

CODE SECTION EXCERPTS

Section: California Health and Safety Code §33334.2
Topic: Low- and Moderate-Income Set-Aside Fund

33334.2. (a) Not less than 20 percent of all taxes that are allocated to the agency pursuant to Section 33670 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, to persons and families of low or moderate income, as defined in Section 50093, lower income households, as defined by Section 50079.5, very low income households, as defined in Section 50105, and extremely low income households, as defined by Section 50106, that is occupied by these persons and families, unless one of the following findings is made annually by resolution:

(1) (A) That no need exists in the community to improve, increase, or preserve the supply of low- and moderate-income housing, including housing for very low income households in a manner that would benefit the project area and that this finding is consistent with the housing element of the community's general plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, including its share of the regional housing needs of very low income households and persons and families of low or moderate income.

(B) This finding shall only be made if the housing element of the community's general plan demonstrates that the community does not have a need to improve, increase, or preserve the supply of low- and moderate-income housing available at affordable housing cost to persons and families of low or moderate income and to very low income households. This finding shall only be made if it is consistent with the planning agency's annual report to the legislative body on implementation of the housing element required by subdivision (b) of Section 65400 of the Government Code. No agency of a charter city shall make this finding unless the planning agency submits the report pursuant to subdivision (b) of Section 65400 of the Government Code. This finding shall not take effect until the agency has complied with subdivision (b) of this section.

(2) (A) That some stated percentage less than 20 percent of the taxes that are allocated to the agency pursuant to Section 33670 is sufficient to meet the housing needs of the community, including its share of the regional housing needs of persons and families of low- or moderate-income and very low income households, and that this finding is consistent with the housing element of the community's general plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(B) This finding shall only be made if the housing element of the community's general plan demonstrates that a percentage of less than 20 percent will be sufficient to meet the community's need to improve, increase, or preserve the supply of low- and moderate-income housing available at affordable housing cost to persons and families of low or moderate income and to very low income households. This finding shall only be made if it is consistent with the planning agency's annual report to the legislative body on implementation of the housing element required by subdivision (b) of Section 65400 of the Government Code. No agency of a charter city shall make this

finding unless the planning agency submits the report pursuant to subdivision (b) of Section 65400 of the Government Code. This finding shall not take effect until the agency has complied with subdivision (b) of this section.

(C) For purposes of making the findings specified in this paragraph and paragraph (1), the housing element of the general plan of a city, county, or city and county shall be current, and shall have been determined by the department pursuant to Section 65585 to be in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(3) (A) That the community is making a substantial effort to meet its existing and projected housing needs, including its share of the regional housing needs, with respect to persons and families of low and moderate income, particularly very low income households, as identified in the housing element of the community's general plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, and that this effort, consisting of direct financial contributions of local funds used to increase and improve the supply of housing affordable to, and occupied by, persons and families of low or moderate income and very low income households is equivalent in impact to the funds otherwise required to be set aside pursuant to this section. In addition to any other local funds, these direct financial contributions may include federal or state grants paid directly to a community and that the community has the discretion of using for the purposes for which moneys in the Low and Moderate Income Housing Fund may be used. The legislative body shall consider the need that can be reasonably foreseen because of displacement of persons and families of low or moderate income or very low income households from within, or adjacent to, the project area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of the redevelopment plan. No finding under this subdivision may be made until the community has provided or ensured the availability of replacement dwelling units as defined in Section 33411.2 and until it has complied with Article 9 (commencing with Section 33410).

(B) In making the determination that other financial contributions are equivalent in impact pursuant to this subdivision, the agency shall include only those financial contributions that are directly related to programs or activities authorized under subdivision (e).

(C) The authority for making the finding specified in this paragraph shall expire on June 30, 1993, except that the expiration shall not be deemed to impair contractual obligations to bondholders or private entities incurred prior to May 1, 1991, and made in reliance on the provisions of this paragraph. Agencies that make this finding after June 30, 1993, shall show evidence that the agency entered into the specific contractual obligation with the specific intention of making a finding under this paragraph in order to provide sufficient revenues to pay off the indebtedness.

(b) Within 10 days following the making of a finding under either paragraph (1) or (2) of subdivision (a), the agency shall send the Department of Housing and Community Development a copy of the finding, including the factual information supporting the finding and other factual information in the housing element that demonstrates that either (1) the community does not need to increase, improve, or preserve the supply of housing for low- and moderate-income

households, including very low income households, or (2) a percentage less than 20 percent will be sufficient to meet the community's need to improve, increase, and preserve the supply of housing for low- and moderate-income households, including very low income households. Within 10 days following the making of a finding under paragraph (3) of subdivision (a), the agency shall send the Department of Housing and Community Development a copy of the finding, including the factual information supporting the finding that the community is making a substantial effort to meet its existing and projected housing needs. Agencies that make this finding after June 30, 1993, shall also submit evidence to the department of its contractual obligations with bondholders or private entities incurred prior to May 1, 1991, and made in reliance on this finding.

(c) In any litigation to challenge or attack a finding made under paragraph (1), (2), or (3) of subdivision (a), the burden shall be upon the agency to establish that the finding is supported by substantial evidence in light of the entire record before the agency. If an agency is determined by a court to have knowingly misrepresented any material facts regarding the community's share of its regional housing need for low- and moderate-income housing, including very low income households, or the community's production record in meeting its share of the regional housing need pursuant to the report required by subdivision (b) of Section 65400 of the Government Code, the agency shall be liable for all court costs and plaintiff's attorney's fees, and shall be required to allocate not less than 25 percent of the agency's tax increment revenues to its Low and Moderate Income Housing Fund in each year thereafter.

(d) Nothing in this section shall be construed as relieving any other public entity or entity with the power of eminent domain of any legal obligations for replacement or relocation housing arising out of its activities.

(e) In carrying out the purposes of this section, the agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low- and moderate-income persons or families, including the following:

(1) Acquire real property or building sites subject to Section 33334.16.

(2) (A) Improve real property or building sites with onsite or offsite improvements, but only if both (i) the improvements are part of the new construction or rehabilitation of affordable housing units for low- or moderate-income persons that are directly benefited by the improvements, and are a reasonable and fundamental component of the housing units, and (ii) the agency requires that the units remain available at affordable housing cost to, and occupied by, persons and families of extremely low, very low, low, or moderate income for the same time period and in the same manner as provided in subdivision (c) and paragraph (2) of subdivision (f) of Section 33334.3.

(B) If the newly constructed or rehabilitated housing units are part of a larger project and the agency improves or pays for onsite or offsite improvements pursuant to the authority in this subdivision, the agency shall pay only a portion of the total cost of the onsite or offsite improvement. The maximum percentage of the total cost of the improvement paid for by the agency shall be determined by dividing the number of housing units that are affordable to low- or moderate-income persons by the total number of

housing units, if the project is a housing project, or by dividing the cost of the affordable housing units by the total cost of the project, if the project is not a housing project.

(3) Donate real property to private or public persons or entities.

(4) Finance insurance premiums pursuant to Section 33136.

(5) Construct buildings or structures.

(6) Acquire buildings or structures.

(7) Rehabilitate buildings or structures.

(8) Provide subsidies to, or for the benefit of, extremely low income households, as defined by Section 50106, very low income households, as defined by Section 50105, lower income households, as defined by Section 50079.5, or persons and families of low or moderate income, as defined by Section 50093, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.

(9) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

(10) Maintain the community's supply of mobilehomes.

(11) Preserve the availability to lower income households of affordable housing units in housing developments that are assisted or subsidized by public entities and that are threatened with imminent conversion to market rates.

(f) The agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 33413. However, nothing in this section shall be construed as limiting in any way the requirements of that section.

(g) (1) The agency may use these funds inside or outside the project area. The agency may only use these funds outside the project area upon a resolution of the agency and the legislative body that the use will be of benefit to the project. The determination by the agency and the legislative body shall be final and conclusive as to the issue of benefit to the project area. The Legislature finds and declares that the provision of replacement housing pursuant to Section 33413 is always of benefit to a project. Unless the legislative body finds, before the redevelopment plan is adopted, that the provision of low- and moderate-income housing outside the project area will be of benefit to the project, the project area shall include property suitable for low- and moderate-income housing.

(2) (A) The Contra Costa County Redevelopment Agency may use these funds anywhere within the unincorporated territory, or within the incorporated limits of the City of Walnut Creek on sites contiguous to the Pleasant Hill BART Station Area Redevelopment Project area. The agency may only use these funds outside the project area upon a resolution of the agency and board of supervisors determining that the use will be of benefit to the project area. In addition, the agency may use these funds within the incorporated limits of the City of Walnut Creek only if the agency and the board of supervisors find all of the following:

(i) Both the County of Contra Costa and the City of Walnut Creek have adopted and are implementing complete and current housing elements of their general plans that the Department of Housing and Community Development has determined to be in compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(ii) The development to be funded shall not result in any residential displacement from the site where the development is to be built.

(iii) The development to be funded shall not be constructed in an area that currently has more than 50 percent of its population comprised of racial minorities or low-income families.

(iv) The development to be funded shall allow construction of affordable housing closer to a rapid transit station than could be constructed in the unincorporated territory outside the Pleasant Hill BART Station Area Redevelopment Project.

(B) If the agency uses these funds within the incorporated limits of the City of Walnut Creek, all of the following requirements shall apply:

(i) The funds shall be used only for the acquisition of land for, and the design and construction of, the development of housing containing units affordable to, and occupied by, low- and moderate-income persons.

(ii) If less than all the units in the development are affordable to, and occupied by, low- or moderate-income persons, any agency assistance shall not exceed the amount needed to make the housing affordable to, and occupied by, low- or moderate-income persons.

(iii) The units in the development that are affordable to, and occupied by, low- or moderate-income persons shall remain affordable for a period of at least 55 years.

(iv) The agency and the City of Walnut Creek shall determine, if applicable, whether Article XXXIV of the California Constitution permits the development.

(h) The Legislature finds and declares that expenditures or obligations incurred by the agency pursuant to this section shall constitute an indebtedness of the project.

(i) This section shall only apply to taxes allocated to a redevelopment agency for which a final redevelopment plan is adopted on or after January 1, 1977, or for any area that is added to a project by an amendment to a redevelopment plan, which amendment is adopted on or after the effective date of this section. An agency may, by resolution, elect to make all or part of the requirements of this section applicable to any redevelopment project for which a redevelopment plan was adopted prior to January 1, 1977, subject to any indebtedness incurred prior to the election.

(j) (1) (A) An action to compel compliance with the requirement of Section 33334.3 to deposit not less than 20 percent of all taxes that are allocated to the agency pursuant to Section 33670 in the Low and Moderate Income Housing Fund shall be commenced within 10 years of the alleged violation. A cause of action for a violation accrues on the last day of the fiscal year in which the funds were required to be deposited in the Low and Moderate Income Housing Fund.

(B) An action to compel compliance with the requirement of this section or Section 33334.6 that money deposited in the Low and Moderate Income Housing Fund be used by the agency for purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost shall be commenced within 10 years of the alleged violation. A cause of action for a violation accrues on the date of the actual expenditure of the funds.

(C) An agency found to have deposited less into the Low and Moderate Income Housing Fund than mandated by Section 33334.3 or to have spent money from the Low and Moderate Income Housing Fund for

purposes other than increasing, improving, and preserving the community's supply of low- and moderate-income housing, as mandated, by this section or Section 33334.6 shall repay the funds with interest in one lump sum pursuant to Section 970.4 or 970.5 of the Government Code or may do either of the following:

(i) Petition the court under Section 970.6 for repayment in installments.

(ii) Repay the portion of the judgment due to the Low and Moderate Income Housing Fund in equal installments over a period of five years following the judgment.

(2) Repayment shall not be made from the funds required to be set aside or used for low- and moderate-income housing pursuant to this section.

(3) Notwithstanding clauses (i) and (ii) of subparagraph (C) of paragraph (1), all costs, including reasonable attorney's fees if included in the judgment, are due and shall be paid upon entry of judgment or order.

(4) Except as otherwise provided in this subdivision, Chapter 2 (commencing with Section 970) of Part 5 of Division 3.6 of Title 1 of the Government Code for the enforcement of a judgment against a local public entity applies to a judgment against a local public entity that violates this section.

(5) This subdivision applies to actions filed on and after January 1, 2006.

(6) The limitations period specified in subparagraphs (A) and (B) of paragraph (1) does not apply to a cause of action brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure.

Section: California Health and Safety Code §33334.12
Topic: Non-Expenditure of Low- and Moderate-Income Set-Aside Fund

33334.12. (a) (1) Upon failure of the agency to expend or encumber excess surplus in the Low and Moderate Income Housing Fund within one year from the date the moneys become excess surplus, as defined in paragraph (1) of subdivision (g), the agency shall do either of the following:

(A) Disburse voluntarily its excess surplus to the county housing authority or to another public agency exercising housing development powers within the territorial jurisdiction of the agency in accordance with subdivision (b).

(B) Expend or encumber its excess surplus within two additional years.

(2) If an agency, after three years has elapsed from the date that the moneys become excess surplus, has not expended or encumbered its excess surplus, the agency shall be subject to sanctions pursuant to subdivision (e), until the agency has expended or encumbered its excess surplus plus an additional amount, equal to 50 percent of the amount of the excess surplus that remains at the end of the three-year period. The additional expenditure shall not be from the agency's Low and Moderate Income Housing Fund, but shall be used in a manner that meets all requirements for expenditures from that fund.

(b) The housing authority or other public agency to which the

money is transferred shall utilize the moneys for the purposes of, and subject to the same restrictions that are applicable to, the redevelopment agency under this part, and for that purpose may exercise all of the powers of a housing authority under Part 2 (commencing with Section 34200) to an extent not inconsistent with these limitations.

(c) Notwithstanding Section 34209 or any other provision of law, for the purpose of accepting a transfer of, and using, moneys pursuant to this section, the housing authority of a county or other public agency may exercise its powers within the territorial jurisdiction of a city redevelopment agency located in that county.

(d) The amount of excess surplus that shall be transferred to the housing authority or other public agency because of a failure of the redevelopment agency to expend or encumber excess surplus within one year shall be the amount of the excess surplus that is not so expended or encumbered. The housing authority or other public agency to which the moneys are transferred shall expend or encumber these moneys for authorized purposes not later than three years after the date these moneys were transferred from the Low and Moderate Income Housing Fund.

(e) (1) Until a time when the agency has expended or encumbered excess surplus moneys pursuant to subdivision (a), the agency shall be prohibited from encumbering any funds or expending any moneys derived from any source, except that the agency may encumber funds and expend moneys to pay the following obligations, if any, that were incurred by the agency prior to three years from the date the moneys became excess surplus:

(A) Bonds, notes, interim certificates, debentures, or other obligations issued by an agency, whether funded, refunded, assumed, or otherwise, pursuant to Article 5 (commencing with Section 33640).

(B) Loans or moneys advanced to the agency, including, but not limited to, loans from federal, state, or local agencies, or a private entity.

(C) Contractual obligations which, if breached, could subject the agency to damages or other liabilities or remedies.

(D) Obligations incurred pursuant to Section 33445.

(E) Indebtedness incurred pursuant to Section 33334.2 or 33334.6.

(F) Obligations incurred pursuant to Section 33401.

(G) An amount, to be expended for the operation and administration of the agency, that may not exceed 75 percent of the amount spent for those purposes in the preceding fiscal year.

(2) This subdivision shall not be construed to prohibit the expenditure of excess surplus funds or other funds to meet the requirement in paragraph (2) of subdivision (a) that the agency spend or encumber excess surplus funds, plus an amount equal to 50 percent of excess surplus, prior to spending or encumbering funds for any other purpose.

(f) Nothing in this section shall be construed to limit any authority a redevelopment agency may have under other provisions of this part to contract with a housing authority for increasing or improving the community's supply of low- and moderate-income housing.

(g) For purposes of this section:

(1) "Excess surplus" means any unexpended and unencumbered amount in an agency's Low and Moderate Income Housing Fund that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the Low and Moderate Income Housing Fund pursuant to Sections 33334.2 and 33334.6 during the agency's preceding four

fiscal years. The first fiscal year to be included in this computation is the 1989-90 fiscal year, and the first date on which an excess surplus may exist is July 1, 1994.

(2) Moneys shall be deemed encumbered if committed pursuant to a legally enforceable contract or agreement for expenditure for purposes specified in Section 33334.2 or 33334.3.

(3) (A) For purposes of determining whether an excess surplus exists, it is the intent of the Legislature to give credit to agencies which convey land for less than fair market value, on which low- and moderate-income housing is built or is to be built if at least 49 percent of the units developed on the land are available at affordable housing cost to lower income households for at least the time specified in subdivision (e) of Section 33334.3, and otherwise comply with all of the provisions of this division applicable to expenditures of moneys from a low- and moderate-income housing fund established pursuant to Section 33334.3. Therefore, for the sole purpose of determining the amount, if any, of an excess surplus, an agency may make the following calculation: if an agency sells, leases, or grants land acquired with moneys from the Low and Moderate Income Housing Fund, established pursuant to Section 33334.3, for an amount which is below fair market value, and if at least 49 percent of the units constructed or rehabilitated on the land are affordable to lower income households, as defined in Section 50079.5, the difference between the fair market value of the land and the amount the agency receives may be subtracted from the amount of moneys in an agency's Low and Moderate Income Housing Fund.

(B) If taxes that are deposited in the Low and Moderate Income Housing Fund are used as security for bonds or other indebtedness, the proceeds of the bonds or other indebtedness, and income and expenditures related to those proceeds, shall not be counted in determining whether an excess surplus exists. The unspent portion of the proceeds of bonds or other indebtedness, and income related thereto, shall be excluded from the calculation of the unexpended and unencumbered amount in the Low and Moderate Income Housing Fund when determining whether an excess surplus exists.

(C) Nothing in this subdivision shall be construed to restrict the authority of an agency provided in any other provision of this part to expend funds from the Low and Moderate Income Housing Fund.

(D) The department shall develop and periodically revise the methodology to be used in the calculation of excess surplus as required by this section. The director shall appoint an advisory committee to advise in the development of this methodology. The advisory committee shall include department staff, affordable housing advocates, and representatives of the California Redevelopment Association, the California Society of Certified Public Accountants, the Controller, and any other authorities or persons interested in the field that the director deems necessary and appropriate.

(h) Communities in which an agency has disbursed excess surplus funds pursuant to this section shall not disapprove a low- or moderate-income housing project funded in whole or in part by the excess surplus funds if the project is consistent with applicable building codes and the land use designation specified in any element of the general plan as it existed on the date the application was deemed complete. A local agency may require compliance with local development standards and policies appropriate to and consistent with meeting the quantified objectives relative to the development of housing, as required in housing elements of the community pursuant to

subdivision (b) of Section 65583 of the Government Code.

(i) Notwithstanding subdivision (a), any agency that has funds that become excess surplus on July 1, 1994, shall have, pursuant to subdivision (a), until January 1, 1995, to decide to transfer the funds to a housing authority or other public agency, or until January 1, 1997, to expend or encumber those funds, or face sanctions pursuant to subdivision (e).

Section: California Government Code §65584
Topic: Regional Housing Needs Assessment (RHNA)

65584. (a) (1) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the department shall determine the existing and projected need for housing for each region pursuant to this article. For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing need shall include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county.

(2) While it is the intent of the Legislature that cities, counties, and cities and counties should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, it is recognized, however, that future housing production may not equal the regional housing need established for planning purposes.

(b) The department, in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05 with the advice of the department.

(c) Notwithstanding any other provision of law, the due dates for the determinations of the department or for the councils of governments, respectively, regarding the regional housing need may be extended by the department by not more than 60 days if the extension will enable access to more recent critical population or housing data from a pending or recent release of the United States Census Bureau or the Department of Finance. If the due date for the determination of the department or the council of governments is extended for this reason, the department shall extend the corresponding housing element revision deadline pursuant to Section 65588 by not more than 60 days.

(d) The regional housing needs allocation plan shall be consistent with all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low

income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

(3) Promoting an improved intraregional relationship between jobs and housing.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

(e) For purposes of this section, "household income levels" are as determined by the department as of the most recent decennial census pursuant to the following code sections:

(1) Very low incomes as defined by Section 50105 of the Health and Safety Code.

(2) Lower incomes, as defined by Section 50079.5 of the Health and Safety Code.

(3) Moderate incomes, as defined by Section 50093 of the Health and Safety Code.

(4) Above moderate incomes are those exceeding the moderate income level of Section 50093 of the Health and Safety Code.

(f) Notwithstanding any other provision of law, determinations made by the department, a council of governments, or a city or county pursuant to this section or Section 65584.01, 65584.02, 65584.03, 65584.04, 65584.05, 65584.06, or 65584.07 are exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

Section: California Government Code §65584.09
Topic: Requirements for Non-Attainment of RHNA Allocation

65584.09. (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.

(b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.

(c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the

regional housing need.

Section: California Government Code §65754 and §65755
Topic: Potential Suspension of City Authority if RHNA Allocation Is Not Met

65754. In any action brought to challenge the validity of the general plan of any city, county, or city and county, or any mandatory element thereof, if the court, in a final judgment in favor of the plaintiff or petitioner, finds that the general plan or any mandatory element of the general plan does not substantially comply with the requirements of Article 5 (commencing with Section 65300):

(a) The city, county, or city and county shall bring its general plan or relevant mandatory element or elements thereof into compliance with the requirements of Article 5 (commencing with Section 65300) within 120 days.

Notwithstanding the provisions of subdivision (b) of Section 65585, the planning agency of the city, county, or city and county shall submit a draft of its revised housing element or housing element amendment at least 45 days prior to its adoption to the Department of Housing and Community Development for its review, notifying the department that the element is subject to the review procedure set forth in this section.

The department shall review the draft element or amendment and report its findings to the planning agency within 45 days of receipt of the draft. The legislative body shall consider the department's findings prior to final adoption of the housing element or amendment if the department's findings are reported to the planning agency within 45 days after the department receives that draft element or amendment.

(b) The city or county, including the chartered cities specified in subdivision (d) of Section 65860, shall, in accordance with Section 65860, bring its zoning ordinance into consistency with its general plan or relevant mandatory element or elements thereof within 120 days after the general plan has been amended in accordance with subdivision (a).

65755. (a) The court shall include, in the order or judgment rendered pursuant to Section 65754, one or more of the following provisions for any or all types or classes of developments or any or all geographic segments of the city, county, or city and county until the city, county, or city and county has substantially complied with the requirements of Article 5 (commencing with Section 65300):

(1) Suspend the authority of the city, county, or city and county pursuant to Division 13 (commencing with Section 17910) of the Health and Safety Code, to issue building permits, or any category of building permits, and all other related permits, except that the city, county, or city and county shall continue to function as an enforcement agency for review of permit applications for appropriate codes and standards compliance, prior to the issuance of building permits and other related permits for residential housing for that city, county, or city and county.

