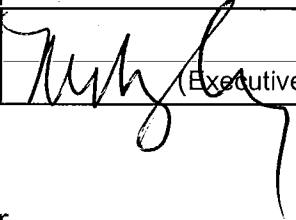




REPORT TO THE REDEVELOPMENT AGENCY

AGENCY ITEM NO. 1:30 PM A
AGENCY MEETING: 09/16/2010


(Executive Director)

DATE: September 16, 2010

FROM: MARLENE MURPHEY, Executive Director

BY: DAVID MARTIN, Project Manager
JERRY FREEMAN, Freeman Planning Consultant

SUBJECT: Consider adopting a Resolution Approving the Proposed Five-Year Implementation Plan for the Airport Area Revitalization Redevelopment Project Area

RECOMMENDATIONS

Adopt a resolution approving the proposed updated Five-Year Implementation Plan (Attachment "A") for the Airport Area Revitalization Redevelopment Project Area

EXECUTIVE SUMMARY

In 2005, the Redevelopment Agency adopted a Five-Year Implementation Plan update for the Airport Area Revitalization Redevelopment Project Area. This new five-year plan must be adopted in accordance with Redevelopment Law. The Implementation Plans serve as a multi-year planning vehicle for projects, and describe the links between the programs undertaken, the alleviation of blight and the provision of affordable housing for each Project Area.

BACKGROUND

Section 33490 of the California Redevelopment Law (Health & Safety Code Sections 33000 et. seq. - the "Redevelopment Law") requires that a redevelopment agency adopt an implementation plan every five years for each redevelopment project area adopted on or after January 1, 1994. An implementation plan generally includes the following:

1. A description of the Agency's specific goals and objectives for each Project Area, including specific programs, possible projects, and estimated expenditures for the next five years;
2. A description of how certain of these goals, objectives, programs and expenditures will alleviate blight;
3. A description of how certain of these goals, objectives, program and expenditures will eliminate blight in the project area, and implement the Low and Moderate Income Housing Set-Aside and housing production requirements of Redevelopment Law, including an annual housing program. How the Agency will meet its housing responsibilities for redevelopment plans that are within six years of the time limit on the effectiveness of the redevelopment plan, and the status of how the Agency has met its replacement housing, housing production (inclusionary) requirements, and proportionality requirements for expenditure of housing funds.

The Implementation Plans serve as a multi-year planning vehicle for projects, and describe the links between the programs undertaken, the alleviation of blight and the provision of affordable housing for each Project Area. The Implementation Plans are a policy document, meant to guide the implementation of the redevelopment plans for each Project Area, but allows sufficient flexibility for the Agency to respond to specific opportunities as they arise.

The following programs and projects are proposed to address blighting conditions in the Project Areas during the 2010-2015 planning period.

Land Assembly Program. To facilitate assembly of inadequate and nonconforming parcels into viable development sites, the Agency proposes to selectively acquire land through negotiated purchase, eminent domain, or otherwise, that the Agency deems appropriate for land assembly. Relocation assistance and payments will be provided as required by law. Replacement housing will also be provided as required by law. The Agency proposes to implement an owner participation program to assist existing property owners in the redevelopment, rehabilitation, expansion, and development of business properties.

Project Area Improvements. The Agency's public improvement program is intended to upgrade aging public infrastructure systems and implement streetscape and beautification projects. Such programs and projects include:

- Street improvements, including repair, construction and re-construction of curbs, gutters, sidewalks, street paving, landscaping and irrigation systems, traffic improvements (such as turning lanes, street widening, and street medians), street and alley abandonment, and construction of street extensions.
- Railroad route and crossing safety improvements.
- Sewer, water, and storm drain system improvements.
- Traffic signal and safety lighting improvements associated with Redevelopment Plan implementation.
- Utility undergrounding, installation and relocation.
- Parking lots and parking structure improvements to support implementation of the Redevelopment Plan and alleviate parking deficiencies in the Project Area.
- Open space, recreation and park improvements.
- Coordination, planning and assistance on public building improvements related to the construction, planning and design, and upgrading of new or existing improvements. Such activities would generally include site work, building construction, parking improvements and landscaping.

Business Revitalization and Attraction Programs. The Redevelopment Agency is successfully implementing business revitalization programs in existing project areas that would be carried forward in the implementation plans, such as the Storefront Improvement Program that offers no-interest, forgivable loans for eligible facade improvements, up to a maximum amount.

Discretionary Programs. As funds become available, the Agency proposes to assist in other efforts that may include owner participation, business expansion assistance, revitalization, business attraction, and marketing, to the extent permitted by redevelopment law.

Housing Programs. The Agency proposes a low and moderate income housing program that focuses on increasing, improving, and preserving the community's supply of low and moderate income housing, and targeting the use of the funds in the downtown. Housing set-aside funds generated in the Project Areas will be deposited into the Agency's Housing Fund. Housing programs may include, but are not limited to, new construction, adaptive reuse, and housing rehabilitation, in in-fill housing development, and in downtown or nearby neighborhoods.

The Housing and Community Development Commission (HCDC) voted unanimously to recommend this item for approval on August 11, 2010.

PUBLIC REVIEW PROCESS

Before adoption, a notice was published for three consecutive weeks (8/22/2010, 8/29/2010, and 9/05/2010) in The Fresno Bee, and was also posted at locations within the Project Areas pursuant to Redevelopment Law. The notices identified the September 16, 2010 hearing of the Redevelopment Agency.

Attachment: "A" - Draft Agency Resolution adopting Five-Year Implementation Plan

Exhibit "A" - Proposed Five-Year Airport Area Revitalization Redevelopment Implementation Plan

RESOLUTION NO. _____

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO ADOPTING THE FIVE-YEAR
IMPLEMENTATION PLAN FOR THE AIRPORT AREA
REVITALIZATION REDEVELOPMENT PROJECT AREA (AB
1290) (FY 2009/10 THROUGH 2013/14)**

RECITALS:

WHEREAS, California Health and Safety Code Section 33490 requires that redevelopment agencies adopt implementation plans for their project areas every five years, containing the specific goals and objectives of the agency for the project areas, the specific programs (including potential projects), and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project areas and implement the low and moderate income housing requirements of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.); and

WHEREAS, pursuant to Section 33490, a redevelopment agency may adopt a single implementation plan that includes one or more project areas; and

WHEREAS, the Agency has the Five Year Implementation Plan for the Airport Area Revitalization Redevelopment Project Area (the "Implementation Plan"), attached hereto and incorporated herein by reference; and

WHEREAS, the Implementation Plan lists of the proposed programs and projects anticipated to be undertaken by the Agency with respect to the Project Area; and

WHEREAS, on September 16, 2010, the Agency held a duly noticed public hearing on the proposed adoption of the Implementation Plan, at which time all persons desiring to comment on or ask questions concerning the Implementation Plan were given the opportunity to do so. Prior to the public hearing on the Implementation Plan, copies of the Implementation Plan were available for public inspection in the office of the City Clerk of the City of Fresno (which is also the office of the Agency Secretary); and

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

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DOES HEREBY FIND, RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The above recitals, and each of them, are true and correct.

Section 2. The Agency hereby approves and adopts the Implementation Plan.

Section 3. The Implementation Plan, may be further amended from time to time in accordance with Health and Safety Section 33490.

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

Section 5. The adoption of the Implementation Plan does not constitute an approval of any specific program, project or expenditure and does not constitute a project within the meaning of Section 21000 of the Public Resources Code.

Section 6. This Resolution shall take effect immediately upon adoption.

ADOPTED this 16th day of September, 2010.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, REBECCA KLISCH, Ex-Officio Clerk of the Redevelopment Agency of the City of Fresno, certify that the foregoing resolution was adopted by the Redevelopment Agency of the City of Fresno, California, at a public hearing held on the ___ day of _____, 2010, and that the same was passed by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA E. KLISCH
Ex-Officio Clerk

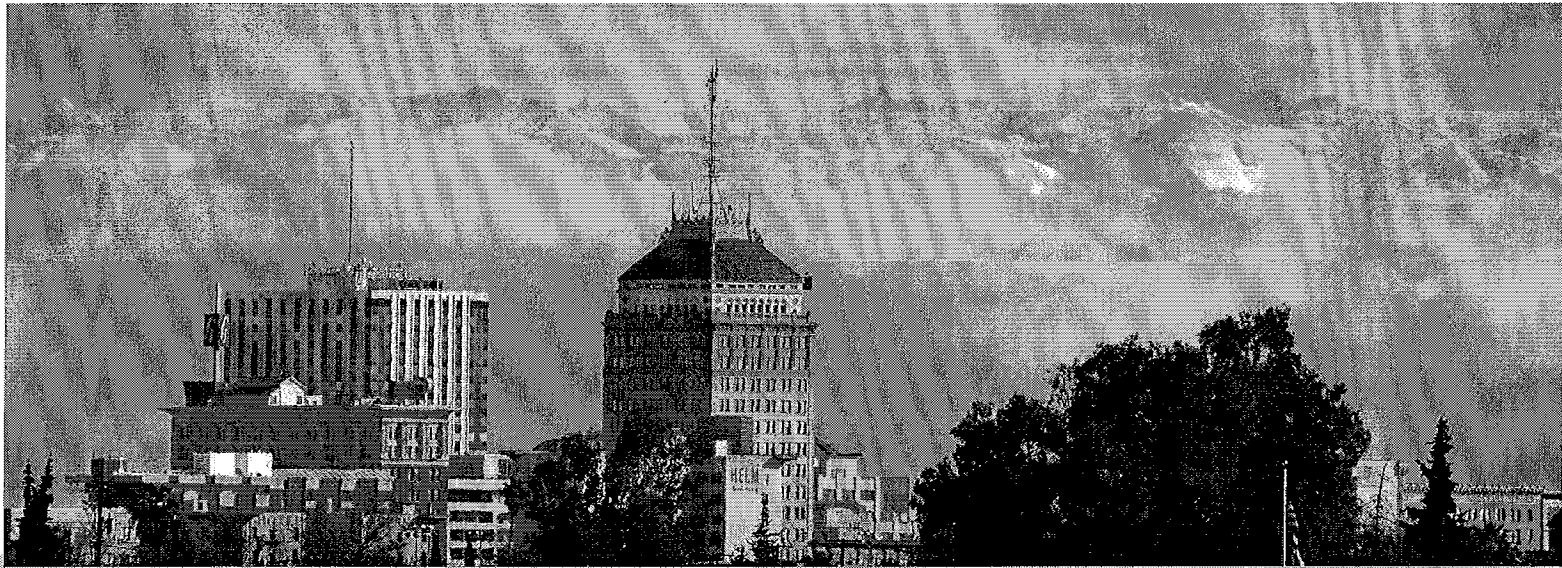
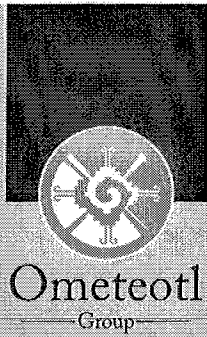
By:_____

