Miscellaneous Improvements

(1) Construct bikeway along railroad right-of-way

(2) Install lights along railroad right-of-way

(3) Underground utilities

(4) Various improvements to Layne Park

e. Future Improvements

(1) The Agency will be authorized to finance the construction of additional improvements based on further analysis of earthquake damage not specified above, the requirements of any future project environmental documents, the Congestion Management

Program (CMP), or the Air Quality Management Plan (AQMP). Future improvements in connection with the existing Metrolink station will also be authorized.

SEC. 600.3 PROPERTY ACQUISITION

1. Acquisition of Real Property

Except as specifically limited herein, the Agency may, but is not required to, acquire or obtain options to acquire Real Property, any interest in property, and any improvements on it, by gift, devise, lease, bequest, exchange, purchase, eminent domain or any other lawful method whatsoever.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire any interest in Real Property less than a fee interest. The Agency is authorized to acquire property devoted to a public use.

Properties which may not be acquired by eminent domain include (i) Real Property owned by public bodies which do not consent to such acquisition; (ii) Real property to be retained by an owner, either as a conforming owner or pursuant to a participation agreement or a Certificate of Conformance, if the owner fully performs under the agreement; and (iii) Real Property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (a) such building requires structural alteration, improvement, modernization, or rehabilitation, or (b) the site or lot on which the building is situated requires modification in size, shape, or use, or (c) it is necessary to impose upon such property any of the standards, restrictions and controls of this Amended Plan and the owner fails or refuses to participate in this Amended Plan by executing a participation agreement.

The power of eminent domain may be employed by the Agency to acquire Real Property in the Merged Project Area only when the following conditions are met:

a. The proposed acquisition is in accordance with this Amended Plan and necessary to its execution.

b. The proposed acquisition is in compliance with all applicable law and regulations, including but not limited to, the California Eminent Domain Law, California Code of Civil Procedure Section 1230.010 et seq. (the "Eminent Domain Law").

c. Proceedings to acquire Real Property within Constituent Project Area No. 1A, Constituent Project Area No. 2 and Constituent Project Area No. 3A are commenced on or before November 16, 2010. Such time limits for commencement of eminent domain proceedings may be extended only by further amendment of this Amended Plan.

d. With respect to Constituent Project No. 1A, properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

(i) The building must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to land development;

(ii) The building is substandard as demonstrated by an inspection of the property by the Building Department of the City;

(iii) The building must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions; or

(iv) The building must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.

e. With respect to Constituent Project Area No. 1A, the Agency is authorized to acquire by eminent domain only those properties bounded by the Southern Pacific Railroad right-of-way, Workman Street, Pico Street and Mission Boulevard, and the following parcels as listed by Assessor Parcel Number: 2521-021-027; 2521-022-021; 2521-024-015, 16, 17 and 19; and 2613-010-034.

f. The Agency shall not within Constituent Project Area No. 2 or Constituent Project Area No. 3A acquire (i) interests in oil, gas, or other mineral substances, or (ii) the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.

Without further amendment of this Amended Plan, the Agency has no authority to acquire Real Property located within Constituent Project Area No. 1, Constituent Project Area No. 3 or Constituent Project Area No. 4 by eminent domain.

Other provisions of this Amended Plan notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. Acquisition of Personal Property

Generally, Personal Property shall not be acquired. However, where necessary in the execution of this Amended Plan, the Agency is authorized to acquire Personal Property in the Merged Project Area by any lawful means except eminent domain.

SEC. 600.4 PARTICIPATION BY OWNERS AND TENANTS

Persons who are owners of businesses and other types of Real Property in the Merged Project Area shall be given an opportunity to participate in redevelopment of the Merged Project Area. Such opportunity may consist of retaining, and, if necessary, rehabilitating all or a portion of their properties; acquiring adjacent or other properties in the Merged Project Area; selling their properties to the Agency and purchasing other properties in the Merged Project Area; or by selling improvements to the Agency and redeveloping their properties in conformance with this Amended Plan and the Owner Participation Rules.

In the event anyone designated as a participant pursuant to this Amended Plan fails or refuses to rehabilitate or develop his or her Real Property pursuant to this Amended Plan and/or a participation agreement with the Agency, the Real Property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in the Amended Plan, and sold or leased for rehabilitation or development in accordance with this Amended Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as elimination and changing of some land uses; the realignment of abandonment, widening or opening of public rights-of-way; the ability of owners to finance acquisition and development of structures in accordance with this Amended Plan; or any reduction in the total number of individual parcels in the Merged Project Area; and the assembly and development of areas for public and/or private development in accordance with this Amended Plan.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Merged Project Area, the Agency has promulgated the Owner Participation Rules. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by consideration of such factor's length of time in the area, accommodation of as many participants as possible, ability to perform, similar land use to similar land use, and conformity with the intent and objectives of this Amended Plan.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

SEC. 600.5 RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the Merged Project Area to re-enter in business within the Merged Project Area, if they otherwise meet the requirements prescribed in this Amended Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop Real Property in the Merged Project Area if they otherwise meet the requirements prescribed in this Amended Plan.

SEC. 600.6 PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Amended Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain Real Property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties and to ensure such development and use.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Amended Plan are applicable to all public and private property in the Merged Project Area.

SEC. 600.7 CONFORMING OWNERS

The Agency may determine that certain Real Property, within the Merged Project Area presently meets the requirements of this Amended Plan, and the owners of such properties will be permitted to remain as conforming owners without a participation agreement with the Agency, provided such owners continue to operate and use the Real Property within the requirements of this Amended Plan.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to requirements of this Amended Plan on the date of issuance thereof.

The Agency may also determine that certain Real Property within the Merged Project Area is substantially in conformance with the requirements of this Amended Plan, and the owners of such property may be allowed to remain as conforming owners, however, said owners may be required to bring their property, to the extent possible, in greater conformance with this Amended Plan.

In the event any of the conforming owners desire to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the Real Property described above as conforming; or (2) acquire additional Real Property within the Merged Project Area; then such conforming owners may be required to enter into a participation agreement with the Agency in the same manner as required for other owners.

Any Real Property owned by conforming owners outside of designated conforming parcels within the Merged Project Area shall be considered and treated in the same manner as Real Property owned by other owners; i.e., may be subject to a participation agreement with the Agency.