(2) Suspend the authority of the city, county, or city and county, pursuant to Chapter 4 (commencing with Section 65800) to grant any and all categories of zoning changes, variances, or both.

(3) Suspend the authority of the city, county, or city and county, pursuant to Division 2 (commencing with Section 66410), to grant subdivision map approvals for any and all categories of subdivision map approvals.

(4) Mandate the approval of all applications for building permits, or other related construction permits, for residential housing where a final subdivision map, parcel map, or plot plan has been approved for the project, where the approval will not impact on the ability of the city, county, or city and county to properly adopt and implement an adequate housing element, and where the permit application conforms to all code requirements and other applicable provisions of law except those zoning laws held to be invalid by the final court order, and changes to the zoning ordinances adopted after such final court order which were enacted for the purpose of preventing the construction of a specific residential development.

(5) Mandate the approval of any or all final subdivision maps for residential housing projects which have previously received a tentative map approval from the city, county, or city and county pursuant to Division 2 (commencing with Section 66410) when the final map conforms to the approved tentative map, the tentative map has not expired, and where approval will not impact on the ability of the city, county, or city and county to properly adopt and implement an adequate housing element.

(6) Mandate that notwithstanding the provisions of Sections 66473.5 and 66474, any tentative subdivision map for a residential housing project shall be approved if all of the following requirements are met:

(A) The approval of the map will not significantly impair the ability of the city, county, or city and county to adopt and implement those elements or portions thereof of the general plan which have been held to be inadequate.

(B) The map complies with all of the provisions of Division 2 (commencing with Section 66410), except those parts which would require disapproval of the project due to the inadequacy of the general plan.

(C) The approval of the map will not affect the ability of the city, county, or city and county to adopt and implement an adequate housing element.

(D) The map is consistent with the portions of the general plan not found inadequate and the proposed revisions, if applicable, to the part of the plan held inadequate.

(b) Any order or judgment of a court which includes the remedies described in paragraphs (1), (2), or (3) of subdivision (a) shall exclude from the operation of that order or judgment any action, program, or project required by law to be consistent with a general or specific plan if the court finds that the approval or undertaking of the action, program, or project complies with both of the following requirements:

(1) That it will not significantly impair the ability of the city, county, or city and county to adopt or amend all or part of the applicable plan as may be necessary to make the plan substantially comply with the requirements of Article 5 (commencing with Section 65300) in the case of a general plan, or Article 8 (commencing with Section 65450) in the case of a specific plan.

(2) That it is consistent with those portions of the plan challenged in the action or proceeding and found by the court to substantially comply with applicable provisions of law.

The party seeking exclusion from any order or judgment of a court pursuant to this subdivision shall have the burden of showing that the action, program, or project complies with paragraphs (1) and (2).

Section: California Constitution – Article 34
Topic: Public Housing Project Law

Section 1. No low rent housing project shall hereafter be developed, constructed, or acquired in any manner by any state public body until, a majority of the qualified electors of the city, town or county, as the case may be, in which it is proposed to develop, construct, or acquire the same, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election.

For the purposes of this Article the term "low rent housing project" shall mean any development composed of urban or rural dwellings, apartments or other living accommodations for persons of low income, financed in whole or in part by the Federal Government or a state public body or to which the Federal Government or a state public body extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens, or otherwise. For the purposes of this Article only there shall be excluded from the term "low rent housing project" any such project where there shall be in existence on the effective date hereof, a contract for financial assistance between any state public body and the Federal Government in respect to such project.

For the purposes of this Article only "persons of low income" shall mean persons or families who lack the amount of income which is necessary (as determined by the state public body developing, constructing, or acquiring the housing project) to enable them, without financial assistance, to live in decent, safe and sanitary dwellings, without overcrowding.

For the purposes of this Article the term "state public body" shall mean this State, or any city, city and county, county, district, authority, agency, or any other subdivision or public body of this State.

For the purposes of this Article the term "Federal Government" shall mean the United States of America, or any agency or instrumentality, corporate or otherwise, of the United States of America.

Section 2. The provisions of this Article shall be self-executing but legislation not in conflict herewith may be enacted to facilitate its operation.

Section 3. If any portion, section or clause of this article, or the application thereof to any person or circumstance, shall for any reason be declared unconstitutional or held invalid, the remainder of this Article, or the application of such portion, section or clause to other persons or circumstances, shall not be affected thereby.

Section 4. The provisions of this Article shall supersede all provisions of this Constitution and laws enacted thereunder in conflict therewith.

Section: California Health and Safety Code §37000 – §37002
Topic: Public Housing Election Implementation Law

37000. The Legislature finds and declares that Article XXXIV of the State Constitution was approved by the voters for the purpose of providing a mechanism for expressing community concern regarding the development, acquisition, or construction of federally subsidized conventional public housing projects. Such developments typically were different from and inconsistent with housing developments provided by the private sector. Such differences included architecture, design, and locational standards as well as the level of amenities provided. Such developments were occupied entirely by persons of low income, and usually were not subject to ad valorem property taxes.

The Legislature finds and declares that new forms of housing assistance can provide housing for persons of low income in a manner consistent with and supportive of optimum community improvement. Such forms of housing assistance may allow for mixed income occupancy in developments representative of and competitive with similar market rate developments provided by the private sector. Such mixed income developments are frequently comparable to market rate projects in terms of architecture, design, and locational standards as well as the level of amenities provided, and may be subject to ad valorem property taxes.

Recognizing that new forms of housing assistance provide new approaches for housing persons of low income, it is the intent of the Legislature in enacting Sections 37001, 37001.3, and 37001.5 to clarify ambiguities relating to the scope of the applicability of Article XXXIV which now exist. Therefore, and pursuant to Section 2 of Article XXXIV, this part is enacted in order to facilitate the operation of Article XXXIV and is consistent with the provisions of that article.

The terms "state public body" and "persons of low income" as used in this part have the same meaning as in Article XXXIV.

37001. The term "low-rent housing project," as defined in Section 1 of Article XXXIV of the California Constitution, does not apply to any development composed of urban or rural dwellings, apartments, or other living accommodations, which meets any one of the following criteria:

(a) (1) The development is privately owned housing, receiving no ad valorem property tax exemption, other than exemptions granted pursuant to subdivision (f) or (g) of Section 214 of the Revenue and Taxation Code, not fully reimbursed to all taxing entities; and (2) not more than 49 percent of the dwellings, apartments, or other living accommodations of the development may be occupied by persons of low income.

(b) The development is privately owned housing, is not exempt from ad valorem taxation by reason of any public ownership, and is not financed with direct long-term financing from a public body.

(c) The development is intended for owner-occupancy, which may include a limited equity housing cooperative as defined in Section 50076.5, or cooperative or condominium ownership, rather than for

rental-occupancy.

(d) The development consists of newly constructed, privately owned, one-to-four family dwellings not located on adjoining sites.

(e) The development consists of existing dwelling units leased by the state public body from the private owner of these dwelling units.

(f) The development consists of the rehabilitation, reconstruction, improvement or addition to, or replacement of, dwelling units of a previously existing low-rent housing project, or a project previously or currently occupied by lower income households, as defined in Section 50079.5.

(g) The development consists of the acquisition, rehabilitation, reconstruction, improvement, or any combination thereof, of a rental housing development which, prior to the date of the transaction to acquire, rehabilitate, reconstruct, improve, or any combination thereof, was subject to a contract for federal or state public body assistance for the purpose of providing affordable housing for low-income households and maintains, or enters into, a contract for federal or state public body assistance for the purpose of providing affordable housing for low-income households.

37001.3. The maximum income of "persons of low income," as determined by the state public body, developing, constructing, or acquiring the property, for purposes of Section 1 of Article XXXIV of the State Constitution, shall not exceed the maximum income of lower income households, as defined in Section 50079.5.

37001.5. The words "develop, construct, or acquire," as used in Section 1 of Article XXXIV of the State Constitution, shall not be interpreted to apply to activities of a state public body when such body does any of the following:

(a) Provides financing, secured by a deed of trust or other security instrument to a private owner of existing housing; or acquires a development, for which financing previously has been provided, as a temporary measure to protect its security and with an intention to change the ownership so that it will not continue to be the owner of a low-rent housing project.

(b) Acquires or makes improvements to land which is anticipated to be sold, ground leased, or otherwise transferred to a private owner prior to its development as a low-rent housing project, provided (1) the land and improvements thereon are not subject to an exemption from property taxation by reason of public ownership for more than five years following acquisition or improvement by the state public body, or (2) such an exemption from property taxation persists beyond the five-year period and no alternative use is designated for the land or improvements, but any property tax revenues lost by affected taxing agencies on account of the exemption of land or improvements from property taxes by reason of public ownership of the property, or any interest in the property after the five-year period, are fully reimbursed by payments in lieu of taxes following the expiration of the five-year period.

(c) Leases existing dwelling units from the private owner of such units, provided the lease or a subtenancy thereunder does not result in a decrease of property tax revenues with respect to the dwelling units leased.

(d) Provides assistance to the private owner or occupant of existing housing which enables an occupant to live in decent, safe, and sanitary housing at a rent he or she can afford to pay.

(e) Provides assistance to a low-rent housing project and monitors construction or rehabilitation of such project and compliance with conditions of such assistance to the extent of:

- (1) Carrying out routine governmental functions.
- (2) Performing conventional activities of a lender.
- (3) Imposing constitutionally mandated or statutorily authorized conditions accepted by a grantee of assistance.

(f) Provides assistance to a development prior to its becoming a low-rent housing project without intending or expecting that the development will become a low-rent housing project, as defined.

(g) Provides financing for a low-rent housing project pursuant to Chapter 6.7 (commencing with Section 51325) of Part 3 of Division 31.

37002. If any provision of this part or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the part which can be given effect without the invalid provision or application, and to this end the provisions of this part are severable.

Section: California Education Code §17387 – §17391
Topic: District Advisory (7-11) Committee Formation

17387. It is the intent of the Legislature that leases entered into pursuant to this chapter provide for community involvement by attendance area at the district level. This community involvement should facilitate making the best possible judgments about the use of excess school facilities in each individual situation.

It is the intent of the Legislature to have the community involved before decisions are made about school closure or the use of surplus space, thus avoiding community conflict and assuring building use that is compatible with the community's needs and desires.

17388. The governing board of any school district may, and the governing board of each school district, prior to the sale, lease, or rental of any excess real property, except rentals not exceeding 30 days, shall, appoint a district advisory committee to advise the governing board in the development of districtwide policies and procedures governing the use or disposition of school buildings or space in school buildings which is not needed for school purposes.

17389. A school district advisory committee appointed pursuant to Section 17388 shall consist of not less than seven nor more than 11 members, and shall be representative of each of the following:

- (a) The ethnic, age group, and socioeconomic composition of the district.
- (b) The business community, such as store owners, managers, or supervisors.
- (c) Landowners or renters, with preference to be given to representatives of neighborhood associations.
- (d) Teachers.
- (e) Administrators.
- (f) Parents of students.
- (g) Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not

limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located.

17390. The school district advisory committee shall do all of the following:

(a) Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property.

(b) Establish a priority list of use of surplus space and real property that will be acceptable to the community.

(c) Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to Section 17458.

(d) Make a final determination of limits of tolerance of use of space and real property.

(e) Forward to the district governing board a report recommending uses of surplus space and real property.

17391. The governing board may elect not to appoint an advisory committee pursuant to Section 17387 in the case of a lease or rental to a private educational institution for the purpose of offering summer school in a facility of the district.

Section: California Health and Safety Code §33334.4
Topic: Proportionate Use of Low-Mod Fund for Seniors and Non-Seniors

33334.4. (a) Except as specified in subdivision (d), each agency shall expend over each 10-year period of the implementation plan, as specified in clause (iii) of subparagraph (A) of paragraph (2) of subdivision (a) of Section 33490, the moneys in the Low and Moderate Income Housing Fund to assist housing for persons of low income and housing for persons of very low income in at least the same proportion as the total number of housing units needed for each of those income groups bears to the total number of units needed for persons of moderate, low, and very low income within the community, as those needs have been determined for the community pursuant to Section 65584 of the Government Code. In determining compliance with this obligation, the agency may adjust the proportion by subtracting from the need identified for each income category, the number of units for persons of that income category that are newly constructed over the duration of the implementation plan with other locally controlled government assistance and without agency assistance and that are required to be affordable to, and occupied by, persons of the income category for at least 55 years for rental housing and 45 years for ownership housing, except that in making an adjustment the agency may not subtract units developed pursuant to a replacement housing obligation under state or federal law.

(b) Each agency shall expend over the duration of each redevelopment implementation plan, the moneys in the Low and Moderate Income Housing Fund to assist housing that is available to all

persons regardless of age in at least the same proportion as the number of low-income households with a member under age 65 years bears to the total number of low-income households of the community as reported in the most recent census of the United States Census Bureau.

(c) An agency that has deposited in the Low and Moderate Income Housing Fund over the first five years of the period of an implementation plan an aggregate that is less than two million dollars (\$2,000,000) shall have an extra five years to meet the requirements of this section.

(d) For the purposes of this section, "locally controlled" means government assistance where the community or other local government entity has the discretion and the authority to determine the recipient and the amount of the assistance, whether or not the source of the funds or other assistance is from the state or federal government. Examples of locally controlled government assistance include, but are not limited to, Community Development Block Grant Program (42 U.S.C. Sec. 5301 and following) funds allocated to a city or county, Home Investment Partnership Program (42 U.S.C. Sec. 12721 and following) funds allocated to a city or county, fees or funds received by a city or county pursuant to a city or county authorized program, and the waiver or deferral of city or other charges.

Section: California Education Code §17466
Topic: Sale or Lease of District Property

17466. Before ordering the sale or lease of any property the governing board, in a regular open meeting, by a two-thirds vote of all its members, shall adopt a resolution, declaring its intention to sell or lease the property, as the case may be. The resolution shall describe the property proposed to be sold or leased in such manner as to identify it and shall specify the minimum price or rental and the terms upon which it will be sold or leased and the commission, or rate thereof, if any, which the board will pay to a licensed real estate broker out of the minimum price or rental. The resolution shall fix a time not less than three weeks thereafter for a public meeting of the governing board to be held at its regular place of meeting, at which sealed proposals to purchase or lease will be received and considered.



**Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)
for Jurisdictions within the Six-County SCAG Region (approved by the SCAG Regional Council on July 12, 2007)**

110% Adjustment toward County Distribution

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
SCAG Region		23.7%	16.2%	18.1%	42.0%	100%	165,457	113,649	126,715	293,547	699,368
Imperial	Brawley city	24.5%	16.6%	16.0%	42.9%	100%	757	511	494	1,326	3,088
Imperial	Calexico city	24.6%	16.2%	15.7%	43.5%	100%	615	405	391	1,086	2,498
Imperial	Calipatria city	25.0%	16.0%	16.0%	43.0%	100%	50	32	32	87	202
Imperial	El Centro city	24.8%	16.6%	16.1%	42.6%	100%	720	483	467	1,238	2,908
Imperial	Holtville city	25.4%	16.7%	15.9%	42.0%	100%	35	23	22	59	139
Imperial	Imperial city	26.0%	17.1%	16.3%	40.7%	100%	470	309	295	736	1,810
Imperial	Westmorland city	23.6%	16.5%	15.7%	44.1%	100%	61	42	40	113	256
Imperial	Unincorporated	24.7%	16.3%	15.7%	43.2%	100%	3,317	2,194	2,109	5,806	13,427
Los Angeles	Agoura Hills city	26.6%	16.5%	17.4%	39.4%	100%	29	18	19	43	110
Los Angeles	Alhambra city	24.5%	15.5%	16.8%	43.2%	100%	379	239	260	668	1,546
Los Angeles	Arcadia city	25.5%	15.8%	17.1%	41.5%	100%	549	340	368	892	2,149
Los Angeles	Artesia city	25.2%	15.3%	16.8%	42.7%	100%	33	20	22	56	132
Los Angeles	Avalon city	25.2%	15.0%	17.0%	42.9%	100%	37	22	25	64	148
Los Angeles	Azusa city	24.6%	15.4%	16.6%	43.3%	100%	184	115	124	323	745
Los Angeles	Baldwin Park city	24.9%	15.4%	16.5%	43.1%	100%	186	115	123	321	744
Los Angeles	Bell city	23.4%	14.9%	17.0%	44.7%	100%	11	7	8	21	47
Los Angeles	Bell Gardens city	24.0%	14.9%	16.5%	44.6%	100%	29	18	20	54	122
Los Angeles	Bellflower city	24.7%	15.4%	16.6%	43.3%	100%	263	164	178	462	1,067
Los Angeles	Beverly Hills city	25.5%	16.2%	17.6%	40.7%	100%	111	71	77	178	436
Los Angeles	Bradbury city	25.7%	17.1%	17.1%	40.0%	100%	9	6	6	14	35
Los Angeles	Burbank city	25.0%	15.8%	16.9%	42.3%	100%	947	597	642	1,600	3,786
Los Angeles	Calabasas city	26.4%	16.5%	17.8%	39.3%	100%	137	86	93	205	521
Los Angeles	Carson city	25.4%	15.8%	16.9%	41.8%	100%	461	287	307	757	1,812
Los Angeles	Cerritos city	26.6%	16.0%	17.0%	40.4%	100%	25	15	16	38	95
Los Angeles	Claremont city	25.6%	16.1%	17.4%	40.8%	100%	117	74	80	187	457
Los Angeles	Commerce city	23.8%	15.9%	15.9%	44.4%	100%	15	10	10	28	64
Los Angeles	Compton city	23.5%	14.7%	17.6%	44.1%	100%	16	10	12	30	69
Los Angeles	Covina city	25.1%	15.8%	16.9%	42.2%	100%	336	211	226	564	1,337
Los Angeles	Cudahy city	23.5%	14.9%	16.7%	44.9%	100%	94	60	67	180	399

Note: There is a one unit rounding difference in some localities between the total housing need and the sum of the 4 income groups.

In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need.

Integrated Growth Forecast/RHNA
 Purpose of item: for information
 and review only during the
 SCAG's subregional workshops.

Gateway Cities:
 Regional Integrated Forecast 2003-2035
 Household Forecast - City Totals

COUNTY	ho03	ho05	ho10	ho14	ho15	ho20	ho25	ho30	ho35
LA	3,177,419	3,212,416	3,376,660	3,501,171	3,535,555	3,704,264	3,847,186	3,978,990	4,088,889
NEWSR	ho03	ho05	ho10	ho14	ho15	ho20	ho25	ho30	ho35
Gateway Cities	574,543	577,977	595,722	609,174	613,563	633,334	651,284	667,211	680,773
CITY	ho03	ho05	ho10	ho14	ho15	ho20	ho25	ho30	ho35
Artesia city	4,491	4,534	4,606	4,660	4,680	4,762	4,842	4,911	4,970
Avalon city	1,228	1,222	1,346	1,441	1,463	1,580	1,670	1,758	1,830
Bell city	8,989	9,018	9,043	9,062	9,127	9,313	9,538	9,710	9,878
Bellflower city	23,640	23,610	24,089	24,453	24,571	25,094	25,588	26,017	26,383
Bell Gardens city	9,468	9,455	9,474	9,490	9,537	9,670	9,838	9,964	10,087
Cerritos city	15,636	15,647	15,700	15,740	15,781	15,903	16,066	16,185	16,297
Commerce city	3,322	3,331	3,359	3,380	3,424	3,555	3,703	3,819	3,932
Compton city	22,366	22,499	22,506	22,511	22,791	23,558	24,485	25,191	25,895
Cudahy city	5,497	5,491	5,682	5,826	5,895	6,168	6,428	6,653	6,852
Downey city	34,176	34,217	34,757	35,166	35,299	35,877	36,440	36,922	37,332
Hawaiian Gardens city	3,566	3,586	3,663	3,722	3,748	3,849	3,948	4,033	4,107
Huntington Park city	14,945	14,945	15,476	15,880	16,004	16,580	17,092	17,552	17,941
La Habra Heights city	1,939	1,945	2,155	2,314	2,350	2,547	2,703	2,853	2,974
Lakewood city	26,897	26,913	27,292	27,580	27,721	28,257	28,808	29,266	29,672
La Mirada city	14,784	14,839	16,313	17,430	17,688	19,069	20,177	21,232	22,090
Long Beach city	164,417	165,359	171,349	175,891	177,121	183,125	188,345	193,092	197,041
Lynwood city	14,428	14,375	14,548	14,879	14,786	15,150	15,542	15,859	16,153
Maywood city	6,481	6,489	6,489	6,490	6,530	6,638	6,776	6,879	6,981
Norwalk city	27,115	27,127	27,289	27,411	27,542	27,948	28,428	28,799	29,148
Paramount city	13,974	13,959	14,635	15,147	15,268	15,901	16,427	16,918	17,319
Pico Rivera city	16,586	16,607	17,168	17,595	17,712	18,281	18,780	19,231	19,608
Santa Fe Springs city	4,933	5,004	5,249	5,434	5,479	5,714	5,910	6,092	6,242
Signal Hill city	3,901	4,078	4,206	4,303	4,376	4,637	4,900	5,120	5,322
South Gate city	23,335	23,380	24,271	24,947	25,166	26,163	27,054	27,851	28,529
Vernon city	25	25	25	25	25	25	25	25	25
Whittier city	28,286	28,287	28,973	29,492	29,635	30,315	30,930	31,477	31,933
Unincorporated	80,121	82,041	86,059	89,105	89,842	93,655	96,839	99,802	102,230

Note: Household growth (2005-2014), replacement needs, and vacancy needs are the 3 components to calculate RHNA construction needs.

Integrated Growth Forecast/RHNA
 Purpose of item: for information
 and review only during the
 SCAG's subregional workshops.

