

**OVERSIGHT BOARD RESOLUTION NO. 2015-006**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OVERSIGHT BOARD TO THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PAYMENT PLAN UNDER HEALTH & SAFETY CODE SECTION 34191.5 AND AUTHORIZING THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONTINUE TO NEGOTIATE, FINALIZE, EXECUTE, AND TIMELY TRANSMIT THE LONG-RANGE PROPERTY MANAGEMENT PLAN**

**WHEREAS**, pursuant to Section 34191.5 of the Health and Safety Code, the Lynwood Redevelopment Agency Successor Agency ("Successor Agency") is required to obtain approval of a long-range property management plan ("LRPMP") before December 31, 2015; and

**WHEREAS**, in conformance with Section 34191.5 of the Health and Safety Code, the Successor Agency transmitted and negotiated a draft LRPMP in compliance with AB X1 26, as amended, and particularly Section 34191.5(c)(2) of the Health and Safety Code; and

**WHEREAS**, on December 15, 2015, the Successor Agency received notice that the revised LRPMP was preliminarily approved but a formal approval resolution must be obtained to comply with Sections 34191.3, 34191.4, and 34191.5 of the Health and Safety Code; and

**WHEREAS**, the Oversight Board to the Successor Agency ("Oversight Board") finds the revised LRPMP in the best interest of the affected taxing entities of the Successor Agency, the Successor Agency, the City of Lynwood, and community, and authorizes the Successor Agency Executive Director, or his designee, if necessary, to continue to negotiate the LRPMP and submit the revised LRPMP in sufficient time to receive approval before December 31, 2015.

**NOW, THEREFORE, THE OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Approval of the LRPMP.** The Oversight Board approves the revised LRPMP in substantially the form attached hereto as Exhibit A; the Oversight Board further directs the Successor Agency, if necessary, to continue to negotiate, execute, and transmit the LRPMP; and finally, the Oversight Board authorizes the Executive Director of the Successor Agency, or the Executive Director's designee, to

execute and transmit the LRPMP in such forms negotiated to the satisfaction of the Successor Agency Executive Director or his designee.

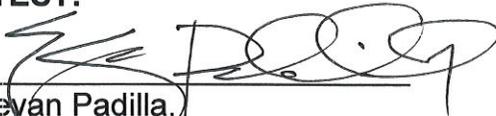
**Section 3. Authorization to Make Changes** . The Oversight Board authorizes the Executive Director of the Successor Agency or the Executive Director's designee to make substantive changes as necessary to the revised LRPMP, if required and appropriate, before the LRPMP is submitted in compliance with AB X1 26, as amended, and take any actions in furtherance of this resolution thereafter as necessary.

**Section 4.** That the Secretary of the Oversight Board to the Lynwood Redevelopment Agency Successor Agency, certify the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of ~~February~~<sup>DECEMBER</sup> 2015.**

  
\_\_\_\_\_  
Luis Valenzuela,  
Chairperson

**ATTEST:**

  
\_\_\_\_\_  
Estevan Padilla,  
Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
David A. Garcia,  
General Counsel  
Successor Agency

execute and transmit the LRPMP in such forms negotiated to the satisfaction of the Successor Agency Executive Director or his designee.

**Section 3. Authorization to Make Changes** . The Oversight Board authorizes the Executive Director of the Successor Agency or the Executive Director's designee to make substantive changes as necessary to the revised LRPMP, if required and appropriate, before the LRPMP is submitted in compliance with AB X1 26, as amended, and take any actions in furtherance of this resolution thereafter as necessary.

**Section 4.** That the Secretary of the Oversight Board to the Lynwood Redevelopment Agency Successor Agency, certify the adoption of this Resolution.

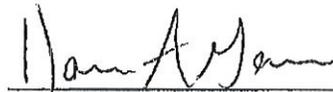
PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of DECEMBER 2015.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
David A. Garcia  
General Counsel  
Successor Agency

Successor to the  
Lynwood Redevelopment Agency  
Long-Range  
Property Management Plan