APPROVED AS TO FORM:
HILDA CANTÚ MONTÓY
Ex-Officio Attorney

By:_____

Sr. Deputy

Exhibit "A" - Five-year Implementation Plan for the Airport Area Revitalization
Redevelopment Project Area



Five-Year Implementation Plan (2009/10 – 2013/14)
Airport Area Revitalization Redevelopment Project Area
Redevelopment Agency of the City of Fresno

September 16, 2010

Airport Area Revitalization Redevelopment Project Area
Implementation Plan FY 2009/10 – 2013/14

Prepared by:
The Omteotl Group
233 West Chestnut Avenue
Monrovia, CA 91016
626.502.6641

FIVE YEAR IMPLEMENTATION PLAN
FISCAL YEAR 2009/10 THROUGH 2013/14
AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA



Prepared for the:
Redevelopment Agency of the City of Fresno
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Airport Area Revitalization Redevelopment Project Area
Implementation Plan FY 2009/10 – 2013/14

In Cooperation with the:

Redevelopment Agency of the City of Fresno

September 16, 2010

Redevelopment Agency Board

Lee Brand
Agency Board Chairman
Councilmember District 6

Larry Westerlund
Council President
Councilmember District 4

Blong Xiong
Agency Board Vice-Chairman
Councilmember District 1

Andreas Borgeas
Councilmember District 2

Cynthia Sterling
Councilmember District 3

Mike Dages
Councilmember District 5

Henry T Perea
Councilmember District 7

Airport Area Revitalization Redevelopment Project Area
Implementation Plan FY 2009/10 – 2013/14

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Airport Area Revitalization Redevelopment Project Area
Implementation Plan FY 2009/10 – 2013/14

Preface

This Five-Year Implementation Plan (this "Implementation Plan") was prepared by the Redevelopment Agency of the City of Fresno (the "Agency") pursuant to section 33490 et seq. of California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; the "CRL").

This Implementation Plan identifies potential agency-related redevelopment programs and projects, and housing activities targeting low- and moderate-income households, for the Airport Area Revitalization Redevelopment Project Area (the "Project," or the "Project Area," as appropriate) during the five-year period beginning in fiscal year 2009-10, and ending in fiscal year 2013-14.

This Implementation Plan identifies priorities for potential programs and projects, and demonstrates how such programs and projects will address essential near-term revitalization objectives for the Project Area. This Implementation Plan is not intended to restrict the Agency to the programs and projects identified herein, since conditions, values, expectations, resources, and the needs of the community may change during the term of this Implementation Plan.

It is important to emphasize that the Agency has over six decades of experience in implementing a broad range of redevelopment activities and programs. The preparation and adoption of an updated Implementation Plan does not mean that the Agency must undertake a sudden change in direction, set new goals, or discontinue on-going activities and programs. Accordingly, the emphasis of this Implementation Plan is on maintaining a continuity of actions and consistency with established policies while remaining cognizant of potential activities that may arise or become feasible during the five-year term of this Implementation Plan.

Introduction

The Implementation Plan offers an overview of how the Agency intends to utilize its financial resources over the next five years, and specifically, how these expenditures will serve to eliminate physical and economic blight in the Project Area. The Plan's requirements became California Law following the passage of Assembly Bill 1290 in 1993.

The Agency's Implementation Plan plays an important role in Fresno's overall economic development strategy and provides an opportunity for the Agency to display its past successes, detail its current economic development incentive programs, and look toward the future in terms of addressing community needs. The Implementation Plan represents a valuable working document that will be a useful reference for years to come.

The City of Fresno has realized the need to target economic development activities toward job growth, expansion and diversification of the tax base, business attraction and retention, revitalization of commercial and industrial areas, and the provision of affordable housing. Toward these ends, the Redevelopment Plan governing the Project Area contains language pertaining to the achievement of specific economic development goals and objectives.

In recent years, as the City's economic development efforts became more highly refined, the Agency established a progressive new economic development program designed to retain and attract business. Among the many incentives offered to business prospects by the program are the following:

- Redevelopment financial incentives;
- Site selection assistance;
- Utilities incentives;
- Environmental compliance and permit assistance; and
- Storefront Improvement Program.

Redevelopment is most effective as an incentive to the extent that it can be fully integrated into a comprehensive community economic development strategy. The Agency's redevelopment strategy exemplifies essential elements where business and government can actively work together toward the attainment of common economic development goals. The Agency's Five-Year Implementation Plan provides another important part of the strategy, serving as a blueprint for long-term planning in this critical area.

Airport Area Revitalization Redevelopment Project Area
Implementation Plan FY 2009/10 – 2013/14

Contents of Implementation Plan

As specified in the Health and Safety Code, Implementation Plans must contain the following items, if appropriate:

- Specific goals and objectives for the Implementation Plan period;
- Specific programs, potential projects and estimated expenditures planned for the 5 year period;
- An explanation of how those goals, objectives, programs and expenditures will eliminate blight;
- An explanation of the Agency's housing responsibilities, including:
 - The amount in the Low and Moderate Income Housing Fund and the Plan period annual deposits to the Fund;
 - A Housing Program estimating the number of new, rehabilitated, and price restricted units to be assisted and the expenditures on the units from the Housing Fund;
 - A description of how the Housing Program will expend Housing Fund monies over a 10 year period for the income and age groups specified in the most recent regional needs allocation and include:
 - The number of units needed for the specified income and age groups;
 - The total community population and the population under 65 years of age;
 - A schedule of actions to insure the expenditure of Housing Fund in the required proportions;
 - For the previous Implementation Plan period, a listing of the Housing Fund monies used to assist units affordable to extremely low, very low and low income households; the number, location and affordability of new units constructed with other locally controlled government assistance; and the amount of Housing Fund monies used to assist units available to families with children and the number, location and affordability of the units;
 - For Project Areas within 6 years of the time limit on effectiveness of the Plan, the Housing Section must address the ability of the agency to comply with the Section 33413 requirements for replacement dwelling units, project area housing requirements and disposition of remaining moneys in the Low and Moderate Income Housing Fund.
 - Identification of proposed locations for replacement housing units;
 - An Affordable Housing Production Plan if applicable.

This Implementation Plan covering the period from 2009/10 to 2013/14 includes all required elements. A separate Housing Implementation and Compliance Plan is being prepared and will incorporate the Agency's housing production requirements for all Agency redevelopment project areas.

Plan Timeline and Review Process

California Redevelopment Law requires the adoption of implementation plans starting in 1994 and every 5 years thereafter. In addition, California Redevelopment Law requires that between two and three years after an implementation plan is adopted, the agency hold a public hearing to review the progress made towards achieving the Plan. It is anticipated that the required mid-term review for the 2009/10 – 2013/14 Implementation Plan will occur in fiscal year 2011/12.

The Agency must hold a noticed public hearing before adoption of the Implementation Plan. Notice of the hearing must be posted in at least four locations in the project area at least 31 days before the hearing. Notice must also be published in an area newspaper of general circulation once a week for at least three weeks, with the first publication occurring at least 31 days before the hearing. Notices of the hearing must be mailed at least three weeks in advance to all persons and agencies that have requested such notice.

CEQA Compliance

Adoption of this Implementation Plan does not constitute a project as defined in the California Environmental Quality Act (CEQA, Sections 21000 of the Public Resources Code). The inclusion of a specific program, potential project or expenditure in the Implementation Plan does not eliminate the requirement for environmental analysis and actual implementation of any of the Plan actions are subject to appropriate CEQA review. All actions included in the Implementation Plan are consistent with the Airport Area Revitalization Project Area Redevelopment Plan, which is in turn consistent with the City's General Plan and General Plan EIR.

State Legislation

Subsequent to the preparation of the preceding Redevelopment Implementation Plan cycle (i.e., 2004/05-2008/09), several legislative measures affecting redevelopment plans were enacted. These new laws are briefly described below.

Required Action:

SB 53 - Senate Bill 53 requires all redevelopment agencies with a redevelopment plan adopted prior to December 31, 2006 to adopt an ordinance setting forth the agency's authority to use eminent domain and its program for eminent domain activities, even if it no longer has the authority under its redevelopment plan.

Status of Agency Compliance: The Agency has complied with SB 53.

Airport Area Revitalization Redevelopment Project Area
Implementation Plan FY 2009/10 – 2013/14

SB 1809 - Senate Bill 1809 requires that all new and existing redevelopment plans authorize the agency to acquire property by eminent domain to record a statement with the county recorder which contains the following:

- The project area description; and
- A prominent heading in boldface type noting that the property that is the subject of the statement is located within a redevelopment project area; and
- A general description of the provisions of the redevelopment plan that authorize the use of eminent domain by the agency; and
- A general description of any limitation on the use of eminent domain contained in the redevelopment plan and the time limit required by CCRL Section 33333.2.

Status of Agency Compliance: The Agency complied with SB 1809.

