

**OJAI OVERSIGHT BOARD**

**RESOLUTION NO. OOB 13-04**

**RESOLUTION OF THE OVERSIGHT BOARD TO THE  
OJAI REDEVELOPMENT AGENCY SUCCESSOR AGENCY  
APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN**

The Oversight Board to the Ojai Redevelopment Agency Successor Agency hereby finds, determines, resolves and orders as follows:

**WHEREAS**, Assembly Bill 1484 was approved by the Legislature and signed by the Governor on June 27, 2012; and

**WHEREAS**, among other things, AB 1484 provides the "Postcompliance Provisions" in Chapter 9 of Part 1.85 of Division 24 of the California Health and Safety Code; and

**WHEREAS**, by enactment of Part 1.85 of Division 24 of the California Health and Safety Code, the Ojai Redevelopment Agency was dissolved as of February 1, 2012; and

**WHEREAS**, California Health and Safety Code Section 34173(a) designates successor agencies as successor entities to former redevelopment agencies; and

**WHEREAS**, on January 10, 2012, by Resolution No. 12-03, the City Council of the City of Ojai declared itself as the successor agency upon the dissolution of the Ojai Redevelopment Agency, subject to all reservations stated in such resolution; and

**WHEREAS**, California Health and Safety Code Section 34191.5 establishes a Community Redevelopment Property Trust Fund administered by the successor agency, to serve as the repository of the former redevelopment agency's real properties; and

**WHEREAS**, California Health and Safety Code Section 34191.5 further requires that the successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

**WHEREAS**, the Ojai Redevelopment Agency Successor Agency has approved a Long-Range Property Management Plan for the property owned by the former Ojai Redevelopment Agency;

**NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board to the Ojai Redevelopment Agency Successor Agency:

Section 1. The Board hereby approves the Long-Range Property Management Plan as presented. The plan is attached hereto as Exhibit "A" and made a part hereof.

**PASSED, APPROVED and ADOPTED** this day of 7<sup>th</sup> day of August 2013 by the following vote:

AYES: Berns, Blatz, Burgh, Eicher, Keebler, McClary

NOES: None

ABSENT: Pusatare

ABSTAIN: None



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Paul Blatz, Chairman  
Successor Agency Oversight Board

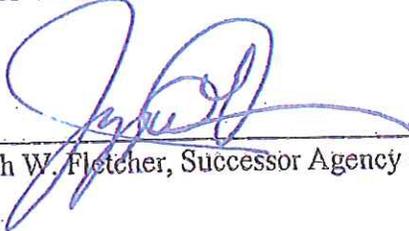
ATTEST:



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Rhonda Basore, Successor Agency Secretary

APPROVED AS TO FORM:



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Joseph W. Fletcher, Successor Agency Counsel

LONG-RANGE PROPERTY  
MANAGEMENT PLAN

OJAI REDEVELOPMENT AGENCY  
SUCCESSOR AGENCY



## Long-Range Property Management Plan

### Ojai Redevelopment Agency Successor Agency

#### INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process initiated by Assembly Bill IX 26 (AB 26). One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan (LRPMP) that governs the disposition and use of the former redevelopment agency property. This document is the LRPMP for the Ojai Redevelopment Agency Successor Agency (Successor Agency).

#### DESCRIPTION OF PROPERTY OWNED BY THE SUCCESSOR AGENCY

#### INVENTORY

Section 34191.5(c)(1) of the California Health and Safety Code, which was added as part of AB 1484, requires that a LRPMP include an inventory of all properties held in a Community Redevelopment Property Trust Fund (CRPTF).

The Successor Agency's CRPTF holds only one property, located at 408 North Montgomery Street. It is a 0.2-acre vacant parcel in the R-2 zone which can accommodate up to four residences. It was acquired as an infill site for affordable housing using funds from the Low and Moderate Income Housing Fund (LMIHF) of the former Ojai Redevelopment Agency (Redevelopment Agency). The Redevelopment Agency's Five-Year Implementation Plan for 2010-2014 (Implementation Plan) included \$500,000 for construction of new affordable low-income and workforce housing as part of a "demonstration workforce housing project". The project was to be undertaken with an affordable housing for-profit or non-profit builder. The grant deed contains a use restriction/reversionary clause which restricts the use to affordable housing. Prior to AB 26, the Redevelopment Agency had obtained a proposal from the Area Housing Authority to build four units to be occupied by very low-income families. The \$854,800 cost of construction was to be funded in part by the Redevelopment Agency's LMIHF. The California Department of Finance (DOF) determined that the proposal was not an enforceable obligation because the Redevelopment Agency had not entered into an agreement to fund the project prior to the effective date of AB 26.