Provided by the Successor to the  
Lynwood Redevelopment Agency

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# City of LYNWOOD

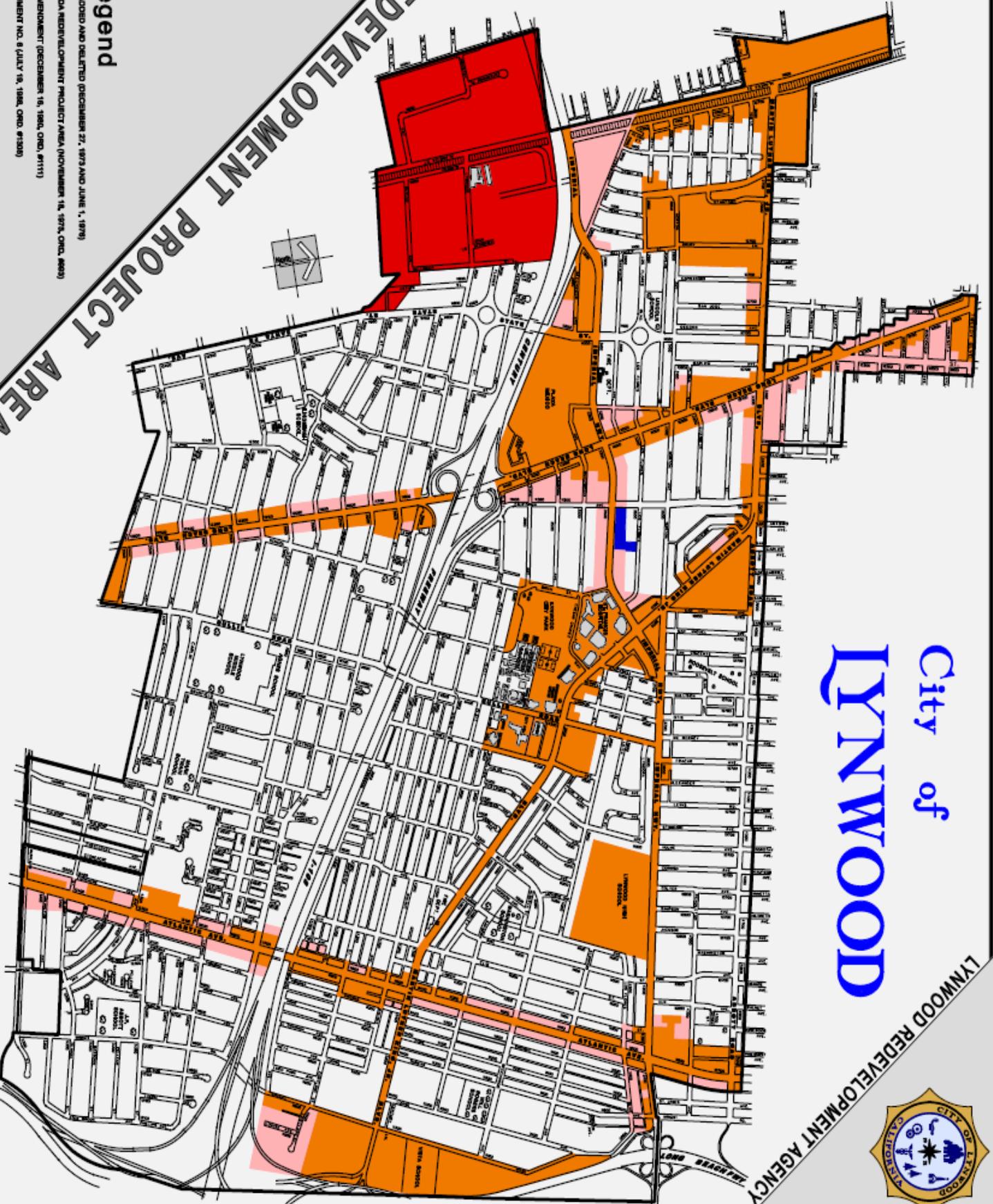


LYNWOOD REDEVELOPMENT AGENCY

## REDEVELOPMENT PROJECT AREA

### Legend

- AREA ADDED AND DELETED (DECEMBER 27, 1973 AND JUNE 1, 1979)
- ALAMEDA REDEVELOPMENT PROJECT AREA (NOVEMBER 14, 1978, ORD. 8693)
- 1980 AMENDMENT (DECEMBER 16, 1980, ORD. 9111)
- AMENDMENT NO. 5 (JULY 19, 1988, ORD. 9100)



# 11230 Long Beach Blvd

## APN# 6173-002-906

- Parking Lot
  - Government Use land located on the Northeast corner of Long Beach Blvd. and Sanborn Ave. currently used as public parking
  - 3,822 sq. ft.
  - Acquired August 8, 1991

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

11230 Long Beach Boulevard  
Lynwood, California 90262

### (A)Acquisition Information

The parcel was acquired August 8, 1991 at a cost of \$50,000.

### (B)Purpose Acquired

The parcel was acquired for the government use of public parking.

### (C)Parcel Data

APN 6173-002-906

0.0877 acres (approximately 3,822 square feet)

Light Commercial [zoned LYC2]

A proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO identifies this parcel as a site for public parking.

### (D)Current Value

The parcel has no value as it is burdened by about 25 years of government use as a free surface public parking lot and has not generated revenue. This government use as free surface public parking, authorized under Streets & Highways Code section 32501, represents its highest and best use. Termination of this government use as free surface public parking is also unlikely under Streets & Highways Code section 31851.5 due to the lack of public parking in the area. Furthermore, the parcel is within the Long Beach Boulevard Specific Plan and addressed as continued public parking in the Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO. As a result, the parcel is valued at zero and dedicated for the government use, which includes the current use as a free surface public parking lot.

### (E)Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### (F)Environmental Contamination

The parcel has been used for free surface public parking for about 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### (G)Potential for Transit Oriented Development

The parcel is located two blocks from a transit center. This specific parcel and its environs are conducive to transit oriented development. The nearest potential transit station site is less than a quarter-mile away and there are current strategic plans for transit area village under cooperation Caltrans and the Los Angeles County METRO.

### (H)Previous Development Proposals – Existing Leases

As noted above, the parcel has been used for free surface public parking for about 25 years and identified for continued use as public parking under the Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO. This parcel, along with the parcel across the street at 3320 Sanborn Avenue, are included as part of a dormant commercial development proposal which may include its continued use as free surface public parking as part of a transit oriented village in furtherance of the proposed Transit Oriented Development Strategic Plan.