AB 987 - Assembly Bill 987 requires all redevelopment agencies create, maintain, and make available to the public on the internet an affordable housing database that describes existing and substantially rehabilitated housing units that were developed or otherwise assisted with Low and Moderate Income Housing Funds including inclusionary and replacement housing units. The database must be updated annually and include the following data:

1. The address and parcel number of the property;
2. The number of units with number of bedrooms per unit;
3. The year of construction completion;
4. The date the affordability covenant or restriction was recorded;
5. The document number of the recording;
6. The expiration date of the covenant or restriction; and
7. The date and document number of any covenants or notices that may be recorded when an ownership unit is sold.

Status of Agency Compliance: The Agency is in the process of creating the online listing of affordable housing.

AB 1389 - Assembly Bill 1389 requires all redevelopment agencies to submit to the county auditor on or before October 1 of any given year beginning in 2008, the statutory pass-through payments made by the agency pursuant to Health and Safety Code sections 33607.5 through 33607.7. If concurrence is not achieved between the agency and the county auditor by February of the given year on the amounts that are owed to local educational agencies, the agency may, after a specified procedure, be subject to severe restrictions on its activities, including a prohibition on encumbering funds, incurring new debt, adding or expanding a project area, or be required to reduce its monthly administrative costs.

Status of Agency Compliance: The Agency has complied with the provisions of AB 1389.

Airport Area Revitalization Redevelopment Project Area Implementation Plan FY 2009/10 – 2013/14

SB 1045 - Senate Bill 1045 authorizes redevelopment agencies that made ERAF payments in fiscal year 2003-04 to recover the ERAF payments by amending their redevelopment plans by ordinance to extend the time of effectiveness of the plan and the agency's ability to collect tax increment by one (1) year. Modifications to statutory pass-through payments are not triggered by the bill.

Status of Agency Compliance: The Agency extended its plan effectiveness date for the Project Area.

Airport Area Revitalization Project Area - Background

In July of 1999 the City Council and Redevelopment Agency Board adopted the 1,119 acre Airport Area Revitalization Redevelopment Project Area. The concept was to focus on blighted and underutilized areas identified in the City's General Plan for commercial and industrial uses adjoining or in the vicinity of the Fresno Yosemite International Airport. The Redevelopment Project Area was adopted with priorities on the retention and expansion of existing and new businesses in order to increase the availability of jobs for these inner city neighborhood areas.

The boundary for the Airport Area Revitalization Redevelopment Project Area is limited to properties designated as commercial or industrial on the City's General Plan and applicable Community Plans. The area included in the Project Area is generally to the north and south of the Fresno-Yosemite International Airport and includes non-contiguous commercial and industrial nodes. The Project Areas includes four sub-areas, each with its own distinct characteristics. The Project Area contains 23 parcels that are being used for non-conforming residential purposes. No property planned for residential development is included in the Project Area.

Table 1: Time and Financial Limitations

TIME AND FINANCIAL LIMITATIONS AIRPORT AREA REVITALIZATION PROJECT AREA Time & Financial Limitations	
Project Area Adoption Date	July 19, 1999
Effectiveness of Plan	July 19, 2030
Tax Increment	\$40,000,000*
Bonded Debt Limit	\$33,000,000
Limit to Incur Debt	July 19, 2019
Limit on Receiving Tax Increment	July 19, 2045
Eminent Domain Time Limit	August 20, 2010**

*Countable Tax Increment per Agreement with Fresno County

**Limitation - Shall not acquire "property on which any persons reside"

Blighting Conditions in the Project Area

According to the report, Decision Document for 96 Potential Waste Sites Old Hammer Field, Fresno, California, prepared for the U.S. Army Corps of Engineers, the northern portion of the Project Area (north of Shields Avenue and east of Peach) was used as the Old Hammer Field (OHF) hospital site during and

Airport Area Revitalization Redevelopment Project Area

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after World War II. In 1949, the area was given to Fresno State College for use as an agricultural campus. The campus was the primary use until 1955, when the agricultural campus was moved to a new location. The college demolished most of the hospital buildings so the land could be farmed. Some OHF-era remnants still remain in the area, including both paved and unpaved roads, sewer manholes, irrigation stand pipes, and concrete building foundations.

Since adoption of the Project Area, some portions have experienced recent development, most notably with the construction of a Gap Incorporated warehouse and distribution facility. New industrial development has taken place north of Dakota Avenue along Ann Avenue, as well as Weathermaker Avenue. The Agency recently completed street improvements along Carmen Avenue, which will facilitate access to the new Weathermaker Avenue industrial buildings. Additionally, the Agency has facilitated development of a new Rite Aid, Fresh and Easy Market (currently under development), and a third small pad with three tenant spaces.

Despite these advances, significant blight still remains elsewhere in the Project Area. Specifically, the Project Area exhibits:

- Conditions that prevent the viable use of lots;
- Existence of subdivided lots in multiple ownership impaired by irregular shapes and inadequate sizes;
- Adjacent incompatible uses that prevent development;
- Depreciated or stagnant property values;
- A high crime rate; and
- Excess of adult-oriented businesses that result in public safety problems.

For example, retail developments with multiple ownership have led to significant variations in property upkeep within the same retail plazas. This type of disparate maintenance discourages tenants from locating in such a center, and property owners from investing in maintenance when other owners allow their buildings to fall further into disrepair.

Specifically, according to an analysis conducted by the Rosenow Spevacek Group of the blighting conditions in the Project Area, the Project Area is experiencing the following conditions of blight:

- Forty-eight (48) parcels, or 9.9 percent of parcels, were documented as exhibiting signs of dilapidation and deterioration through a field survey;
- Of the 469 commercial industrial zoned parcels in the Project Area, 14.3 percent do not meet the minimum lot size standards based on the City's Zoning Ordinance, and additionally many properties are not large enough to make redevelopment financially feasible;
- Thirty-seven (33) residentially-used parcels are immediately adjacent to industrial uses, several of which utilize hazardous materials creating conflict, and conversely limiting the potential expansion of industrial businesses;

Airport Area Revitalization Redevelopment Project Area

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- There are 6.2 percent of commercial and industrial zoned parcels that are in multiple ownership, inhibiting the ability of the lots to redevelop in a cohesive or economically viable manner;
- Property values that are not increasing at a rate similar to the City;
- Office lease rates in the Airport submarket are 31 percent below the City average of \$1.72 per square foot a month;
- Retail lease rates in the Project Area that are 63 percent below the City average of \$1.23 per square foot a month;
- Approximately one quarter of the Project Area parcels are undeveloped or abandoned and do not contribute to the economy of the area.
- The Project Area has a documented crime rate of 57.3 percent higher than citywide on a per acre basis in 2009 which presents a serious threat to public safety; and
- The Project Area has a high concentration of liquor licenses of 3.11 licenses per 1,000 persons in comparison to 2.05 licenses citywide that has led to heightened crime rates in the immediate vicinity, also resulting in a threat to public safety and welfare.

Within the Project Area, numerous structures are deteriorated, dilapidated or deficient. The prevalence of conditions that affect the safety and well being of occupants in these structures reflects both the extensiveness of damage, as well as the lack of investment incentives or resources to bring these structures into compliance with current code or standards. In addition to structures in the Project Area that were either dilapidated or deteriorated, there were buildings rated "deficient" to one degree or another. These buildings add generally to the existing conditions of cumulative blight.

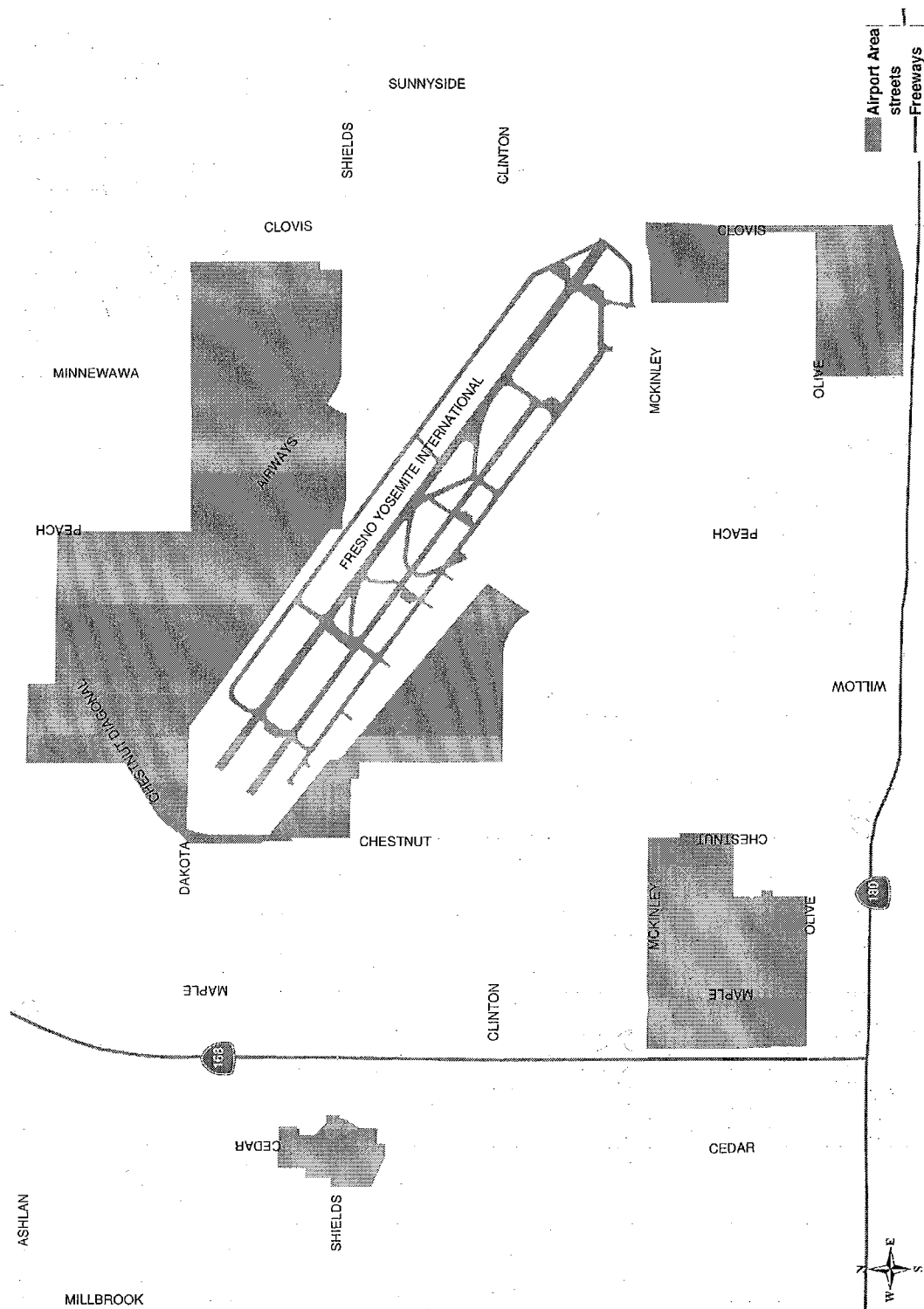
Site deficiencies include a lack of parking; poor circulation system; aging infrastructure; deficient signage and fencing; open storage and exposed equipment; and the presence of vandalism, security bars, razor wire, abandoned vehicles and litter. Deficient sites would also include adjacent or nearby uses that are incompatible with each other, and parcels of inadequate size or irregular shape for proper usefulness and development that are under multiple ownership.