In the event anyone designated as a conforming owner pursuant to this Amended Plan fails or refuses to rehabilitate or develop his or her real property pursuant to this Amended Plan and/or a Certificate of Conformance, the Real Property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in the Amended Plan, and sold or leased for rehabilitation or development in accordance with this Amended Plan.

SEC. 600.8 COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Amended Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Merged Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Amended Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Amended Plan.

SEC. 600.9 PROPERTY MANAGEMENT

During such time as Real Property or Personal Property in the Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented or leased by the Agency pending its disposition. Any such rental or lease shall be pursuant to such policies as the Agency may adopt.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. The Agency may insure against risks or hazards, any of the Real Property or Personal Property which it owns.

As provided in Section 33401 of the Redevelopment Law, the Agency may, in any year during which it owns property in the Merged Project Area that is tax exempt, pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

Unless otherwise permitted by law, the Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale beyond a reasonable period of time necessary to effect such resale.

SEC. 600.10 RELOCATION OF PERSONS AND BUSINESSES DISPLACED BY IMPLEMENTATION OF THIS AMENDED PLAN

(i) Relocation Housing Requirements

No Persons or Families of Low or Moderate Income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

(ii) Replacement Housing Plan

To the extent required by law, not less than thirty days prior to the execution of an agreement for acquisition of Real Property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan, pursuant to Section 33413.5 of the Redevelopment Law.

Except as otherwise permitted by law, the replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed or constructed pursuant to Section 33413 of the Redevelopment Law; (2) an adequate means of financing such rehabilitation, development or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the housing plan's relocation, rehabilitation and replacement housing objectives. Except as otherwise permitted by law, a dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low- and moderate-income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

(iii) Assistance in Finding Other Locations

In accordance with applicable laws, the Agency shall assist in the relocation of all persons (including families, business concerns, and others) displaced by Agency acquisition of property in the Merged Project Area. The Agency intends to accomplish all redevelopment pursuant to this Amended Plan with as little displacement of persons from businesses or residences as is feasible. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

(iv) Relocation Benefits and Assistance

The Agency will provide relocation assistance and make payments in accordance with applicable law, including, but not limited to, Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the Government Code ("State Act"); the Relocation Assistance and Real Property Acquisition Guidelines (Chapter 6 of Title 25 of the California Code of Regulations, beginning with Section 6000) ("State Guidelines") adopted by the Department of Housing and Community Development to implement and interpret the State Act; and, if and when applicable, Federal law, including but not limited to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C., Section 4601, et seq.) (the "Federal Act") and the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs Regulations (49 Code of Federal Regulations, Part 24, beginning with Section 24.1) (the "Federal Guidelines). The Agency shall provide such relocation benefits and assistance to all persons (including families, business concerns and others) displaced by Agency acquisition of property in the Merged Project Area. The Agency may provide additional benefits or payments, as it may deem appropriate from available funds to implement the objectives of this Amended Plan and to alleviate hardship. All relocation shall be conducted in accordance with Article 9, Chapter 4 of the Redevelopment Law. The Agency shall comply with its adopted rules and regulations implementing the State Guidelines, as such rules may be amended from time to time.

(iv) Temporary Relocation Housing

The Agency is authorized to provide temporary relocation housing on cleared sites within the Merged Project Area. Such action by the Agency would be to provide additional safe, standard and decent relocation housing resources for families and businesses within the Merged Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Merged Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

SEC. 600.11 DEMOLITION, CLEARANCE, SITE PREPARATION AND HAZARDOUS WASTE REMEDIATION AND REMOVAL

1. Demolition and Clearance

The Agency is authorized to demolish and clear, or move, or cause to be demolished and cleared, or moved, buildings, structures, and other improvements as necessary to carry out the purposes of this Amended Plan.

2. Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any Real Property owned or acquired by the Agency. In connection with such development, it may cause, provide or undertake or make provision with other agencies for the installation, or construction of parking facilities, street, utilities, parks, playgrounds and other public improvements necessary for carrying out in the Merged Project Area this Amended Plan.

3. Hazardous Waste Remediation and Removal

The Agency may take any actions which it determines are necessary and which are consistent with other State and federal laws to remedy or remove hazardous waste on, under, or from property in the Merged Project Area in accordance with the requirements of Sections 33459 - 33459.8 of the Redevelopment Law, or any successor legislation.

SEC. 600.12 REHABILITATION AND MOVING OF STRUCTURES; ASSISTANCE FOR CERTAIN PRIVATE IMPROVEMENTS

1. To the extent appropriate in carrying out the Amended Plan, the Agency is authorized to: (a) rehabilitate and conserve, or cause to be rehabilitated or conserved, any building or structure in the Merged Project Area acquired by the Agency; and (b) where it is

economically feasible to do so move or cause to be moved any standard building or other structure to a location within or outside the Merged Project Area. The Agency is authorized to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Merged Project Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Merged Project Area to upgrade and maintain their property consistent with City codes and standards. The Agency and the City may develop a program for making low interest loans for the rehabilitation of properties in the Merged Project Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Amended Plan.

2. For any rehabilitation Project, the Agency may take any action it determines necessary and consistent with local, State and federal law to provide for seismic retrofits as provided in Section 33420.1 of the Redevelopment Law and any successor statute.

3. The Agency may take such actions as it determines are necessary to remove graffiti from public and private property in the Merged Project Area pursuant to Section 33420.2 of the Redevelopment Law and any successor statute.

4. The Agency may establish a program under which it lends funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Merged Project Area pursuant to Section 33444.5 of the Redevelopment Law and any successor statute.

5. The Agency may assist in financing of facilities or capital equipment, including, but not necessarily limited to pollution control devices, for properties being developed or rehabilitated for industrial or manufacturing uses within the Merged Project Area pursuant to Section 33444.6 of the Redevelopment Law and any successor statute.

6. To the extent practical and when consistent with the other objectives of this Amended Plan, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State guidelines.

SEC. 600.13 REPLACEMENT DWELLING UNITS

To the extent required by law, if any dwelling units housing persons and families of low or moderate income are destroyed or removed from the housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs as defined by Health & Safety Code Section 50052.5, within the territorial jurisdiction of the Agency, in accordance with all the provisions of the Redevelopment Law (Health & Safety Code Sections 33413 and 33413.5).

SEC. 600.14 PROPERTY DISPOSITION AND DEVELOPMENT

1. General

For the purposes of this Amended Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in Real Property.