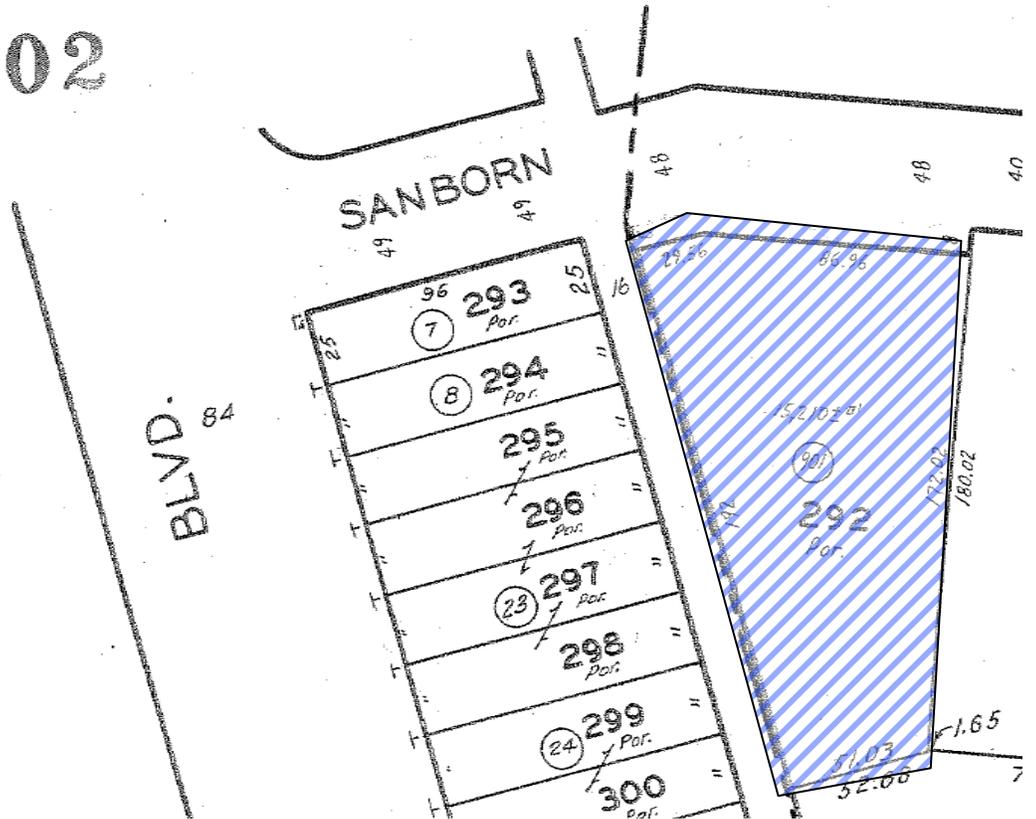
### Proposed Disposition of Property

This parcel is proposed to be used to fulfill and enforceable obligation. In the alternative, should the enforceable obligation not move forward, the parcel shall transfer to the City of Lynwood for government use as a free surface public parking lot and eventually as public parking under the proposed Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO to be adopted in June 2016.



6173      3  
 SCALE 1" = 60'

**2002**



# 3320 Sanborn Avenue

## APN# 6173-003-901

- Parking lot
  - Government Use land currently used as a parking lot
  - 16,057 sq. ft
  - Acquired January 29, 1990

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

3320 Sanborn Avenue  
Lynwood, California 90262

### Acquisition Information

Parcel was acquired January 29, 1990 at a cost of \$180,000

### Purpose Acquired

Parcel was acquired for the government use of public parking.

### Parcel Data

APN 6173-003-901

0.3686 acres (approximately 16,057 square feet);

Parking [zoned LYP1]

A proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO identifies this parcel as a site for public parking.

### Current Value

The parcel has no value as it is burdened by over 25 years of government use as a free surface public parking lot and has not generated revenue. This government use as free surface public parking, authorized under Streets & Highways Code section 32501, represents its highest and best use. Termination of this government use as free surface public parking is also unlikely under Streets & Highways Code section 31851.5 due to the lack of public parking in the area. Furthermore, the parcel is within the Long Beach Boulevard Specific Plan and addressed as continued public parking in the Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO. As a result, the parcel is valued at zero and dedicated for the government use, which includes the current use as a free surface public parking lot.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has been used for free surface public parking for over 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

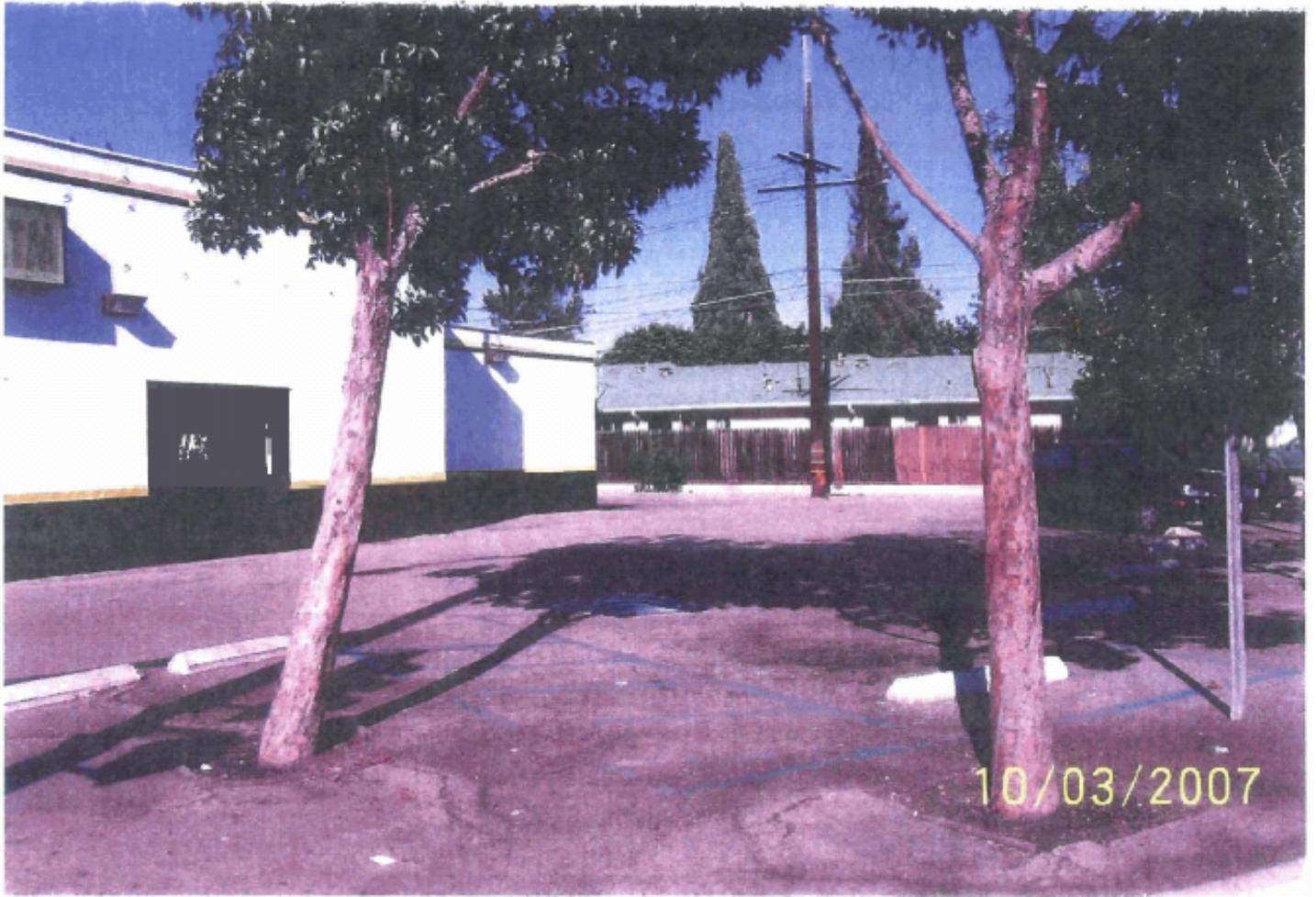
The parcel is located two blocks from a transit center. This specific parcel and its environs are conducive to transit oriented development. The nearest potential transit station site is less than a quarter-mile away and there are current strategic plans for transit area village under cooperation Caltrans and the Los Angeles County METRO.