Physical infrastructure includes streets, water and sewer service, storm drains, and street lighting. Litter and illegal dumping is also problem in the Project Area. Many of the areas numerous vacant lots contain trash and debris. Used auto, truck, and tractor tires are found on lots. Illegal dumping frequently occurs at night, is difficult to prevent and has an enormous impact on the negative image of the Project Area. It can also be a health hazard.

Project Area Location and Boundaries

The location and boundaries of the Airport Area Revitalization Redevelopment Project Area is shown in Figure 1.

Figure 1
Airport Area Revitalization



Project Area Accomplishments

Since adoption of the Redevelopment Plan, the Agency has, both unilaterally and through participation in joint public/private partnerships, facilitated a number of successful projects and programs aimed at economic revitalization, blight reduction, and affordable housing production.

Assistance and advisory services were provided to property owners, existing businesses, public agencies and development interests in regard to potential new developments and expansion of existing businesses in the Project Area. Other implementation activities included marketing and review of applications for the Storefront Improvement Program (forgivable loan program).

The Agency and Council adopted a resolution directing preparation of amendments to the Airport Area Revitalization Redevelopment Project Area. Agency staff has worked diligently over the prior implementation plan period to explore and implement the requested redevelopment plan amendments.

The Agency assisted proponents for the development of approximately 70 acres for a planned mixed-use light industrial, retail-office and residential development on the west side of Clovis Avenue and north of the Freeway 180 right-of-way.

The Agency completed construction of a special streetscape element on Cedar and Shields Avenues consisting of landscaped median islands with colored concrete at the tip of the islands, street trees, and a designed color concrete intersection at Cedar and Shields. The program is intended to encourage adjoining property owners to create landscaped setbacks and other improvements to enhance the image of businesses fronting onto the streets.

The Agency completed streetscape and infrastructure improvements to Aircorp Way, Carmen, Floradora, Whitney, Dearing, Clovis and Shields Avenues. The program is intended to provide suitable and upgraded infrastructure in the Project Area to facilitate private development and reinvestment. The Agency has undertaken street and infrastructure improvements in order to improve traffic circulation, create pedestrian and bicycle friendly streets, enhance the visual quality of areas, and increase safety. The following are projects that have been taken on by the Agency:

- Creation of a green belt along McKinley Avenue and the Mill Ditch Canal to allow for a pedestrian and bicycle trail.
- Circulation improvements to East Carmen and North Sierra Vista Avenues. This project facilitated access to undeveloped property to the south and east of McKinley and Maple Avenues.
- Improvement of railroad grade crossings at Cedar, Chestnut, Maple and Shields Avenue.
- Improvement of the intersection of Clovis and Shields Avenues.
- Reconstruction of railroad crossing on Clovis Avenue just south of McKinley Avenue in order to increase safety and improve traffic flow.
- Street improvements to Carmen Avenue between Maple and Chestnut Avenues to alleviate deteriorating conditions. Improvements include curbs, gutters and street paving.
- Street improvements to Floradora, Whitney, and Dearing Avenues.

Airport Area Revitalization Redevelopment Project Area

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Agency staff continued to work with the City Manager's Office and the Airports Department in the development of a Multi-Year Strategic Plan for the marketing and development of property in this project area, and on and around the Fresno Yosemite International Airport.

The Agency continued to implement the Airport Beautification Program, enacted in July 2007. The Airport Beautification Program encompasses the areas of McKinley, Peach and Clovis Avenues. Efforts undertaken thus far include infrastructure, a \$200,000 investment in new signage and other improvements to the airport gateways.

The Agency continued to remain active in acquiring or assisting in the acquisition of blighted parcels in order to facilitate reinvestment and blight removal. These set aside funds have been used specifically for removing blight and acquiring land and street right-of-ways. These acquired areas will be open for business expansion and new development.

The Agency Storefront Improvement Program focused on marketing this program to property owners located on Cedar and Shields Avenues and other commercial corridors. This program assisted in the revitalization of the area by providing an incentive for owners to visually improve their businesses.

As previously detailed, the Agency has focused on goals and objectives as set forth in the 2004/05-2008/09 Implementation Plan that relates directly to the provision, improvement, and rehabilitation of public infrastructure to lessen conditions of blight and to improve the overall economic and physical condition of the Project Area. However, while the Agency has spent substantial numbers of dollars on blight remediation, the projects identified above have not been able to fully ameliorate the conditions of blight described in CCRL Sections 33031(a), 33031(b), and 33030(c) and conditions of blight continue to detract from more positive aspects of the Project Area. Available Agency resources will continue to play an integral role in the City's ability to remedy negative physical and economic conditions still affecting the Project Area.

During the 2004/05 – 2008/09 Implementation Plan period the Agency undertook various redevelopment activities including assisting GAP Incorporated and others business to locate facilities in the Project Area. During this period the Agency also initiated the Storefront Improvement Program. The following table identifies the tax increment received by the Agency, those projects and programs funded by the Agency and the fund balance.

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Table 2: Revenues and Expenditures FY 2005 to FY 2009

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AIRPORT AREA REVITALIZATION PROJECT AREA FY 2004/05 - 2008/09 REVENUES & EXPENDITURES						
	FISCAL YEAR					
	2004/05	2005/06	2006/07	2007/08	2008/09	TOTAL
Fund Balance	\$1,430,861	\$1,286,226	\$1,358,931	\$2,242,625	\$2,359,048	
<i>Net Tax Increment Received</i>	\$1,093,378	\$1,034,959	\$1,498,357	\$1,434,250	\$1,327,957	\$6,388,901
TOTAL AVAILABLE REVENUE	\$2,524,239	\$2,321,185	\$2,857,288	\$3,676,875	\$3,687,005	\$7,819,762
EXPENDITURES						
Administrative Costs	\$94,861	\$91,815	\$94,184	\$73,799	\$77,500	\$432,159
PROJECTS						
Fresno Revitalization Corp.	\$6,000	\$6,000	\$3,000	\$3,000	\$3,000	\$21,000
Commercial Rehabilitation	\$4,700	\$2,000	\$1,500	\$0	\$0	\$8,200
Plan Implementation/Merger & Amendment	\$69,642	\$58,194	\$30,068	\$68,260	\$46,000	\$272,164
Real Property Acquisition & Disposition	\$26,725	\$670,214	\$15,472	\$15,250	\$11,250	\$738,911
GAP/Ponding Basin Reimbursement	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Industrial/Business Park Development	\$40,850	\$20,260	\$23,360	\$24,975	\$24,500	\$133,945
Street & Infrastructure Improvements	\$40,919	\$52,834	\$299,304	\$101,342	\$564,306	\$1,058,705
Storefront Improvement Program	\$0	\$0	\$0	\$1,500	\$23,227	\$24,727
Streetscape Improvements	\$754,316	\$60,937	\$147,775	\$1,029,701	\$340,458	\$2,333,187
TOTAL PROJECT EXPENDITURES	\$1,143,152	\$870,439	\$520,479	\$1,244,028	\$1,012,741	\$4,790,839
<i>Revenue Surplus/(Shortfall)</i>	<i>\$1,286,226</i>	<i>\$1,358,931</i>	<i>\$2,242,625</i>	<i>\$2,359,048</i>	<i>\$2,596,764</i>	<i>\$2,596,764</i>

Goals and Objectives 2009/10 – 2013/14

In developing an Implementation Plan, it is important to consider the context and purpose of the redevelopment effort. The Project Area is a central gateway and entry point for residents, visitors and business people arriving to Fresno due to the airport. It is important to understand this position of primary importance and ensure that the vision of Fresno is not eroded by physical blight in the Project Area. With this as background, the purpose of the Project Area is to renew and create economic stimulation within the Project Area, to capitalize on the characteristics and resources unique to the area, and to re-establish the image and awareness of this area as the vital center of the city. Redevelopment of the Project Area pursuant to the Implementation Plan will attain the purposes of the California Community Redevelopment Law, as well as meeting City economic development objectives. The specific goals and objectives of the Project Area are:

1. To guide and foster revitalization, rehabilitation and new development that meet City needs and provides a stable, diversified and strong economic base.
2. To provide for increased sales, business and associated revenues and benefits to the City.
3. To promote new and continuing private sector investment within the Project Area which enhances the existing business activities and facilitates the growth of commercial activity.