Gateway Cities:
 Regional Integrated Forecast 2003-2035
 Population Forecast - City Totals

COUNTY	p03	p05	p10	p14	p15	p20	p25	p30	p35
LA	10,034,576	10,205,995	10,619,410	10,907,740	10,979,823	11,335,934	11,694,786	12,059,291	12,417,108
NEWSR	2,069,481	2,094,265	2,147,794	2,185,127	2,194,460	2,240,569	2,289,433	2,342,000	2,395,025
CITY	p03	p05	p10	p14	p15	p20	p25	p30	p35
Artesia city	17,094	17,354	17,428	17,480	17,494	17,558	17,644	17,756	17,878
Avalon city	3,485	3,488	3,886	4,164	4,234	4,577	4,901	5,202	5,485
Bell city	38,421	38,776	38,921	39,022	39,048	39,173	39,537	40,198	40,987
Bellflower city	76,669	77,046	79,172	80,656	81,027	82,859	84,747	86,716	88,674
Bell Gardens city	45,822	46,040	46,296	46,475	46,520	46,741	47,130	47,731	48,419
Cerritos city	54,414	54,790	54,864	54,916	54,929	54,993	55,182	55,524	55,934
Commerce city	13,266	13,432	13,443	13,450	13,452	13,461	13,622	13,969	14,399
Compton city	97,404	98,582	98,636	98,675	98,684	98,731	99,889	102,420	105,562
Cudahy city	25,542	25,673	26,392	26,894	27,019	27,639	28,369	29,240	30,158
Downey city	112,184	113,001	115,275	116,860	117,257	119,216	121,238	123,351	125,455
Hawaiian Gardens city	15,633	15,813	16,094	16,289	16,338	16,580	16,856	17,176	17,509
Huntington Park city	64,178	64,574	66,637	68,076	68,435	70,212	72,033	73,918	75,786
La Habra Heights city	6,106	6,133	6,779	7,230	7,343	7,900	8,428	8,921	9,386
Lakewood city	82,672	83,231	83,664	83,966	84,042	84,415	85,049	86,009	87,104
La Mirada city	49,499	49,991	54,684	57,957	58,775	62,818	66,659	70,274	73,685
Long Beach city	483,752	489,427	505,112	516,051	518,785	532,296	545,798	559,374	572,634
Lynwood city	72,738	72,916	73,847	74,497	74,660	75,462	76,539	77,958	79,511
Maywood city	29,264	29,481	29,564	29,622	29,637	29,708	29,940	30,370	30,887
Norwalk city	109,021	109,607	111,378	112,613	112,922	114,448	116,326	118,648	121,130
Paramount city	57,490	57,784	60,920	63,108	63,655	66,357	68,953	71,435	73,797
Pico Rivera city	66,445	66,934	68,687	69,910	70,216	71,726	73,238	74,762	76,253
Santa Fe Springs city	17,414	17,771	18,654	19,271	19,425	20,186	20,923	21,633	22,313
Signal Hill city	10,452	10,986	11,400	11,688	11,761	12,117	12,659	13,432	14,298
South Gate city	100,782	101,602	105,935	108,958	109,713	113,446	117,271	121,235	125,163
Vernon city	95	95	96	97	97	98	99	100	101
Whittier city	86,674	86,789	88,314	89,378	89,644	90,958	92,284	93,633	94,959
Unincorporated	332,971	342,956	351,714	357,822	359,349	366,893	374,124	381,014	387,558

Note: Household growth (2005-2014), replacement needs, and vacancy needs are the 3 components to calculate RHNA construction needs.

ABC UNIFIED SCHOOL DISTRICT

Recommendations of the District Advisory (7-11) Committee

December 4, 2003

In compliance with California Education Code Section 17389, the District formed a 7-11 Advisory Committee to make recommendations to the Board of Education on disposition of potentially surplus facilities, space, and real property owned by the District. After reviewing and discussing the scope of the Committee's charge, as outlined in the letter dated July 31, 2003, the members decided to narrow the focus of the study to the ten properties the District has identified or which the City of Cerritos or a developer has expressed interest in purchasing/leasing. In order to accomplish the task the Committee divided the properties into groups of two or three per meeting and sent out invitations to the sites, where appropriate, to attend the meetings and provide their input to the discussion. All seven school sites that were under consideration did send representatives from the staff and from the surrounding communities.

As a part of the deliberative process members of the Committee examined demographic trends in each of the cities served by the District, enrollment data, proposed uses of properties, possible revenue to be generated, immediate impact on the sites themselves, and potential long range issues. At each meeting members of the community including site staff were invited to provide their comments first, followed by a Committee discussion, and finally a vote. If the vote indicated that the Committee determined the property was "not surplus", no further action was taken. If the consensus was that the property was "surplus", then a recommendation of the Committee on the disposition of the property is included.

For purposes of this report, the properties are listed in order of preference from highest agreement of the Committee that property was surplus to lowest.

Properties	Vote	Comments/Recommendations
Tracy High School lot	9-0 Surplus (2 absent)	<p>The City of Cerritos sees a need for a park where the ball fields are located on the Tracy High School lot. The proposal is to enter into a Shared Use Agreement between the City and the District where the District uses the park during the weekdays and the City would use it at night and on weekends. The City would either purchase or lease approximately three acres of land from the District, and retain one of the ball fields. The City would maintain the proposed park at no cost to the District.</p> <p><u>RECOMMENDATION:</u> The Committee recommends this property be considered “surplus”, provided its use is limited as described above. In addition, a portion of any proceeds generated should be used to meet the needs of Tracy High School.</p>
Ramona Park/Lot	8-0 Surplus (3 absent)	<p>This eight-acre property is currently being used by Norwalk-La Mirada USD. The property lies outside the geographic boundaries of ABC USD.</p> <p><u>RECOMMENDATION:</u> Since the District is the legal owner of the property, it has inherent liability associated with ownership. It is recommended that the property be sold.</p>
Lot at Excelsior Site	8-0 Surplus (3 absent)	<p>This five-acre property is currently being used as a parking lot and not for instructional purposes. Although it is located within the District boundaries, the District has indicated no present plan to utilize this property.</p> <p><u>RECOMMENDATION:</u> The Southeast ROP has expressed a potential interest in relocating to this property, which is more centrally located to the population of the two districts being served. If this option is not feasible, the District should consider selling this property.</p>

Properties	Vote	Comments/Recommendations
<p>District Office Properties: Offices, Warehouse, Lot, Nutrition Services</p>	<p>7-0 Surplus (2 abstentions, 2 absent)</p>	<p>The District Office property is a prime location because of the ease of access and visibility. Currently, the 16.5-acre site is not being used optimally (78,633 total square feet, or approximately 1.8 acres, of buildings). The District Office buildings are in need of substantial upgrade/repair.</p> <p><u>RECOMMENDATION:</u> Due to potential cost of rehabilitation/repair of the buildings, and its prime location, the District should consider leasing the property to a developer. The City of Cerritos would be willing to assist the District in selecting potential developers.</p> <p>Any long-term lease of the District property should generate sufficient income to cover the cost of alternative District facilities and provide substantial revenue to support ongoing facility needs. In addition, the site of any new District facilities should meet the needs of all five cities that the District currently serves.</p>
<p>Lot at Cerritos HS</p>	<p>5-5 Split vote (1 absent)</p>	<p>Potential developers are interested in purchasing the 1.4 acres in the southeast corner of the campus, fronting Bloomfield Avenue, in order to build approximately six single-family dwellings and an access road. The property has not been utilized for any educational purpose for a number of years and the school indicated no plans to develop it in the foreseeable future. Potential uses such as building a band facility or swimming pool were not considered viable at the present time because of cost and remoteness from the center of the campus. Some members of the Committee noted that the property had been used as a part of the curriculum in the past and may be</p>

Properties	Vote	Comments/Recommendations
Lot at Cerritos HS	5-5 Split vote (1 absent)	needed in the future, while others see the idle land as being of no benefit to anyone. The evenly divided vote indicates no consensus on this property.
Field at Haskell MS	7-3 Not Surplus (1 absent)	<p>Developers are interested in purchasing 5.37 acres of land at the northern end of Haskell Middle School and building approximately 30 single-family dwellings on the property. The District would realize roughly seven million dollars from the sale as well as various building fees and the state revenue earned from the children living in the homes who would be attending ABC. The reduction in the campus size of Haskell, which is now the largest middle school, would make it more comparable in size to the other middle schools. The staff at Haskell that the block wall, which would be built across the northern boundary of the campus, would provide added security to the presently open campus. However, the new wall would cut off access to the park just north of the campus.</p> <p>Discussion by the Committee ranged from concern that a less ambitious project might be considered to the unique shape of the school which is deeply recessed from the street and esthetically well designed but very spread out. These two factors leave less field space for physical education activities than might be expected and would severely restrict the present program if the campus size were reduced this dramatically.</p> <p>The Committee vote indicates that the property should not be considered surplus.</p>

Properties	Vote	Comments/Recommendations
The Cabrillo Lane Site	8-3 Not Surplus	<p>Part of Cabrillo Lane property has previously been declared surplus and has been leased to the Southeast Regional Occupation Program (SEROP) since May 1995. In addition, the property also houses eight Adult School classes, the Southeast Academy Program, independent study, and other alternative programs. The lease agreement with SEROP includes a clause, which allows the District to sell the property if it has been declared surplus. The Cabrillo Lane Elementary site has been closed for approximately 20 years, and was not a part of the \$135 million district-wide modernization project. As a result, the property is in need of major renovation.</p> <p>If the property is declared surplus, the District may be obligated to relocate some or all programs.</p> <p>A sale of the 12-acre site would generate \$15 to \$18 million.</p> <p>However, the majority of Committee members have serious reservations about the relocation of the programs as well as maintaining the quality of service they currently provide. In addition, the Cabrillo Lane site is an ideal location for the population the programs serve. In order for the property to be considered surplus, a clear alternate plan for the programs needs to be in place.</p>
Carver Elementary School	7-2 Not Surplus (1 abstention, 1 absent)	<p>The City of Cerritos expressed an interest in purchasing a strip of land (.57 acre) on the northwest corner of Carver ES in order to build 54 additional parking spaces for the Senior Center. Speakers from the community and the school indicated concern over traffic issues, including an increase in the number of vehicles, student safety, noise level, and</p>

Properties	Vote	Comments/Recommendations
Carver Elementary School (Continued)	7-2 Not Surplus (1 abstention, 1 absent)	auto emissions. The Committee discussed ways to mitigate the problems created by more cars, as well as declining enrollment at the school, demographic changes in the City, and whether the present use of the land as a storage area was an optimal use. The majority of the Committee would like to maintain as much green area as possible. The Committee vote indicated that the land should not be considered surplus.
Juarez Elementary School	9-2 Not Surplus	The owner of the property at the western end of Juarez ES would like to purchase .25 acre of land to build a residential street fronting a proposed five-lot single family subdivision. This would allow the homes to be built in the more desirable east-facing direction instead of west-facing as they would need to be without this acquisition. There is presently a street adjacent to the proposed development (Clarkdale). The majority of the Committee feels that the school needs to preserve the trees on its property.
Tetzlaff Middle School	11-0 Not Surplus	A potential developer would be interested in purchasing 2.99 acres of the Tetzlaff MS site at the northern boundary of the campus to build 12 single-family dwellings and an access residential street. Since the buildings are located at the center of the campus, the field area is split into two sections. The southern section is not used extensively because it is set up as two permanent ball fields. The school has only the northern field as its main physical education facility. The proposal would reduce it by half, which would severely impact the physical education program. All Committee members were in agreement.

Photographs of Existing Senior Housing Communities



Emerald Villas (126 Units)
*Award winning architecture
and landscaped common areas*

Emerald Villas (126 Units)
*Pool for
active seniors*



Pioneer Villas (98 Units)
Fountain and main entry with lush palm trees



Photographs of Existing Senior Housing Communities



Avalon at Cerritos (147 Units)
Exterior of the building



Avalon at Cerritos (147 Units)
Bronze falcon at main entry



Avalon at Cerritos (147 Units)
Grand staircase in the main foyer



Fountain Walk (18 Units)
Rendering – Currently under construction

Fountain Walk (18 Units)
Site Plan – Currently under construction



NEWSPAPER ARTICLES

- A. **"School District Selling Four Sites for \$88 Million"**
Orange County Business Journal, September 10, 2007
- B. **"Enrollment Drop Challenges School"**
Long Beach Press Telegram, August 19, 2007
- C. **"Plan Would Bring Affordable Housing to Historic Neighborhood"**
The Orange County Register, August 2, 2007
- D. **"Lower Rent"**
The Orange County Register
- E. **"The Power of One"**
The Orange County Register, May 31, 2007
- F. **"Community Service Providers: Plan Now – The Boomers Are Coming!"**
League of California Cities Western City Magazine, April 2007
- G. **"Affordable and Green Can Go Hand-in Hand"**
League of California Cities Focus on Housing Newsletter, April 2007
- H. **"Cooperation Yields Common Goal – Senior Affordable Housing and Activities"**
Redevelopment, Building Better Communities, February 2007
- I. **"Activist Want More Affordable Rentals in the Marina"**
Los Angeles Times, February 26, 2007
- J. **"A Grand Old Boulevard Gets New Life"**
Redevelopment, Building Better Communities, January 2007
- K. **"Mountain View Opens Path for Seniors Housing"**
Housing for All Americans, 2006
- L. **"OK is Expected For Homes at Former Fountain Valley School"**
The Orange County Register, December 5, 2006
- M. **"School Enrollment to Slow Statewide"**
The Sacramento Bee, November 26, 2006
- N. **"Three Sites Considered for Affordable Housing"**
The Orange County Register, November 17, 2006
- O. **"Fullerton Senior Housing OKd"**
The Orange County Register, September 21, 2006
- P. **"Providence Walk – Changing the Direction of a Blighted Neighborhood"**
Redevelopment, Building Better Communities, August 2006
- Q. **"California School Districts Try to Cope With Declining Enrollment"**
Los Angeles Times, July 31, 2006

- R. **"2006 CRA Award of Excellence: Residential Development, New Construction, Oakland Redevelopment Agency, Mandela Gateway"**
Redevelopment, Building Better Communities, April 2006
- S. **"2006 CRA Award of Excellence: Residential Development (Rehabilitation), Signal Hill Redevelopment Agency, The Renaissance of Las Brisas"**
Redevelopment, Building Better Communities, April 2006
- T. **"2006 CRA Award of Excellence: Residential Development (Rehabilitation), Phoenix Park, Sacramento Housing and Redevelopment Agency"**
Redevelopment, Building Better Communities, April 2006
- U. **"2006 CRA Award of Excellence: Single-Family Residential, Anaheim Redevelopment Agency, Cantada Square"**
Redevelopment, Building Better Communities, April 2006
- V. **"Affordable Housing Project and Rezoning Set the Stage for Neighborhood Revitalization"**
Redevelopment, Building Better Communities, March 2006
- W. **"Hillside Village: Homes for Poway's Families"**
Redevelopment, Building Better Communities, December 2005
- X. **"Bell Gardens and Commerce Work Together to Convert Brownfields to Affordable Housing"**
Redevelopment, Building Better Communities, September 2005
- Y. **"Livermore's Heritage Estates Provides Seniors with Full Service Quality Care"**
Redevelopment, Building Better Communities, May 2005
- Z. **"2005 CRA Award of Excellence: Mixed-Use Development, Contra Costa County Redevelopment Agency, North Richmond Town Center"**
Redevelopment, Building Better Communities, April 2005
- AA. **"2005 CRA Award of Excellence: Multi-Family Residential (Rehabilitation), Long Beach Redevelopment Agency, Grisham Community Housing"**
Redevelopment, Building Better Communities, April 2005
- BB. **"2004 CRA Award of Excellence: Multi-Family Residential, Community Redevelopment Agency of the City of Santa Ana, Cornerstone Village"**
Redevelopment, Building Better Communities, April 2004
- CC. **"2004 CRA Award of Excellence: Multi-Family Residential, City of Santa Barbara Redevelopment Agency, Casa de Las Fuentes "**
Redevelopment Journal, April 2004

part of nearly \$160 million in Southern California sales by Newport Beach-based investor ZMI Real Estate Inc.

ZMI Real Estate, a privately held company led by President Stephen Zotovich, sold off the four properties, totaling more than 640,000 square feet, in two transactions.

In the larger deal—\$125 million—ZMI Real Estate sold a 384,815-square-foot office portfolio to Los Angeles-based Jamison

Shannon, vice chairman for the Torrance office of CB Richard Ellis Group Inc., who brokered the two deals.

The investor has been a more active seller than buyer locally as of late.

Last year, ZMI Real Estate sold a 12-building, 251,219-square-foot portfolio of industrial buildings to San Juan Capistrano-based Birtcher Anderson Realty LLC for \$29 million.



Tustin Corporate Plaza: Jamison Properties bought six buildings for \$125 million

Following the two sales, ZMI Real Estate has about six properties on its books. It's on the lookout for new deals, said Bruce

OC Business Journal 9/10/07 ➔ ZMI page 8

School District Selling Four Sites for \$88 Million

REAL ESTATE: Big-name builders once eyed the land, but nixed buys

By PAUL HUGHES

Fountain Valley School District is wrapping up several years of selling closed school sites—deals that will bring the school district about \$88 million.

The sales haven't come easy for the district, which has seen big homebuilders bid for the land and then pull out amid the slow housing market. But infill housing projects by smaller developers continue to foster interest in the school's excess land.

Money raised from the sale of four sites will go toward funding an endowment to pay for student programs and teacher salaries,



Rendering of home planned by Far West: 54 homes in the works

according to Barry Blade, assistant superintendent for business services at the Fountain Valley district.

The big homebuilders have looked at the sites, but the pullback in building plans has left the city seeking out other buyers.

The most recent sale includes two sites, one about 12.4 acres and the other 8.3 acres. Homebuilder Centex Corp. once eyed the

sites.

Centex had said it would buy the parcels—technically in Huntington Beach but owned by the Fountain Valley district—for \$58 million. But Centex never closed on the buys.

Now the sites are being sold for a third less of the original asking price to Rancho Huntington Investments LLC, a partnership of Rancho Realty Group of Temecula and Huntington Land Development LLC of Newport Beach.

Developer Randy Blanchard of Rancho and Huntington Land Development President Tom Williams are paying about \$40 million for the former Lamb and Wardlow school sites.

Rancho Huntington is in escrow on the land. The company's early plans call for about 100

➔ Sales page 14

Bristol Medical Group Buys in Tustin for HQ

HEALTHCARE: Company says it makes more sense to own than rent

By VITA REED

Bristol Park Medical Group, a longtime Orange County group medical practice, paid \$11.2 million for a 51,588-square-foot building in Tustin that's slated to be its headquarters.

Bristol Park's new building is at 2742 Dow Ave., near the Eastern (261) Toll Road and Walnut Avenue in the Irvine Business Complex.



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Sales

► from page 3

homes in the 2,600-square-foot to 3,300-square-foot range that could sell for more than \$1 million, Williams said.

He said grading could begin in 2010 or 2011—residential zoning for the site isn't in place yet.

The homes would be similar to a country French design that Williams built at Alta Vista Country Club in Placentia.

"We sold 102 homes in five and a half hours of sales time" there, Williams said.

Williams also has sold homes in Palm Springs and Shafter, in Kern County, under the Saddleback Southwest Homes name.

He and Blanchard have been partners on many deals, he said. The location drew them to this one, according to Williams.

"Randy and I started our careers in this area

35 years ago," he said.

With virtually no land available here, 20 acres of closed school property looked good, he said.

Another school site, the former Nieblas Elementary at 9300 Gardenia Ave., also sold for a lower price, \$19.5 million, even though it was appraised at \$23 million. The lot had been vacant for about 15 years.

At one time it was set to be sold to Brookfield Southland Holding LLC, part of Del Mar-based Brookfield Homes Corp. Brookfield thought it might be able to build 60 to 65 homes there.

Fountain Valley also wanted a 1-acre park at the site. That's when Far West Industries, a privately held builder in Santa Ana, stepped in and bought it.

Far West Industries is grading 14 acres for 54 homes, the company's first OC housing development, dubbed San Marino.

Scott Lissoy, Far West senior vice president and part of the family that owns the company, grew up in Fountain Valley. His mother was a schoolteacher there.

"I'm very familiar with this city," he said. "We knew the area and we liked that it was infill in central Orange County. With public homebuilders pulling back, it gave us an opportunity to come in."

Homes at San Marino will be one to two stories, 3,000 to 3,850 square feet, starting at just less than \$1 million.

Far West has built in Palm Springs, Yucaipa, Cathedral City, Rancho Mirage and Riverside.

The principals have made other deals here.

Acting as Palm Springs Village-309 LLC, they bought 1401 Dove St., an office building in Newport Beach. The Lissos also bought another commercial building on Pullman Street in Santa Ana.

Los Angeles-based KB Home should be watching Far West's progress. KB Home earlier bought a school site just two miles south of the former Nieblas elementary and is planning a similar housing project.

In 2005, KB paid \$24.7 million for the former McDowell Elementary School, at 17210 Oak St., in an area bounded by the San Diego (I-405) Freeway, Warner Avenue, Slater Avenue and Magnolia Street.

As housing sales slowed, observers said KB Home shopped the site but found no takers.

The homebuilder recently told Fountain Valley's planning department it plans to begin grading in January, according to Robert Franklin, city planner.

KB Home's plans include 54 single-family homes of about 3,000 to 3,800 square feet each. The parcel is about the same—13 acres—with a 1-acre park.

Franklin also noted the recent trend of building for Asian families—a big part of the population in Fountain Valley—with designs such as a bedroom on the ground floor for grandparents.

KB Home's plans are ready to roll anytime, Franklin said.

"They don't need any other approvals," Franklin said. "They just have to pay fees."

Other school districts have sold off schools. But they risk losing land they could end up needing later.

Take the Orange Unified School District. It sold Peralta Junior High several years ago. It's now a commercial sports complex and golf driving range. But a nearby middle school, Cerro Villa, is crowded, according to observers.

Fountain Valley didn't have this issue.

Enrollment in the Fountain Valley School District declined from 12,000 students in 1974 to 6,000 students in 1988, and has stayed at that level for 20 years, Blade said.

"With the exception of small infill projects like these, there is virtually no developable land for building," he said.

So families with children aren't likely to move into the district.

"A hundred homes isn't going to tip the scales either way," Blade said. ■

Enrollment drop challenges schools

Education: Change in home prices pushes population inland, drains per-pupil funds.

By Kevin Butler, Staff writer
Long Beach Press-Telegram

AUG 19 2007 PT

A GREAT MIGRATION?

California's K-12 enrollment is expected to grow by about 2.2% by 2015, but not in L.A. or Orange counties. Last year, the state department of finance provided the following estimate for the percent change in K-12 enrollment from 2005-2015:

Coast

Los Angeles: -13.9

Orange: -7.1

San Diego-2.9

Ventura-2.6

Inland

Imperial: +14.7

Kern: +20.3

Riverside +38.8

San Bernardino +13.1

LONG BEACH - At the end of this new school year, graduating fifth-graders won't be the only ones bidding farewell to Huerta Elementary in Norwalk.