In the manner and to the extent required by law, before any interest in Real Property of the Agency which was acquired, in whole or in part, directly or indirectly, with tax increment moneys, is sold or leased or otherwise disposed of for development pursuant to this Amended Plan, such sale, lease or disposition shall first be approved by the City Council after public hearing.

In the manner required and to the extent permitted by law, the Agency is authorized to dispose of Real Property by negotiated leases or sales without public bidding.

Except as otherwise permitted by law, all Real Property acquired by the Agency in the Merged Project Area shall be sold or leased except property conveyed by it to the City. Real Property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Amended Plan.

2. Purchase and Development by Participants

Pursuant to the provisions of this Amended Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer Real Property in the Merged Project Area for purchase and development by owner and business-tenant participants prior to or at the same time that Real Property is made available for purchase and development by persons who are not owners or business tenants in the Merged Project Area.

3. Purchase and Development Documents

To provide adequate safeguards ensuring that the provisions of this Amended Plan will be carried out, and to prevent the recurrence of blight, all Real Property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Amended Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County. All such documents shall be made effective for the period determined by the Agency in accordance with law.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Amended Plan.

During the period of redevelopment in the Merged Project Area, the Agency shall ensure that the provisions of this Amended Plan and of other documents formulated pursuant to this Amended Plan are being observed, and that development in the Merged Project Area proceeds in accordance with development documents.

The Agency may require that development plans be submitted to it for review and approval and architectural review. All development must conform to this Amended Plan and all applicable federal, State and local laws.

4. Obligations to be Imposed on Redevelopers

Acquirers, users or developers of Real Property within the Merged Project Area will be obligated to use the property for the purposes designated in this Amended Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Amended Plan. The Agency shall have the right to withhold transfer of title to the acquirer, user, or developer of property in order to ensure fulfillment of this requirement.

No acquirer, user, owner participant or developer shall resell, lease, sublease or otherwise dispose of Real Property in the Merged Project Area until the construction approved by the Agency has been completed, except with the prior written consent of the Agency.

The acquirer, user, or owner shall be responsible for complying with all applicable federal, State and local laws, ordinances and codes, in effect from time to time.

5. Personal Property Disposition

For the purpose of this Amended Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of Personal Property.

SEC. 600.15 PREVENTION OF DISCRIMINATION

1. General

Property owners and developers shall comply with all federal, State and local laws, in effect from time to time prohibiting discrimination or segregation by reason of race, color, religion, creed, marital status, sex, sexual orientation, national origin or ancestry, in the sale, lease or occupancy of the property.

2. Conveyances by the Agency

Pursuant to the Sections 33337 and 33435-33436 of the Redevelopment Law, contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest therein acquired by the Agency within the Merged Project Area shall contain the provisions of those Redevelopment Law sections in substantially the form set forth therein. Such contracts shall further provide that the provisions of the applicable Redevelopment Law sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.

3. <u>Other Contracts, Deeds and Leases for Conveyance of Merged Project Area Property</u>

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Merged Project Area shall contain substantially the following nondiscrimination clauses as prescribed by Sections 33435 and 33436 of the Redevelopment Law:

In deeds, the following language shall appear:

"(1) Grantee herein covenants by and for itself its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed, nor shall the grantee or any person claiming under or through the grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land."

"(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

In leases, the following language shall appear:

"(1) Lessee herein covenants by and for itself its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the leasing, subleasing, transferring,

use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee or any person claiming under or through the lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

"(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

In contracts, the following language shall appear:

"(1) There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land."

"(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

Contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

4. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to prevention of discrimination, shall remain in effect in perpetuity.

SEC. 700. METHODS FOR FINANCING THE PROJECT

SEC. 700.1 GENERAL PROVISIONS

The Agency, if it deems it appropriate, is authorized to finance the Project with financial assistance from the City, County, the State, the Federal Government, any other public agency, property tax increment, interest income, Agency notes and bonds, assessment district or special tax district revenues, or any other available source. Advances for survey and planning and operating capital for administration of the Project may come through loans from the City or other entities. The City may also supply additional assistance through City loans and grants for various public facilities and other redevelopment activities. Such assistance shall be on the terms established by an agreement between the City and the Agency. As available, gas tax funds from the State and the City may be used toward the cost of the street system and related improvements. It is anticipated that there may also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Amended Plan, pursuant to applicable law. The principal and interest on such borrowed funds, advances and other indebtedness and obligations may be paid from tax increments or any other funds available to the Agency.

SEC. 700.2 AFFORDABLE HOUSING FINANCING

Except as otherwise permitted by law, and subject to the provisions of subdivisions (a) and (b) of Section 33486 of the Redevelopment law, a minimum of twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low and moderate income housing available at affordable housing cost (as defined by Section 50052.5 of the Redevelopment Law) to Persons and Families of Low or Moderate Income and very low income households (as defined in Section 50105 of the Redevelopment Law).

SEC. 700.3 TAX INCREMENT

All taxes levied upon taxable property within the Merged Project Area each year by or for the benefit of the State, County, the City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective dates of the respective original adopting ordinances for each of the Constituent Project Areas comprising the Merged Project Area (being Ordinance No. 918 with respect to Constituent Project Area No.1, Ordinance No. 1316 with respect to Constituent Project Area No. 1A, Ordinance No.1032 with respect to Constituent Project Area No. 2, Ordinance No. 1050 with respect to Constituent Project Area No. 3, Ordinance No. 1219 with respect to Constituent Project Area No. 3A, and Ordinance No.1447 with respect to Constituent Project Area No. 4) shall be divided as follows:

1. That portion of the taxes which would be provided by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in each of the Constituent Project Areas comprising the Merged

Project Area, as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of the respective original adopting ordinances for each of the Constituent Project Areas comprising the Merged Project Area, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies as taxes on all other property are paid. For the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the in a redevelopment project on the effective date of such ordinance(s) but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance(s) shall be used in determining the assessed valuation of the taxable property in the project on the effective date; and

2. Except as provided in subdivisions 3, 4 and 5 below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in each Constituent Project Area, exceeds the total assessed value of the taxable properties in the Constituent Project Area, as shown by the last equalized assessment roll referred to in subdivision 1 above, all of the taxes levied and collected upon the taxable property in the Constituent Project Area, shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Merged Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes identified in subdivision 2, above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This subdivision shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

4. That portion of tax revenues allocated to the Agency pursuant to subdivision 2, above, which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the applicable ordinance adopting the redevelopment plan for the applicable Constituent Project Area becomes effective shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

5. The portion of tax revenues derived from Constituent Project Area No. 4 and allocated to the Agency pursuant to subdivision 2, above, which is attributable to the tax rate levied for that tax override fund commonly known as the "Retirement Fund of the City of San Fernando" shall be allocated to, and when collected shall be paid into the Retirement Fund of the City.