### Previous Development Proposals – Existing Leases

As noted above, the parcel has been used for free surface public parking for about 25 years and identified for continued use as public parking under the Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO. This parcel, along with the parcel across the street at 11230 Long Beach Boulevard, are included as part of a dormant commercial development proposal which may include its continued use as free surface public parking as part of a transit oriented village in furtherance of the proposed Transit Oriented Development Strategic Plan.

### Proposed Disposition of Property

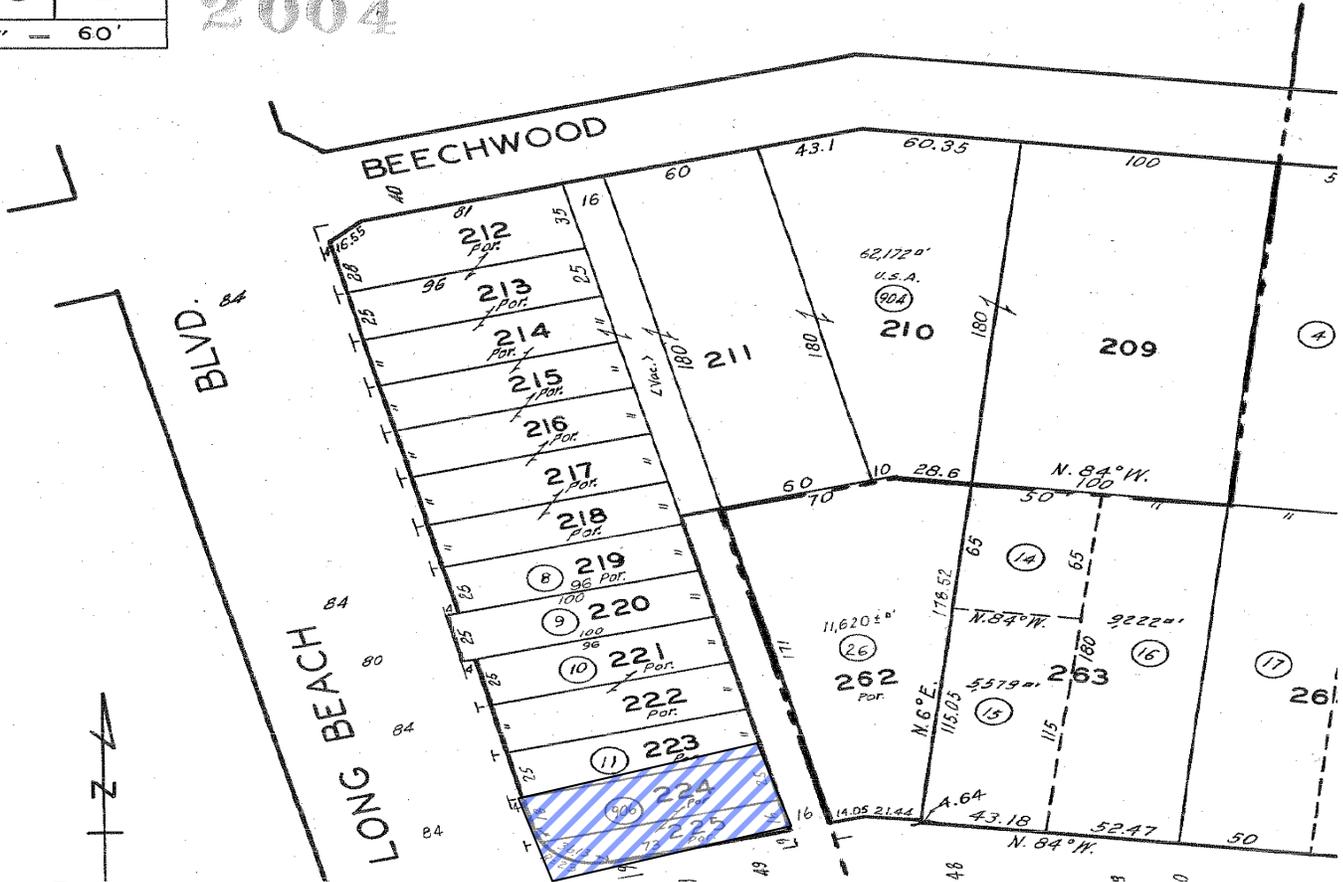
This parcel is proposed to be used to fulfill and enforceable obligation. In the alternative, should the enforceable obligation not move forward, the parcel shall transfer to the City of Lynwood for government use as a free surface public parking lot and eventually as public parking under the proposed Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO to be adopted in June 2016.