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4. To retain existing businesses by enhancing and promoting their activities and by assisting the cooperation and participation of owners, businesses and public agencies in the growth and development of the Project Area.
5. To create local job opportunities and preserve the Project Area's existing employment base.
6. To eliminate blighting influences and to correct environmental deficiencies, including small and irregular shaped lots, obsolete and aged building types, vacant buildings and lots, depreciated property values and impaired investments, low lease rates, high crime rates, incompatible and uneconomic land uses, and inadequate or deteriorated public improvements, facilities, and utilities.
7. To assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
8. To plan, design, and develop undeveloped and underdeveloped areas that are stagnant or improperly utilized.
9. To provide opportunities for participation by owners and tenants in the revitalization of their properties.
10. To strengthen the economic base of the Project Area and the community by the installation of needed site improvements that stimulate new development, business expansion, employment, social and economic growth.
11. To establish a positive visual image through the implementation of performance criteria to assure high site design standards, environmental quality, compatibility with the cultural emphasis planned for the area, conservation of and compatibility with buildings of historical importance, and similar design elements that provide unity and integrity to the entire Project.
12. To expand, improve, and preserve the community's supply of housing available to low and moderate income persons and families within the Project Area or outside the Project Area.
13. To accomplish these goals with a minimum of displacement of any property owner, resident or businessperson that wish to remain within the Project Area.

Programs and Projects – Blight Elimination

The Redevelopment Plan represents the City's commitment to the revitalization of the Project Area through a coordinated set of actions that will require effective partnership from both the public and private sectors. The public actions proposed herein are designed to increase development potential within the Project Area, while at the same time protecting and enhancing the viability of the area's existing uses. Specific redevelopment projects and programs are proposed within the guidance of the overall revitalization concept.

The following section demonstrates how Agency activities and expenditures will address blight over the term of the Implementation Plan. Each program or project is directed at a blighting condition. Programs have been devised to address the Goals; some are underway and others are anticipated to begin in the future. Additional programs and projects are likely to be pursued as opportunities arise over the term of the Implementation Plan. New programs that further an identified goal are considered to be consistent with this Implementation Plan and added at the required Implementation Plan mid-point review. New projects that support identified programs will be considered and funded at any time, as they are consistent with the Implementation Plan Goals.

The following programs and projects are proposed to address blighting conditions of the Project Area during the 2009/10 – 2013/14 planning period.

Land Assembly Program. To facilitate assembly of inadequate and nonconforming parcels into viable development sites, the Agency proposes to selectively acquire land through negotiated purchase, eminent domain (except residential properties, as defined in the Implementation Plan, which are not subject to eminent domain), or which it otherwise deems appropriate for land assembly. Where properties and structures are deemed adequately sized for appropriate land uses, and where existing structures are suitable for rehabilitation, and where property owners wish to participate in the Redevelopment Plan, land acquisition is not anticipated.

The Agency will provide relocation assistance and payments required by law. Relocation assistance is required of the Agency in order to ensure consistent and fair treatment for displaced persons, families, and businesses and to ensure they do not suffer disproportionate injury as a result of the proposed redevelopment programs designed for the benefit of the public as a whole.

The Agency will continue to implement an owner participation program to assist existing property owners in the redevelopment, rehabilitation, expansion, and development of business properties. The program includes providing rehabilitation loans, and other forms of assistance for business improvement and expansion as may be permitted under the CRL.

Project Area Improvements. The Agency proposes to make public infrastructure improvements within the Project Area. The Agency proposes to undertake street system improvements, including, but not limited to, curbs, gutters, sidewalks, paving, landscaping and irrigation systems, turning lanes, parking spaces, and street widening and extensions. Streetscape improvements of major streets and entryway improvements at selected locations along designated major streets and/or freeways will continue to be a major focus of Agency efforts.

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Sewer system improvements, including, but not limited to, sewer mains, service lines, manholes, and related temporary pavement and pavement restoration work will also be undertaken during the Implementation Plan period.

The water system in the Project Area is in need of improvements and modernization. Proposed improvements include, but are not limited to, water wells, fire hydrants, water and service lines, water mains, bore and jack casings, wet ties, and related pavement restoration work.

Storm drainage system improvements, including, but not limited to, outclass and inlets, manholes, pipes, bore pipes, and related temporary pavement and pavement restoration are proposed during the Implementation Plan period.

Business Revitalization and Attraction Programs. The Redevelopment Agency is successfully implementing business revitalization programs in the Airport Area Revitalization Redevelopment Project Area.

The Storefront Improvement Program offers a zero interest loan for eligible facade improvements, up to a maximum amount for exterior improvements to businesses (commercial rehabilitation). This assistance is targeted to commercial and industrial properties.

Promote Private Sector Investment. The Agency will create and respond to economic development opportunities that promote private sector investment, retain businesses, create jobs and provide for increased revenues to the City. The Agency proposes to assist private developers in the reuse of major economic development potential sites; participate in public/private efforts of business attraction and retention and job development; and coordinate with the economic development efforts of other organizations.

Identify Potential Economic Development Sites. The Project Area contains a number of sites with significant development potential. Agency action is necessary to prompt and support private development efforts for these sites and overcome development barriers. These actions will be staff and selected consultant involvement rather than financial involvement in projects.

Job and Business Development. The Agency will continue efforts to develop and implement projects to improve businesses, generate new jobs, improve the viability of existing businesses and ultimately attract new businesses and to provide needed services and employment.

Economic Development Coordination. Economic development activities are provided by a variety of organizations. Mutual support and coordination will insure that maximum benefits are achieved. The Agency supports the local Chamber of Commerce's efforts in business recruitment and retention, job development and business education.

Discretionary Programs. As funds become available, the Agency proposes to assist in other efforts that may include owner participation, business expansion assistance, revitalization, business attraction, and marketing, to the extent permitted by the CRL.

Project Area Expenditures

Based on the following tax increment projections, the Agency will have enough income to support planning, Agency administration, and program implementation during the Implementation Plan period. In years 2009/10 – 2013/14,

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the Agency is projected to have approximately \$9.56 million in net tax increments (after pass-through payments and 20% set-aside funds).

Table 3: Five-Year Tax Increment Projections

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AIRPORT AREA REVITALIZATION PROJECT AREA FIVE YEAR TAX INCREMENT PROJECTIONS						
	FISCAL YEAR					
	2009/10	2010/11	2011/12	2012/13	2013/14	TOTAL
Fund Balance	\$2,596,763	\$1,805,556	\$3,291	\$8,072	\$1,899	
Projected Net Tax Increment	\$726,717	\$1,403,735	\$1,579,781	\$1,611,377	\$1,643,604	\$6,965,214
TOTAL AVAILABLE REVENUE	\$3,323,480	\$3,209,291	\$1,583,072	\$1,619,449	\$1,645,503	\$9,561,977
EXPENDITURES						
Administrative Costs	\$77,500	\$85,000	\$85,000	\$87,550	\$90,177	\$425,227
PROJECTS						
Industrial/Business Park Development	\$28,500	\$1,925,000	\$500,000	\$550,000	\$250,000	\$3,253,500
Amendment	\$91,065	\$506,000	\$100,000	\$80,000	\$80,000	\$857,065
Real Property Acquisition & Disposition	\$288,157	\$15,000	\$250,000	\$50,000	\$500,000	\$1,103,157
Storefront Improvement Program	\$5,000	\$65,000	\$100,000	\$100,000	\$100,000	\$370,000
Street & Infrastructure Improvements	\$1,009,531	\$525,000	\$340,000	\$500,000	\$500,000	\$2,874,531
Streetscape Improvements	\$18,171	\$85,000	\$200,000	\$250,000	\$125,000	\$678,171
TOTAL PROJECT EXPENDITURES	\$1,440,424	\$3,121,000	\$1,490,000	\$1,530,000	\$1,555,000	\$9,136,424
Revenue Surplus/(Shortfall)	\$1,805,556	\$3,291	\$8,072	\$1,899	\$326	\$326

The Plan is prepared with the intent of providing the Agency with the necessary legal authority and flexibility to implement the revitalization of the Project. The Plan authorizes the Agency to finance the Project with financial assistance from any or all of the following sources: (1) City of Fresno; (2) State of California; (3) federal government; (4) tax increment funds in accordance with applicable provisions of the CRL; (5) Agency bonds; (6) interest income; (7) loans from private financial institutions; (8) lease or sale of Agency-owned property; (9) donations; and (10) any other legally available public or private sources.

Current provisions of the CRL provide authority to the Agency to create indebtedness, issue bonds, borrow funds or obtain advances in implementing and carrying out the specific intents of a redevelopment plan. The Agency is authorized to fund the principal and interest on the indebtedness, bond issues, borrowed funds or advances from tax increment revenue and any other funds available to the Agency. To the extent that it is able to do so, the City may also supply additional assistance through City loans or grants for various public facilities or other project costs.

A number of these programs are dependent on the response by the private sector to Agency initiatives. Other programs may be dependent on funding sources not under Agency control, subsequent environmental assessment, and other factors. The Agency will allocate its available resources among the above programs depending on conditions in place at the time of implementation.

Housing Implementation and Compliance Plan

This Housing Implementation and Compliance Plan will address the requirements of California Redevelopment Law (CRL) pertaining to the use of the Low and Moderate Income Housing Fund (the "Housing Fund") for the Airport Area Revitalization Redevelopment Project Area.