The portion of taxes described in subdivision 2 above are irrevocably pledged by the Agency for the payment of the principal and the interest on money loaned or advanced, or any indebtedness incurred (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance in whole or in part, the Project.

The Agency is authorized to make such pledges as to specific advances, indebtedness, and other obligations, as appropriate, in carrying out the Project. As authorized under Article 16, Chapter 3 of the Redevelopment Law, the portion of taxes described in subdivision 2 above may be allocated to the entire Merged Project Area for the payment of the principal and the interest on money loaned or advanced, or any indebtedness incurred subject to any limitations set forth in such Article 16.

The portion of taxes described in subdivision 2 above may be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for Persons and Families of Low or Moderate Income, and public improvements which will be of benefit to the Merged Project Area.

The portion of taxes divided and allocated to the Agency pursuant to subdivision 2 above shall not exceed, except by amendment of this Amended Plan, the following maximum amounts for each of the respective Constituent Project Areas comprising the Merged Project Area:

a. The aggregate maximum amount of Two Hundred Sixty Seven Million Dollars ($267,000,000) with respect to Constituent Project Area Nos. 1, 1A, 2, 3 and 3A; and

b. With respect to Constituent Project Area No. 4, no maximum amount is required by the Redevelopment Law and no maximum amount is stated in this Amended Plan.

SEC. 700.4 <u>BONDS AND OTHER OBLIGATIONS</u>

The Agency may issue its bonds, notes or other obligations for any corporate purpose, including for the purpose of refunding bonds or notes it has previously issued, when a determination has been made by the Agency that such financing is required and feasible, and may expend their proceeds in carrying out this Amended Plan. Such bonds, notes, or obligations shall be issued only after the Agency has determined that funds are, or will be, available to repay principal and interest when due and payable. The principal and interest payable on such bonds may be paid from:

1. the income and revenues of a redevelopment project or projects;

2. the tax increment funds allocated to the Agency;

3. the Agency's revenues generally;

4. any contributions or other financial assistance from the state or local government;

5. repayment of loans or other form of indebtedness to the Agency;

6. private parties;

7. any combination of the above sources; or

8. any other source permitted by law.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 700.3 above which can be outstanding at any one time for the Merged Project Area shall not exceed, except by amendment of this Amended Plan, Eighty Million Dollars ($80,000,000).

SEC. 700.5 <u>OTHER LOANS, GRANTS AND ADVANCES</u>

Any other available advances, loans, grants, or financial assistance from any other public or private source may be utilized by the Agency for purposes of the Project. The principal and interest on any such advances or loans may be paid from any legally available funds of the Agency.

SEC. 800. ACTIONS BY THE CITY

Subject to any limitations in law, the City shall aid and cooperate with the Agency in carrying out this Amended Plan and shall take all actions, and complete all proceedings, necessary to ensure the continued fulfillment of the purposes of the Amended Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

1. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Amended Plan. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Amended Plan.

2. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Merged Project Area.

3. Imposition wherever necessary (by subdivision approval, conditional use permits or other means) of appropriate controls, within the limits of this Amended Plan, upon parcels in the Merged Project Area to ensure their proper development and use.

4. Provision for administrative enforcement of this Amended Plan.

5. Imposition of conditions or other requirements upon parcels in the Merged Project Area to implement the regulations or policy guidelines adopted by the Agency pursuant to this Amended Plan in satisfaction of the requirements of Health and Safety Code Section 33413(b).

6. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the City, in accordance with a schedule that will permit the development of the Merged Project Area to be commenced and carried to completion without unnecessary delay.

SEC. 900. ENFORCEMENT

The administration and enforcement of this Amended Plan or other documents implementing this Amended Plan shall be performed by the City and/or the Agency.

The provisions of this Amended Plan or other documents entered into pursuant to this Amended Plan may also be enforced by court litigation instituted by either the Agency and/or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Amended Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Merged Project Area may be enforced by such owners.

The provisions of the Amended Plan do not in any way limit or restrict the City's authority or power to enforce any provisions of the General Plan, the Zoning Ordinance, and any local land use regulations or any provisions of the municipal code.

SEC. 1000. DURATION OF THIS AMENDED PLAN AND RELATED TIME LIMITS

Except for any other authority in excess of the following limits that may from time to time be granted by the Redevelopment Law (which authority shall be deemed to be incorporated into the provisions of the Amended Plan by this reference and shall supersede the following limits), the following limits shall apply with respect to the Constituent Project Areas comprising the Merged Project Area:

SEC. 1000.1 PLAN EFFECTIVENESS TIME LIMITS

The effectiveness of this Amended Plan shall terminate on the following dates:

1. With respect to Constituent Project Area No. 1: January 1, 2012;
2. With respect to Constituent Project Area No. 1A: June 27, 2029;
3. With respect to Constituent Project Area No. 2: August 21, 2015;
4. With respect to Constituent Project Area No. 3: June 18, 2016;
5. With respect to Project Area No. 3A: April 4, 2026; and
6. With respect to Constituent Project Area No. 4: June 17, 2026.

After expiration of this Amended Plan with respect to each applicable Constituent Project Area comprising the Merged Project Area, the Agency shall have no authority to act pursuant to the Amended Plan with respect to such Constituent Project Area affected by such expiration, except to pay previously incurred indebtedness, to enforce existing covenants, contracts and other obligations, and to comply with Section 33333.8 of the Redevelopment Law.

SEC. 1000.2 TIME LIMIT ON INCURRING LOANS, ADVANCES OR INDEBTEDNESS

Without further amendment of this Amended Plan, no loans, advances, or indebtedness to finance, in whole or in part the Project and to be repaid from the allocation of taxes derived from Constituent Project Area No. 4 shall be established or incurred by the Agency beyond July 18, 2024. However, such loans, advances, or indebtedness may be repaid over a period of time longer than such time limit. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund, or establishing more debt in order to fulfill the Agency's housing obligations under Section 33333.8 of the Redevelopment Law.

