



MATURITY SCHEDULE, INTEREST RATES AND PRICES

\$8,020,000 Serial Bonds

<u>Date Due</u>	<u>Amount</u>	<u>Coupon</u>	<u>Date Due</u>	<u>Amount</u>	<u>Coupon</u>
1986	\$370,000	8.75%	1992	\$ 650,000	11.20%
1987	400,000	9.25	1993	725,000	11.40
1988	440,000	9.75	1994	810,000	11.60
1989	480,000	10.25	1995	900,000	11.75
1990	530,000	10.75	1996	1,005,000	11.90
1991	585,000	11.00	1997	1,125,000	12.00

\$48,980,000 12.50% Term Bonds due May 1, 2012

Price of all Bonds 100%

(Accrued interest to be added)

The Use of Redevelopment and Tax Increment Financing by Cities and Counties

**Jesse M. Unruh, Treasurer
Chairman**



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The Use of Redevelopment and Tax Increment Financing by Cities and Counties

Prepared for the



by

Ralph Andersen and Associates

October 1984

(The views expressed in this report are those of the author and are not necessarily those of the California Debt Advisory Commission or the State Treasurer's Office.)



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February 4, 1985

Hon. Jesse M. Unruh
State Treasurer
State of California
915 Capitol Mall
Room 110
Sacramento, California 95814

Dear Mr. Unruh:

This final report summarizes our findings and conclusions relative to the use of redevelopment and tax increment financing by cities and counties in California.

The report was prepared as a result of the passage of SB936 at the 1983 legislative session. SB936 required the California Debt Advisory Commission to conduct a study of four items, and the results are summarized below:

- . As of June 30, 1984, redevelopment agencies in California had \$1,750,233,800 in outstanding tax allocation bond indebtedness, and \$3,496,690,246 in total outstanding indebtedness. This indebtedness is to be repaid from tax increment revenue.
- . In the fiscal year ending June 30, 1984, \$377,977,992 in tax increment revenue was received by redevelopment agencies in California.
- . Subject to a legal opinion to the contrary, we are not aware of any liability the State of California would assume in the event of a default on bonds by a redevelopment agency.
- . As of June 30, 1984, a total of 46,931 housing units have been eliminated and 69,216 housing units have been provided as a result of redevelopment activity. The majority of housing eliminated and provided by agencies over the last 15 years was for very low and low income households. This does not include additional housing that has been provided outside of redevelopment project areas.

In addition to the four items referenced above, the California Debt Advisory Commission asked that additional data be gathered regarding the activities of redevelopment agencies throughout the State. Data was received from all counties and all but three cities in the State, and is summarized and analyzed herein. We have not conducted a before and after evaluation of each redevelopment project, and there



Hon. Jesse M. Unruh
State of California
Page Two

have undoubtedly been abuses associated with individual redevelopment projects. In the aggregate, however, the results of redevelopment are impressive. Our conclusions, based upon a careful analysis of the data submitted by individual city and county redevelopment agencies are, as follows:

- . The use of redevelopment and tax increment financing by cities and counties continues to increase.
- . Redevelopment is an important planning and financing tool for cities, and there are indications that it may become a significant tool for counties.
- . Redevelopment has resulted in significant accomplishments in a relatively short period of time.
- . Redevelopment activity to date is economically feasible and financially sound.
- . The fiscal impact of redevelopment and tax increment financing on counties has increased. This area should be monitored on a continuing basis and additional safeguards should be provided to assure that the cumulative impact of redevelopment and tax increment financing results in an effective balance between the need for county operating revenue and the long-term economic development and revitalization goals of cities and counties generally.
- . Redevelopment does not represent a significant cost to the State, and the possibility of State liability for indebtedness is remote.
- . Additional changes in the redevelopment process and the provision of additional financing authority may be appropriate. However, while continued monitoring is important, regulation of the redevelopment process is neither necessary nor warranted.
- . Additional training and information on a continuing basis would be helpful.

