



**REPORT TO REDEVELOPMENT AGENCY
BOARD**

AGENDA ITEM

TO: REDEVELOPMENT AGENCY BOARD

DATE: July 21, 2009

SUBJECT: Approve the Redevelopment Agency's FY 2010-2014 Implementation Plan Adoption Process

Report in Brief

The Implementation Plan is a guide that incorporates an agency's goals, objectives, and potential programs over a five year implementation plan period, while providing flexibility so the agency may adjust to changing circumstances and new opportunities. Under Health and Safety Code 33490, Redevelopment Agencies are required to prepare Implementation Plans every five years. Woodland's Redevelopment Plan for 2004-2009 will expire at the end of this year and a new Five Year Plan must be prepared.

Staff recommends that the Agency Board approve Resolution No. _____ establishing the procedure and schedule for preparing the Five Year 2010-2014 Implementation Plan.

Background

Redevelopment Agencies are required to adopt implementation plans every five years. Health and Safety Code section 33490 states that every agency that has adopted a redevelopment plan prior to January 1, 1994, must adopt an implementation plan on or before December 31, 1994. The implementation plan must contain specific goals and objectives of the agency and specific programs and expenditures to be made during the next five years as well as an explanation of how these will eliminate blight.

There must also be an explanation of how the Agency will implement the low-and moderate – income housing requirements. The housing section of the plan must contain the amount of funds presently available and estimates of the amounts to be deposited in the Housing Fund during the next five years. It should also state the number of units to be assisted with the Housing Set-Aside fund during that period. In addition, the Implementation Plan provides a mechanism for the Agency to monitor its progress in meeting its affordable housing obligations as required by California Redevelopment Law.

Discussion

Since this plan is a working guide that identifies that Agency's projects and expenditures for the next five years, it is recommended that the citizens be involved in its preparation. The public can assist in identifying potential projects and activities and setting priorities. Staff proposes that an ad hoc advisory group be established to advise staff in the preparation of the plan. In order to keep the schedule moving forward, staff proposes to consult with the City Council Downtown Subcommittee (Mayor Davies and Vice Mayor Pimentel) to seek guidance on forming the ad hoc advisory group. No more than two or three meetings are anticipated. The suggested schedule is:

July 22	Prepare draft Implementation Plan
August 15	1st committee meeting to review draft Implementation Plan
September 15	2nd committee meeting to review revised Plan
October 31	Complete environmental review
November 19	Finalize Plan
November 14	Release Public Notice for Public Hearing
December 12, 2009	Public Hearing and adoption of the New Implementation Plan.

Fiscal Impact

The Plan will be prepared by in-house redevelopment/housing staff. There will be no impact on the General Fund and no additional redevelopment funds will be necessary beyond the amount approved in the FY 10 budget.

Public Contact

Posting of the City Council/Redevelopment Agency Board agenda.

Recommendation for Action

Staff recommends that the Agency Board approve Resolution No. _____ establishing the procedure and schedule for preparing the Five Year 2010-2014 Implementation Plan.

Prepared by: Cynthia Shallit
Redevelopment Manager

Reviewed by: Barry Munowitch, AICP
Deputy Director

Mark G. Deven
Executive Director
Attachments: Resolution

AGENCY RESOLUTION NO. _____

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF WOODLAND DIRECTING STAFF TO PREPARE THE
REDEVELOPMENT 2010-2014 IMPLEMENTATION PLAN**

WHEREAS, the Redevelopment Agency 2005-2009 Implementation Plan expires in December 2009,

WHEREAS, the Redevelopment Agency must produce Implementation Plans in accordance with Health and Safety Code Sections 33490 and 33413 for each project area every five years

WHEREAS, the Woodland Redevelopment Agency Implementation plan for 2010-2014 must be completed by December 31, 2009

WHEREAS, the Implementation Plan must include goals and objectives, projects and programs planned for the next five years

WHEREAS, the Implementation Plan must explain how these activities will eliminate blight, and

WHEREAS, the Implementation Plan must explain how affordable housing will be provided and the number of units expected to be produced.

NOW THEREFORE BE IT RESOLVED THAT the Redevelopment Agency Board authorize staff to prepare the Implementation Plan in accordance with state law, consult with the community, and complete the final report by the deadline date.

I HEREBY CERTIFY THAT the foregoing resolution was duly and regularly adopted by the Redevelopment Agency of the City of Woodland, County of Yolo, State of California on the 21st day of June 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marlin H. (Skip) Davies, President

ATTEST: _____
Sue Vannucci, Secretary