10/03/2007

6173 | 2  
SCALE 1" = 60'

2004



## Imperial & Atlantic APN# 6193-003-902, 903, 904, 905

- Vacant Land
  - Land-locked Government Use property located immediately West of the Atlantic Crossing Shopping Center
  - 19,922 sq.ft.
  - Acquired August 16, 2004

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

Vacant Landlocked Land adjacent to shopping center in the vicinity of Imperial Highway and Atlantic Boulevard  
Lynwood, California 90262  
More specifically described as four parcels totaling approximately 19,922 square feet abutting the shopping center parking lot and a portion of Lot 14 of Tract 51 bearing APNs 6193-003-902, -903, -904, & -905

### Acquisition Information

Books and records reflect parcels were donated August 16, 2004 to be dedicated for the government use of either public parking, affordable senior housing, or a senior center with services for the aged and infirm, or a combination of all three government uses.

### Purpose Acquired

The four parcels that make up this site were a portion of a site acquired for a shopping center and then donated back to be dedicated for the government uses of public parking, affordable senior housing, or a senior center with services for the aged and infirm, or a combination of all three government uses.

### Parcel Data

APN 6193-003-902, -903, -904, and -905  
0.4573 acres (approximately 19,922 square feet)  
Commercial Parking; zoned LYP1

### Current Value

The parcels are landlocked and vacant and given the donation to the public entity it is rendered without value. Valuation opinions to be sought at the time of listing.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcels have been vacant and landlocked for about 11 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

The parcels have little present potential for transit oriented development.

### Previous Development Proposals – Existing Leases

The parcels were previously part of the shopping center development but donated to the former Lynwood Redevelopment Agency for dedication as the government use of public parking, affordable senior housing, or a senior center with services for the aged and infirm, or a combination of all uses. There are no other development proposals or leases.

### Proposed Disposition of Property

This parcel is proposed to be listed for sale with a standard form of real estate listing agreement for a period of 12 months from approval of the plan. Sale proceeds shall be used to pay obligations of the Lynwood Redevelopment Agency Successor Agency. Should a sale not be consummated to the satisfaction of the parties, then the property is to be transferred to the City of Lynwood for future redevelopment with a compensation agreement with affected taxing entities. The future redevelopment may include fulfillment of the donative intent for government-type use with little or negative value as a public parking, affordable senior housing, a senior center with services for the aged and infirm, or a combination of all three uses.



# Atlantic & Josephine

## APN# 6189-013-900

- Vacant Land
  - Government Use property located on the northwest corner of Atlantic & Josephine
  - 10,363 sq. ft.
  - Acquired April 16, 1990

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

Vacant Land on the northwest corner of Atlantic Avenue and Josephine Street  
Lynwood, California 90262

### Acquisition Information

Parcel was acquired April 16, 1990 at a cost of \$196,500 with other parcels

### Purpose Acquired

Parcel was acquired as a remnant parcel from Caltrans.

### Parcel Data

APN 6189-013-900  
0.2379 acres (approximately 10,363 square feet);  
Zoned Residential.

### Current Value

This parcel does not generate revenue. It has been vacant and fenced for about 25 years. The parcel abuts the 105 freeway and there are limited comparable sales. The parcel is currently valued at zero because of the continued government use as a city yard for mulch. Valuation opinions to be sought concurrent with proposed listing.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has been vacant with a deteriorated fence for over 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

The parcel is connected by a sidewalk under the 105 freeway to Lara Linear Park which runs along the 105 freeway and is to be included in an overall transit oriented development study for connectivity to the areas adjacent to the METRO which is subject to a Transit Oriented Strategic Plan.

### Previous Development Proposals – Existing Leases

The property has previously been used as a staging area but there are no concrete development proposals or leases. The government use for the parcel as a mulch area for government purposes has not attracted development proposals.

### Proposed Disposition of Property

This parcel is proposed to be transferred to the City of Lynwood for future redevelopment with a compensation agreement with affected taxing entities. The future redevelopment may include, but is not limited to, continued government-type use and subject to inclusion with the transit oriented study for connectivity to the Lara Linear Park and METRO with potential for public parking, affordable senior housing, a senior center with services for the aged and infirm, or a combination of all four uses.



# Fernwood (Caltrans)

## APN# 6169-002-908

- Vacant Land
  - Located on the South side of Fernwood Ave between State St. and Beechwood Ave.
  - 33,147 sqft.
  - Acquired September 2008

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

Vacant Land on Fernwood Avenue between State Street and Beechwood Avenue  
Lynwood, California 90262

### Acquisition Information

Parcel was acquired October 8, 2008 at a cost of \$209,000

### Purpose Acquired

Parcel was acquired as a remnant parcel from Caltrans for the government use of public parking around the parcel.