Subsequently, as part of its Housing Element Update, on May 28, 2013, the City Council of the City of Ojai applied a Special Housing Overlay (SPL) to this property and seven other public and private parcels. The overlay provides zoning authority for development of affordable housing in addition to other uses allowed in the base zone.

The following specific information must be included in the inventory:

- A. The date of acquisition of the property and the value of the property at that time, and an estimate of the current value of the property. The property was acquired on October 27, 2010 for its then fair market value of \$305,888. Although property values are estimated to have increased slightly since that time, the property is now subject to a reversionary clause that restricts use to affordable housing. Therefore, the current estimated value of the land is nominal as restricted.
- B. The purpose for which the property was acquired. The property was acquired as a site for low and moderate income housing.
- C. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan. The property is located at 408 N Montgomery ST, Ojai, CA 93023. It is 0.2 acres in size. The zoning is R-2 with an SPL overlay.
- D. An estimate of the current value of the parcel including, if available, any appraisal information. City documents indicate that the property was appraised on October 22, 2009 at \$310,000. As noted above, the current estimated value is nominal due to the deed restriction which limits its use to affordable housing.
- E. An estimate of any lease, rental or other revenues generated by the property, and a description of the contractual requirements for the use of those funds. The property is vacant and generates no lease, rental or other revenues.
- F. The history of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts. There is no known environmental contamination. A pre-demolition asbestos survey was conducted on May 12, 2010 prior to demolition of a dilapidated building located on the property, and all recommendations were followed during the demolition process. No other environmental studies have been undertaken.
- G. A description of the Property's potential for transit oriented development and the advancement of the planning objectives of the successor agency. The property is located three blocks from a main stop for the local trolley system and regional bus system. It is a prime location for a four-unit low and moderate income housing development. It has recently been designated in the Housing Element as a target location for affordable housing, and the SPL overlay has been applied to the site.
- H. A brief history of previous development proposals and activity, including the rental or lease of property. After acquisition of the property, the Redevelopment Agency received a proposal from the Area Housing Authority to build a four-unit affordable housing project on the property. The Redevelopment Agency also appropriated \$500,000 for a demonstration workforce housing project that included this site. However, the DOF determined that the earmarking of the money for this project did not constitute an enforceable obligation.

## USE OR DISPOSITION OF PROPERTIES

Section 34191.5(c)(2) of the California Health and Safety Code requires that successor agencies address the use or disposition of all properties in the CRPTF. The properties can be (i) retained for governmental use, (ii) retained for future development, (iii) sold, or (iv) used to fulfill an enforceable obligation. The legislation goes on to state the following:

- The LRPMP should separately identify and list properties in categories (i) and (iv). There are no properties that meet these criteria.
- Property to be used for a project identified in an approved redevelopment plan shall be transferred to the host city or county. The property at 408 North Montgomery Street was intended to be used for the “New Construction/Workforce Housing Demonstration Project” contained in the Implementation Plan for the approved redevelopment plan of the Redevelopment Agency, adopted by Resolution No. RD-77 of the Redevelopment Agency.
- If the LRPMP directs the liquidation of the property or the use of revenues generated from the property for any purpose other than to fulfill an enforceable obligation or other than for a project identified in an approved redevelopment plan, then the proceeds from the sale shall be distributed as property tax to the taxing entities. There are no properties that meet these criteria.

In accordance with Section 34191.5(c)(2)(A) of the California Health and Safety Code, the Implementation Plan for the approved redevelopment plan of the Redevelopment Agency, and City of Ojai Housing Element for 2006-2014, the property located at 408 North Montgomery Street shall retained for future development and shall be transferred to the City of Ojai for use as a site for the “New Construction/Workforce Housing Demonstration Project”.

### Attachments:

- A. Location Map
- B. Arial Photograph





408  
N. Montgomery

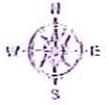
MONTGOMERY ST

OAK ST

OAK ST



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State of California )  
County of VENTURA )  
City of OJAI )

I, Rhonda K. Basore, Successor Agency Secretary for the City of Ojai, do hereby certify under penalty of perjury that the foregoing documents entitled:

**RESOLUTION NO. OOB 13-04**

**RESOLUTION OF THE OJAI REDEVELOPMENT AGENCY SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN**

Is a full, true, and correct copy of the original, on file in the City Clerk's Office and was duly passed and adopted by the City Council of said City at a regular meeting thereof held on the 7<sup>th</sup> day of August, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of said City this 12<sup>th</sup> day of August, 2013.



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Rhonda K. Basore, MMC  
Successor Agency Secretary  
City of Ojai