There is no time limit on incurring loans, advances or indebtedness to finance in whole or in part this Project and to be repaid from the allocation of taxes derived from Constituent Project Area No. 1, Constituent Project Area No. 1A, Constituent Project Area No. 2, Constituent Project Area No. 3, or Constituent Project Area No. 3A.

SEC. 1000.3 TAX INCREMENT RECEIPT AND DEBT REPAYMENT TIME LIMITS

Except as provided in Section 33333.6(f), (g) and (h) of the Redevelopment Law, the Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 of the Redevelopment Law with respect to the Constituent Project Areas of the Merged Project Area beyond the following time limits:

1. With respect to Constituent Project Area No. 1: January 1, 2022;
2. With respect to Constituent Project Area No. 1A: June 27, 2039;
3. With respect to Constituent Project Area No. 2: August 21, 2025;
4. With respect to Constituent Project Area No. 3: June 18, 2026;
5. With respect to Constituent Project Area No. 3A: April 4, 2036; and
6. With respect to Constituent Project Area No. 4: July 18, 2041.

SEC. 1000.4 NON-DISCRIMINATION PROVISIONS

Notwithstanding any other time limitations set forth herein, the nondiscrimination and nonsegregation provisions of this Amended Plan shall run in perpetuity.

SEC. 1100. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Amended Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Amended Plan. In the event that any portion of the Merged Project Area shall be determined to have been invalidly or incorrectly included in the Merged Project Area that is the subject of this Amended Plan, such portion of the Merged Project Area shall be deemed severable from the remainder of the Merged Project Area and the remainder of the Merged Project Area shall remain fully subject to the provisions of this Amended Plan.

SEC. 1200. PROCEDURE FOR AMENDMENT

This Amended Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereafter established by law.

SEC. 1300. AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Amended Plan.

Exhibit A

Boundary Map of The Merged Project Area

Exhibit B

Legal Descriptions of the Constituent Project Areas

Constituent Project Area No. 1

Exhibit B-1

REDEVELOPMENT PROJECT NO.1
CITY OF SAN FERNANDO

That portion of the City of San Fernando, County of Los Angeles, State of California, bounded on the northeast by the Southern Pacific Company's right-of-way; bounded on the southeast by Wolfskill Street; on the southwest by Pico Street; and on the northwest by Mission Boulevard from the Southern Pacific tracks to Pico Street; Pico Street from Mission Boulevard to Brand Boulevard; Brand Boulevard from Pico Street to Celis Street; Celis Street from Brand Boulevard to Chatsworth Drive; Chatsworth Drive from Celis Street to San Fernando Road; San Fernando Road from Chatsworth Drive to Kittridge Street; Kittridge Street from San Fernando Road to the Southern Pacific Railroad tracks; and the Southern Pacific tracks back to the point of beginning.

Constituent Project Area No. 1A

LEGAL DESCRIPTION
SAN FERNANDO REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 1
AMENDMENT AREA

This Legal Description is to be used in conjunction with the Boundary Map of the San Fernando Redevelopment Agency, Redevelopment Project No. 1, Amendment Area. The course numbers on the description correspond with the course numbers shown on the Boundary Map. As used herein, the "Project No. 1 Amendment Area" means "Constituent Project Area No. 1."

All of that certain real property in the County of Los Angeles, State of California described as follows:

P.O.B.

Beginning at the intersection of the northwesterly prolongation of the northeasterly line of Lot 21 Block 106 of Porter Land and Water Companies Resurvey of the Town of San Fernando as shown on map recorded in Book 34 Pages 65 and 66 of Miscellaneous Records, records of said County with its intersection with the northwesterly Right-of-Way line of Kalisher Street, 60 feet wide; thence

1. northeasterly along said northwesterly Right-of-Way line to its intersection with the northeasterly line of Lot 2, Tract No. 8096 as shown on map recorded in Book 86 Pages 16 and 17 of Maps, records of said County; thence

2. northwesterly along said northeasterly line and the northeasterly line of Lot 20 of said Tract No. 8096 to its intersection with the northwesterly line of Lot 5 of said Tract No. 8096; thence

3. northeasterly along said northwesterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Mott Street, 60 feet wide; thence

4. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Kalisher Street, 60 feet wide; thence

5. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Griffith Street, 60 feet wide; thence

6. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 38 Block 2 of Tract No. 1742 as shown on map recorded in Book 20 Page 187 of Maps, records of said County; thence

7. northeasterly along said prolongation and said northwesterly line to its intersection with the northeasterly line of Lot 37 of said Block 2; thence

8. northwesterly along said northeasterly line and the northeasterly line of Lots 36 and 35 of said Block 2 to its intersection with the northwesterly line of Lot 6 of said Block 2; thence

9. northeasterly along said northwesterly line to its intersection with the southwesterly Right-of-Way line of Kewen Street, 60 feet wide; thence

10. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 33 Block 1 of said Tract No. 1742; thence

11. northeasterly along said prolongation and said northwesterly line to its intersection with the northeasterly line of said Lot 33; thence

12. southeasterly along said northeasterly line and the northeasterly line of Lots 34 through 38 inclusive of said Block 1 to its intersection with the northwesterly line of Lot 2 of said Block 1; thence

13. northeasterly along said northwesterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Hewitt Street, 60 feet wide; thence

14. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Kalisher Street, 60 feet wide; thence

15. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Hollister Street, 60 feet wide; thence

16. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 37 Block 34 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

17. northeasterly along said prolongation and said northwesterly line and the northwesterly line of Lot 4 of said Block 34 to its intersection with the southwesterly Right-of-Way line of Coronel Street, 60 feet wide; thence

18. southeasterly along southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 38 of Block 27 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

19. northeasterly along prolongation and said northwesterly line to its intersection with the northeasterly line of Lot 37 of said Block 27; thence

20. northwesterly along said northeasterly line and the northeasterly line of Lots 36 through 32 inclusive, of said Block 27 to its intersection with the northwesterly line of Lot 9 of said Block 27 thence

21. northeasterly along said northwesterly line to its intersection with the southwesterly Right-of-Way line of Pico Street, 60 feet wide; thence

22. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Workman Street, 60 feet wide; thence

23. northeasterly along said southeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Truman Street, 80 feet wide; thence