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Section 33490 (a)(2) requires that Implementation Plan's Affordable Housing Program contain the following components:

- (A) A portion of the implementation plan shall address the agency housing responsibilities and shall contain a section addressing Project Areas amended pursuant to Section 33333.10, if applicable, and Sections 33334.2, 33334.4, and 33334.6, the Low and Moderate Income Housing Fund, and, if subdivision (b) of Section 33413 applies, a section addressing agency developed and project area housing. The section addressing the Low and Moderate Income Housing Fund shall contain:
 - (i) The amount available in the Low and Moderate Income Housing Fund and the estimated amounts which will be deposited in the Low and Moderate Income Housing Fund during each of the next five years.
 - (ii) A housing program with estimates of the number of new, rehabilitated, or price restricted units to be assisted during each of the five years and estimates of the expenditures of moneys from the Low and Moderate Income Housing Fund during each of the five years.
 - (iii) A description of how the housing program will implement the requirement for expenditures of moneys in the Low and Moderate Income Housing Fund over a 10-year period for various groups as required by Section 33334.4. For project areas to which subdivision (b) of Section 33413 applies, the 10-year period within which Section 33334.4 is required to be implemented shall be the same 10-year period within which subdivision (b) of Section 33413 is required to be implemented. Notwithstanding the first sentence of Section 33334.4 and the first sentence of this clause, in order to allow these two 10-year time periods to coincide for the first time period, the time to implement the requirements of Section 33334.4 shall be extended two years, and project areas in existence on December 31, 1993, shall implement the requirements of Section 33334.4 on or before December 31, 2014, and each 10 years thereafter rather than December 31, 2012. For project areas to which subdivision (b) of Section 33413 does not apply, the requirements of Section 33334.4 shall be implemented on or before December 31, 2014, and each 10 years thereafter.
 - (iv) This requirement to include a description of how the housing program will implement Section 33334.4 in the implementation plan shall apply to implementation plans adopted pursuant to subdivision (a) on or after December 31, 2002.
- (B) For each project area to which subdivision (b) of Section 33413 applies, the section addressing the Agency-developed and project area housing shall contain:
 - (i) Estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased within one or more project areas, both over the life of the plan and during the next 10 years.
 - (ii) Estimates of the number of units of very low, low-, and moderate-income households required to be developed within one or more project areas in order to meet the requirements of paragraph (2) of subdivision (b) of Section 33413, both over the life of the plan and during the next 10 years.
 - (iii) The number of units of very low, low-, and moderate-income households which have been developed within one or more project areas which meet the requirements of paragraph (2) of subdivision (b) of Section 33413.
 - (iv) Estimates of the number of Agency-developed residential units which will be developed during the next five years, if any, which will be governed by paragraph (1) of subdivision (b) of Section 33413.
 - (v) Estimates of the number of Agency-developed units for very-low, low-, and moderate-income households which will be developed by the agency during the next five years to meet the requirements of

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paragraph (1) of subdivision (b) of Section 33413.

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

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

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

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

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

Section 33490 (a)(3) requires that the Implementation Plan's Affordable Housing Program contain the following:

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

Section 33490 (a)(4) requires that the Implementation Plan's Affordable Housing Program contain the following:

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

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Table 4: Tax Increments and Housing Set Asides for all Project Areas (2009-2010)

Project	Total Tax Increment	Admin Fees	Pass Thru Amts	SERAF Payment	Net Incr Received	Housing Set Aside @20 percent	Net Increment After 20 percent HS
CBD	\$911,412.44	\$12,348.56	\$133,806.46	\$310,786.86	\$454,470.56	\$182,282.49	\$272,188.07
Fruit Church	543,525.46	7,445.56	34,216.38	161,758.70	340,104.82	108,705.09	231,399.73
Mariposa	1,195,826.62	17,045.56	88,858.14	449,628.95	640,293.97	239,165.32	401,128.65
Southwest Fresno	3,116,891.36	52,985.56	239,214.72	1,121,261.68	1,703,429.40	623,378.27	1,080,051.13
West Fresno #1	236,435.84	3,365.56	12,370.34	77,898.26	142,801.68	47,287.17	95,514.51
West Fresno #2	980,758.48	13,716.56	19,829.74	343,051.34	604,160.84	196,151.70	408,009.14
Convention Center	1,023,132.90	14,263.56	83,692.26	351,268.31	573,908.77	204,626.58	369,282.19
Jefferson	558,748.02	9,482.56	37,325.18	213,994.25	297,946.03	111,749.60	186,196.43
Chinatown	128,774.42	2,842.56	2,840.68	64,204.97	58,886.21	25,754.88	33,131.33
West Fresno Rehab	71,616.70	35.56	7,674.24	16,463.62	47,443.28	14,323.34	33,119.94
Air Terminal	235,720.74	6,704.02	82,915.42	52,550.06	93,551.24	47,144.15	46,407.09
Roeding Bus Park	895,184.30	15,869.02	169,300.10	278,216.43	431,798.75	179,036.86	252,761.89
South Van Ness	544,402.52	6,527.56	77,637.38	86,885.58	373,352.00	108,880.50	264,471.50
Fulton	590,271.22	6,403.02	105,762.90	165,751.08	312,354.22	118,054.24	194,299.98
Airport Area	2,695,249.06	33,404.02	539,099.02	855,910.12	1,266,835.90	539,049.81	727,786.09
Southeast Fresno	3,024,016.96	43,537.02	604,839.64	768,664.54	1,606,975.76	604,803.39	1,022,172.37
South Fresno Ind	1,770,279.80	24,464.02	354,055.94	425,070.19	966,689.65	354,055.96	612,633.69
Central City	1,085,151.46	15,140.56	150,633.06	265,938.49	653,439.35	217,030.29	436,409.06
Corr 99/Gold State	2,445,312.18	41,032.02	345,569.90	726,898.57	1,331,811.69	489,062.44	842,749.25
Total	\$22,052,710.48	\$326,612.86	\$3,089,641.50	\$6,736,202.00	\$11,900,254.12	\$4,410,542.10	\$7,489,712.02

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Low and Moderate Housing Income Fund

Table 5 shows housing set-aside accumulations for the past five years in all of the Agency's Redevelopment Project Areas.

Table 5: Housing Fund – All Project Areas, FY 2005 -2006 thru FY 2009 – 2010*

<u>Year</u>	<u>20 Percent Housing Set-Aside</u>
2005-2006	\$ 2,953,782.24
2006-2007	\$ 3,509,427.27
2007-2008	\$ 4,220,372.58
2008-2009	\$ 4,428,784.73
<u>2009-2010</u>	<u>\$ 4,410,542.10</u>
TOTAL	\$ 19,522,908.92

* Refer to attached Historical Tax Increment Revenues Tables

As shown in Table 4, the Airport Area Revitalization Redevelopment Project Area contributed \$539,049.81 or 8.2% of the total Housing Fund contribution of \$4,410,542.10 in FY 2009-2010.

In the following Table 6 there are estimates that the Airport Area Revitalization Redevelopment Project Area will contribute a total of \$2,805,236 over the next five years to the Housing Fund, an average increase of \$22,000 per year when compared to FY 09-10.

Table 6: Projected Housing Set Aside Fund for FY 2010-11 thru FY 2014-15

PROJECTED HOUSING SET-ASIDE AT 20%						
	2009-10 (Estimated)	2010-11	2011-12	2012-13	2013-14	Total 5-yr
Airport Area	\$539,049.81	\$549,830.81	\$560,827.42	\$572,043.97	\$583,484.85	\$2,805,236.86

Proposed Affordable Housing Program

Over the next five years, the Agency plans to implement the following Airport Area Revitalization Redevelopment Project Area Housing Program with projects involving a range of new housing construction, substantial rehabilitation (involving large site developments and infill sites), mixed use housing, and neighborhood infill involving primarily single family dwellings, as well as several multi-family projects in order to further the goals for revitalization of the Airport Area Revitalization Redevelopment Project Area.

Proposed Affordable Housing Projects

On June 29, 1999 the City Council and Agency Board adopted a Joint Resolution (Council Resolution No. 99-200 & Agency Resolution No. 1551) making findings under Section 33334.2(g) of the Community Redevelopment Law, that the Agency may use housing set-aside funds outside of the Airport Area Project Area.

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The Agency has since directed substantial Airport Area housing fund resources to further the goal of housing development in the Agency's target areas. Approximately 271 units at various income levels have been recently completed, are underway or planned with the assistance of the Agency:

- **Broadway Lofts Mixed-Use** - In May, 2009 the Agency approved an Owner Participation Agreement (OPA) with Reza Assemi to provide for participation in the Broadway Lofts project at 1625 Broadway, a mixed-use project at Broadway and Calaveras in the Fulton Redevelopment Project Area/ Cultural Arts and Entertainment District, in the amount of \$750,000. The project will produce 5 moderate income units. Currently under construction, the project includes reuse of a historic property and conversion into 22 loft residential units.
- **Fulton Village** - In December 2008, the Agency Board approved an OPA for a mixed use project in the Cultural Arts District near Fulton and Amador Streets. The project consists of 61 units of housing: 48 market rate and 13 affordable units; and, 4,500 square feet of commercial space. The Agency's contribution is an \$800,000 second trust deed loan and a \$500,000 grant made at completion. The developer, Granville Homes, broke ground for the project in May, 2010.
- **Mayflower Lofts** - The Agency approved an OPA with Mayflower Lofts, LLC to facilitate the development of a mixed-income housing development at 1417 Broadway. The Mayflower Building is a three story brick structure that has long been vacant and the owner had requested assistance to make the project feasible: it consists of 18 rental units with affordability covenants on eight of the units in consideration for Agency assistance. Under the Agreement's proposed terms a loan in the amount of \$400,000 would be made to the project.
- **Droge Building** - The Agency was approached by both the private owner and later the Housing Authority, which has since purchased the building, with a proposal for a mixed use development at 816 Van Ness at Inyo Street, consisting of 14 apartment units on two floors, plus commercial retail space along Van Ness. Site parking would be across the street in the spiral garage. In exchange for Agency assistance, the developer would provide affordable housing covenants on a percentage of the apartment units. The original request was for \$350,000.
- **Met Museum RFQ** - In December, 2009, the Agency and the City jointly issued a solicitation inviting qualified developers to submit qualifications and conceptual proposals to design and develop an exciting downtown infill project that will create a lively and exciting downtown entertainment destination in Uptown Cultural Arts District on parcels acquired by the City from the Fresno Metropolitan Museum (Met Museum). Proposals must acknowledge the architectural and cultural prominence of the Met Museum building and create a compatible and complementary project on the surrounding parcels, but propose a design that could also incorporate the Museum building, function, or program into the entertainment center project in a seamless way. The area consists of 2.5 acres of separately parceled and contiguous parcels, representing the entire city block (excluding the parcel upon which the Met Museum rests). The one proposal received requested subsidy of \$3.2 million for 24 moderate-income units in a new 60 unit mixed-use residential project. In addition, there would be a separate non-housing proposal for the historic pump house on Fulton Street.
- **Chinatown Lofts Mixed-Use Project** - In 2009, the Agency approved a Memorandum of Understanding for a three-phase, mixed-use low-income housing and commercial development at "F" and Mono Streets. The project received \$4,000,000 in Prop 1C Urban Infill funding from the State in June, 2009 and was expected apply for a 9% Low Income Housing Tax Credit allocation in 2009 for the first phase of 68 units. However, in July 2009, California Dairies, at 755 F Street, objected to the approval of the Chinatown Lofts

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project as proposed on the site. The plant processes milk and other milk products using an anhydrous ammonia (NH₃) industrial refrigeration system. As part of a way to work through the difference in opinion over the potential risk of a leak of anhydrous ammonia on potential residents living nearby, the Agency commissioned a consultant to prepare an Offsite Consequence Analysis (OCA) report, in accordance with the California Accidental Release Prevention (CalARP) program and EPA's Risk Management Program (RMP) regulations for "process" and "fugitive" plant emissions of NH₃. The OCA shall be incorporated into the CEQA document for the Project as it works its way through the entitlement process once again. This CEQA process will likely culminate in late summer of 2010, and if the conclusions allow it, the project could complete the entitlement process in time for the 2011 Low-Income Housing Tax Credits (LIHTC) round.