Although we have not made on-site visits to each redevelopment agency, a major effort was made to obtain a complete response and care was taken to assure the accuracy and comparability of the data. We believe the data is thorough and reliable, and would like to acknowledge the assistance of the League of California Cities,



Hon. Jesse M. Unruh
State of California
Page Three

California County Supervisors Association, and California Municipal Statistics in this regard. We received excellent guidance and direction from Melinda Luedtke, Executive Secretary, California Debt Advisory Commission, and we are appreciative of her leadership throughout the assignment. Additionally, we are indebted to Suzanne Bragdon, Tere Molinari, Claudia Dunning, Becky Darcy, Teresa Heple, Pam Brackenbury, Katie Wroblewski, Joy Vickory, Patsy Fong and Lisa Jurisic, as well as the SB936 Study Task Force, for their invaluable assistance in conducting this study.

We have appreciated the opportunity to work with you and the California Debt Advisory Commission, and believe this study will provide a helpful tool for informed decision-making in this important and increasingly-used area.

Sincerely,

Ralph Andersen & Associates

Ralph Andersen & Associates

TABLE OF CONTENTS

	<u>PAGE</u>
<u>CHAPTER I--INTRODUCTION</u>	1
Reason for the Study	1
Purpose of the Study	2
Approach to Conducting the Study	5
<u>CHAPTER II--THE LAW PERTAINING TO REDEVELOPMENT AND TAX INCREMENT FINANCING</u>	9
General Summary of the Law	9
Exhibit A--Procedures For Adoption of a Redevelopment Plan	12
Major Changes in the Law Since the Mid-1970's	16
Reporting Requirements	20
Procedural Filings	20
Exhibit B--Reporting Requirements of Redevelopment Agencies	21
Reports on Activities	23
Other Reporting Requirements	25
<u>CHAPTER III--SUMMARY DATA CONCERNING THE USE OF REDEVELOPMENT AND TAX INCREMENT FINANCING BY CITIES AND COUNTIES</u>	27
Redevelopment Agencies	27
Exhibit C--City Redevelopment Agencies By County Location and Population Grouping	29
Redevelopment Projects	32
Redevelopment Projects Currently Underway	33
Exhibit D--City Redevelopment Projects by County Location and Date of Establishment	35
Redevelopment Projects Planned	37
Redevelopment Projects Completed	38

	<u>PAGE</u>
Exhibit E--Planned Redevelopment Projects by County Location	39
Exhibit F--Completed Redevelopment Projects by County Location	40
Amount of Tax Increment Revenue	41
Exhibit G--Tax Increment Revenue Generated by County: 1983-84	42
Amount of Indebtedness	47
Exhibit H--Indebtedness from Tax Allocation Bonds Incurred By County: 1983-84	48
Exhibit I--Total Debt Incurred by County: 1983-84	50
Direct Results of Redevelopment	52
Exhibit J--Housing Units Eliminated and to Be Eliminated by County	55
Exhibit K--Housing Units Provided and to Be Provided by County	57
Exhibit L--Commercial and Industrial Space Provided by County	59
<u>CHAPTER IV--CONCLUSIONS</u>	63
The Use of Redevelopment and Tax Increment Financing by Cities and Counties Continues to Increase	64
Redevelopment Is an Important Planning and Financing Tool for Cities, and There Are Indications That It May Become a Significant Tool for Counties	65
Redevelopment Has Resulted in Significant Accomplishments in a Relatively Short Period of Time	68
Exhibit M--Other Financing Sources Used by Redevelopment Agencies	71
Redevelopment Activity to Date Is Economically Feasible and Financially Sound	74