All the other students at the school will be saying goodbye, too. The Norwalk-La Mirada Unified School District is closing Huerta in the 2008-09 academic year and moving the school's students to Edmondson Elementary because of a decline in enrollment that has affected many area districts over the last few years.

Huerta's enrollment has declined more than 20 percent over the last seven years - from 427 students in the 1999-00 academic year to just 336 in 2006-07, according to data from the California Department of Education.

Should enrollment continue to drop, the Norwalk-La Mirada district "may have to close more" schools, said Superintendent Ginger Shattuck. "We don't want to until we absolutely see that this tide is not stemming."

Fueled by a declining birth rate and a drop in migrations tied to escalating housing costs, many districts have been seeing fewer students, especially at the elementary level.

That may seem like a good thing to parents who want smaller classes and schools. But because the state pays districts based on average daily attendance, fewer students means less money - a trend that worries districts.

The Norwalk-La Mirada district has budgeted to lose about 550 students this year, she said, resulting in a future loss of about \$3 million relative to what the district would have had if enrollment remained stable.

In response to the declining revenue, the district - which plans to lease the Huerta space - has not been replacing teachers and other staff and has been rearranging the budget, Shattuck said.

Statewide drop

Statewide, districts have been seeing declining enrollment in the last few years. California K-12 enrollment rose to 6.32 million students in 2004-05. By the end of the 2006-07 school year, the state had lost about 35,000 students.

Largely reflecting a declining birth rate, the statewide trend is expected to end in 2010-11, when enrollment is projected to again begin climbing, according to California Department of Finance projections.

Although that may give relief to some smaller school districts in the state, coastal areas - including those in Southern California - are expected to see continued declining enrollment as a result of outmigration fueled by escalating housing prices.

The Long Beach Unified School District is expected to see 3,000 fewer students this year - resulting in a loss of \$13.3 million in state base revenue compared with the total the district would see without any drop.

LBUSD has seen enrollment decline by about 7.4 percent since peaking in 2002 at 97,550 students, as measured at the end of the first month of the school year.

Home prices key

As home prices have become increasingly unaffordable for many Los Angeles County home buyers, many young couples are seeking cheaper housing in the Inland Empire, where school enrollment is expected to increase over the next few years.

Los Angeles County school enrollment reached 1.74 million in 2003-04 before beginning a steady decline. By 2015-16, enrollment is projected to be 1.44 million - a decline of about 17 percent, according to California Department of Finance projections published in October.

Meanwhile, Riverside and San Bernardino counties' school enrollment is expected to balloon by about 39 percent and 13 percent, respectively, between 2005 and 2015, according to the same state projections.

Victor Thompson, director of student support services at the Los Angeles County Office of Education, said that outmigration is seriously affecting districts.

"What we've seen is just a number of families not only leaving Los Angeles County and moving to the Inland Empire and other areas, but actually leaving the state of California" for places like Arizona, he said.

In addition to more outmigration, anecdotal evidence suggests that another factor is coming into play, Thompson said.

Older residents are more willing to continue to live in the homes in which they raised children, despite having less need for space now that the children are grown and have moved out, he said.

Facing declining revenues, districts are undergoing belt-tightening, not filling some teaching positions when they become vacant, he said. Districts are also making increased efforts to improve attendance and have become reluctant to grant students transfer permits to attend other districts, he said.

Costs lag

Fewer students theoretically means fewer costs to the districts, such as fewer textbooks and school supplies. But in reality there is not a one-to-one relationship between fewer students and fewer costs.

Because children are taught in groups - classes - there can be a lag between a reduction of children and a corresponding reduction in staffing or other expenses.

Kim Stallings, LBUSD chief business and finance officer, gives a hypothetical example to illustrate.

Suppose there are five first-grade classes at an elementary school. Each class loses a student this year relative to last year, meaning five students are lost overall.

The district is no longer seeing the revenue it expected from those five missing students. But not enough students have left first grade to allow the district to combine classes to save money. And so the school will continue to pay the same number of teachers as last year, even though enrollment has dropped.

And the school will still be paying overhead costs for maintenance, utilities, office staff and other expenses, that aren't immediately affected by an enrollment drop, he said.

Such expenses "don't really go down when you lose a student out of each class," he said.

Economies of scale

Such a loss of economies-of-scale is of great fiscal significance, said Susie Lange, deputy superintendent of administration at the California Department of Education.

"It would be great to have fewer kids, but you can't afford what it costs to have a teacher with fewer kids," she said.

Small districts have been especially hit hard by the recent enrollment decline fueled by a lower birth rate. But the birth rate is apparently picking up, she said.

"Right now, factored into the (state) budget that the governor is preparing, is almost zero growth in the student-age population," she said. "If you look out five or six years, they are predicting it growing again."

But the housing-costs-fueled migrations will continue, creating disparate impacts on districts statewide, she said.

"Right now it is happening because of population and not just housing," she said. "When it is just housing, it falls very unevenly."

The expensive areas covered by the San Jose and San Francisco unified districts also have seen outmigration impacts on student enrollment, which has declined by 6.4 percent and 7.7 percent, respectively, since the 1999-2000 school year, state data show.

Long Beach

To ensure stability, the state allows districts with declining enrollment to use the previous year's attendance numbers as the basis to receive per-pupil funding. If enrollment is climbing, a district can use the current year's average attendance for its per-pupil funding base, Stallings said.

The LBUSD expects to lose 3,000 students this year. As a result, the district will miss out on \$13.3 million in base state revenue next year, as well as \$3.2 million in other per-pupil revenue tied to specific programs and uses, he said.

Last year, the district would have received an additional \$19.2 million if enrollment had not declined, Stallings said.

"We are getting much less than we would have gotten if we didn't decline," he said.

The district is seeing lower enrollment at all grade levels, not just elementary, he said. In addition, the effect appears to be moving inland.

Although Riverside's enrollment is growing, it appears to be slowing down, he said.

The LBUSD has reduced hiring of teachers in response to the lower enrollment, Stallings said. The enrollment trend also is being incorporated into the district's efforts to revamp its facilities master plan, he said.

"You have to plan ahead and deal with the decline," he said.

ABC Unified

The ABC Unified School District plans on seeing 300 to 400 fewer students this school year, although it hopes that it experiences a drop of only 200 to 300 kids, said Superintendent Gary Smuts.

The district receives about \$5,521 per student annually in state base revenue - meaning that a drop of 350 students would translate into a loss of about \$1.9 million next year.

"Property values (in the area) tend to scare off people with growing families" searching for larger homes, he said.

The ABC district has hired fewer teachers. It also plans to hire a demographer to study the data and provide a report to the Board of Education. If the study indicates that the trend will continue, the district will need to develop a long-term facilities use plan, he said.

Downey Unified

Downey Unified School District could lose up to 250 students this year, or about 1 percent of last year's enrollment, said Superintendent Wendy Doty. The reduction would result in a revenue loss of \$1.4 million next year.

The district has cut back on hiring and embarked on a campaign to boost student attendance, on which state funding is based, she said. Downey Unified established an incentive program last year that rewards schools financially for achieving benchmarks in improving student attendance.

Doty said the district also is reaching out to people who work in Downey but live elsewhere with the aim of persuading them to enroll their children at Downey Unified, she said.

"Downey has an outstanding educational program, and their kids will be well served in this district," she said.

Paramount Unified

The Paramount Unified School District estimates it will see an enrollment decline of 326 students, said Stella Toibin; the district's assistant superintendent for educational services.

Last year, the district lost 501 students, which would have brought an additional \$2.8 million to the district's budget this year had enrollment held steady.

This year's enrollment drop is expected to result in \$1.9 million in reduced revenue relative to what the district would have received had enrollment not declined, she said.

"We project that (enrollment) will be steadily declining for the next few years," Toibin said.

The district does not plan on closing any schools, she said. It has reduced its hiring of teachers, and the district is looking at ways to improve efficiency in an effort to reduce maintenance bills, she said.

Good and bad

Having declining enrollment is not all bad, said LBUSD's Stallings. The trend provides more space for additional programs, such as after-school programs, he said.

ABC Superintendent Smuts said he would agree with parents who would welcome smaller schools. But over the long-run, declining enrollment presents serious dilemmas for districts, he said.

"Fewer students in the classroom, we think is a great idea," he said. "I don't disagree with that at all. But it gets to the point, though, if you just do the plotting, that you simply wouldn't be able to maintain a facility over the next decade if these trends continue.

"It wouldn't make sense business-wise," he added.

Under this view, enrollment decline may represent too much of a good thing.

Kevin Butler can be reached at kevin.butler@presstelegram.com or (562) 499-1308.

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AUG 02 2007 OCR

Plan would bring affordable housing to historic neighborhood

Some longtime residents fear a negative impact on the Los Rios District.

By **SEAN EMERY**
THE ORANGE COUNTY REGISTER

SAN JUAN CAPISTRANO • The Design Review Committee today will examine plans to build 10 affordable housing units in one of the state's oldest neighborhoods.

The units would be added to 14 existing affordable housing units in Little Hollywood, within the historic Los Rios Dis-

trict. The project would be targeted to low-income households making 50 or 60 percent or less than the area's median income.

The city purchased Little Hollywood in the early 1980s for the purpose of building affordable housing, said Cindy Russell, assistant city manager.

With the city facing a state mandate to build 1,062 afford-

able housing units by 2014, Russell said they were forced to look toward Little Hollywood.

"We were trying to exhaust all our other opportunities first," Russell said. "We put off dealing with Little Hollywood as long as possible."

Some Los Rios residents questioned the project's impact on the area's mix of historic structures, antique shops and cafes nestled near million-dollar homes.

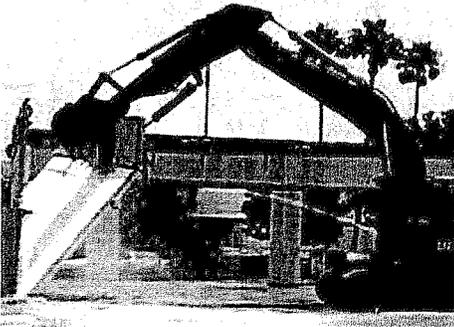
"We've struggled and fought mightily to protect our neigh-

borhood, and I don't think low-income housing promotes the character and the uniqueness of Los Rios," said Stephen Rios, a lawyer whose family has lived in the area for 10 generations.

The committee meets at 7 p.m. in the Council Chamber at City Hall, 32400 Paseo Adelanto. The full agenda is available at www.sanjuancapistrano.org.

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This is a printer-friendly version. The navigation and other unnecessary elements have been removed.



A crane operator brings down a wall during demolition to make way for the Granite Court development, a 71-unit complex which will be available to families making 30-60 percent of the median Orange County income.

MIGUEL VASCONCELLOS/ORANGE COUNTY REGISTER

[MORE PHOTOS](#)

JUL 11 2007

Lower rent

Granite Court will offer affordable apartments, for families who earn 30% to 60% of O.C. median income.

By CATHY TRAN
IRVINE WORLD NEWS

About 100 people gathered to celebrate the groundbreaking of Granite Court affordable apartments on Tuesday.

The 71-unit apartment, which is a project of the Jamboree Housing Corp., will be for families who earn between 30 percent and 60 percent of the county's median income of \$78,700. Monthly rent for the one, two, and three-bedroom homes, at Kelvin Avenue and Murphy Avenue, is estimated to be \$456 to \$1,238. The project is slated for completion next December.

Amy Mesa – a single mother of three – lives in a three-bedroom apartment at Montecito Vista Apartment Homes for \$933 a month. The complex, developed in 2005, is Jamboree Housing's most recent affordable housing apartment in Irvine.

"It's a blessing," Mesa, 32, said. "There's after-school tutoring, which helps the parents out. The coordinator takes (the kids) to go play basketball. I really wanted to be on my own and I saw this as a way that I can finish my college degree."

Jamboree Housing plans to start construction of another apartment and for-sale homes next winter.

The 90-unit apartment, Woodbury, will be one-to-three-bedroom.

The 62 for-sale condominium will be built on the Central Park. Each home, on one of four levels above underground parking, is planned to be between 720 and 1,250 square feet.

"Our housing adds to the economic integration of the community," said Johanna Gullick, Jamboree Housing's director of development. "It's a social investment. Not everybody's going to make a lot of money."

Irvine has 3,600 units of affordable housing, according to Councilwoman Christina Shea, one of the dirt shovelers at the event. The city's goal, she said, is to have 9,700 affordable housing units within 20 years, which would be about 10 percent of all housing in Irvine.

To get on the interest list for these developments, visit www.jamboreehousing.com.



STARS ARE BORN: Using "A star is born" for a theme, SeniorServ placed star cutouts along the walkway to the Westminster Senior Center, with pictures of seniors from the Orange County cities that the group will now serve.

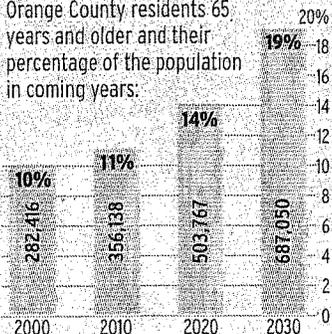
By the numbers

These are the number of home-delivered meals served per month in these cities:

- Anaheim: 9,500
- Brea: 2,700
- Buena Park: 1,000
- Costa Mesa: 2,500
- Cypress: 1,200
- Fountain Valley: 2,500
- Fullerton: 2,025
- Garden Grove: 4,500
- Huntington Beach: 9,800
- Santa Ana: 11,625
- Seal Beach: 5,000
- Westminster: 3,700

O.C. senior population

The projected number of Orange County residents 65 years and older and their percentage of the population in coming years:



Source: California Department of Finance

THE POWER OF ONE

Two senior services groups merge to form the largest organization of its kind in the nation that will now serve seniors in 28 cities in north and central O.C.

MAY 31 2007 *oc*

By DEEPA BHARATH
THE ORANGE COUNTY REGISTER

WESTMINSTER • Dorothy Miller hadn't realized how hard cooking could be until she took a fall and broke her leg about seven years ago.

When her doctor's office referred her to the Feedback Foundation, an organization that provided meals to homebound seniors, Miller says she was more than grateful.

"It was really good food, the kind of nutritious food I'd never eat if I had to cook it myself,"



PHOTOS: MICHAEL GOULDING, THE REGISTER
REPRESENTING: Clients from the 28 cities served by the combined organization called SeniorServ are recognized at a lunch.

ATTACHMENT A

MEALS

FROM PAGE 1

said the 86-year-old Anaheim resident.

Seven years later, Miller is still one of the foundation's most loyal and appreciative clients. On Wednesday, she enjoyed a lunch and hearty conversation during an event at the Westminster Senior Center to mark the merger of Feedback and Senior Meals and Services - two of the county's well-known organizations that provide a variety of senior services.

The new organization, Community SeniorServ, is now the largest such organization in the nation, officials said. They believe the merger will slash administrative costs, consolidate their resources and help serve the county's booming senior population at a lower cost.

SeniorServ will provide 7,000 meals a day and 1.3 million meals a year to seniors living in 28 cities in north and central Orange County.

That may seem like a large number, but statistics show that the senior population in Orange County is growing at a faster rate than the rest of California and the entire nation, said Helen Grange with the Orange County Office of Aging. According to the recent "Tsunami Report" released by the agency, the number of people 60 and older in the county will increase to 660,000 in 2020 from 400,000 in 2004.

Feedback workers say that increase is more visible to them than members of the general public.

Five years ago, Feedback got 20 to 30 referrals a month for the meals program, said Mandy Houghtaling, social services director for SeniorServ.

"But now we get 100 to 150 referrals a month," she said. "There's no question that the



MICHAEL GOULDING, THE REGISTER

NOW STARRING: Dick Waltz of Fullerton poses for a friend Wednesday behind a picture of himself at the Westminster Senior Center.

numbers are rapidly increasing and will continue to increase."

Yet seniors continue to be a segment of the population that is unseen, unknown and unheard, Houghtaling said.

The merger between the two groups, which offer day care, therapeutic and social programs, will help serve the growing need of this burgeoning group, said Ret Wixted, executive director of SeniorServ.

"We were separate groups competing for the same donor dollars," she said. "This has been a chance for us to merge our assets and knowledge base. We're poised to be a better agency."

Still, there are challenges. The meals are prepared out of one large kitchen in Anaheim, which is badly in need of renovations that could cost more than \$3 million, Wixted said. The agency's next step will be to further customize meal plans to cater to different ethnic groups and special nutritional needs such as vegetarian, diabetic or those with liver or kidney disease, she said.

"It's not going to be easy," Wixted said. "But all that is on our to-do list."

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Community Service Providers: Plan Now — The Boomers Are Coming!

by Richard James

Richard James is director of community services for the City of Palo Alto and can be reached at <Richard.James@CityofPaloAlto.org>. Li Hendrickson of Avenidas Adult Services also contributed to this article and the original report for Palo Alto.

It's no secret that California is graying. Newspaper, television, government and scholarly reports tell us that the first wave of the Baby Boom generation is now entering into their retirement years and we are on the threshold of a major shift in demographic characteristics. In the next 30 years, our state's "senior" population will double due to the sheer size of the Boomer group and — thanks to medical and health advancements — live longer than any previous generation.

Harnessing this intellectual and skilled labor force could be beneficial for all communities trying to fill the anticipated workforce gap as Boomers head for retirement.

The City of Palo Alto's Community Services Department recognized the importance of this demographic "tsunami" through research it was doing for a strategic planning effort. A number of questions arose during the process, including:

- What will the impacts be to the city's community and social service delivery systems?
- Does Palo Alto need to prepare for these impacts now, and if so, what do we need to prepare for?
- Can Palo Alto be an "elder friendly" community?

These questions and others prompted a nine-month examination of the issue by a task force of city and nonprofit community and social service providers. The study was not intended to be scientific or scholarly. Instead, it was a surface exploration of the issues and a call to action proclaiming that now is the time to understand and plan for the inevitable.

What was discovered in many ways mirrors the national landscape. Boomers will live longer, be more active, have more money to spend and hold great political clout. Our future elder population model will not only be older; it will think differently than past generations. If anything, Boomers will be more socially and culturally diverse and engaged, live healthier lives, have increased mobility and be more independent.

Although much information has been disseminated on the demographics and characteristics of Boomers on a national and state scale, there is relatively little information describing the characteristics of Boomers in specific geographic areas. In order to gauge the needs and concerns of Palo Alto's Boomer population, two methods of collecting information were used. First a community visioning meeting was held, where residents of Boomer age were asked to participate in a two-hour, interactive discussion led by noted facilitator Diana Schlott. The public meeting was designed to give participants an opportunity to share their perspectives on aging in an open and engaging environment.

The second technique used to collect data was a survey, which was not of scientific design, but was meant to build upon and test the information gathered at the community visioning meeting. The survey was made available in hard copy and on the Internet. The survey was advertised to Boomers through newspapers, e-mail "blasts" and newsletters to the constituents of the participating task force organizations. Almost 400 completed surveys were received over a six-week period.

The survey asked a number of questions, but two of the most revealing were:

1. On what services do you currently depend? and
2. What new services are needed?

As shown in the chart at right, when asked to look at their lifestyle needs today and begin to project their needs into the near-term future, four themes were clear priorities for Boomers. The data suggest that Boomers are presently engaged in and will continue to find a priority

in leisure activities, health and fitness activities, parks and recreation facilities, and lifelong learning and library-based services. This does not come as a surprise; Boomers are individualistic, look for new experiences and want to be fit and healthy enough to experience them.

In asking the question, "What services will be required to allow you to age well?" participants were compelled to think about their future. Here the mindset is indeed different than the pronounced themes from the previous question. Instead of education and socializing being a top priority, when Boomers contemplate the idea of "getting old" they are more interested in better forms of transportation and staying healthy. Many consider the ability to drive as the last vestige of

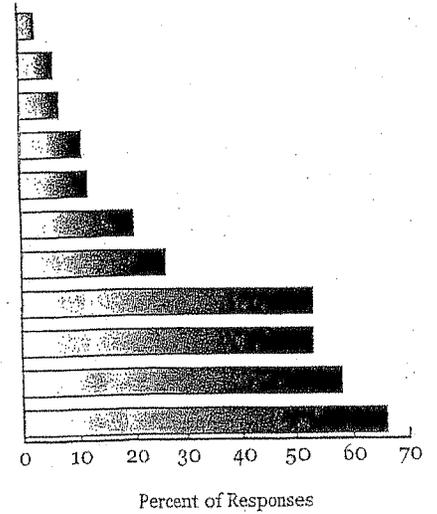
independence, and the survey confirms that Boomers want to continue their independence, car or no car. The survey also implies that the need for more health and fitness programs, continued opportunities for socialization and education, and the ability to age in their own homes are priorities for this population.

Another significant finding unearthed by the survey was that 80 percent of Palo

continued on page 51

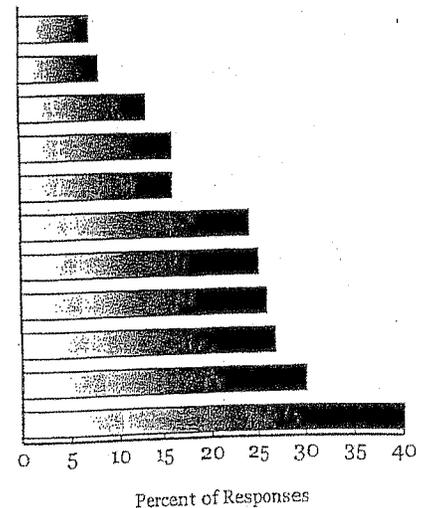
On What Services Do You Currently Depend?

- Civic Engagement Opportunities
- Senior Designed Community
- Financial Assistance and Planning
- Housing and Assisted Living
- Information and Referral Services
- Career/Volunteer Opportunities
- Transportation
- Parks and Recreational Facilities
- Health and Fitness Opportunities
- Social, Cultural and Leisure Activities
- Education and Libraries



What New Services Will Be Required?

- Civic Engagement Opportunities
- Financial Assistance and Planning
- Information and Referral Services
- Career/Volunteer Opportunities
- Parks and Recreational Facilities
- Social, Cultural and Leisure Activities
- Senior Designed Community
- Housing and Assisted Living
- Education and Libraries
- Health and Fitness Opportunities
- Transportation



Alto's Boomers plan to stay in Palo Alto through their retirement years. If true, given the fact that Palo Alto is generally considered residentially "built-out," in the next 20 years the older adult population will outpace all other demographic segments, creating a scenario where upward of 40 percent of Palo Alto's projected population of 68,000 will be 55 years of age or older.