### Parcel Data

APN 6169-002-908

0.7610 acres (approximately 33,147 square feet);

Not Currently Zoned as it abuts the 105 Freeway

This parcel is within a proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO.

### Current Value

The parcel has no value as it is burdened by the adjacent 105 freeway and over 25 years as vacant land with the health and safety hazards of being adjacent and abutting the 105 freeway. This parcel does not generate revenue. The parcel is within the Long Beach Boulevard Specific Plan and the proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO. As a result, the parcel is valued at zero and proposed to be dedicated for the government use as public parking.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has been vacant with a deteriorated fence for over 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

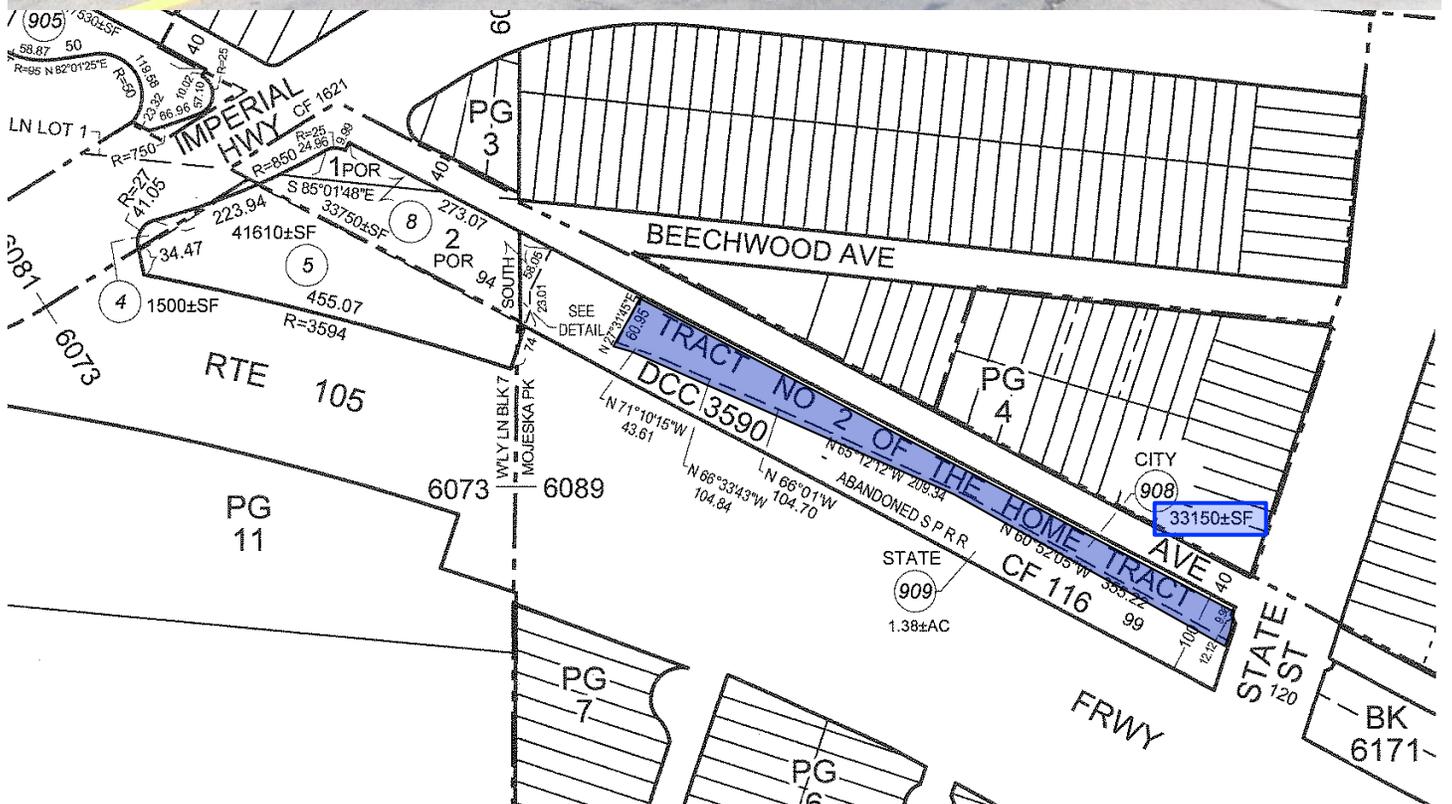
The parcel is located within a half mile of a transit center. This specific parcel and its environs are conducive to transit oriented development. The nearest potential transit station site is about a half-mile away and there are current strategic plans for transit area village under cooperation Caltrans and the Los Angeles County METRO.

### Previous Development Proposals – Existing Leases

As the parcel is not zoned and to be included in a Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO, there are no concrete development proposals or leases. Neighboring property owners have asked for temporary use of the parcel but due to health and safety hazards, it would only be prudent to entertain proposals where the parcel may be paved and abated of the heal and safety hazards before entertaining any use by neighboring property owners or any third party.

### Proposed Disposition of Property

This parcel is proposed to transfer to the City of Lynwood for government use as public parking and eventually as continued public parking under the proposed Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO to be adopted in June 2016.





# Youth Center

11409 Birch Street  
APN# 6173-007-901, 902

- Youth Center
  - City owned property that is used for youth center
  - 19,440 sq ft combined
  - 901 acquired 3/16/2011
  - 902 acquired 4/22/1943

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

11409 Birch Street  
Lynwood, California 90262

### Acquisition Information

Property acquired with others April 22, 1943. Parcels were acquired to expand on adjacent public use as a public park facility. Current land value at approximately \$33,937.

### Purpose Acquired

Parcels were acquired to expand on adjacent public use as a city operated, public park facility.

