

Redevelopment- Overview



Local Agency Formation Commission
October 13, 2010

Jim Kennedy, Redevelopment Director
Contra Costa County

Redevelopment History

- Community Redevelopment Law-
1951 Constitutional Amendments
 - Housing Set-Aside mandated in 1976
 - AB 1290 Redevelopment reform-1993
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Redevelopment Context

- 398 active Redevelopment Agencies in California
 - 81% of cities
 - 55% of counties
 - 17 Redevelopment Agencies in Contra Costa County
 - Total Tax Increment (2009)
 - \$171 million
 - 10% of countywide property tax revenue
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What is a Redevelopment Plan?

- Legal framework for planning and implementing redevelopment activities
 - Establishes basis for tax increment financing
 - Redevelopment implements the adopted General Plan
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Redevelopment Tools

- Property assembly
 - Site preparation
 - Property disposition (sell, lease, etc.)
 - Public improvement assistance
 - Land use regulation
 - Affordable housing assistance
 - Receipt and expenditure of tax increment
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Public Funding Resources

- Property write down
 - Low interest/residual receipts loan
 - Agency-funded off sites
 - Tax rebates
 - Waived/deferred fees
 - Federal and state grants/loan
 - Tax credits
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Plan Limits (pre-1994 Plans)

- Redevelopment activities – 40 years
 - Tax increment – 10 years after Plan limit
 - Incurring debt – 20 years or 1/1/04
 - Eminent domain – 12 years
 - \$\$ limit on outstanding bonded indebtedness
 - \$\$ limit on Tax Increment
 - Pass-throughs negotiated
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Plan Limits (as of 1/1/94)

- Redevelopment activities – 30 years
 - Incurring debt – 20 years
 - Tax increment – 45 years
 - Eminent domain – 12 years
 - \$\$ limit on outstanding bonded indebtedness
 - No CRL requirement for limit on TI
 - Pass-throughs via statutory mandate
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Criteria for Redevelopment

- Urbanized
 - Blighting conditions
 - “But for”
 - Private/public sectors unable to alleviate
 - Nexus redevelopment program and blight
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Urbanization

- 80% of land:
 - Has been/is developed for urban uses
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Physical Blighting Conditions

- Unsafe/unhealthy buildings
 - Conditions hindering use of buildings/lots
 - Incompatible uses
 - Irregular lots in multiple ownership
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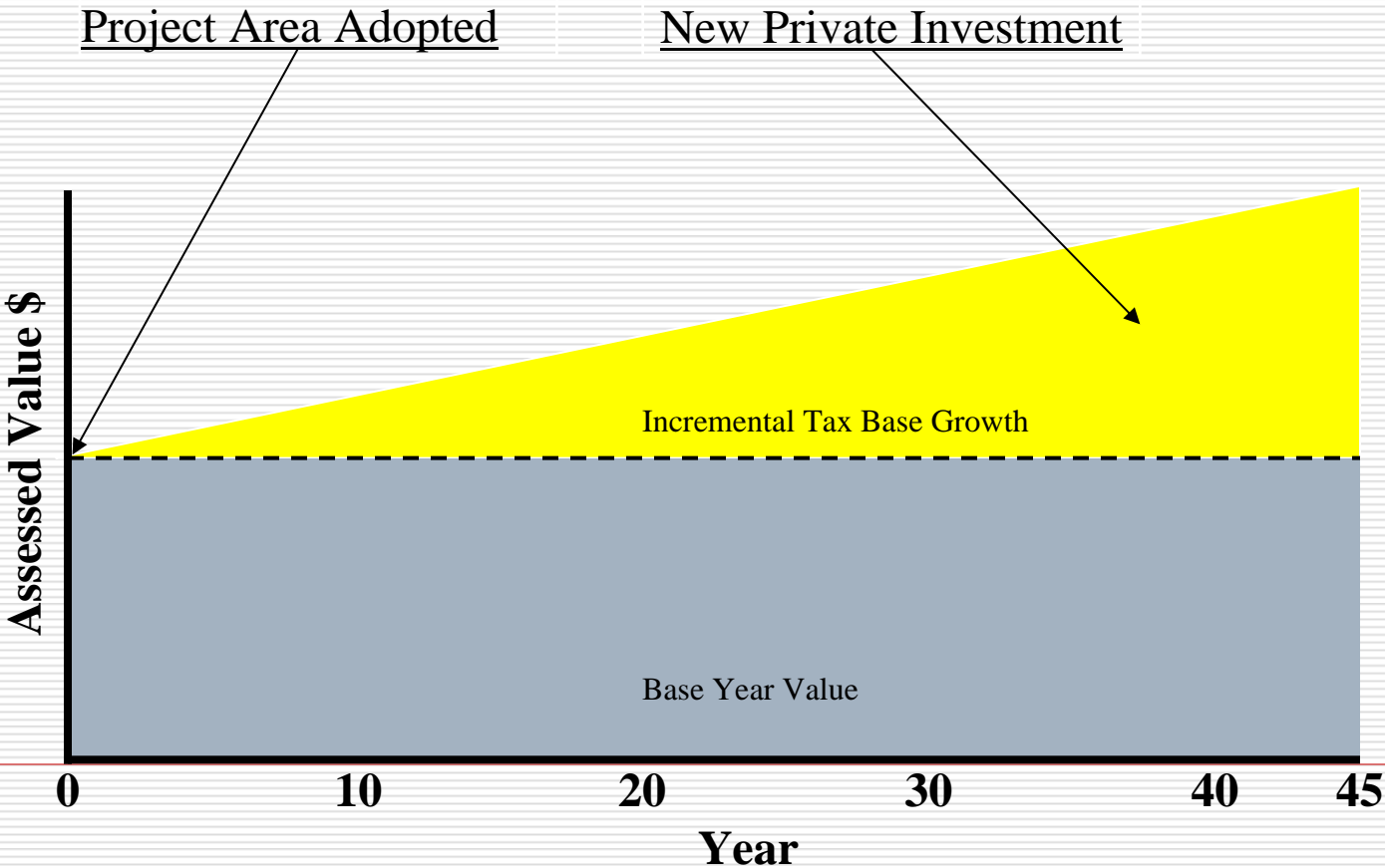
Economic Blighting Conditions