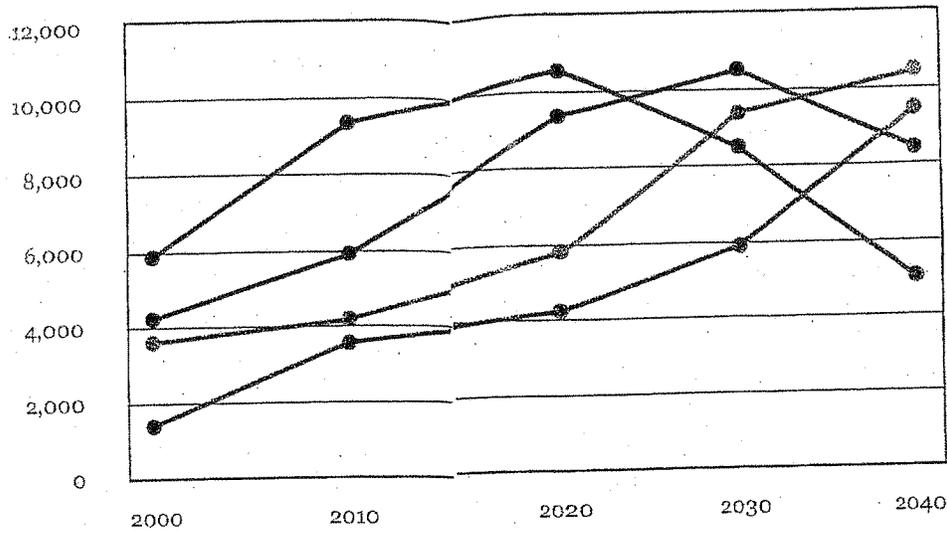
Our future elder population model will not only be older; it will think differently than past generations. If anything, Boomers will be more socially and culturally diverse and engaged, live healthier lives, have increased mobility and be more independent.

Consequently, service delivery requirements will be greatly impacted, especially considering that the fastest growing segment of the population will be those age 85 and older (see chart on pages 52–53). Boomers will live longer and remain in their homes longer, and as they approach the "old-old" stage of life, the demand in programs will shift to supportive services such as in-home care, practical help, transportation alternatives and assisted living. As Boomers become elders, they will require an unprecedented level of support services, placing great demand on public and private community and social service providers.

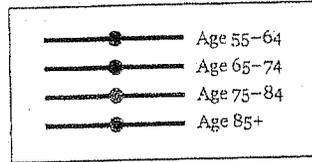
Although a great deal of information came from the study, the key findings were:

- Boomers want to live independently as they age, and the concept of a "senior friendly" environment, especially with regard to mobility, is paramount.
- There is a deep desire to be engaged in community and social activities, including having a variety of learning opportunities.
- Boomers want to stay involved, for either lifestyle or financial reasons, through volunteerism or continued part- or full-time employment.

**Palo Alto's Older Adult Population
From 2000 to 2040***



*These numbers assume no out-migration. However, survey results indicate that 80 percent of Palo Alto Baby Boomers plan to remain in the city through their older phase of life. This would reduce the numbers in the graph by approximately 20 percent.



- Palo Alto Boomers want to remain physically and mentally active and healthy well into their elder years.
- Boomers do not want to be pigeon-holed into senior programs, but would like to pick and choose what they participate in without the boundaries of age.

Of course, with change comes opportunity. By all accounts, Boomers will possess the highest educational level of any past generation. As revealed through this and other surveys, they want to continue to work and volunteer in the community. With appropriate training and through creating policies and education to end age discrimination, harnessing this intellectual and skilled labor force could truly be beneficial not only for Palo Alto,

but for all communities trying to fill the anticipated labor gap as Boomers head for retirement.

Where we go from here is up to each individual community, and over the next few years the government, nonprofit and business sectors will need to better understand and plan for the unique needs of this aging but vital generation. Palo Alto, along with all California communities, must begin to find answers soon because the inevitable and dramatic demographic changes are happening — now.

The full survey is available online at www.cityofpaloalto.org/community-services/documents/PA-Boomer-Study-102506.pdf.



FOCUS ON HOUSING

Thursday, April 5, 2007

Volume III - Issue #4

UNSUBSCRIBE

HOME

Affordable and Green Can Go Hand-in-Hand by Steve Sanders

CONTENTS

Editor's Note

An Interview with
Assemblywoman Anna
Caballero

Affordable and Green
Can Go Hand-in-Hand

Affordable Housing Key
to Creation of Rohnert
Park City Center

Housing in the News

Breaking Ground: A
Roundup of Affordable
Housing Developments

About *Focus on Housing*

In the world of architecture and design, there has been a lot of attention given recently to "green buildings." Green buildings use state-of-the-art designs, materials, and equipment to reduce their impact on the environment. With the growing concern about climate change, many see green buildings as the wave of the future – even in affordable housing.

But isn't building green too expensive for affordable housing? The answer is no, according to the American Institute of Architects (AIA). In the last two years, five affordable housing projects in California have received national "Show You're Green" awards from the AIA. That is five out of 17 nationally, nearly one-third of all the award-winning projects in the United States.

In Santa Rosa, the two-story Timothy Commons provides a mix of 32 low-income units, ranging in size from studios to four-bedroom family apartments. The attractive complex includes two play parks for children and a community building with an office, laundry and kitchen.

What makes Timothy Commons green? Here are some of the features:

- The design provides cross ventilation to keep the units cool and overhangs, porches, insulation, and trees to shield living areas from the sun.
- Windows are energy efficient and placed to provide natural day light in every room.
- The community building has a solar system on the roof that supplies most of the power needed for air conditioning.
- Construction debris was recycled, and the building materials included recycled content.
- Energy Star appliances and heating systems were used throughout. The complex exceeds the strict Title 24 state energy conservation building code by 15 percent.

In addition, Timothy Commons was built on a cleaned-up brownfield site, turning a neighborhood hazard into an asset. Residents can walk to downtown Santa Rosa, or catch several bus lines on the adjacent street.

A Green Urban Center

Building green can also work in the heart of a city. The nine-story Plaza Apartments at the corner of Howard and Sixth Streets in San Francisco's South of Market Area (SOMA) was built to replace housing lost in the 1989 Loma Prieta earthquake. The project offers 105 extremely low-income "mini-studios" for disabled and formerly homeless people with incomes 20 percent or less below the area median.

The Plaza Apartments share many of the green building features of Timothy Commons. The project also includes a courtyard that filters rainwater to reduce the impact of stormwater runoff and low-flow water fixtures to conserve water and energy.

Paints and sealants with little or no volatile organic compounds (VOCs) were used to reduce indoor air pollution. Commercial tenants in the project's ground floor commercial space sign "green leases" requiring environmentally sound practices.

It may not be easy being green, but it is getting easier in California.

For more information on green building, visit the new "Climate Change" section of the Institute for Local Government's Web site at www.ca-ilg.org/climatechange.

[PRINTER-FRIENDLY VERSION]

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E-MAIL TO A COLLEAGUE

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Cooperation Yields Common Goal—Senior Affordable Housing & Activities

by Andy Perea and Brent Hoff, City of Fountain Valley

Like many California communities, the City of Fountain Valley had a need to provide affordable housing for its growing senior population. As the city has aged, so have its demographics. By 2004, Fountain Valley's senior population had grown to 24% of the city's total population. In August 2005, the city celebrated the opening of Founders Village—an affordable housing community for seniors that brought together several local government agencies to address this need.

Founders Village is the result of a successful public-private partnership between the City of Fountain Valley, the Fountain Valley Agency for Community Development, the Fountain Valley School District, the County of Orange, and KD Housing Partners. It provides affordable senior apartments to very low- and low-income seniors, for-sale senior condominiums to low- and moderate-income seniors, and a senior center that serves the residents of Founders Village and seniors throughout the city. In addition, seniors are helping themselves. In 2006 alone, 60 seniors volunteered more than 7,100 hours of their time to help in Center activities, that included staffing the information desk, assisting with class registration, and helping at special events.

How It Started

In 1993, the Fountain Valley Housing Element established the development of new affordable senior housing as one of the plan's primary goals. The City Council then directed staff to locate a senior housing site. However, since 98 percent of the community was built-out, opportunities were very limited.

In 1999, the Fountain Valley School District announced their intentions to sell the former Fountain Valley Elementary School site. The surplus school site presented an opportunity

to meet the growing demand of affordable senior housing. It was an ideal location for a senior development with several medical offices, a hospital, and shopping within walking distance.

The Fountain Valley Agency for Community Development (the City's redevelopment agency) immediately contacted the District about its interest in the site for affordable senior housing and a new senior center. The District staff was not only open to the Agency's idea, but indicated that they wanted to be partners in the senior campus. Later, the District solicited developers interested in making the senior project a reality, and KD Housing Partners was selected as master developer of the site.

Meeting Senior Needs

During the initial design phase of Founders Village, the City and Agency held a number of workshops, meetings, and public hearings to receive input from the community and its senior stakeholders. As input was received, it became apparent that there were a number of senior needs and wants. The needs were in the area of affordable housing, and so housing opportunities for seniors of low- and moderate-income levels became a priority. Seniors also wanted a place where they could gather for social events and attend educational programs and recreational classes.

As a result of this input, the site was divided into three components: 156 apartments for very low- and low-income seniors; 54 senior condominiums for low- and moderate-income seniors; and a 16,550 square-foot senior center. In addition, open space, walkways, and landscaping would be integrated throughout the three components.

Conception to Reality

As construction began, the interest in Founders Village started to grow. The affordable apartments and the affordable for sale condominiums drew great interest by potential residents with the lists for each of the components reaching more than 1,000 interested seniors. By December of 2004, all the apartments were leased and all of the condominiums were sold.

The final part of the campus, the Center at Founders Village, opened in August of 2005 to a gathering of over 800 people. The facility includes lecture rooms, a reading room, computer lab, art room, billiard room, fully-equipped gym, auditorium, and commercial kitchen. As hoped, the Center has become the hub for social, educational, and recreational activities for the city's seniors.

Multiple Funding Sources Made It Happen

This project had many funding sources both government and private. From the beginning, the Fountain Valley School District wanted to retain ownership of much of the school site as possible. The District sold 3.8 acres to the developer, KD Housing Partners, for the senior condominiums, and it entered into a long-term ground lease with the developer for the 4.6-acre senior apartments site. The District then leased the 2.6-acre senior center site to the City.

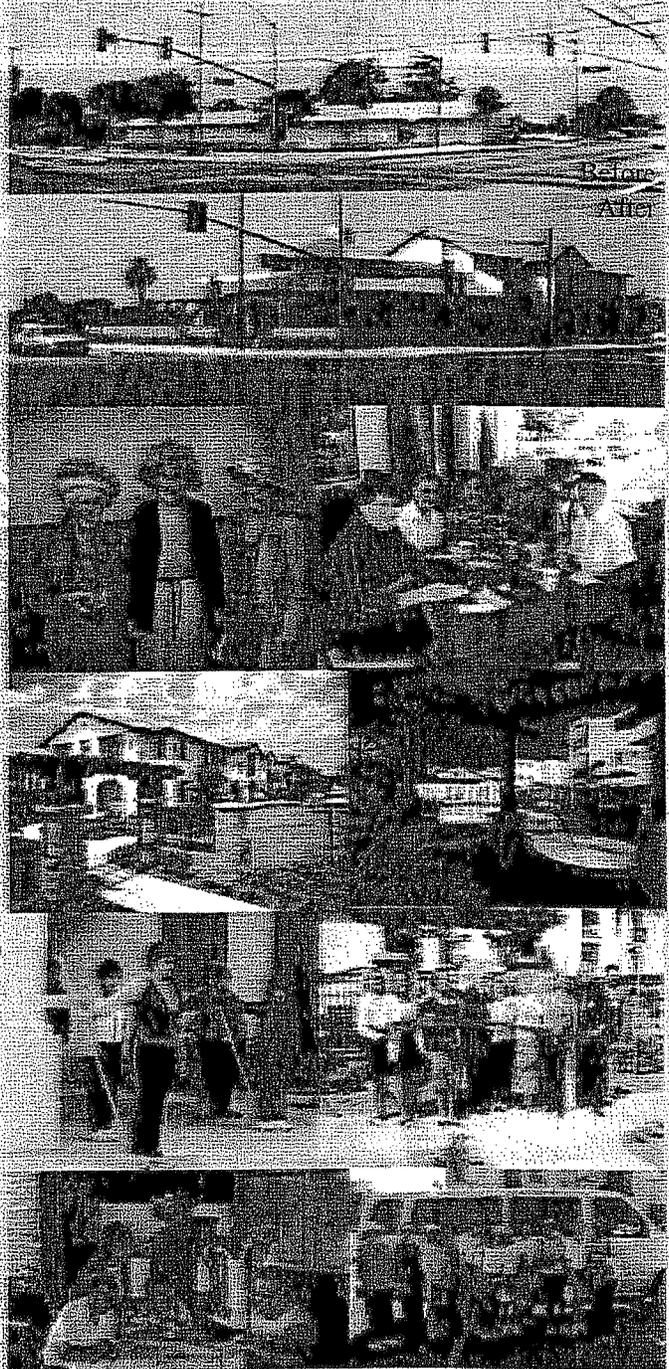
The redevelopment agency was committed to using its low- and moderate-income housing funds to provide an affordable housing community for seniors that were functional and affordable. The agency provided the developer a \$5.6 million loan for the construction of the apartments and an \$850,000 grant for the construction of the condominiums. In turn, long-term affordability was secured through affordability covenants of 55 years for the apartments and of 45 years for the condominiums.

In addition, the County of Orange provided a loan to the developer to assist with the construction of the apartments, and the developer secured tax credits and conventional loans to finance the residential component of the project.

The development of the senior center was financed with Certificates of Participation from the City of Fountain Valley. In addition, redevelopment agency funds were used to purchase recreational amenities, and Community Development Block Grant funds were used for the Center's architecture and design work and for furnishings and equipment.

Cooperation Makes a Difference

Founders Village became a reality due to the cooperation of the governmental agencies involved. The City and the School District shared a vision to create a development that not only provided affordable housing and recreational facilities to the area's seniors, but also improved the entire city of Fountain Valley with a senior development that all residents can be proud of. Their common goal and cooperative effort made it a reality!



The name Founders Village was selected because of the history associated with the school site. Prior to building Fountain Valley Elementary School, the site was home to Fountain Valley's first public school and the first city hall.

<http://www.latimes.com/news/printedition/california/la-me-marina26feb26,1,2865513.story?coll=la-headlines-pe-california>

Activists want more affordable rentals in the marina

As construction booms in the waterfront area, activists want the county, which owns the land, to require increases in affordable apartments.

By Jack Leonard
Times Staff Writer

February 26, 2007

With Westside rents hitting records, a group of affordable housing activists has identified Marina del Rey as the next stop in a long campaign to secure more low-income apartments along prime coastal land.

Unlike most waterfront developments, the marina is owned by Los Angeles County, which leases it to developers, so county supervisors are in a position to demand more affordable apartments.

Advocates for affordable housing contend the county is allowing developers to build too many market-rate apartments on publicly owned land. The city of Los Angeles, they note, requires coastal developers to build at least twice as many units for the poorest renters.

In the next few weeks, county supervisors are expected to take up the issue in two key votes that will pit adding apartments for low-income residents against maximizing county profits from the marina.

"What is the county's duty to the people? Is it only to the rich?" asked Deanna Kitamura, a lawyer at the Western Center on Law and Poverty. "We don't want to have poor and rich families living far away from each other."

The issue comes as the marina is undergoing a building boom. Developers are replacing 2,000 aging units and adding 1,251 new units.

Of the marina's 5,323 existing apartment units, 28 are designated for affordable housing.

State law requires inclusion of affordable housing in coastal redevelopment, when deemed economically feasible. So far, 413 low-income apartments have been approved or are planned, said Dusty Crane, spokeswoman for the county's Department of Beaches and Harbors, which runs the marina.

Such units will limit profits for both developers and the county because their rents are capped. Under the terms of its leases with marina developers, the county receives 10.5% of all apartment rents there.

That provides the county with about \$35 million a year from its leases, money it can use to supplement healthcare, law enforcement and other services.

County officials say they are working hard to balance the housing needs of the poor with their duty to see that taxpayers get a good return on their investment.

"I think that the county was right to take a look at affordable housing. You do need to have a balanced

community, but it's a business relationship," Crane said. "I think that the supervisors try to be fair. It's like anything else. Can you afford to live in the neighborhood or not?"

Disputes over marina rents are nothing new. Under pressure from activists, county supervisors introduced rent control for unincorporated areas, including the marina, in 1979. But the board removed the controls nearly six years later.

Today, marina rents are among the highest in the county.

Last year, average monthly rents in and around the marina topped \$2,300 and were second only to Santa Monica among the county's largest rental communities, according to RealFacts, a firm based in Novato, Calif., that surveys rents at complexes with 100 or more units.

Without more affordable homes, the Westside and other areas could end up being beyond the financial reach of many employees and cause some local businesses to move, said Stuart Gabriel, chairman of USC's Lusk Center for Real Estate.

Gabriel said the need is so great that adding a few affordable units in the marina amounts "to pouring a glass of water into the Santa Monica Bay."

One of the marina's affordable apartments is rented by Helen Garrett.

The 65-year-old grandmother, who lives on Social Security and a small monthly pension, shares an immaculate one-bedroom apartment in the marina's Capri Apartments with her miniature schnauzer, Hilda. To qualify for the unit, she had to provide the management with detailed financial records.

Garrett pays \$677 a month, well below the approximately \$2,200 market rate.

"This doesn't happen to poor folks," she said, proudly showing off the small living room. "This is what working people ought to be able to live in."

Garrett belongs to a community group, People Organized for Westside Renewal, or POWER, that is urging the county to build more low-income housing.

A county task force set up last year has proposed changes to the marina's affordable housing policy that supervisors are expected to consider next month.

The proposed policy would end the practice of developers' paying the county large fees to avoid building low-income units in the marina.

Developers who tear down their complexes would replace units rented by low-income tenants with new affordable units. If the new complex includes more apartments than the old one, developers would build 5% of the extra apartments for "very low-income" tenants or 10% for "low-income" ones.

In Los Angeles County, a household of four earning less than \$55,450 qualifies as "low income." The county caps the rent on a three-bedroom apartment for such a family at \$845 a month. The same household earning less than \$34,650 qualifies as "very low income" and would rent the same unit for \$705 a month.

Though an improvement over the county's previous policy, the proposal does not go far enough, Garrett and other activists say.

As part of a legal settlement with advocates for affordable housing, the city of Los Angeles requires that 10% of all redeveloped coastal apartments in complexes larger than 10 units be set aside for tenants deemed "very low income" or 20% as "low income."

Lawyers for POWER, including lawyers from the Western Center on Law and Poverty and the Legal Aid Foundation of Los Angeles, said they would consider legal action if the county did not alter its plan.

Meanwhile, they have asked county supervisors to block the first development that planning commissioners approved in December using the county's proposed policy.

That approval allowed the owners of Del Rey Shores to start replacing their 202-unit complex on Via Marina with a 544-unit development.

The proposed development includes 17 "very low-income" units — 5% of the 342 apartments being added — and 37 units to replace ones now rented by "moderate-income" tenants. A family of four can earn up to \$67,400 to qualify as "moderate income."

Susanne Browne, senior attorney with the Legal Aid Foundation of Los Angeles, said an economist reviewed the development plans for activists and concluded that more affordable housing could be built.

But a Del Rey Shores executive said the developer should be commended for including low-income units, which he said would cost the owner an estimated \$6 million because of reduced rent over 30 years. The project cannot afford more, he said.

"This project has an unprecedented commitment to affordable housing in Marina del Rey," said David O. Levine, chief of staff to the development's owner, Jerry B. Epstein. "We're putting our money where our mouth is."

*

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A Grand Old Boulevard Gets New Life

By Sarah Steadley-Pouy, Director of Public Places

A dazzling new multi-phase office, residential and retail development is set to transform the historic Long Beach Boulevard area. The new development, which will include a mix of office, residential and retail space, is set to be completed by 2015. The project is a joint venture between Olive Villus and the City of Long Beach. The project is a joint venture between Olive Villus and the City of Long Beach. The project is a joint venture between Olive Villus and the City of Long Beach.

Boulevard Old and New
 Reviving the historic Long Beach Boulevard area is a top priority for the City of Long Beach. The project is a joint venture between Olive Villus and the City of Long Beach. The project is a joint venture between Olive Villus and the City of Long Beach. The project is a joint venture between Olive Villus and the City of Long Beach.

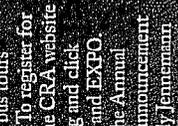
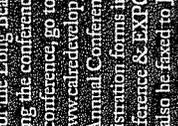
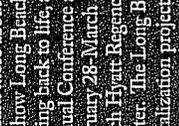
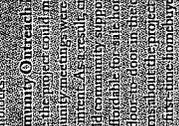
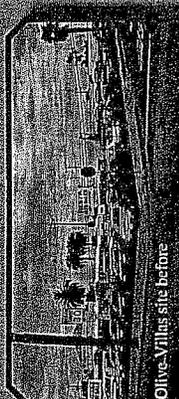
Community Outreach
 Before the project could move forward, a number of community meetings were held to inform residents of the City's plans. As a result, city staff and local business owners were able to build community support for the rezoning that will allow for the development of the project.

Responding to Change
 In response to the rezoning, the developer has made several changes to the project. These changes include increasing the number of units and adding more retail space. The developer is committed to providing high-quality development that meets the needs of the community.

Agent of Change
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Design Matters
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To learn more about Olive Villus and how Long Beach Boulevard is coming back to life, attend the CRA Annual Conference and EXPO on February 28-March 2 at the Long Beach Hyatt Regency and Convention Center. The Long Beach Boulevard revitalization project will be part of one of the Long Beach bus tours during the conference. To register for the conference, go to the CRA website at www.cra-develop.org and click on Annual Conference and EXPO. Registration forms in the Annual Conference & EXPO announcement can also be faxed to Judy Jentemann at (916) 448-9397.

PHOTO COURTESY OF OLIVE VILLUS

CALIFORNIA'S 43RD CONGRESSIONAL DISTRICT.

Mountain View Opens Path for Seniors Housing

BY ERIC WONG

ONTARIO, CALIF.

New apartments being built here by Simpson Housing Solutions, LLC (SHS), are helping alleviate the shortage of affordable independent housing for seniors, one of the fastest-growing segments of the population in Southern California.

Prior to the construction of Mountain View Senior Apartments, the vacancy rate for affordable seniors housing in the city was less than 1 percent. The average waiting period for a senior to move into a rent-restricted unit was approximately one year, said Michael Costa, SHS president.