### Parcel Data

APN 6173-007-901, -902  
0.4463 acres (approximately 19,440 square feet);  
Zoned Government Use.

### Current Value

This parcel does not generate revenue. It is a Youth Center run by the City of Lynwood. The parcels last valuation was at \$33,937 and has not be reassessed because of the continued government use as a City operated Youth Center.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has no known prior environmental conditions. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

There is little potential for transit oriented development.

### Previous Development Proposals – Existing Leases

The property has no prior development proposals as it has been used as a Youth Center.

### Proposed Disposition of Property

This parcel is proposed to be transferred to the City of Lynwood and dedicated for continued government use as a Youth Center and conveyed to the City of Lynwood.



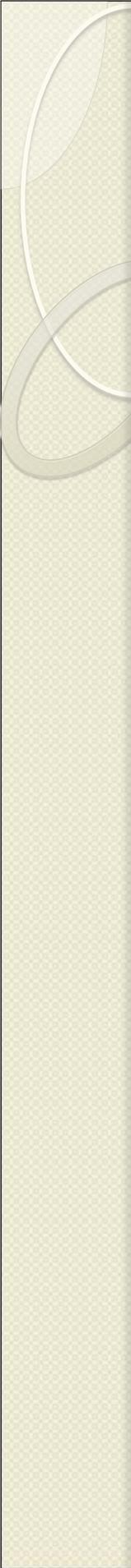
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SHEET							

2012



MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'





## Parking Lot in Shopping Center 10925 Atlantic Avenue 6193-003-900

- **Parking Lot**

- Acquired: October 31, 1995 for public parking at proposed shopping center development.
- Parcel Size: 0.3154 acres (approximately 13,739 square feet)
- Situated in parking lot of Atlantic Crossings Shopping center Located approximately at the Northwest corner of Atlantic Avenue and Imperial Highway, in Lynwood ,CA

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

10925 Atlantic Avenue  
Lynwood, California 90262

### Acquisition Information

This parcel was acquired October 31, 1995 for a cost of \$225,000 in connection with a proposed shopping center development.

### Purpose Acquired

The parcel was acquired for inclusion into a shopping center to be developed around the parcel.

### Parcel Data

APN 6193-003-900  
0.3154 acres (approximately 13,739 square feet)  
Commercial; zoned LYC3

### Current Value

The parcel is incorporated as a portion of a parking lot in a shopping center development and encumbered by an obligation for use and maintenance of the parcel as free surface public parking by the shopping center owner. As a result of this obligation, the parcel is of no value and subject to the terms of an enforceable obligation.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel was paved for incorporation into a shopping center and subject to an enforceable obligation for use and maintenance of the parking lot for about 20 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

The parcel has little present potential for transit oriented development.

### Previous Development Proposals – Existing Leases

The parcel is part of a shopping center development and subject to an enforceable obligation for the use and operation of the parcel as parking. There are no other development proposals or leases.

### Proposed Disposition of Property

This parcel is proposed to be transferred and or retained to fulfill an enforceable obligation to the extent feasible and appropriate. In the alternative, the parcel shall transfer to the City of Lynwood for government use as public parking.



## PART II: PROPERTY DISPOSITION & USE

The second part of the LRPMP provides the planned use or disposition of each of the properties in the manner described in Health & Safety Code Section 34191.5(c)(2). The following summarizes the four types of permitted disposition/use

Plan Category	Use/Disposition Purpose of Property	Property Transferee
<b>Enforceable Obligation</b>	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
<b>Governmental</b>	Governmental Use in Accordance with Section 34181(a)	City of Lynwood
<b>Approved Redevelopment Plan Project</b>	Transfer to City for use in a project identified in the Approved Redevelopment Plan. Disposition proceeds to be distributed among Taxing Entities in accordance with a Compensation Agreement	City of Lynwood
<b>Other Liquidation</b>	Sale by Successor Agency to private buyer with proceeds distributed to Taxing Entities	Approved Buyer

## PART II: PROPERTY DISPOSITION & USE

### 1. Summary of Plan Category Decision

- The Redevelopment Plan for Lynwood Project Area "A" ("Redevelopment Plan"), was duly approved and adopted on July 3, 1973 by Ordinance No. 945 and subsequently amended on December 27, 1973 by Ordinance No. 960, on August 19, 1975 by Ordinance No. 990, on June 1, 1976 by Ordinance No. 1000, on December 7, 1976 by Ordinance No. 1010, on December 16, 1980 by Ordinance No. 1111, July 19, 1988 by Ordinance No. 88-1308, and on March 20, 2001 by Ordinance No. 1504.
- In accordance with the 8<sup>th</sup> Redevelopment Plan Amendment, evidenced by Ordinance No. 1504, the Lynwood Redevelopment Agency ("Agency") engaged in activities necessary to execute and implement the Redevelopment Plan for Area "A" in the City of Lynwood and in order to do so the Agency identified certain goals and objectives relative to the disposition and use of properties located within Redevelopment Project Area 'A' (Area 'A'). In this regard, redevelopment activities consisting of clearance of existing structures, development of affordable housing and commercial business, installation of necessary public improvements and rehabilitation of residential, commercial and public structures, will result in the creation of a significant number of jobs which will become available to community residents. It is contemplated that such jobs will range from entry level to management, with the additional construction activity. Moreover, development of the type aforementioned will also serve to eliminate a substantial amount of blighted conditions typifying and plaguing the Project Area. In addition, it is anticipated that the proposed projects will eliminate other non-conforming elements.