	<u>PAGE</u>
The Fiscal Impact of Redevelopment and Tax Increment Financing on Counties Has Increased. This Area Should Be Monitored on a Continuing Basis and Additional Safeguards Should Be Provided to Assure That the Cumulative Impact of Redevelopment and Tax Increment Financing Results in an Effective Balance Between the Need for County Operating Revenue and the Long-term Economic Development and Revitalization Goals of Cities and Counties Generally.	77
Exhibit N--Frozen Assessed Value as a Percent of Total Assessed Value by County 1983-84	79
Exhibit O--Percentage County's Share of Tax Increment Revenue Is of Total Property Tax Revenue	82
Redevelopment Does Not Represent a Significant Cost to the State, and the Possibility of State Liability for Indebtedness Is Remote	85
Additional Changes in the Redevelopment Process and the Provision of Additional Financing Authority May Be Appropriate. However, While Continued Monitoring Is Important, Regulation of the Redevelopment Process Is Neither Necessary nor Warranted.	88
Additional Training and Information on a Continuing Basis Would Be Helpful	91
<u>APPENDIX A--CDAC STUDY ADVISORY COMMITTEE</u>	A-1
<u>APPENDIX B--STUDY QUESTIONNAIRE</u>	B-1
<u>CITY DATA</u>	
<u>APPENDIX C--REDEVELOPMENT AGENCIES: 1983-84</u>	C-1
<u>APPENDIX D--GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES: 1983-84</u>	D-1
<u>APPENDIX E--REDEVELOPMENT PROJECTS COMPLETED: 1983-84</u>	E-1

	<u>PAGE</u>
<u>APPENDIX F--REDEVELOPMENT PROJECTS PLANNED: 1983-84</u>	F-1
<u>APPENDIX G--NATURE OF CURRENT PROJECT AREAS: 1983-84</u>	G-1
<u>APPENDIX H--CURRENT PROJECT FINANCING: 1983-84</u>	H-1
<u>APPENDIX I--CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS: 1983-84</u>	I-1
<u>APPENDIX J--HOUSING UNITS ELIMINATED: 1983-84</u>	J-1
<u>APPENDIX K--HOUSING UNITS PROVIDED: 1983-84</u>	K-1
<u>APPENDIX L--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED: 1983-84</u>	L-1
<u>COUNTY DATA</u>	
<u>APPENDIX M--REDEVELOPMENT AGENCIES: 1983-84</u>	M-1
<u>APPENDIX N--GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES: 1983-84</u>	N-1
<u>APPENDIX O--REDEVELOPMENT PROJECTS COMPLETED: 1983-84</u>	O-1
<u>APPENDIX P--REDEVELOPMENT PROJECTS PLANNED: 1983-84</u>	P-1
<u>APPENDIX Q--NATURE OF CURRENT PROJECT AREAS: 1983-84</u>	Q-1
<u>APPENDIX R--CURRENT PROJECT FINANCING: 1983-84</u>	R-1
<u>APPENDIX S--CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS: 1983-84</u>	S-1
<u>APPENDIX T--HOUSING UNITS ELIMINATED: 1983-84</u>	T-1
<u>APPENDIX U--HOUSING UNITS PROVIDED: 1983-84</u>	U-1
<u>APPENDIX V--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED: 1983-84</u>	V-1
<u>APPENDIX W--APPLICATION OF EMPLOYMENT AND PERSONAL INCOME MULTIPLIERS</u>	W-1
<u>APPENDIX X--ESTIMATE OF STATE COST RESULTING FROM REDEVELOPMENT</u>	X-1

CHAPTER I--INTRODUCTION

SB936 was enacted into law as Chapter 1123 of the Statutes of 1983. Pursuant to the provisions of SB936, the California Debt Advisory Commission (CDAC) was directed to conduct a statewide study of the use of redevelopment and tax increment financing by cities and counties. This chapter places the overall study into perspective by examining the reasons and purposes of the study, as well as describing the approach taken in gathering and analyzing the data.

REASON FOR THE STUDY

Local agencies, particularly cities, have continued to use redevelopment and tax increment financing as a vehicle for meeting economic development and community revitalization objectives. The continuing use of redevelopment, coupled with the fiscal concerns of State and local agencies generally since the passage of Proposition 13 in 1978, has caused this financing vehicle to be the subject of debate in the State Legislature and elsewhere.