"Seniors housing [has been] a primary focus for the entire life of our company," said Costa, who has developed seniors housing for more than 15 years.

The 20-unit second phase of the 106-unit Mountain View is set to finish construction by December 2006, two years after the 86-unit first phase was completed. The property is being built on land that previously housed a car dealership along with several

auto-body repair businesses and a donut shop.

Mountain View's second phase required the most complex financing the developer has ever faced, including negotiating a long-term ground lease from the city (which in effect donated the site); deferring developer

difference" in edging out other tax credit applicants in the competition, said Costa. "It's critical in a project like this to get letters of support from the neighborhood and the city.

"That's why we spent time meeting with the neighborhood and discuss[ing] how we planned to design and operate the project. We want to break down NIMBYism, and this is one of the ways to attain success."

One strategy was to take neighbors on a bus tour to look at what had been accomplished in the first phase and let them comment on the design and layout of the second, he added.

Mountain View also qualified for the city's density bonus by providing high-quality architectural features that captured the California Craftsman look predominating in nearby older neighborhoods. The development uses materials and construction methods designed to increase energy efficiency at least 20 percent above state standards.

In addition, a 2,634-square-foot community center, pool and spa, fitness room, and computer lab will be built here.

Services provided to seniors here include a free wellness program, which involves exercise and fitness classes, monthly lectures on various topics, and resources provided by community-based public and private agencies.

The site is also near grocery stores, public transportation, pharmacies, banks, and the recently renovated Ontario Senior Center. ■



Mountain View Senior Apartments in Ontario, Calif., sits on a site that previously held a car dealership, auto-body businesses, and a donut shop.

fees; and holding a \$487,000 "gap" note with the Ontario Redevelopment Agency against soft residual receipts.

The cost of materials rose 30 percent from last year, and 20 percent from the prior year, according to Costa. "We needed the gap financing ... and putting that together was a challenge."

In addition to \$2.3 million in federal and state low-income housing tax credit equity from Bank of America, the development also received HOME funds and local housing set-aside funds. SHS was the tax credit syndicator and Foundation for Affordable Housing II, Inc., was the general managing partner that applied for the tax credits.

"It's the little things that make a

Mountain View Senior Apartments II

Developer: Simpson Housing Solutions, LLC
Number of units: 20, all are affordable
Unique feature: The city and developer worked closely to replicate the Craftsman style throughout the development to pay homage to the city's historic districts.



WOULD-BE NEIGHBORHOOD: The project for Oak Street in Fountain Valley, as envisioned by KB Homes.

COURTESY: CITY OF FOUNTAIN VALLEY

Tuesday, December 5, 2006

OK is expected for homes at former Fountain Valley school

Officials are to consider KB Homes' plans for the McDowell School site.

By SUSAN J. PARK
THE ORANGE COUNTY REGISTER

FOUNTAIN VALLEY – The City Council tonight is expected to approve KB Homes' plans to build 55 Mediterranean-style homes on the former McDowell School property, officials said.

KB Homes plans to build single-family homes and a one-acre park on the 15-acre parcel, which most recently housed the Fountain Valley School District headquarters. The site is on Oak Street, near Slater Avenue and Bushard Street.

The houses will range from about 2,800 square feet to 4,200 square feet on lots beginning at 7,200 square feet. All homes will have three or four bedrooms, said Cameron Triebwasser, a KB Homes spokeswoman.

KB Homes is not required to comply with the "mansionization" law passed last year by the City Council, officials said. That law says that homes cannot exceed 50 percent of the lot size.

The developer applied for the project before the law went into effect, said Andy Perea, the city's planning director.

A concern about a possible freeway project was brought up when the Planning Commission heard the proposal last month.

Orange County Transportation Authority and Caltrans have discussed renovating a nearby freeway ramp on Warner Avenue, east of Magnolia Street. The potential project could require some of the KB Homes property.

Officials at the city and KB Homes said there are no plans or funding sources for the renovation project. But KB Homes would be required to notify future owners of the possibility of the project.

If the council approves the KB Homes project, the company would also be required to pay a \$536,000 fee or find similar facilities for the four sports fields lost by the Fountain Valley Girls Fastpitch Softball League, which was based at the site.

Work could begin in early 2007, Triebwasser said.

CONTACT US: 714-445-6604 or spark8@ocregister.com



JOIN THE DISCUSSION

Sunday, November 26, 2006

School enrollment to slow statewide

The state's average daily attendance will drop next year by 6,000 children from a total of more than 6 million, report says.

By PETER HECHT
The Sacramento Bee

SACRAMENTO – On the surface, the numbers would hardly seem to furrow any eyebrows or fan waves of concern through the state's education community.

The California Legislative Analyst's Office reports that K-12 public school enrollment, or average daily attendance, will drop next year by 6,000 from a total of more than 6 million statewide.

Though seemingly modest, the drop signals considerable challenges for schools as statewide enrollment is expected to keep falling through 2010 as the children of the baby boom generation move beyond school age.

The state numbers may seem insignificant because they balance fast-growing suburban districts against steady enrollment declines in California's cities and older suburbs.

But don't tell that to Richard Launey, a trustee for the San Juan Unified School District, where K-12 enrollment has dropped to 46,000 from 53,000 in the past eight years. The district has had to shut eight elementary schools since 2003.

"It's just a slippery slope," he said. "When enrollment declines, ultimately you have to begin to close facilities."

The demographic shift is a jolt to the education establishment and state budget officials, who have based financial decisions and school site planning on perpetually rising enrollments.

The Legislative Analyst's Office says K-12 schools and community colleges, which are expected to see a 38,000-student enrollment drop next year, will lose \$80 million to \$90 million in funding.

While schools might be expected to save money from having lower enrollment, education lobbyist Kevin Gordon said many may lose out because they are stuck with significant expenses for school facilities and instructional materials and may not be able to easily make staff cuts to meet declining enrollments.

"There's a lot of anxiety in the educational community," said Gordon, president of School Innovations and Advocacy, an education lobbying group.

"You get a drop in average daily attendance, and you get a pretty good hit financially – and you don't lose all the expenses you have with more students."

The Legislative Analyst's Office says school funding in the 2007-08 budget year is expected to increase 4.3 percent according to mandates of Proposition 98, which guarantees a minimum level of funding for education.

But the office also estimates that the state faces operating budget shortfalls of more than \$5 billion for the 2007-08 and 2008-09 fiscal years, meaning lawmakers may need to look at cuts in state programs.

During a budget crisis in 2004, Gov. Arnold Schwarzenegger balanced the budget by failing to fulfill Prop. 98 funding guarantees.

"What is problematic is that the trends are unevenly distributed," said Scott Plotkin, executive director of the California School Boards Association.

"Half of the districts in the state are declining, and other districts are growing like gangbusters," Plotkin said.



JOIN THE DISCUSSION

MISSION VIEJO • LAGUNA HILLS • LAGUNA BEACH • LADERA RANCH • COTO DE CAZA • DANA POINT • LAKE FOREST • MISSION VIEJO • RANCHO SANTA MARGARITA • SAN CLEMENTE • SAN JUAN CAPISTRANO

Three sites considered for affordable housing

Mission Viejo already owns one parcel on the list.

BY AMANDA GLOWISH
THE ORANGE COUNTY REGISTER

MISSION VIEJO • A 37-acre city-owned site adjacent to the Animal Services Center near Center Drive is being considered as a possible location for new affordable housing.

The City Council and Planning and Transportation Commission held a joint meeting Wednesday to discuss possible sites for low- to very-low-income housing. Mission Viejo needs 94 units of affordable housing to fill a state-mandated requirement.

Cathy Creswell of the California Department of Housing and

Community Development also took part.

"We certainly recognize that, like many communities, there are challenges in finding sites that are appropriate," Creswell said. "At some point you have to be perfect; there is always going to be an issue with a particular site."

The three potential sites that staff presented to city leaders included a 2.74-acre lot east of the Mission Foothill Marketplace shopping center on Los Alisos Boulevard and a 7.12-acre

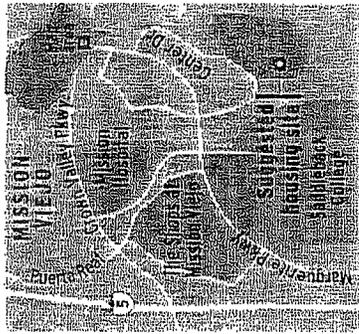
parcel adjacent to Oso Parkway at Montanoso Drive that is owned by the Mission Viejo Country Club.

The proposed areas are zoned for recreation or commercial/highway, which includes major retailers and car dealerships.

After more than three hours of discussion, the council and the commission directed staff to further research an undeveloped site near Center Drive, where 8.5 acres would be designated for residential development. At 30 units per acre, it could hold up to 255 units.

City staff also will research converting apartments into affordable rental units.

Councilwomen Gail Reavis and Trish Kelley said they want to explore other possible sites. Reavis suggested an open area



The Register

behind Saddleback College, and Kelley was interested in areas near El Toro and Cabot roads. Mayor Lance MacLean invited the public to submit ideas for potential sites by Dec. 1.

The city's lack of affordable housing resulted in a lawsuit against the city, filed in April by the Public Law Center. The center contends that the city failed to take steps to provide adequate housing for low-income residents. A hearing is set for January.

CONTACT THE WRITER:
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aglowish@ocregister.com

SEP 21 2006 *our*

Thursday, September 21, 2006

Fullerton senior housing OKd

The 131-unit Jacaranda Apartments will replace longtime tennis center.

By ERIC CARPENTER
The Orange County Register

FULLERTON – Senior housing will soon replace a longtime tennis club in north Fullerton.

Much-debated plans to build the 131-unit Jacaranda Apartments were approved by a 3-2 City Council vote late Tuesday.

Supporters of the project at 1900 Camino Loma Ave. said it will provide needed housing for Fullerton's aging population, those ages 55 and older.

"Just 131 units is really a drop in the bucket, but it will help keep some of the people we want in this town," said Councilman F. Richard Jones.

Officials with the Morgan Group said rental prices would likely be about \$1,700 per month for a one-bedroom apartment and \$2,200 for two bedrooms.

Council members would have preferred that the developer sell rather than rent the units, saying that owner-occupied units are often better-maintained.

Opponents failed to convince a council majority that more analysis was needed concerning how the project would affect traffic and how the loss of a tennis center would affect the city's recreation needs.

CONTACT US: 714-704-3769 or ecarpenter@ocregister.com

TALK ABOUT IT

JOIN THE DISCUSSION

<http://www.latimes.com/news/local/la-me-enroll31jul31,1,3751671.story>
From the Los Angeles Times

California School Districts Try to Cope With Declining Enrollment

Schools throughout the state are searching for ways to cope with declining enrollment, saving campus closures as a last resort.

By Catherine Saillant
Times Staff Writer

July 31, 2006

Over the last seven years, nearly 400 students have left the public school rosters in Santa Barbara. Enrollment in this wealthy, Spanish-tiled coastal haven has dropped as steadily as home prices have risen.

It is a trend expected to continue as the median home price pushes past \$1 million.

It is also a trend that increasingly appears to be occurring across California.

Public schools circling downtown Los Angeles are losing students as their neighborhoods gentrify. A similar shift is underway in the Bay Area, Sacramento and Los Angeles, and Orange and Ventura counties.

Statewide, public school enrollment was down slightly this year, for the first time in nearly a quarter of a century. And though officials aren't quite sure of all the reasons behind the drop, they are sure that the cost of housing is one of them.

In Santa Barbara, school administrators worry about lost revenue, because funding is tied to enrollment.

Already, administrators said, the decline has cost the district millions annually. Now, having made small, less-painful cuts, they are considering larger steps, such as selling off vacant property or building housing to sell to teachers at below-market value.

Building the houses, they say, would help recruit teachers, who otherwise might not be able to afford the area, and the school system would bring in some revenue from the sales.

Another option is to start closing schools, a move that is always unpopular, said Jan Zettel, the Santa Barbara School Districts' assistant superintendent of secondary education.

"We don't think we will have to close a school in the next year," he said, "but beyond that, yes, it's entirely possible."

In the 2005-06 school year, statewide school enrollment dropped for the first time in 24 years. There were 6,313,103 pupils enrolled, a decline of about 10,000 from the previous year, according to state Department of Education records.

State officials aren't sure whether the trend will continue. Projections had called for continued student growth through at least 2010, said Donna Rothenbaum, a spokeswoman in the education department's demographics unit. She said several factors could contribute, including local job losses, changes in

2006 CRA Award of Excellence

Residential Development - New Construction

Oakland Redevelopment Agency

Mandela Gateway

Completed in December 2004, the Mandela Gateway Project transformed underutilized lots and a distressed public housing project, Westwood Gardens, into a 168-unit mixed-income housing project with 20,000 square feet of commercial space.

The Mandela Gateway Project was initiated by the Oakland Housing Authority in partnership with Oakland's redevelopment agency and BRIDGE Housing Corporation. The agency's financial contribution has produced more affordable housing units within the community and eliminated blight.

The project has also attracted additional public and private development. Along with the streetscape development for the Seventh Street corridor done by the City, private residential and commercial development projects are in the pipeline, including three residential projects totaling 300 new housing units within five blocks from the project site. In addition, Mandela Gateway is directly across from the West Oakland BART station which has triggered revitalization efforts around the station.

Mandela Gateway includes the Gateway Plaza, a gathering place for the neighborhood with its spacious courtyards, recreation areas with playground structures for children, landscaped common spaces, and pedestrian walks.

The Mandela Gateway Project has enhanced the fabric of the community by adding 122 families with incomes up to 60% of area median income. By bringing in new residents and businesses, Mandela Gateway has improved the quality of life for residents and created a sense of pride in the community.

Key Officials

Mayor of Oakland: Jerry Brown

City Manager: Deborah Edgerly

RDA Board Members

Ignacio De La Fuente, Board Chairperson; Desley Brooks, Board Member; Jane Brunner, Board Member; Henry Chang, Board Member; Nancy Nadel, Board Member; Jean Quan, Board Member; Larry Reid, Board Member; Patricia Kernighan, Board Member

Key Agency Staff Members

Sean Rogan, Deputy Director, Housing and Community Development; Janet Howley, Manager, Housing Development; Marge Gladman, Housing Development Coordinator; Eri Kameyama, Housing Development Coordinator

Project Developer

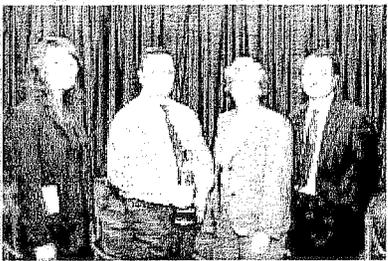
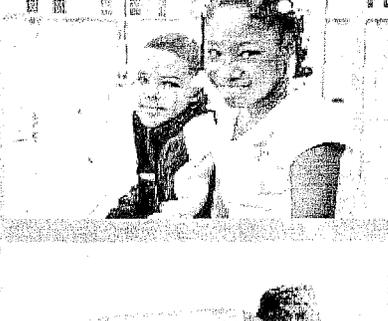
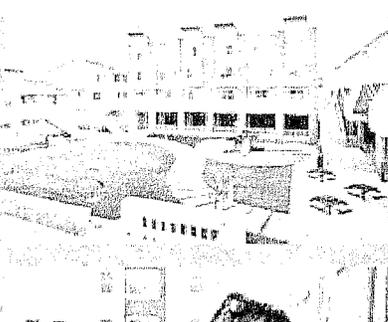
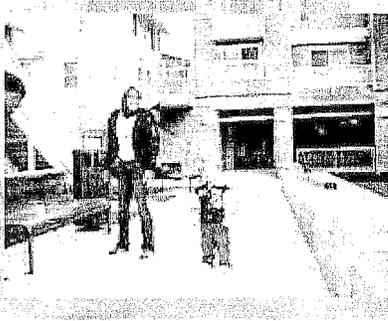
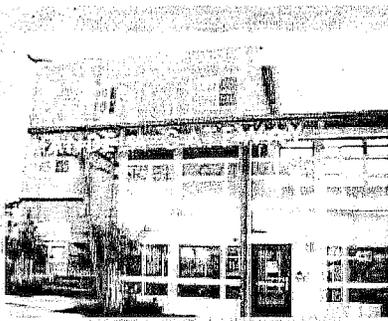
BRIDGE Housing Corporation

Project Architect

Michael Willis Architects

Other Project Partners

Oakland Housing Authority; Related Capital Company; Wells Fargo Bank; California Housing Finance Agency; Federal Home Loan Bank; World Savings Bank



Eri Kameyama, Housing Development Coordinator, Oakland Redevelopment Agency; Sean Rogan, Director, Housing and Community Development, Oakland Redevelopment Agency; Carol Galante, President and CEO, BRIDGE Housing Corporation; Jesse Wu, Project Director, BRIDGE Housing Corporation

Residential Development – New Construction

Coliseum Gardens Oakland Redevelopment Agency

Coliseum Gardens has replaced an outdated public housing development with new housing, community service space, and a relocated city park on vacant and underutilized brownfield sites. It is located in East Oakland in an area with the highest concentration of poverty and crime in the city.

The Agency partnered with developers The Related Companies of California and East Bay Asian Local Development Corporation to redevelop the site. It includes 34 replacement public housing units and adds 81 new privately-owned and managed housing units for low- and very low-income families. The development also includes a community center that provides on-site services, including a computer lab and on-site social services programs and activities. Spacious courtyards accommodate recreation areas with play structures for children and landscaped common space.

Coliseum Gardens serves as a catalyst to revitalizing the area by increasing the number and quality of housing units, community service providers, and recreational amenities in the community. It has also helped create a more inviting entryway to the East Oakland neighborhood and a catalyst for transit-oriented development near the Coliseum BART station. It also serves as a buffer between the community and nearby industrial uses and the Oakland Coliseum.

Coliseum Gardens has increased the vitality of the community. Today, there is a real sense of community for those that live, work, and play in Coliseum Gardens. It is a place that residents feel proud to call home!

Key Officials

Mayor of Oakland (through December 2006): Jerry Brown; Mayor of Oakland (commencing January 2007): Ron Dellums; City and Agency Administrator: Deborah Edgerly

RDA Board Members

Ignacio De La Fuente, Chair (District 5); Desley Brooks, Board Member (District 6); Jane Brunner, Board Member (District 1); Henry Chang, Member (At-Large); Patricia Kernighan, Board Member (District 2); Nancy Nadel, Board Member (District 3); Jean Quan, Board Member (District 4); Larry Reid, Board Member (District 7)

Key Agency Staff Members

Sean Rogan, Deputy Director, Housing and Community Development; Janet Howley, Manager, Housing Development; David Hoard, Housing Development Coordinator; Christia Mulvey, Housing Development Coordinator; Marge Gladman, Housing Development Coordinator

Project Developer

East Bay Asian Local Development Corporation; The Related Companies of California

Project Architect

Pyatok Architects; Kodama Diseno

Other Project Partners

Oakland Housing Authority; U.S. Department of Housing and Urban Development; California Department of Housing and Community Development; Multi-family Housing Program; California Housing Finance Agency; MMA Financial (Tax Credit Investor); Affinity Bank (AHP Sponsor); Chambers General Construction; Cahill Contractors



Carlos Castellanos, Senior Project Manager, East Bay Asian Local Development Corporation; Sean Rogan, Deputy Director, Housing and Community Development, Oakland Redevelopment Agency; Christia Mulvey, Housing Development Coordinator, Oakland Redevelopment Agency; Kim McKay, Vice President, Development, The Related Companies of California; Steve Wraight, AIA, The Related Companies of California; Jay Musante, Project Manager, Oakland Redevelopment Agency

2006 CRA Award of Excellence

Residential Development - Rehabilitation

Signal Hill Redevelopment Agency

The Renaissance of Las Brisas

A now vibrant neighborhood called Las Brisas thrives where conditions once made any notion of improvement difficult to envision. This renaissance was made possible through the efforts of the City of Signal Hill and its redevelopment agency, in partnership with the Los Angeles Community Design Center.

Las Brisas was developed in the 1960's but never came together as a self-sustaining community. By the 1980's, Las Brisas was beset with problems of disinvestment and decay and characterized by a high crime rate, vacant and boarded up buildings, and mismanagement by absentee landlords.

Today, the Las Brisas neighborhood consists of 90 attractive affordable residential units, courtyards, a park, and a community center that includes an on-site police substation, a childcare facility, a public meeting area, social services offices, and a computer lab. In addition, half of the residential units are occupied by "special needs" families—those families dealing with issues of chronic illness, homelessness, or domestic violence.

Funding for the housing portion of the project came from the Redevelopment Agency, a HELP loan, the Los Angeles County Community Development Commission, and State tax credits.

Las Brisas has been transformed into a neighborhood that provides affordable and secure housing, community services, and open space. Its success demonstrates how a community can turn a blighted, crime-ridden area into an active, attractive neighborhood.

Key Officials

RDA Board Members

Tina L. Hansen, Agency Chair; Michael J. Noll, Agency Vice Chair; Larry Forester, Agency Member; Ellen Ward, Agency Member; Edward H.J. Wilson, Agency Member

Key Agency Staff Members

Ken Farfsing, City Manager/Executive Director; Debbie Rich, Deputy City Manager; Gary Jones, Community Development Director

Project Developer

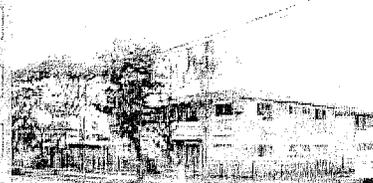
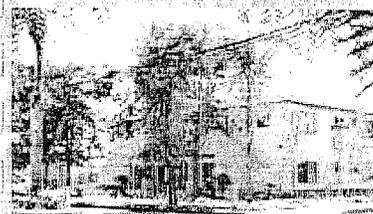
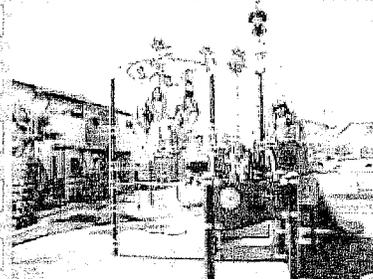
Los Angeles Community Design Center (Robin Hughes, Executive Director)

Project Architect

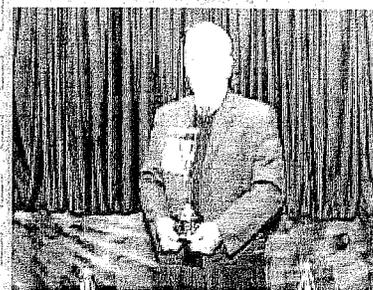
Los Angeles Community Design Center (Ali Barar, Project Architect)

Other Project Partners

Supervisor Don Knabe, 4th District, Los Angeles County; Los Angeles Community Design Center (Carlos Jackson, Director)



Before



Ken Farfsing, City Manager/Executive Director, City of Signal Hill Redevelopment Agency

Residential Development – Rehabilitation

Phoenix Park

Sacramento Housing and Redevelopment Agency

Phoenix Park is an exceptional tale of revitalization. Located in south Sacramento, the former Franklin Villa had been neglected and was deteriorated to the point that nearly half of the buildings were substandard. The neighborhood was also one of the most crime-ridden areas in the city of Sacramento, home of approximately 200 juvenile and adult probationers and parolees.