## PART II: PROPERTY DISPOSITION & USE

The goals objectives relative to the properties identified in this management plan include but are not limited to the following:

1. Improve the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction with specific emphasis on conserving or preserving residential uses in the Project Area;
2. The provision of land for recreational, community, educational and commercial facilities and services to meet the need of Area 'A' including the rehabilitation of Dymally (now Lynwood) Park.
3. The return of a large part of under-developed and vacant Project Area lands to greater residential use;
4. Provide assistance in the construction of public improvement necessary for the development of new single family housing within and outside of the Project Area and for various commercial and industrial developments where necessary.

The accompanying 5yr Implementation Plan (2009-2014 version) in accordance with the requirements of Health & Safety Code Section 33490, incorporates the goals and objective of the Redevelopment Plan to accommodate the more current needs of the Project Area including, but not limited to:

1. Remove impediments to development and facilitate public/private partnership opportunities to create commercial and residential development that will contribute to the economic vitality of the project area, particularly along Atlantic Avenue, and Long Beach Boulevard;
2. Consolidate fragmented and irregularly configured lots to maximize retail opportunities.
3. Capitalize on opportunities presented by the Metro Blue Line rail system and other regional transportation systems to support regional needs.
4. Encourage and stimulate investment in underutilized commercial areas through land assembly, site preparation, DDAs, grants, and infrastructure improvements.
5. Create active pedestrian shopping and entertainment districts, including gateway projects for Atlantic Avenue, Long Beach Boulevard, and Martin Luther King Boulevard
6. Ensure a wide range of quality housing choices, including mixed-use and affordable housing developments, through new construction, rehabilitation, and conservation of existing residential uses to address housing needs of the community, including the homeless population.
7. Provide ownership and rental housing in compliance with existing and anticipated legal obligations.
8. Contribute to the City's efforts to meet its fair share of the regions low and moderate-income housing needs.

## **PART II: PROPERTY DISPOSITION & USE**

### **PROGRAM CHANGES:**

Also stated as part of the Plan, the Implementation Plan identifies the most probable implementation activities over the period between FY 10/11 and FY 14/15. Other, unforeseen, public and private projects may become feasible and beneficial in eliminating blight or providing housing, it may be necessary to make changes to programs and activities and to the priorities assigned to those programs and activities.

Whether or not identified in the Implementation Plan, projects and programs may be constructed or funded by the Agency during the period covered by this Implementation Plan, if the agency finds that:

1. The goals and objectives of the Redevelopment Plans are furthered;
2. Specific conditions of physical or economic blight within the Project areas will be mitigated in whole or in part through implementation of the project; and
3. Project specific conditions, including financial feasibility, require the implementation of the project at the time in question.

In light of the dissolution of the Redevelopment Agency and our ever changing economy, we request the ability to reserve the stated right to address the use of included properties to best suit the current needs of the Community in accordance with stated goals and objectives for the Redevelopment Plan.

# Implementation Steps

The following summarizes the steps to transfer the properties as government use, or for future development.

## **Government Use**

The Successor Agency, upon approval of this LRPMP, promptly will affect the transfer of the government use properties to the City of Lynwood by grant deed with the express governmental use designations identified for each government use property.

## **Use for an Enforceable Obligation, or in the alternative Government Use**

The Successor Agency, upon approval of this LRPMP, promptly will determine if three properties are to be used to fulfill an enforceable obligation; should this not be feasible or appropriate, the property is to be transferred for government use to the City of Lynwood by grant deed with the express governmental use designations identified for each government use property.

## **For Sale or if not feasible or otherwise unsuccessful, to be Retained for Future Development under Health & Safety Code section 34191.5(c)(2)**

While there are no properties allocated for sale, this category will be further analyzed for proper disposition for third party sales to maximize values. Given the unique nature of the development opportunities and parties approaching the City, the City is likely to negotiate development agreements and the sales of the Successor Agency properties will likely be to third parties with some form of a purchase and sale agreement or similar non-statutory development agreement generated to maximize value for the taxing entities—the City is among the taxing entities. However, if the sales and/or negotiations are not feasible or otherwise unsuccessful, those properties will be retained for future development.

## **Properties to be Retained for Development – Guidelines for Future Development**

While there are no properties allocated for future development, this category contains the appropriate steps. Upon transfer pursuant to this LRPMP, as noted above, the City will cause the properties to be developed in accordance with the following principals and guidelines:

1. **Qualified Real Estate Developer.** Each property will be disposed of to a qualified real estate developer (Developer) with the experience and financial capability to timely acquire and develop the property in accordance with an approved Disposition and Development Agreement (DDA) or other type of agreement. The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a request for qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process.
2. **DDA or Other Type of Agreement.** Each property will be disposed of and developed pursuant to an approved DDA. The purchase price or lease payments to be paid by the Developer of each property under the DDA will equal not less than either the fair market value of the property or the fair reuse value of the property at the use and with covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the Successor Agency. Among other provisions, each DDA will require the Developer to:
  - a. Meet specified pre-disposition conditions demonstrating its readiness and ability to commence construction;
  - b. Develop the property in accordance with the General Plan and the specific land use entitlements granted by the City; and
  - c. Commence and complete construction of the approved development within specified deadlines.
3. **Legislative Body Approval.** The Developer, the DDA and any substantial amendment to the DDA for each property will be subject to approval by the City Council at a public meeting duly noticed in accordance with the notices and procedures described in Health and Safety Code Section 33433(a).

While the timing of disposition and development of each property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following process:

# Implementation Steps



Once the properties are transferred to the 3<sup>rd</sup> party, the land sale proceeds will be distributed amongst the Taxing Entities



# Planned Use & Disposition of each Property

**NEXT PAGE**

(A)



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# REDEVELOPMENT PLAN AMENDMENT NO. 8

(B)



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# 5YR IMPLEMENTATION PLAN 2009-2014

(C)