While there are reporting requirements and some analysis has been done, the last comprehensive statewide study on redevelopment activity was conducted in 1975. To accurately assess the nature and magnitude of redevelopment activity in the post Proposition 13 era, and to provide a factual basis for informed decision-making by all parties interested in and affected by the redevelopment process, a current and comprehensive study of redevelopment and tax increment financing is necessary.

SB936, which mandates that the California Debt Advisory Commission (CDAC) conduct a statewide study on the use of redevelopment and tax increment financing by cities and counties, was enacted into law to

meet this need. To provide for the comprehensive analysis of redevelopment activity as contained herein, CDAC expanded the study parameters beyond the four specific requirements of SB936, as indicated in the next section of this chapter.

PURPOSE OF THE STUDY

The overall purpose of this study is to provide an improved factual basis for decision-making by compiling and analyzing basic data regarding the use of redevelopment and tax increment financing by cities and counties.

Pursuant to SB936, four topics must be addressed by the study as follows:

- . The amount of outstanding indebtedness of each agency as of a date specified by CDAC
- . The portion of property tax revenues within a project area which would otherwise be payable to affected taxing entities if a redevelopment plan did not contain a provision providing for the allocation of taxes pursuant to Section 33670 of the Health and Safety Code
- . The potential liability of the State of California in the event of a default by a redevelopment agency on any bonds
- . The amount of housing provided to persons and families of low or moderate income, as defined by Section 50105 of the Health and Safety Code, and to very low income households, as defined by Section 50105 of the Health and Safety Code.

In addition to these items, CDAC has identified additional information which should be addressed by this study to ensure that a comprehensive analysis of redevelopment activity is achieved. This information includes:

- . A summary of redevelopment powers and procedures under California Law
- . A listing of all redevelopment agencies with notations of the date each agency was established, the nature of their governing bodies, and the population figures (from the 1980 census) of the city or county which created the agency
- . A summary and listing of the number and nature of completed redevelopment projects (by agency) with notations of the period of time required for project completion
- . A summary and listing of the number and nature of redevelopment projects (by agency) currently underway with notations of how long each project has been underway
- . A summary and listing of the number and nature of redevelopment projects (by agency) that are now in formation or being planned
- . A summary and listing of the following data for each current redevelopment project (by agency):
 - Size of project area
 - Amount of vacant land included in the project area
 - Base year and current assessed value
 - The amount of tax increment revenue generated annually
 - The amount and nature of existing indebtedness
 - Tax sharing or similar agreements that have been negotiated with local agencies

- The results of redevelopment to date including the number of new and/or rehabilitated housing units, public buildings constructed, and the amount of commercial/industrial square footage constructed
- Identification and review of existing reporting and auditing requirements which redevelopment agencies must fulfill by law.

It is also the purpose of this study to identify, and analyze when possible, policy issues and related questions regarding the use of redevelopment and tax increment financing by cities and counties. Some of the issues identified include the following:

- . The relationship of redevelopment to economic development and the financing of infrastructure
- . The tradeoffs between costs (reduced revenues to some agencies) and benefits (development, jobs, and increased revenues to other agencies or jurisdictions) of tax-increment financing
- . The extent to which redevelopment projects conform to State legislative guidelines
- . The role of the County Fiscal Review Committee and the review of proposed redevelopment projects generally
- . The use of tax-increment financing to provide low or moderate income housing
- . The extent to which redevelopment projects proceed as planned, as opposed to delayed projects and subsequent plan amendments

- . The extent to which uniformity exists among counties in administering redevelopment and tax-increment financing, and the need for guidelines pertaining thereto
- . The impact of redevelopment on school financing
- . The extent to which financing tools other than tax allocation bonds are being used by redevelopment agencies.