In 1998, the Sacramento Housing and Redevelopment Agency and the City of Sacramento adopted strategies aimed at reversing the social and physical deterioration of Franklin Villa and to promote neighborhood stabilization. 116 privately owned fourplex buildings containing 464 two-bedroom units were acquired and rehabilitated at a cost of \$84 million.

The units were rebuilt into 1-, 2-, 3-, and 4-bedroom rental apartments for low-income families and seniors, safety and security were enhanced by creating open space, and alleyways were converted into private backyards. In addition, a resident community center was constructed with meeting rooms and learning space, a swimming pool, age-appropriate play areas, and laundry rooms. In addition to providing recreational activities, the Center provides office space to several community-based organizations and public agencies for the benefit of Phoenix Park residents. The Norwood Avenue Housing Corporation, a non-profit affiliate of the Agency, serves as the managing general partner with property management services contracted with the John Stewart Corporation.

Phoenix Park is a new community where crime has been reduced by 37% and families can feel assured that their children will be safe while playing outside at one of the nearby tot-lots or swimming pool. Today, the newly renovated Phoenix Park provides a safer place for community members to live and access to much needed resources.

Key Officials

RDA Board Members

Heather Fargo, Mayor; Ray Tretheway, Council Member; Sandy Sheedy, Council Member; Steve Cohn, Council Member; Robert King Fong, Council Member; Lauren Hammond, Council Member; Kevin McCarty, Council Member; Robbie Waters, Council Member; Bonnie Pannell, Council Member

Key Agency Staff Members

Anne Moore, Executive Director; Lisa Bates, Director, Community Development; Larry Goins, Director, Real Estate and Construction Services; La Shelle Dozier, Director, Housing Authority Operations; Dana Phillips, General Counsel; Beverly Fretz-Brown, Senior Advisor; Jeree Glasser-Hedrick, Housing Finance Analyst; Ray Ashby, Real Estate Program Manager; Piper Wagner, Real Estate Specialist; Mabel Furr, Strategic Planning Analyst; Kevin Odell, Project Manager, Real Estate Construction; Jackie Rose, Principal Housing Authority Analyst, Community Planning; Mike Ordonia, Principal Construction Architect; Herb Terry, Resident Service Specialist

Project Developer and Managing General Partner

Norwood Avenue Housing Corporation

Project Architect

VBN Architects

Other Project Partners

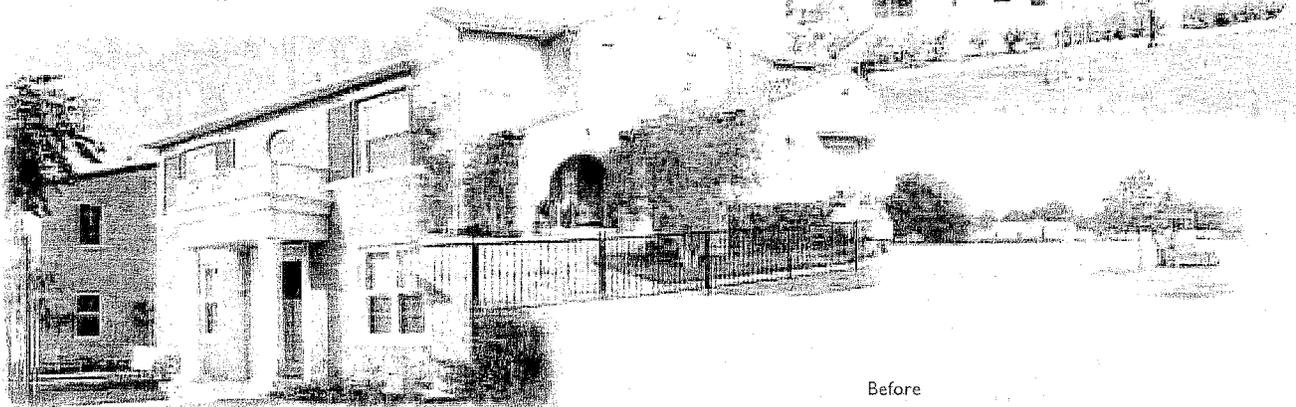
Brown Construction; Parsons Brinckerhoff; Morton and Pitalo, Inc.; The John Stewart Company



Bonnie Pannell, Council Member,
City of Sacramento



Single-Family Residential Anaheim Redevelopment Agency Cantada Square



Before

Cantada Square is a 41-unit high-quality, residential development with 20 units reserved for low- and moderate-income families. Completed in August 2004, Cantada Square is part of the West Anaheim Vision Plan that focuses on converting marginal commercial centers into housing and developing large commercial nodes at key intersections.

In September 2001, the Anaheim Redevelopment Agency owned various West Anaheim sites along the Lincoln Avenue corridor that were available for residential development. The Agency entered into a Disposition and Development Agreement with Brookfield Southland Holdings to develop the first of these sites, a 4.5-acre site – later known as Cantada Square.

The site was a blighting influence on the surrounding West Anaheim community as a vacant parking lot after the Home Depot relocated. Developing the site was consistent with the goals of the Vision Plan and would be in the best interests of the City of Anaheim and its residents.

To ensure the success of the project, it was necessary to obtain support from the West Anaheim community. Brookfield and Agency staff worked closely with local community groups to ensure community buy-in and project support.

To provide affordable home ownership opportunities to families at 50-120% of the median income in Orange County, the Agency was able to secure \$4,760,000 in funds from the State Self-Help, Building Equity and Growth in Neighborhoods, and Home Investment Partnership Programs, and the Agency's Second Mortgage Assistance and Rehabilitation Loan Program.

Because of the Cantada Square development, blight was eliminated and housing for low- and moderate-income persons was provided. More importantly, as the first for-sale, affordable housing development in West Anaheim, Cantada Square serves as the standard for further high-quality, affordable housing in the City.

Key Officials

RDA Board Members

Curt Pringle, Chair; Richard Chavez, Board Member; Lorri Galloway, Board Member; Harry S. Sidhu, P.E., Board Member; Bob Hernandez, Agency Member

Key Agency Staff Members

Elisa Stipkovich, Executive Director, Bertha Chavoya, Housing Services Manager

Project Developer

Brookfield Homes

Project Architect

Robert Hidey Architects



Cheryl Stump (Brookfield Homes), Council Member Lorri Galloway (City of Anaheim), Mayor Pro Tem Richard Chavez (City of Anaheim), Elisa Stipkovich (City of Anaheim), John O'Brien (Brookfield Homes), Council Member Harry Sidhu (City of Anaheim)

Affordable Housing Project and Rezoning Set the Stage for Neighborhood Revitalization

by Peter Zawak and Suna Moradian, City of Glendale

A n affordable housing project and a new set of zoning standards and design guidelines have set the stage for neighborhood revitalization in the City of Glendale. For the past four years, the Glendale City Council, Redevelopment Agency, and Housing Authority have been exploring the concept of creating housing opportunities in an urban neighborhood. The intent was to achieve neighborhood revitalization by promoting a jobs/housing balance and additional "after hours" vitality in commercial areas.

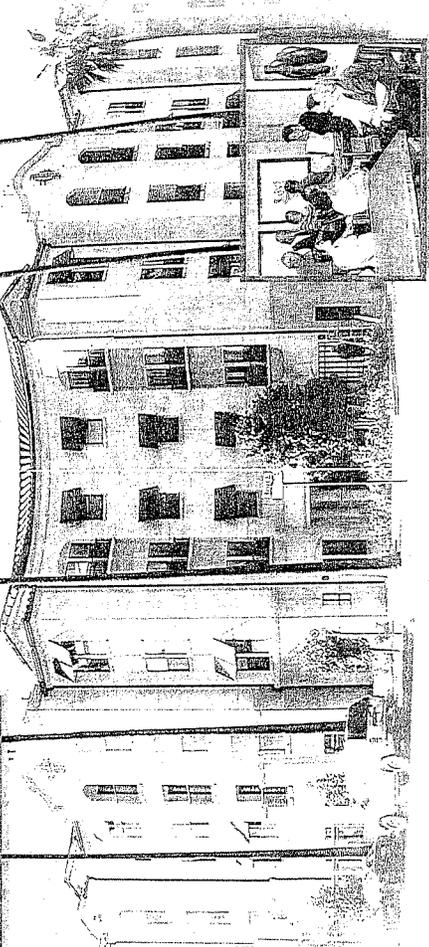
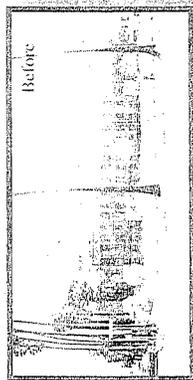
To accomplish this, two paths were taken. The first was to develop a pilot affordable housing project that incorporated a number of design guidelines and principles associated with successful urban housing projects. The second was to incorporate these design principles into guidelines and zoning standards that would support new investment with greater attention paid to neighborhood compatibility, creation of interconnected and livable neighborhood, and ways to reduce the impact of traffic and parking in neighborhood design.

Affordable Housing Pilot Project

In December 2004, the City of Glendale introduced Heritage Park/Glendale to the community. Heritage Park is a 52-unit, affordable senior rental housing project. The project meets a crucial need for affordable housing for seniors that was identified in Glendale's 2003-2005 Consolidated Plan. The plan estimated that 93% of very low-income elderly households in Glendale pay more than 30% of their incomes for rent.

The City's Housing Authority began taking steps to address this need for affordable housing for seniors in mid-2002. The Authority identified a site that was located in the East Broadway neighborhood on East Harvard Street. This site was in close proximity to parks, health care facilities, public transportation, community services, and shopping centers. Prior to its development, the site had been vacant since 1993 and overrun by weeds. Prior to 1993, the site contained multi-unit residences that were considered substandard and subject to code enforcement.

The \$11.3 million Heritage Park project was financed using State Multifamily Housing Revenue Bonds, 4% Tax Credits, and \$5.3 million in Housing Authority, Redevelopment



Housing, Set-Aside, and federal HOME funds. The residential units were designed to accommodate the needs of its senior residents. Amenities include central heat and air conditioning, private balconies, subterranean parking spaces, an indoor/outdoor community room, and an outdoor plaza. A craft room, activity room, and a computer room (with free training classes) are also provided on site and a Social Service Coordinator is available daily to assist residents.

The project design is influenced by a California Mediterranean style that can be found locally in the architecture of older buildings in Glendale. The exterior elevations of the building vary in color, texture, and massing that create a sense of a

development standards. Variations were required to exceed the 35 units to the acre density standard, the three-story height limit, the parking requirement which did not address senior housing, and the increase of 50%, lot coverage limit.

East Broadway Neighborhood Zoning

The Heritage Park project, with its multiple variance requirements, validated the City's need to review and revise zoning standards. Beginning in 2001, the Council, Redevelopment Agency, and Housing Authority held several public outreach meetings including workshops and site tours. What came out of these meetings was the adoption of new zoning and guidelines that embodied the City's long-term vision for the East Broadway neighborhood.

Two new zones, Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU), were created along with a newly developed Mixed-Use Incentive (MUI) process. These new zoning standards permit more density, height, and lot coverage, reduce setbacks, and allow for private and common outdoor space requirements to be combined for greater flexibility.

The RMU Zone concept offers more residential development opportunities, but it also includes some neighborhood commercial services in conjunction with office or residential development. The CMU allows more mixed-use development opportunities, with the inclusion of residential units and offices above the ground level. A MUI process was also adopted to encourage residential mixed-use development, as well as senior citizen/affordable housing in RMU areas, by using incentives. In addition to providing qualitative criteria for new projects in the CMU and RMU zones, the East Broadway Neighborhood design guidelines and new zoning standards supported land use and growth management policies in Glendale, and communicated the community's expectation for quality neighborhoods and development.

If You Rezone It, They Will Come

Due to the vision of the City Council, Redevelopment Agency, and Housing Authority, the completion of the Heritage Park project and the implementation of the East Broadway Neighborhood design guidelines and zoning standards were made possible. Their foresight has set the stage for a renaissance of the East Broadway Neighborhood in Glendale and is stimulating additional private investment, including two new mixed-use projects currently being developed.

collection of separate townhouses and not of a single large building.

Several obstacles have been overcome to complete Heritage Park. Only a few months into the project, the original developer considered withdrawing its partnership with the city. However, the investor added a new general and managing general partner. A new partnership, Heritage Park/Glendale, was formed and the project was able to continue on schedule.

The project also encountered additional obstacles in regards to the then-applicable, multifamily residential zoning

migration patterns and lower fertility rates. But a major trigger, analysts say, is the state's sky-high housing market.

Student losses appear to be highest in high-cost coastal regions, especially around Los Angeles and the Bay Area. Housing prices in those regions are among the highest in the state, analysts note.

At ABC Unified, based in Cerritos, enrollment has dropped by 1,000 students over the last five years, officials said.

In Orange County, Fountain Valley schools are losing 60 to 100 students a year. Similar declines have been recorded in Ojai and Oak Park school districts in Ventura County.

In Sacramento, San Juan Unified School District is closing schools because of decreased enrollment, Rothenbaum said.

"It wasn't that long ago that we couldn't build schools fast enough," said Hans Johnson, a demographer at the San Francisco-based Public Policy Institute of California. "Now we've switched to which schools to close."

Santa Barbara's housing market is so out of reach for young families, Johnson said, that when couples there decide to buy a home, they move inland. The pattern is common throughout California, he said.

"There are still areas of enrollment growth, but they are in places like San Bernardino and Riverside, and in the cities east of the Bay Area," Johnson said.

Housing in Santa Barbara was already more expensive than other areas when the boom in home prices began five years ago. In June, the median price passed \$1 million.

That has squeezed out teachers, police officers, firefighters and other middle-wage earners, creating a two-tiered economy, said William Fulton, president of Solimar Research Group, a Ventura-based planning and development research firm.

"You have rich people who don't have kids and poor people living two or three families to a house," Fulton said.

In Santa Barbara Unified's 13 elementary schools, 70% of students are Latino and 25% are white. Citywide, population estimates are nearly reversed: 58% of residents are white and 35% are Latino.

Most of the remaining students are from immigrant families and struggle just to read and write in English, Zettel said.

The evidence of white flight out of the city's schools has made the challenge more difficult, educators said. Once begun, white flight can be a difficult cycle to break, Zettel said. La Cumbre Junior High School has lost hundred of students in recent years, he said.

"We started to see people looking around, getting worried," he said. "And if you're wealthy, you have a lot of education options."

The school board will study several ways to use two vacant parcels next month. But already there is opposition from neighborhood groups that fear construction of hundreds of units beyond what current zoning densities allow.

Details won't be released until the school board meets Aug. 8, officials said. But the study is expected to spell out what it would take to build housing for teachers on the properties. They are zoned for 115 units,

but nearby residents fear the district could seek to rezone for as many as 400 homes and condos.

If built for staff, the homes would be sold at below-market rates. Teachers would be required to sell the homes after retirement and share the profits with the school district.

Another option would be for the district to sell the land to developers. A 2005 appraisal estimated that the properties could bring \$23.5 million total.

Gary Earle, president of Coalition for Sensible Planning, said residents aren't opposed to the idea of affordable housing for teachers. But they don't want hundreds of units on a lot zoned for 75 homes, he said.

"They have to be a good neighbor and build something that is consistent with what's already here," he said of a 23-acre property near tract housing in Goleta. "Why should one neighborhood be ruined to solve their financial problems?"

Other districts have explored alternatives to selling off surplus property. The Oak Park Unified School District in 2004 passed a \$197-per-parcel tax to raise \$1 million annually, said Assistant Supt. Cliff Moore.

Oak Park officials expect the current 3,800-student population to shrink by half in about a decade. Build-out and high home prices constrict the district's ability to attract new students, Moore said.

If the parcel tax is not renewed after it expires in three years, Oak Park could be facing school closures, he said.

"With our small district, we don't have economies of scale," he said. "We could be looking at some pretty severe cuts in the next five to seven years."

In the ABC Unified School District, most of the student losses have occurred at the elementary level. Economic pressure has made it difficult for young families in Cerritos, Artesia, Hawaiian Gardens and Lakewood to buy homes, officials said.

Though the district has not closed schools, it has reduced class size in kindergarten through third grade and ninth grade, with a resulting loss in state reimbursements, said Kathy Frazier, the district's director of schools.

The district is trying to attract more working families this fall by offering part- to full-day kindergarten at all of its elementary schools and simplifying the registration process, Frazier said.

The challenge, educators say, is figuring out how to maintain a quality education as revenue shrinks. Without supplementary dollars, popular programs, such as music, art and sports, could be eliminated.

Moore said he fears a future of haves and have-nots, where schools located in well-to-do neighborhoods will be able to hang on to their extras through parcel taxes and educational foundations, while those in lower-income areas will suffer.

"Schools could be in trouble," he said. "There could be a widening gap and that's pretty scary."

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Hillside Village: Homes for Poway's Families

By Deborah Johnson, City of Poway Redevelopment Agency

The quality of life for Poway residents and businesses rises on the strength of Poway's economy and the availability of sufficient, quality housing. Completed in July 2003, the Hillside Village provides 75 affordable apartment homes that allow Poway's families to stay together and live close to work. Hillside amenities include several open grass areas, barbecues and picnic tables throughout the complex, a top lot for very young children, play equipment and a basketball court for recreation. Children's center amenities are available to those making from 45% to 60% of the County of San Diego median income.

Hillside Village is centrally located within the Poway Redevelopment Agency Area, adjacent to the Poway Road corridor and within a mile of the City of Poway Center—its primary commercial district—and the Southern Valley Business Park. Hillside residents can walk to essential services, including grocery shopping, financial institutions, pharmacies, retail shops, restaurants, local and state government offices, schools, and numerous recreational and community amenities. It is located on primary transit line and within four miles of the Pomona Hospital and a wide range of medical services.

The development has allowed Hillside residents the opportunity to remain in the community where they work and raise their families as well as keep developmentally disabled adults near care givers, aging seniors near their children, and other community support to Poway's working families. In addition, Hillside's close proximity to Poway's primary commercial corridor increases the number of homes needed by commercial centers and is an important element to the Redevelopment Agency's efforts to revitalize the Town Center District.

Before development the site was underdeveloped and underutilized vacant land owned by private individuals. The site had different building height and density. Private individuals owned the site and different building height and density. Private individuals owned the site and different building height and density. Private individuals owned the site and different building height and density.

Hillside Village was made possible by a public-private partnership with the City of Poway Redevelopment Agency, the County of San Diego, Community Housing Works and Central Public Housing and Development. This \$17.5 million project development cost was funded with a \$1.5 million in state and county bonds, a \$2.0 million Agency loan, \$3.0 million in private equity, \$2.0 million from the Affordable Housing program and

development. Assistance is also provided to parents to develop skills that support school success for their children.

In addition, Hillside Village also offers a special opportunity for adults with developmental disabilities. Community Housing Works, the San Diego Regional Center and the Community Housing Partnership have set aside openings to allow these adults to live independently. This partnership provides supportive training and services to these adults with special needs earning below 35% of the area's median income.

The completion of Hillside Village makes an important milestone for the City in its realization of the Poway Road corridor as a primary gateway to the Community Hillside Village resulted in elimination of blight, increased tax base, increased permanent affordable housing, increased job opportunities, investment in the community, increased local government revenue, a revitalized area and represents a new era of growth and community growth and energy efficiency.

Hillside Village is one of many solutions created for affordable housing in Poway. With the more than 100,000 people living in Poway, the City is committed to the competitive, high-quality housing that Hillside Village has helped to create. Poway's commitment to provide housing for people of all economic backgrounds in Hillside Village's future will lead to a more vibrant community housing market.

Hillside Village has been recognized for a number of years for its outstanding achievement in affordable housing and also received the Pacific Coast Building Conference most prestigious design award, the 2004 Golden Nugget Award of Merit for creative achievements in architectural design and land use planning.

While Hillside Village has been recognized for a number of years for its outstanding achievement in affordable housing and also received the Pacific Coast Building Conference most prestigious design award, the 2004 Golden Nugget Award of Merit for creative achievements in architectural design and land use planning.

single-family homes, while actually containing four to five units each. The individual units are designed in a townhouse configuration to better reflect a single-family home theme and density.

Hillside Village is a premier example of smart, growth and energy efficiency. Increased insulation, high energy rated windows, high efficiency appliances, increased fluorescent lighting, and unique electric water heaters were integrated into the design that exceed California energy standards.

The architectural design of the residential units included the passive energy features of interior cross-ventilation, interior light wells, shaded windows, and shaded porches.

In 2003, San Diego Gas and Electric Company awarded Hillside Village with its official recognition as an energy efficient development and the San Diego Housing Federation awarded Hillside Village "Project of the Year" for its outstanding achievement in affordable housing and community development in May 2004. Hillside Village also received the Pacific Coast Building Conference most prestigious design award, the 2004 Golden Nugget Award of Merit for creative achievements in architectural design and land use planning.

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Bell Gardens and Commerce Work Together to Convert Brownfields to Affordable Housing

By Brian Wolfson, City of Commerce
 Contributions by Mary Lanier, Rosenow Spaycock
 Group, and Marie Cobian, City of Bell Gardens

Vista del Rio housing development sits on land that includes the sites of Bell Gardens and Commerce and was once a Brownfields site. Today, the development is a picture perfect planned community with 102 detached single family homes that is the result of a unique partnership between the housing giant and non-profit and for-profit organizations. Transforming the undeveloped 10.2-acre site into an affordable housing development in Bell Gardens and Commerce seemed to have everything in its favor. Looking past the weeds and piles of trash at the site, the cities saw an opportunity to address the critical need of affordable housing for low- and moderate-income homebuyers. However, beneath the top soil was an abandoned Brownfields site.

At a time when families are being priced out of the housing market, only by working cooperatively could the cities and their redevelopment agencies develop the site to provide their residents with the prospect of purchasing a home. In addition, the development of the site would provide desperately needed housing in communities where there is little room for expansion.