24. southeasterly and said northeasterly Right-of-Way line to its intersection with the southwesterly prolongation of the southeasterly line of Lot A of Boruff Tract as shown on map recorded in Book 18 Page 171 of Maps, records of said County; thence

25 northeasterly along said prolongation and said southeasterly line to its intersection with the southwesterly Right-of-Way line of the Southern Pacific Railroad, 100 feet wide; thence

26. southeasterly along said southwesterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly Right-of-Way line of Mission Boulevard, 80 feet wide; thence

27. southwesterly along said prolongation and said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Hollister Street, 60 feet wide; thence

28. southeasterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Mission Boulevard, 80 feet wide; thence

29. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Hewitt Street, 60 feet wide; thence

30. southeasterly along said southwesterly Right-of-Way line to its intersection with the northwesterly line of Lot 16 of Block 56 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

31. southwesterly along said northwesterly line, the northwesterly line of Lot 25 of said Block 56 and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Kewen Street, 60 feet wide; thence

32. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly line of Lot 17 of Block 65 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

33. southwesterly along said northwesterly line to its intersection with the northeasterly line of Lot 23 of said Block 65; thence

34. northwesterly along said northeasterly line to its intersection with the northwesterly line of said Lot 23; thence

35. southwesterly along said northwesterly line to its intersection with the northeasterly Right-of-way line of Griffith Street, 60 feet wide; thence

36. southeasterly along said northeasterly Right-of-Way to its intersection with the northeasterly prolongation of the northwesterly line of Lot 16 Block 76 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

37. southwesterly along said northeasterly prolongation, said northwesterly line, the northwesterly line of Lot 25 of said Block 76 and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of the Mott Street, 60 feet wide; thence

38. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Mission Boulevard, 80 feet wide; thence

39. southwesterly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Lot 1 of Block 86 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

40. northwesterly along said southeasterly prolongation to its intersection with the northwesterly Right-of-Way line of Mission Boulevard, 80 feet wide; thence

41. southwesterly along said northwesterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Woodworth Street, 60 feet wide; thence

42. northwesterly along said northeasterly Right-of-Way line to its intersection with northeasterly prolongation of the northwesterly line of Lot 17 of Block 95, of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence

43. southwesterly along said prolongation to its intersection southwesterly Right-of-Way line of Woodworth Street, 60 feet wide; thence

44. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly line of Lot 18 of said Block 95; thence

45. southwesterly along said northwesterly line, the northwesterly line of Lot 23 of said Block 95 and its southwesterly prolongation, and northwesterly line of Lot 18 Block 106 of said Porter Land and Water Companies Resurvey of the Town of San Fernando to its intersection with the northeasterly line of Lot 22 of said Block 106; thence

46. northwesterly along said northeasterly line, the northeasterly line of Lot 21 of said Block 106 and its northwesterly prolongation to the point of beginning.

Constituent Project Area No. 2

Project Area No. 2

That certain parcel of land in the City of San Fernando, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northwesterly line of Mission Boulevard, 80 feet wide, with the southwesterly line of Pico Street, 60 feet wide; thence southwesterly along said northeasterly line of Mission Boulevard to be southwesterly line of Hollister Street; thence southeasterly along the southwesterly line of Hollister Street 175 feet to southwesterly prolongation of northwest line of Lot 28 in block 36 of Porter Land and Water Company's Resurvey of Town of San Fernando as per Map recorded in Book 37 Pages 5 et seq. of Miscellaneous Records; thence northeast along said prolongation and said northwest line 160 feet to southwest line of Lot 14 in said Block 36; thence northwest and northeast along the southwest line and northwest line of said Lot 14 and northeast prolongation of said northwest line to centerline of Coronel Street, 60 feet wide; thence southeast along said centerline 75 feet; thence northeast, 130 feet to the most northerly corner of Lot 30 in Block 25 of said Porter Land and Water Company's Resurvey; thence southeasterly along northeast lines of Lots 30, 31, 32, 33, & 34 in said Block 25, 125 feet to most easterly corner of said Lot 34; thence southwesterly along the southeast line of said Lot 34 and southwesterly prolongation thereof 130 feet to said center line of Coronel Street; thence southeasterly along said centerline, 180 feet to centerline of Maclay Avenue; thence southwesterly along said centerline of Maclay Avenue, 260 feet to the southwesterly line of Hollister Street; thence southeasterly along said southwesterly line of Hollister Street, 1237.6 feet; thence northeasterly parallel with Chatsworth Drive, 185 feet; thence southeasterly parallel with Hollister Street, 47.5 to the northeasterly line of Lot 34 in Tract No. 1803 as per map recorded in Book 21 Page 113 Maps; thence southwest and southeast along the northwest line of said Lot 34 and along the southeast lines of Lots 33 & 32 in said Tract 1803 to the most southerly corner of said Lot 32; thence northeasterly along the southeasterly line of said Lot 32 and the northeasterly prolongation thereof 130 feet to centerline of Coronel Street; thence southeasterly along said centerline, 65 feet; thence northeasterly along northwest line of Lot 5 in Block 22 of said Porter Land and Water Company's Resurvey and the southwest and northeast prolongations of said northwest line, 260 feet to centerline of Pico Street, 60 feet wide; thence southeasterly along said centerline, 50 feet; thence northeasterly in 130 feet to the most northerly corner of Lot 34 in Block 19 of said Porter Land and Water Company's Resurvey; thence southeasterly in a straight line to the most southeasterly corner of Lot 1 in Block 20 of said Resurvey; being in the southeast boundary line of the City of San Fernando; thence northeasterly along said City Boundary to the southwesterly line of the 100 foot wide right-of-way of Southern Pacific Company; thence along said right-of-way line, northwesterly to the north easterly prolongation of the northwesterly line of Kittridge Street; thence southwesterly along said prolongation and said northwesterly line of Kittridge Street to the northeasterly line of San Fernando Road, 80 feet wide; thence southeasterly along said northeasterly line of San Fernando road to the northeasterly prolongation of the southeasterly line of Chatsworth Drive; thence southwesterly along said last mentioned prolongation and along said southeasterly line of Chatsworth Drive to the southwesterly line of Calls Street; thence northwesterly along said southwesterly line of Calls Street to the southeasterly line of Brand Boulevard 130 feet wide; thence along said last mentioned southeaster line, southwesterly to the southwesterly line of Pico

Street; thence northwesterly along said southwesterly line of Pico Street to the point of beginning.