- **Real Property Acquisition/Blight Removal - Berkeley Block** - The Berkeley Block on the west side of the Fulton Mall between Kern and Inyo Streets is a key crossroad location connecting the Mall and Chukchansi Park. The Agency acquired the final small property on the block at 829 Fulton Mall. The only non-Agency-owned property on the block is the large building in the center. With the acquisition of this property, the Agency owns approximately 75% of the half block and anticipates entering an Owner Participation Agreement with the last owner to begin to seek a developer for a mixed-use development.
- **Hotel Fresno** - The Developer has requested \$2.8 million in assistance for his new 68 unit residential project of at the Hotel Fresno in the Central Business District. The Developer, Romi Bagheghian, is close to securing his financing and has this amount as a gap. This would also be an OPA. The construction could start in 2011.
- **Factory Tire** - This will be a new residential project of 39 units by Granville Homes at Broadway and Calaveras in the Uptown Cultural Arts District. The project that requires a OPA, includes the acquisition of Factory Tire and the Marjaree Mason home next door (and potentially moving that house), and the development of residential units. The construction could start in 2011. The estimated budget request is \$2.0 million.

Housing Authority Contract/Community Housing Partnership Program (CHPP)

In July 2000, the Agency entered into a multi-year Community Housing Partnership Program (CHPP) agreement with the Housing Authorities of the City and County of Fresno to administer a portion of the Agency's 20% Housing Set-Aside funds. The CHPP provides for minor, major and infill housing in designated target areas of the City. Several contract amendments have expanded target areas and increased the funding for aggressive programs to attack blight caused by boarded-up houses and neglected vacant land. The CHPP has three significant elements: the Major/Minor Rehab program, the Board Up/Infill Program, and the Multi-Family Rehab Program. In addition, the Agency used the CHPP to undertake property acquisition in the California Triangle area within Merged Area No. 2. The highlights of these programs are as follows:

- **Community Housing Partnership - Major and Minor Rehabilitation Program** - During FY 09/10, the Community Housing Partnership Program (CHPP) processed and completed rehabilitation of 74 homes for low-income families. An additional 81 applications have been reviewed and approved and are in the process of bid development or construction. As of August 6, 2010, 1,675 homes have been approved or rehabilitated for low-income families since the inception of the program.
- **California Triangle** - The property acquisition in the project area referred to as the California Triangle is

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nearly completed. This area is bounded by Kern, Waterman and California Streets within the Southwest Redevelopment Area. All residents in this area were relocated to improved housing. The project site consists of approximately three acres divided into a number of parcels.

Two parcels in the original footprint remain to be acquired. These have clouded title issues as there are various claims of ownership. As of this date, the Housing Authority has approval from three of the four owners and is negotiating with the final owner on one of the parcels. Acquisition will be completed in 2010. In addition, the CHPP is acquiring the former County Library property in the California Triangle from Fresno County, with the Housing Authority taking the lead on behalf of the Agency.

In addition to the property acquisition, the Agency has budgeted funds for California Avenue improvements from Martin Luther King Boulevard to Walnut Avenue in connection with the California Triangle Project.

Once all of the acquisition is complete, the Agency will publish a Request for Qualifications (RFQ) seeking developers for a mixed-use or mixed-income project. It is expected to be issued in late 2010.

Following in Table 7 are estimated Housing Expenditures and estimated Housing Development Units for the Agency's Proposed Affordable Housing Program for each of the five years of the proposed Implementation Plan for FY 2010-11 thru FY 2014-15.

Table 7: Five-Year Affordable Housing Program Funds and Estimated Housing Development

AIRPORT AREA FIVE-YEAR AFFORDABLE HOUSING PROGRAM FUNDS & ESTIMATED HOUSING DEVELOPMENT						
HOUSING PROGRAM	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	TOTAL
Housing Expenditures						
*New Construction, *Adaptive Reuse, *Substantial Rehab., Minor Rehabilitation	\$539,049.81	\$549,830.81	\$560,827.42	\$572,043.97	\$583,484.85	\$2,805,236.86
Estimated Housing Units	70 units	46 - 52 units	48 - 60 units	55 - 68 units	60 - 72 units	279 - 322 units
HOUSING FUND DEPOSITS	\$539,049.81	\$549,830.81	\$560,827.42	\$572,043.97	\$583,484.85	\$2,805,236.86
*45 Year Covenants for Owner-Occupied Housing and 55 Year Covenants for Rental Housing						

Affordable Housing Program Compliance Objectives

Replacement Housing Requirements

Redevelopment Law Section 33413 (a) requires agencies to construct or cause the construction of housing to replace each unit destroyed or removed from the low and moderate income housing market. During the January 11, 2005 through January 11, 2010 reporting period for the Airport Area Implementation Plan, the Agency has not destroyed or removed any units from the low and moderate income housing market in the Airport Area Project Area. Therefore, there are no Replacement Housing Obligations to report.

Housing Production (Inclusionary) Requirements

The provisions of Section 33413 (b)(4) require all redevelopment agencies to adopt and periodically update a plan to ensure compliance for each project area regarding the preservation of affordable new or substantially rehabilitated housing units to persons or families of low- to moderate-income.

Section 33413(b)(1), if applicable, requires that at least 30 percent of all new or rehabilitated units developed within the project area by the Agency itself are available at affordable costs to households of very low (up to 50 percent of area median income), low (51 percent to 80 percent of area median income), or moderate (81 percent to 120 percent of area median income). Of this 30 percent, not less than 50 percent are required to be available at affordable costs to very low-income households.

Section 33413(b)(2), if applicable, requires that at least 15 percent of all new or substantially rehabilitated units developed within each project area by persons or entities other than an agency be made available at affordable costs to low or moderate income households. Of this 15 percent, not less than 40 percent of the units are required to be available at affordable costs to very low-income households. These requirements are applicable to housing units as aggregated and not on a case-by-case basis to each dwelling unit created or rehabilitated unless so required by an agency. The requirements include:

a. Requirements For Housing Not Developed by the Agency:

At least 15 percent of new or rehabilitated dwelling units developed or substantially rehabilitated must be available at affordable housing cost to very low (50 percent or less of median), low (51 percent to 80 percent of median), and moderate (81 percent to 120 percent of median) income households.

Of those units, at least 40 percent must be affordable to very low income households (i.e., 40 percent of 15 percent = 6 percent).

b. Requirements For Housing Developed Directly by the Agency:

At least 30 percent of new or rehabilitated dwelling units developed directly by a redevelopment agency must be available at affordable housing cost to very low (50 percent or less of median), low (51 percent to 80 percent of median), and moderate (81 percent to 120 percent of median) income households.

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Of those units, at least 50 percent must be affordable to very low income households (i.e., 50 percent of 30 percent = 15 percent).

This requirement for Agency-developed housing does not apply to units developed by housing developers pursuant to agreements with an agency. Therefore, this requirement is seldom applied, as most redevelopment agencies do not act as a housing developer.

c. **Substantially Rehabilitated Dwelling Units**

Substantially rehabilitated dwelling units means all units substantially rehabilitated with Agency assistance.

d. **Agency Alternatives for Meeting Housing Production Plan Obligations**

The Agency may “cause” low and moderate income housing to be available, by regulation or agreement. An example of a regulatory approach, would be where an agency would work with its City to seek the adoption of a “Inclusionary Housing” Ordinance, which may involve “in-lieu” fees to provide developers with more alternatives to meet obligations. An example of an approach using agreements would include, for example, Disposition and Development Agreements, and Owner Participation Agreements.

Two-for-One Alternative - Instead of providing units within a project area, the Agency may cause affordable housing to be available outside a project area, inside another project area, by regulation or agreement. While this arrangement allows the Agency to build additional affordable housing outside the project area, the Agency would only get a “half-credit” for the low-income units built.

Aggregation between Project Areas - Instead of providing units within a particular redevelopment project area, the Agency may aggregate the responsibility in one or more Project Areas, if appropriate findings are made that the aggregation will not cause or exacerbate racial, ethnic, or economic segregation.

Purchase of Affordability Covenants - An agency may purchase or acquire long-term affordability covenants, but they cannot be used to satisfy more than 50 percent of the dwelling units required to meet the Housing Production obligations.

Section 33413 (b)(4) requires agencies to adopt an affordable housing production plan to meet the requirements of Section 33413 mentioned above for each Project Area. The production plan must be consistent with the Fresno General Plan Housing Element and must also be reviewed at least every two years in conjunction with either the cyclical preparation of the Housing Element or Implementation Plan cycle to ensure that the requirements are met every 10 years.