The earliest records for the land date back to 1938, when the California Trust Fund acquired it. Little was done to the property until 1944 when it was sold to Harry and Helen Fletcher. The Fletchers planned to develop the site as a hog farm, but they ran into financing problems and, instead, turned the farm into a home. The property changed hands again in 1946 and continued its use as a waste site and salvage yard.

In 1979, Watkins Trucking purchased the property and used it as a trucking terminal. When removing an underground storage tank in 1987, the waste site was discovered. An environmental assessment report was completed later that year which concluded that the primary contaminants were heavy metals, mainly lead, and that the site would need remediation.

The remediation of the site was initiated and completed by the trucking company in conjunction with the California Regional Water Quality Control Board (CRWQCB). Fortunately, the cities and their redevelopment agencies were not financially responsible for the clean up of the site, with the exception of a small adjoining piece of property in the city of Commerce.

To clean up the site, an estimated 225,000 cubic yards of debris, rubber, steel, and wood were removed and more than 274,800 tons of soil were screened of debris. Eighteen drums of toxic substances were exposed, in various stages of degradation, which required special handling. Over 65,400 tons of soil were cleaned near-landfills and placed to various depths and on a fixed as road bed for a freeway. The Santa Fe Railway also filed

A key decision was made to create a public/private partnership to develop the site. The Luz Group, TELACU Development and Ingermar Urban Ventures were brought in as partners. Bell Gardens and Commerce were able to use their redevelopment funds to leverage the private partners' investments and to ensure that half of the homes built in Vista del Rio were affordable for low- and moderate-income families.

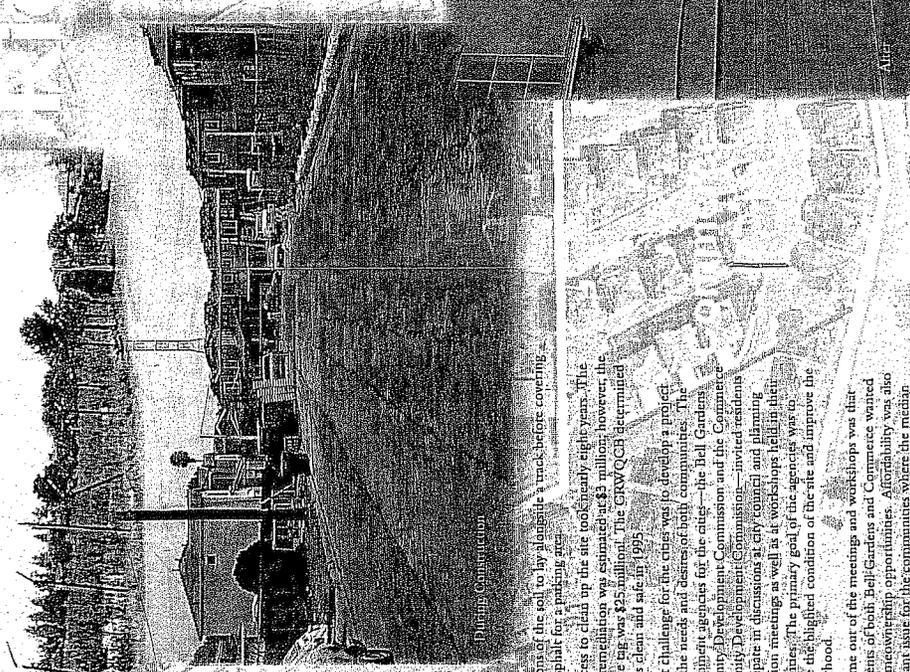
In 2000, the construction began on Vista del Rio's 102 homes. The two cities successfully met the challenge by agreeing on the project's plan and design by providing the funds to meet the project's affordability, requirement, and by securing concurrent development processing and inspection.

In addition to providing the cities with new affordable housing near major transportation corridors and job centers, the 3- to 4-bedroom homes feature air conditioning and are pre-wired for cable TV, phone, smoke detectors, and energy-efficient systems not found in most preexisting housing stock.

Completed in 2003, Vista del Rio is a thriving residential community that enhances the character of the neighborhood. It has also spurred further investment and revitalization in the immediate vicinity, including the development of 8 new affordable single family homes on a full lot.

By doing this, the cities have developed a former brownfields site, the sites of Bell Gardens and Commerce removed blight, eliminated safety hazards, and used their redevelopment funds to leverage private investment to provide much needed affordable housing.

Today, Vista del Rio stands as an example of how cities can partner to convert a Brownfields site into the American Dream of owning a home.



Planning Construction

25,400 tons of the soil to lay down a truck-buffing covering it with asphalt for a parking area.

The process to clean up the site took nearly eight years. The original remediation was estimated at \$3 million; however, the final price tag was \$7.5 million. The CRWQCB determined the site as clean and safe in 1995.

The next challenge for the cities was to develop a project to meet the needs and desires of both communities. The redevelopment agencies for the cities—the Bell Gardens Community Development Commission and the Commerce Community Development Commission—inited residents to participate in discussions at city council and planning commission meetings, as well as at workshops held in their communities. The primary goal of the agencies was to eliminate the blighted condition of the site and improve the neighborhood.

What came out of the meetings and workshops was that the residents of both Bell Gardens and Commerce wanted more homeownership opportunities. Affordability was also a significant issue for the communities where the median incomes are \$31,040 (Commerce) and \$23,819 (Bell Gardens).

Livermore's Heritage Estates Provides Seniors with Full Service Quality Care

by Eric Uranga, City of Livermore

Like many communities, the City of Livermore has been searching for ways to provide affordable housing for its growing senior population that will provide not just a place to live, but also provide a variety of important support services. The City is addressing this segment of its population with the development of Heritage Estates.

Completed in May of 2004, Heritage Estates is a 250-unit senior community that offers affordable housing and convenient services. It is designed to provide mutual benefits for its residents and the neighborhood businesses.

Heritage Estates is located on the western portion of the Livermore Redevelopment Project Area near the City's main commercial area in the historic Downtown district. The senior facility provides congregate care and assisted-living services in partnership with ValleyCare Health Services—a local nonprofit hospital located across the street from Heritage Estates. The Medical Campus includes a new medical office building, a health and wellness center, and a 22-bed skilled nursing facility.

Heritage Estates is owned and managed by Leisure Care Retirement Communities. A full range of services is provided to its seniors including two dining rooms with restaurant style dining and numerous activity rooms that include an internet cafe, a library, a theater, a billiards room, gift shops, a beauty parlor, a game room, private dining rooms, spa and fitness center, and community living rooms. A fee-shuttle bus service is available to all residents providing access to doctor offices as well as local shopping, dining, and entertainment destinations. In addition, Heritage Estates was designed to include a variety of outdoor recreational opportunities where residents can walk along landscaped courtyards that feature a fountain and a gazebo.

Heritage Estates residents also have convenient access to retail and personal services across the street at a neighborhood shopping center. The center offers a grocery store, drug store, specialty shops, beauty and hair salons, a dry cleaner, and restaurants. For trips outside the neighborhood, residents can take the Livermore Amador Valley Transit Authority bus that runs along the street in front of the residence.

The City of Livermore—in partnership with its Redevelopment Agency—took an active role in creating as many affordable units at Heritage Estates as financially feasible. Of the 250 units within Heritage Estates, 103 units are reserved for low- and very low-income households. In addition to benefiting from reduced rental rates, residents in the affordable units may purchase a service package—including meals, recreational activities and maid service—at discounted affordable rates. The construction costs for Heritage Estates totaled \$41.5 million, which was financed from tax-exempt bonds allocated by the California Debt Limit Allocation Committee, tax credit equity, owner's equity, and a second mortgage from the Livermore Redevelopment Agency. The financing of the facility also involved the purchase of the fee interest in the land

by ValleyCare Senior Housing, Inc., a subsidiary of ValleyCare Hospital, from the Livermore Redevelopment Agency.

Prior to the development of Heritage Estates, the 10-acre vacant site was owned by the redevelopment agency. The site borders the Union Pacific railroad line. The major obstacles encountered in developing Heritage Estates were related to environmental and financing issues. The principal environmental issues centered on soil contamination and noise pollution. The site was contaminated with arsenic as the result of the Union Pacific's weed abatement program along the rail line. To resolve this issue, a remediation plan was implemented and ongoing monitoring of the site is being performed.

Secondly, noise generated by the neighboring rail line required several mitigating measures, including the construction of a sound wall running the entire northern border of the project site. To further mitigate noise, the construction specifications were enhanced to include the use of enlarged wood studs in the framing of the apartments, using central heat and air condition systems rather than through-the-wall HVAC units, thicker paneled windows and other insulation strategies.

In addition to the site related obstacles, the development team

had to overcome strong lender resistance in financing a senior facility that offers congregate and assisted-living services. This resistance was compounded because the project relied on the use of tax-exempt bond financing and tax credit equity that helped finance the construction costs of the project's affordability component.

The inclusion of these specialized financing tools along with the assistance to lending to senior communities, limited the number of potential construction lenders interested in providing financing to the project. However, the developer, Livermore Senior Housing Associates, LLC, overcame these issues by structuring a custom construction loan period financing program.

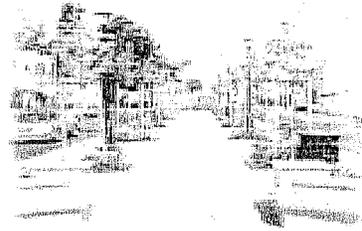
The Heritage Estates development has been the catalyst for a 130-unit independent senior-apartments development which will be located next to Heritage Estates. This new senior complex will begin construction in late 2003 and include an affordability component that is similar to Heritage Estates. Its residents will have access to the Heritage Estates' recreational facilities and receive a priority for moving into Heritage Estates should senior residents desire the additional services provided by the project.

Heritage Estates converted vacant, environmentally contaminated land into a vibrant senior housing development that complements the surrounding retail commercial uses and the ValleyCare Medical Campus. The development is also promoting social interaction and integration among seniors and their families of varying financial circumstances and diverse ethnicities.

Heritage Estates is providing a new living opportunity for Livermore's senior residents with a full service facility and a quality lifestyle.

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Mixed-Use Development Contra Costa County Redevelopment Agency North Richmond Town Center



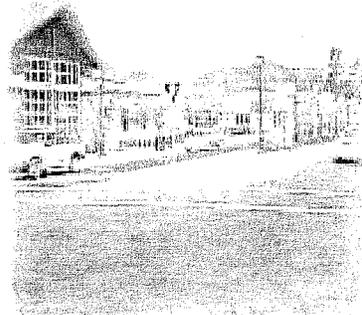
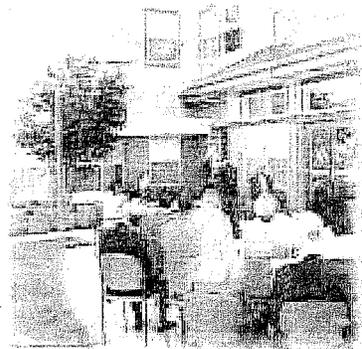
The North Richmond Town Center is a mixed-use development that has transformed the heart of the North Richmond community. The Town Center includes an apartment complex for low-income seniors, a 2,500 square foot commercial center, and health facility. The Town Center has become the cornerstone of the North Richmond community and its revitalization efforts.

Prior to its development, the site was not only characterized by significant physical blight, but it also showed symptoms of social blight. A corner of the Town Center was the most crime-ridden location in the North Richmond community. In addition, many of the structures on the site were substandard and illegal.

The anchor of the Town Center is the Senior Heritage Apartment Complex a 40,980 square foot, three-story building with 52 apartments for low-income seniors. Seniors live independently while having access to a complement of services and a sheriff's office adjacent to the senior complex. A van has been dedicated to provide seniors with transportation to medical appointments, to shopping centers, and to recreations activities. In addition, there are retail stores, commercial offices, and social services within walking distance from the senior apartments.

An important aspect of the Town Center is the Center for Health. Within walking distance for most community residents, the Center for Health is adjacent to the commercial center and the senior apartments.

The Town Center development has made a substantial impact on this low-income community. It has created a foundation for an active, vital, affordable, and sustainable community. In addition, it has created a "Downtown" or "Main Street" in North Richmond that previously was nonexistent, and a sense of pride and stewardship in the community.



Key Officials

RDA Board Members

Mark DeSaulnier, Board Member; John Gioia, Board Member; Gayle B. Uilkema, Board Member; Federal Glover, Board Member; Mary Piepho, Board Member

Key Agency Staff Members

Jim Kennedy, Redevelopment Director; Beth Lee, Redevelopment Project Manager (former); Maureen Toms, Principal Planner; D'Andre Wells, Redevelopment Project Manager (current)

Project Developers

Eden Housing & Community Housing Development Corporation of North Richmond
Community Housing Development Corporation of North Richmond
Contra Costa County Health Services Department

Project Architect

James Vann, Pyatok Associates, AIA



Mayor Laura Hoffmiester (City of Concord), Jim Kennedy (Contra Costa County Redevelopment Agency)

Before

Multi-Family Residential (Rehabilitation) Long Beach Redevelopment Agency Grisham Community Housing

In April 2004, the Grisham Community Housing rehabilitation project in Long Beach was completed. The project included the acquisition and rehabilitation of 26 four-unit apartment buildings in North Long Beach and was the first major redevelopment investment in the area. Neglect, absentee ownership, and poor property management had made the project site a magnet for drug and gang activity.

Today, all 26 individual sites have been brought under one ownership. Twenty-four buildings were rehabilitated, creating 96 units affordable to low- and very low-income working families.

The common area features are oriented toward families, such as the childcare center, a large children's play area, and the community center, which offers to residents free of charge, after-school tutoring, children's art classes, a computer lab, other language-appropriate services, and additional community uses.

A Disposition and Development Agreement was entered into with the Los Angeles Community Design Center to acquire, rehabilitate, and manage Grisham Community Housing. The City of Long Beach issued tax-exempt bonds to fund the construction of the project and the permanent loan for the project.

The Grisham Community Housing project shows how local resources can be strategically leveraged to remove poor conditions in a neighborhood. Neighbors have responded positively to the redevelopment with a sense of pride of ownership in this once blighted neighborhood.

Key Officials

RDA Board Members

John P. Gooding, Chair; Thomas Fields, Vice Chair; William E. Baker, Board Member; Alan Burks, Board Member; Jane Netherton, Board Member; Neil E. McCrabb, Board Member; Rick Meghiddo, Board Member

Key Agency Staff Members

Melanie Fallon, Director, Community Development; Barbara Kaiser, Redevelopment Bureau - Manager; Beth Stochl, Housing Services Bureau Manager; Johanna Gullick, Housing Development Officer, Housing Service Bureau; Patrick Ure, Development Project Manager, Housing Services Bureau

Project Developer

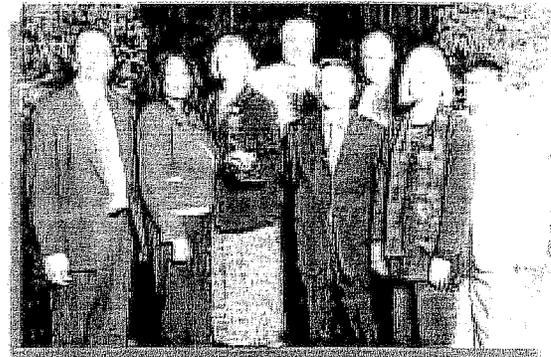
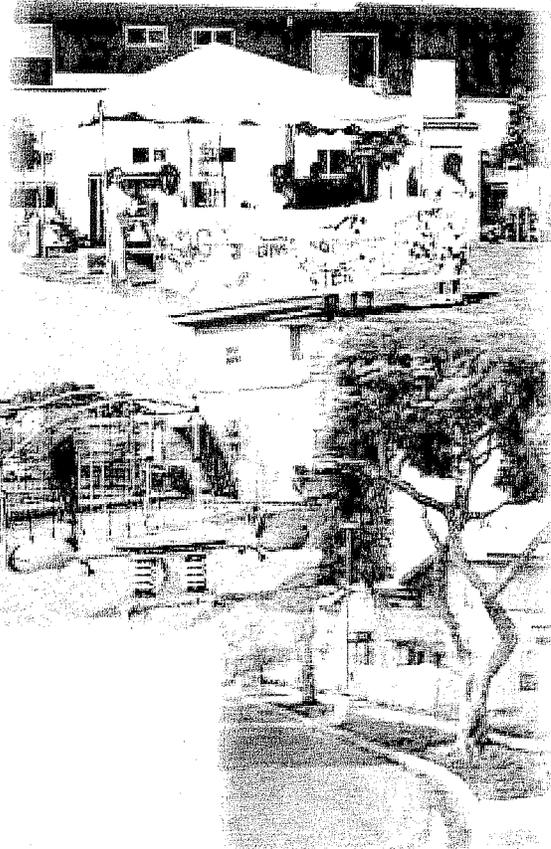
Los Angeles Community Design Center, Inc.

Project Architect

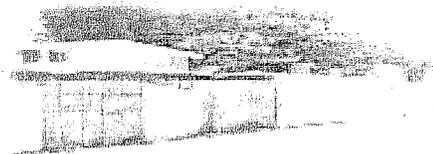
Los Angeles Community Design Center, Inc.

Others

Long Beach Housing Development Company: Michael Lo Grandé, Chair; Gladys Gutierrez, Vice Chair; Patrick Brown, Board Member; Jacob Ellens, Board Member; James Fortunes, Board Member; Ivy Goolsby, Board Member; Richard Green, Board Member; Perry Rector, Board Member; Carolyn Smith Watts, Board Member; Patrice Wong, Board Member



Richard Green (*The Long Beach Housing Development Co.*), Robin Hughes (*LA Community Design Center*), Beth Stochl (*City of Long Beach*), Patrick Brown (*The Long Beach Housing Development Co.*), Alan Burks (*City of Long Beach*), Rick Meghiddo (*City of Long Beach*), Barbara Kaiser (*City of Long Beach*), Gladys Gutierrez (*The Long Beach Housing Development Co.*)



Before

2004 Award of Excellence Multi-Family Residential Community Redevelopment Agency of the City of Santa Ana

Cornerstone Village

The Cornerstone Village Improvement Program involved the renovation and rehabilitation of 48 apartment buildings totaling 527 units, and new public and common area improvements.

The Community Redevelopment Agency of the City of Santa Ana played a critical role in eliminating conditions of blight that were prevalent in the Cornerstone Village project area, also known as Minnie Street neighborhood. The Agency was able to bring together and match the neighborhood's needs and desires with the goals and objectives of the City and Agency.

As a result of community input and participation, a police substation, learning center, and family support program were established in the neighborhood. Since the establishment of the police substation, the number of arrests and calls for service have decreased by 40%.

As the project progressed, two non-profits became very involved, Jamboree Housing and Orange Housing Development Corporation. The City assisted Jamboree by providing HOME funds for acquisition and Tax Increment funds for rehabilitation, and assisted Orange Housing Development with HOME funds to acquire property. In addition, CHFA HELP Loan funds were used to rehabilitate and reconfigure five buildings.

Common area improvements were made, housing units have been rehabilitated and a variety of services - including public safety and education - were initiated. Public street, sidewalks, landscaping and façade and courtyard improvements have been completed. These improvements and services not only eliminated blight but also improved the overall quality of life for residents.



Above: Patricia Whitaker, John Reekstin

Key-Officials - Redevelopment Agency of the City of Santa Ana

RDA Board Members: Miguel A. Pulido, Chairperson; Brett E. Franklin, Vice Chairperson; Claudia C. Alvarez, Agency Member; Lisa Bist, Agency Member; Alberta Christy, Agency Member; Mike Garcia, Agency Member; Jose Solorio, Agency Member

Key Agency Staff Members: John P. Reekstin, Executive Director; Patricia Whitaker, Housing and Neighborhood Development Manager; Josie La Quay, Project Manager; Shelly Landry-Bayle, Housing Programs Coordinator

Project Architect: Stoutenborough Associates

2004 Award of Excellence Multi-Family Residential City of Santa Barbara Redevelopment Agency

Casa de Las Fuentes

In December 2002, Casa de Las Fuentes, an affordable housing residential development, was dedicated. Casa de Las Fuentes provides housing for low- and moderate-income downtown workers. Its location enables residents to easily walk, bus or bike to work, shopping, and everyday services.

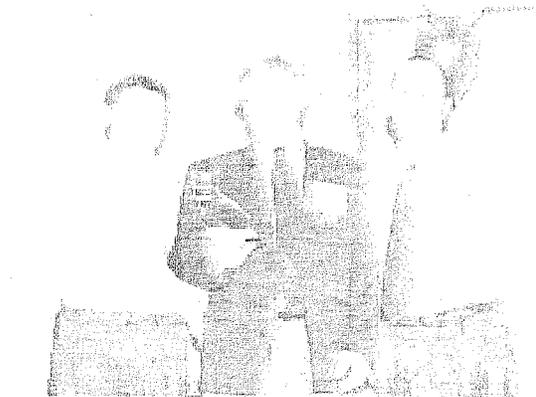
The City's Redevelopment Agency worked closely with the community and established the Downtown Worker Housing Program utilizing a broadly based public-private partnership. The City's Housing Authority envisioned the first project, Casa de Las Fuentes, and constructed it without delay, cost overrun, or neighborhood disruption.

Casa de Las Fuentes embraced principles of "smart growth" that mesh well with the fabric of the area and the desires of the community. It also fosters the increasing pedestrian orientation of the downtown area, adding a vital evening and weekend presence that stimulates local businesses and helps promote a growing and vibrant downtown nightlife that greatly benefits the project area.

Casa de Las Fuentes provides a pleasant and peaceful setting that features quiet walkways and courtyards. Four large Spanish fountains give the project its name. Most importantly, Casa de Las Fuentes provides quality affordable housing to people in need.

Casa de Las Fuentes has received several awards, including the League of California Cities' Helen Putnam Award and the California State Chapter of the American Planning Association's Outstanding Planning Project Award.

The project shows how ordinary local resources and innovative concepts can be strategically leveraged for maximum efficiency in addressing critical community concerns. Most of all, it demonstrates good government in action and maintains public confidence.



Above: Steven Faulstich, David Gustafson, Brian Bosse

Key Officials - City of Santa Barbara Redevelopment Agency
RDA Board Members: Marty Blum, Chairperson and Mayor; Iya Falcone, Agency Member; Gregg Hart, Agency Member; Harold Fairly, Agency Member; Roger Horton, Agency Member; Babatunde Fodayemi, Agency Member; Dan Secord, Agency Member
Key Agency Staff Members: David Gustafson, Assistant Community Director; Steven Faulstich, Housing Programs Supervisor; Simon Kiefer, Project Planner
Project Architect: Peikert Group Architects