Constituent Project Area No. 3 and Constituent Project Area No. 3A

Project Area No. 3

That property in the City of San Fernando, County of Los Angeles, State of California being a portion of the Maclay Rancho Ex-Mission de San Fernando as per Map recorded in Book 37, Pages 5 et seq. of Miscellaneous Records, Records of County of Los Angeles; State of California, in said City, County and State, described as whole as follows:

Beginning at the intersection of the southeasterly boundary line of the City of San Fernando with the southeasterly prolongation of the northeasterly line of Fourth Street (65.29 feet wide) as shown on Tract No. 23012 per map recorded in Book 610, Pages 3 and 4, of Maps, Records of said County; thence northeasterly along said boundary line to an angle point in said, boundary line, said point also being the easterly corner of Lot 1 of Tract No. 35654 per map recorded in Book 953, Pages 7 and 8 of Maps, Records of said County; thence northwesterly along the northeasterly boundary line of the City of San Fernando to the northwesterly line of Lot 1 of Record of Survey per map recorded in Book 76, Page 17 of Record of Surveys, said northwesterly line also being the southeasterly boundary of the City of San Fernando; thence northeasterly along said boundary line of the City of San Fernando to the southwesterly line of Foothill Boulevard (100 feet and 80 feet wide), said line also being the northeasterly boundary line of the City of San Fernando; thence northwesterly along said boundary line to the northwesterly line of Los Angeles County Flood Control District right-of-way (160 feet wide); thence southwesterly along said northwesterly line to southerly corner of Lot 13 of Tract No. 25909 per map recorded in Book 664, Pages 39 and 40, of Maps, Records of said County; thence northwesterly along the southwesterly line of said Lot 13 to the northwesterly line of Griswold Avenue; thence southwesterly along said northwesterly line to the northwesterly prolongation of the northeasterly line of Fourth Street (60 feet wide); thence southeasterly along said prolongation and said northeasterly line to the westerly corner of Lot 13 of said Tract No. 23012; thence continuing southeasterly along said northeasterly line 35.81 feet; thence northeasterly at right angles to said northeasterly line 5.29 feet; thence southeasterly along said northeasterly line and its southeasterly prolongation to the point of beginning. As used herein, the following terms shall have the following meanings: (1) "Original Project Area" shall refer to the real property included within the boundaries of the Project adopted by the City Council of the City of San Fernando on June 18, 1973, in Ordinance No. 1050; (2) "Expansion Area" shall refer to the area added to the Original Project Area by the Amendment to the Plan for the Project adopted on or about December 27, 1982.

Constituent Project Area No. 4

Project Area No. 4

This Legal Description is being used in conjunction with the boundary map of San Fernando Redevelopment Agency, Redevelopment Area No. 4. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Los Angeles, State of California, described as follows:

P.O.B.

Beginning at the intersection of the southeasterly Right-of-Way line of Workman Street, 60 feet wide, with the southwesterly Right-of-Way line of Celis Street, 60 feet wide; thence

1. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Meyer Street, 60 feet wide; thence

2. northeasterly along said northwesterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Lot 1 of Tract No. 10939 as shown on map recorded in Book 193, Pages 26 and 27 of Maps, Records of said County; thence

3. northwesterly along said prolongation, said southwesterly line and its northwesterly prolongation to its intersection with the northwesterly line of Lot 5 of said Tract No. 10939; thence

4. northeasterly along said northwesterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Ralston Avenue; thence

5. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Hubbard Avenue, 60 feet wide; thence

6. southwesterly along said southeasterly Right-of-Way line and its intersection with the southwesterly line of Lot 1 of Tract No. 38599 as shown on map recorded in Book 1004, Pages 34 and 35 of Maps, Records of said County; thence

7. southeasterly along said southwesterly line to its intersection with the southeasterly line of said Lot 1; thence

8. northeasterly along said southeasterly line to its intersection with the southwesterly line of Tract No. 16623 as shown on map recorded in Book 408, Pages 39 and 40 of Maps, Records of said County; thence

9. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of-Way line of Orange Grove Avenue, 60 feet wide; thence

10. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 29 of Tract No. 13612 as shown on map recorded in Book 295, Pages 33 and 34 of Maps, Records of said County; thence

11. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the northwesterly Right-of-Way line of Huntington Street, 60 feet wide; thence

12. southwesterly along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Lot 34 of Tract No. 13291 as shown on map recorded in Book 268, Page 39 of Maps, Records of said County; thence

13. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of-Way line of Fermoore Street, 60 feet wide; thence

14. northeasterly along said southeasterly Right-of-Way line to its intersection with a line 108.06 feet northeasterly and parallel with the northeasterly line of Tract No. 8112 as shown on map recorded in Book 102, Pages 34 and 35 of Maps, Records of said County; thence

15. southeasterly along said parallel line to its intersection with a line 132 feet southeasterly and parallel with the southeasterly Right-of-Way line of Fermoore Street; thence

16. northeasterly along said parallel line to its intersection with a line 109 feet southwesterly and parallel with the southwesterly Right-of-Way line of Second Street, 60 feet wide; thence

17. southeasterly along said parallel line to its intersection with a line 285 feet southeasterly and parallel with the southeasterly Right-of-Way line of Fermoore Street; thence

18. southwesterly along said parallel line to its intersection with a line 146 feet southwesterly and parallel with the southwesterly Right-of-Way line of Second Street; thence

19. southeasterly along said parallel line to its intersection with a line 189 feet northwesterly and parallel with the northwesterly Right-of-Way line of Harding Street; thence

20. southwesterly along said parallel line to its intersection with a line 239.06 feet southwesterly and parallel with the southwesterly Right-of-Way line of Second Street; thence

21. southeasterly along said parallel line to its intersection with a line 126 feet northwesterly and parallel with the northwesterly Right-of-Way line of Harting Avenue; thence

22. southwesterly along said parallel line to its intersection with a line 56.06 feet northeasterly and parallel with the northeasterly line of said Tract No. 8112; thence

23. southeasterly along said parallel line to its intersection with the northwesterly Right-of-Way line of Harding Avenue, 60 feet wide; thence

24. southwesterly along said northwesterly Right-of-Way line and its southwesterly prolongation to its intersection with the northeasterly Right-of-Way line of the Southern Pacific Railway Right-of-Way, 100 feet wide; thence

25. southeasterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the south easterly line of Lot A of Boruff Tract as shown on map recorded in Book 18, Page 171 of Maps, Records of said County; thence

26. southwesterly along said prolongation, said southeasterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Truman Street, 80 feet wide; thence

27. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Workman Street, 60 feet wide; thence

28. southwesterly along said southeasterly Right-of-Way line to the Point of Beginning.