Current and Projected Agency Housing Production Obligations

Initial 10 Year Housing Production Period (July 19, 1999 thru July 19, 2009)

At the end of the initial 10 year Housing Production Period (July 19, 1999 thru July 19, 2009) there were no housing units constructed within the boundaries of the Airport Area Project Area nor did the Agency provide financial

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assistance for the rehabilitation of existing housing units or construction of new housing units within the Project Area. Therefore, the Agency had no Housing Production Obligations within the initial 10 year Housing Production Period.

Second 10 year Housing Production Period Projection (July 19, 2009 thru July 19, 2019)

The majority of the Airport Area Project Area is planned for industrial land uses in the City's General Plan. Within Area A, there are approximately 57 acres of land that are planned for residential use, located in proximity to the former Palm Lakes Golf Course. In Areas B and D there are only commercial and light-industrial uses with no areas zoned for residential. In Area C, there is a 0.3 acre parcel that is planned for residential use. All of the land planned for residential use has been developed, therefore the Agency does not project there will be any new housing constructed within the second 10 Year Housing Production Period, nor does the Agency anticipate the use of Housing Funds for the rehabilitation or construction of new housing within the Project Area Boundaries. Therefore the Agency does not project any Housing Production obligations within the second 10 Year Housing Production Period.

Housing Production Projections to Plan Duration (July 19, 2019 thru July 19, 2030)

As described above in the Projections for the Second 10 Year Housing Production Period, the Agency does not project any Housing Production obligations to Plan Duration.

Compliance with Housing Fund Expenditures Proportionality Requirements

Effective January 2002, expenditure of housing set-aside revenues is subject to certain legal requirements. Pursuant to Section 33334.4, at a minimum, the Agency's low and moderate income housing set-aside revenue is to be expended in proportion to the community's need for very low and low income housing, over a 10-year time period.

The City's 2009-2013 Housing Element contains the Regional Housing Needs Allocation (RHNA) for the City of Fresno, which identified a need for 20,967 dwelling units for the Housing Element Planning Period. The City's share of the January 1, 2006 RHNA for low-, very low-, and extremely low-income housing is expressed as a percentage share. For purposes of this report, the extremely low income category was combined with the very low income category. The resulting percentages (Very Low 24%, Low 16%, and Moderate 16%) are contained in the following Table which summarizes the Low and Moderate Housing Fund Expenditures for the 10 year period from FY 2001-02 thru FY 2009-10. The RHNA percentages are used as the minimum thresholds for housing program expenditure compliance that would be required over the 10-year term. In Attachment B to this Implementation Plan is a Proportionality Table of Low and Moderate Housing Funds for each of the fiscal years between 2001-02 and 2009-10. The Table also includes the previous January 1, 2000 RHNA that had been applicable prior to January 1, 2006.

In the following Table 8 is a summary of the Agency's Housing Fund expenditures for the time period from FY 2001-02 thru FY 2009-10, for all of the Agency's Project Areas, including the Airport Area Project Area. The Table identifies Housing Fund Expenditures for all housing units developed or improved with Housing Funds, categorized by the income level of the families or individuals benefited by the Housing Fund Expenditures. The Table shows that the Agency has exceeded the

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minimum threshold requirements of the RHNA percentages for the expenditure of Housing Funds for the required very low and low income categories, for the initial 10-year compliance period (FY 2001-02 thru FY 2009-10).

Table 8: Proportionality of Low and Moderate Fund Expenditures

PROPORTIONALITY OF LOW MOD FUND EXPENDITURES ALL REDEVELOPMENT PROJECT AREAS TOTALS FY 2001-02 THRU 2009-10**				
	VL	L	Mod	TOTALS
TOTALS				
Total of Units by Income	712	634	356	1,702
Total of Expenditures* by Income	\$4,481,671	\$5,948,402	\$2,710,936	\$13,141,009
Percentage of Units by Income	42%	37%	21%	100%
Percentage of Expenditures by Income	34%	45%	21%	100%
RHNA Percentage by Income***	24%	16%	16%	
*Expenditures for developed units, funds used on administration are excluded from analysis **Data for FY 2009-10 is partial year thru August 11, 2010 ***Regional Housing Needs Allocation (RHNP) Percentages from 2007 Fresno County Regional Housing Needs Allocation Plan				

Senior Affordable Housing

Pursuant to CRL Section 33334.4 the Agency must expend the Housing Funds 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. Therefore, Housing Fund expenditures for non-senior housing would be in proportion to the number of non-senior households in the community.

Previously, in 2002, the State Legislature adopted AB 687, which required that, over the duration of each redevelopment implementation plan, the moneys in the LMIH Fund shall be spent to assist housing that is available to all persons regardless of age in at least the same proportion as the population under age 65 bears to the total population of the community as reported in the most recent census of the United States Census Bureau ("the 2002 Requirement"). In 2005, the State Legislature adopted SB 527, which amended the requirement to provide that an Agency is allowed to spend the LMIH Fund money to assist senior, affordable housing in the same proportion as senior low-income households bears to the total low-income households in the community (the "2006 Requirement"). The effect of this change was anticipated to allow for agency assistance to a greater population of senior housing than the CRL allowed prior to 2006.

In regard to the 2002 Requirement, the 2000 U.S. Census statistics as reported in the City's 2009-2013 Housing Element, indicated that persons 62 years or older were 10.8% of the population in the City of Fresno. In regard to the 2006 Requirement, the City's 2009-2013 Housing Element, reported that there were 4,843 low-income households (51-80% of median income) over the age of 65 in the City of Fresno, and 20,089 low-income households in the City of Fresno. Therefore no more than 24.1% of Project Area housing set-aside funds may be expended on housing for households age 65 or older.

Since the 2002 Requirement regarding senior housing became effective, the Agency has not utilized Housing Fund moneys to assist any housing project within the Project Area, other Project Areas, or outside the Project Area that contained units dedicated to senior housing. Therefore, whether the 2002 Requirement or the 2006 Requirement is

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used, the Agency has complied, during the 10-year period of the Implementation Plan, with the CRL requirements to not spend LMIH Fund moneys in excess of the Senior Housing limitation. During the next 10-year period for the Implementation Plan, the Agency may not expend more than 24.1% Housing Fund moneys on housing for households age 65 or older.

How the Projects and Programs Will Eliminate Remaining Blight

Land Assembly Program - The land assembly program will enable the Agency to acquire and consolidate parcels, especially vacant and underutilized buildings and lots for development. Rehabilitation of existing buildings and the development of new commercial and residential uses will help reduce the number of unsafe and unhealthy buildings, the number of obsolete and substandard buildings, and the number of vacant lots. Such rehabilitation and new development will increase property values, support higher lease rates, and reduce the number of vacant and abandoned buildings in the Project Area. It will also provide locations for new commercial and industrial businesses to provide goods and services to the community.

Project Area Improvements Program - The primary focus of the Agency's efforts to support the rehabilitation of existing and installation of new public improvements will be to help offset the cost or to install such improvements where the costs exceed cost levels that would normally be borne by the private sector. The construction of such public improvements will support investments in the private sector in the reuse of vacant, deteriorated, obsolete and unsafe buildings, the effective utilization of vacant lots, and the rehabilitation of existing and construction of new housing to alleviate overcrowding in the Project Area. Such investments, in turn, will support and increase property values and create jobs, which will in turn, reduce crime and encourage the development of supermarkets and other essential commercial services for the community.

Business Revitalization and Attraction Program - Supporting the expansion of existing businesses and the attraction of new businesses will encourage the revitalization of existing buildings, and development of new facilities to create jobs, increase property values, and remove or rehabilitate unsafe buildings (such as unreinforced masonry, obsolete and abandoned buildings) and develop new buildings on vacant lots. Such development will increase property values and lease rates, and encourage the development of necessary commercial facilities to serve residents and businesses.

Discretionary Programs - From time to time, as opportunities arise for the Agency to participate in discretionary programs that will support the goals of the Redevelopment Plan, the Agency will be able to target programs and funds for alleviating blight through supporting existing businesses and recruiting new businesses in the Project Area. Discretionary programs will also allow the Agency to assist in the development of new facilities and the revitalization of existing properties. These efforts will support the creation of jobs and diversification of the local economy to reduce crime and support the installation of public improvements and the reuse of existing buildings properties.

Housing Programs - The housing programs allow the Agency, in collaboration with the Community Housing Partnership Program with the Housing Authorities of the City and Counties of Fresno to provide funds for the acquisition of blighted properties in addition to the rehabilitation and preservation of existing housing units, and the production of new low- and moderate-income housing in sites outside the Project Area, with a priority on locations in neighborhoods nearby the Project Area. The Agency works cooperatively with property owners and developers to

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provide opportunities to remove blight and increase the number of affordable housing units in locations outside and nearby the Project Area.

Table 9: Blighting Conditions and the Projects and Programs to Alleviate Blight

Blighting Factor	Land Assembly	Project Area Improvements	Business Revitalization and Attraction	Discretionary Programs
Buildings in which it is unsafe to live or work	X		X	X
Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots given present general plan, zoning, or other development standards	X	X	X	X
Subdivided lots of irregular form and shape and inadequate size of proper usefulness and development that are in multiple ownership.	X		X	X
Incompatible adjacent or nearby uses which prevent economic development.	X		X	X
Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require use of Agency authority.	X	X	X	X
Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.	X	X	X	X

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Table 10: Time & Financial Limitations

TIME AND FINANCIAL LIMITATIONS AIRPORT AREA REVITALIZATION PROJECT AREA Time & Financial Limitations	
Project Area Adoption Date	July 19, 1999
Effectiveness of Plan	July 19, 2030
Tax Increment	\$40,000,000*
Bonded Debt Limit	\$33,000,000
Limit to Incur Debt	July 19, 2019
Limit on Receiving Tax Increment	July 19, 2045
Eminent Domain Time Limit	August 20, 2010**

*Countable Tax Increment per Agreement with Fresno County

**Limitation - Shall not acquire "property on which any persons reside"