- Depreciated/stagnant property values
 - Property values impaired by hazardous wastes
 - Economically distressed buildings
 - Lack of neighborhood commercial facilities
 - Residential overcrowding
 - Problem businesses
 - High crime rate
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What is Tax Increment?

- Reallocation of Taxes Collected Within a Specific Area
 - No New Taxes
 - No Increase in Taxes
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How Is Tax Increment Created?



CONTRA COSTA COUNTY REDEVELOPMENT AGENCY

ACTIVITIES



Contra Costa County Redevelopment Agency

- ❑ Established 1984
 - ❑ Six Redevelopment Plan Adoptions;
Five current projects areas (one
incorporated)
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Contra Costa County Redevelopment Project Areas



Program Areas

- Transit-Oriented Development (TOD)
 - Affordable Housing
 - Community Facilities/Infrastructure
 - Commercial Revitalization
 - Jobs/Employment Opportunities
 - Brownfield Redevelopment/Blight removal
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Transit Oriented Development

New/Expanded Businesses



Contra Costa Centre Transit Village

A Partnership with the Contra Costa County Redevelopment Agency



Walnut Creek, California

A unique *live/work* environment in the East Bay.
A community on the move.

Transit Oriented Development Robert I. Schroder Overcrossing



Transit Oriented Development



Transit Oriented Development-

Bay Point Redevelopment Area Planned-Unit Zoning District Program

Bay Point



Adopted February 11, 2003

Affordable Housing



Rebuilding Existing Communities- Bay Point

Affordable Housing...

New and Rehabilitated Housing- Bay Point



Affordable Housing



Rodeo Gateway
Senior Housing



Affordable Housing

Elaine Null Apartments



Bay Point



Affordable Housing



**Community Group Funding
Program- Bay Point**



Blight Elimination



Redevelopment builds community facilities...

Public Facilities – North Richmond



Parks and Playgrounds



*Redevelopment
builds
infrastructure...*



Community Infrastructure



**North Broadway
Revitalization Program**



Parker Ave Enhancements

BEFORE



December
2006



Community Infrastructure



Community Facilities- Fire Station Seismic Upgrade- Rodeo (1995)



Community Facilities

Fire Engine Acquisition- Contra Costa Centre (2010)





Commercial Revitalization



**Revive Business
Districts and
Downtowns-**

Rodeo

Commercial Revitalization

North Richmond
Town Center



Redevelopment supports jobs...



North Richmond

Redevelopment Supports Jobs



**\$12 million private investment
and 230 Jobs- North Richmond**

Brownfield Remediation



Bennett's Marina Haz Mat Remediation



Thank You for listening