Exhibit C

Land Use Map

Appendix J:

Redevelopment Program Costs and Locations of Projects and Activities

Table J-1
Redevelopment Projects and Activities to Be Undertaken During Life of Redevelopment Plans
San Fernando Redevelopment Project Areas

Project/Activity	Project Area(s) of Primary Benefit	Estimated Cost	Blighting Condition
Economic Development			
Business Assistance and Retention		*$6,480,000*	
Facilitate dowtown BID formation	1, 2, and 3	$200,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings
Prepare and implement a retail development strategy	All	$190,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings
Facilitate corporate campus development	4	$50,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings
Promote and redevelop underutilized or vacant Class A industrial properties	3A	$2,000,000	- Unsafe and/or unhealthy buildings - Indicators of economically distressed buildings
Partner with local brokers to promote business development	All	$40,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings
Redevelop 120 Macneil Street	3	$1,000,000	- Unsafe and/or unhealthy buildings
Façade renovations and rehabilitation assistance along key commercial and industrial corridors	All	$3,000,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings
Development of Vacant and Underutilized Properties		*$23,500,000*	
Off-site improvements for vacant properties	3A and 4	$3,500,000	- Unsafe and/or unhealthy buildings - Indicators of economically distressed buildings - Inadequate public improvements
Invest in opportunity sites for commercial redevelopment and revitalization	All	$2,500,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings
Partner with property owners for redevelopment of key sites; includes property acquisition	All	$4,500,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings
Adaptive reuse of former auto dealerships	2	$3,000,000	- Indicators of economically distressed buildings
Facilitate regional retail through redevelopment of large vacant sites (including the Swap Meet site)	1, 1A and 3A	$5,000,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings
Move and consolidate the existing city yard	3 and 3A	$5,000,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings
Development Assistance		*$32,500,000*	
Redevelopment of public parking lots	1, 1A and 2	$10,000,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings - Serious residential overcrowding
Future redevelopment of underutilized sites such as 610 Ilex Street, 1661 San Fernando Road and 1331 Truman Street	2 and 4	$5,000,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings
Encourage TOD throughout the Project Areas	All	$2,500,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings - Inadequate public improvements
Adaptive reuse of industrial properties along First Street, Park Avenue, Jessie Street, Arroyo Avenue, and Aviation Place	3, 3A and 4	$10,000,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings - Inadequate Public Improvements
Facilitate the development of corporate campuses within existing industrial parks.	3A	$5,000,000	- Depreciated or stagnant property values - Indicators of economically distressed buildings - Inadequate public improvements

Table J-1
Redevelopment Projects and Activities to Be Undertaken During Life of Redevelopment Plans
San Fernando Redevelopment Project Areas

Community Enhancements			
Public Facilities and Infrastructure		*$26,700,000*	
Transit corridor and station improvements (High Speed Rail)	1, 1A, 2, 3, and 4	$15,000,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings - Inadequate public improvements
Upgrade traffic signal infrastructure	All	$1,000,000	- Inadequate public improvements
Streetscape and safety improvement projects along Truman Street, San Fernando Road, Mission Boulevard, Park Avenue, S. Workman Street, Lazard Street, and railroad right-of-way	All	$2,500,000	- Indicators of economically distressed buildings - High crime rates - Inadequate public improvements
Lopez Adobe rehabilitation (museum improvements and new ancillary structure)	2	$200,000	- Unsafe and/or unhealthy buildings - Inadequate public improvements
Bus/trolley stop installations	All	$250,000	- Inadequate public improvements
Enhance way-finding to promote better access to downtown and Civic Center areas	1, 2 and 3	$800,000	- Indicators of economically distressed buildings - Inadequate public improvements
Stormwater collection and distribution system improvements	All	$1,200,000	- Unsafe and/or unhealthy buildings - Inadequate public improvements
Water system improvements	All	$1,950,000	- Unsafe and/or unhealthy buildings - Inadequate public improvements
Sewer system improvements	All	$2,500,000	- Unsafe and/or unhealthy buildings - Inadequate public improvements
Improvements to City park facilities such as Recreation Park, Layne Park and Regional Pool Facility	3 and 4	$1,300,000	- High crime rates - Inadequate public improvements
Street and Greenway Beautification		*$14,480,000*	
Streetscape and greenway beautification projects	All	$3,980,000	- Indicators of economically distressed buildings - High crime rates - Inadequate public improvements
Development of Pacoima Wash as greenway with bicycle and pedestrian access	3A	$3,500,000	- Indicators of economically distressed buildings - High crime rates - Inadequate public improvements
Improve sidewalks, signage and streetscape along First Street, Pacoima Wash, Maclay Avenue, San Fernando Road, Truman Street, Mission Boulevard, and Brand Boulevard	All	$3,500,000	- Indicators of economically distressed buildings - High crime rates - Inadequate public improvements
Street safety improvements, especially on safe routes to local schools	All	$2,500,000	- High crime rates - Inadequate public improvements
Undergrounding public utilities on Kalisher Street and Park Avenue	1A and 3	$1,000,000	- Indicators of economically distressed buildings - Inadequate public improvements
Park and Bikeway Master Plans		*$2,380,000*	
Develop and implement Park and Bikeway Master Plans to improve bike and pedestrian access to public transit and commercial areas	All	$2,380,000	- Indicators of economically distressed buildings - High crime rates - Inadequate public improvements
Subtotal Non-Housing Program	All	$106,040,000	- Unsafe and/or unhealthy buildings - Depreciated or stagnant property values - Indicators of economically distressed buildings - Serious residential overcrowding - High crime rates - Inadequate public improvements
Subtotal Affordable Housing Program	All	$57,700,000	- Unsafe and/or unhealthy buildings - Serious residential overcrowding - High crime rates - Inadequate public improvements
GRAND TOTAL	All	$163,740,000	

Source: Redevelopment Agency of the the City of San Fernando.