APPROACH TO CONDUCTING THE STUDY

To accomplish the goals and objectives of this study, CDAC retained the services of Ralph Andersen & Associates, a management consulting firm having expertise in the area of redevelopment and tax increment financing. A Study Advisory Committee was also appointed to provide input. A list of Committee members is included in Appendix A.

The study consultant has completed a number of specific tasks to ensure the collection of complete and detailed information regarding the use of redevelopment and tax increment financing by cities and counties. These tasks have included the following:

- . Meetings with the Study Advisory Committee, the CDAC Technical Advisory Committee, and others to receive input and suggestions regarding the study generally, the content of the study questionnaire, preliminary study results, and the contents of the final report

- . Review and analysis of available data from the State Controller, Department of Housing and Community Development, and others regarding the use of redevelopment and tax increment financing by cities and counties
- . With the assistance of the League of California Cities and the County Supervisors Association of California, development and distribution of a survey questionnaire designed to gather basic data regarding the use of redevelopment and tax increment financing by cities and counties
- . Collection of basic fiscal data, including tax increment revenue and bonded indebtedness of redevelopment agencies, from the firm of California Municipal Statistics
- . Direct contact with appropriate city and county officials in an effort to obtain a 100% response from cities and counties, and to clarify data
- . With input from CDAC and the Study Advisory Committee, compilation and analysis of the data contained herein.

The remaining chapters of this report present the study findings and conclusions as follows:

- . Chapter II--The Law Pertaining to Redevelopment and Tax Increment Financing
- . Chapter III--Summary Data Concerning the Use of Redevelopment and Tax Increment Financing by Cities and Counties

. Chapter IV--Conclusions.

Detailed survey data is presented as an appendix to this report, as is a copy of the survey questionnaire.

CHAPTER II--THE LAW PERTAINING TO
REDEVELOPMENT AND TAX INCREMENT FINANCING

This chapter places the California Community Redevelopment law (Section 33000 et. seq. of the Health and Safety Code) in perspective, as well as other legal requirements concerning the use of redevelopment and tax increment financing by cities and counties. This chapter is organized into three sections as follows:

- . General Summary of the Law
- . Major Changes in the Law Since the Mid-1970's
- . Reporting Requirements.

Each of these points are discussed below.

GENERAL SUMMARY OF THE LAW

Major housing assistance and redevelopment programs began at the federal level with the United States Housing Act of 1937. Concerned over the presence of urban slums and tenement dwellings, some groups began to seek federal support for public housing as early as the 1920's. The 1937 Act was adopted as a way of providing direct grants to cities for slum clearance. However, Congress failed to vote additional funding for major housing and redevelopment programs until 1948.

Between 1949 and 1974 most federal public housing and redevelopment assistance was granted pursuant to the Housing Act of 1949. The

federal redevelopment law contained a "predominately residential" rule until amended in 1954 to allow 30% of funds allocated pursuant to Title I of the Act to be used for non-residential redevelopment projects. National policy was then redirected toward community economic development, called "urban renewal," and the predominately residential rule was deleted.

Within this historical setting, the California Community Redevelopment Law was adopted by the State Legislature in 1945. As indicated previously, the California Community Redevelopment Law is found in Sections 33000 et. seq. of the Health and Safety Code. As stated therein, redevelopment means "the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey area...". The purpose of redevelopment is the elimination of blight, as so defined in the code, the expansion of housing, and the creation of jobs.

A redevelopment agency has been established by State law in every city and county within the State. As stated in Section 33100 of the Health and Safety Code, "there is in each community a public body, corporate and politic, known as the redevelopment agency of the community." However, the agency has no ability to transact any business or exercise any power until the city or county activates it by ordinance. The ordinance activating the agency is subject to referendum and, among other things, can provide for a governing board that is the same as or separate from the local legislative body.

Before a city or county can designate an area for redevelopment and adopt a redevelopment plan, certain procedures, as defined in State

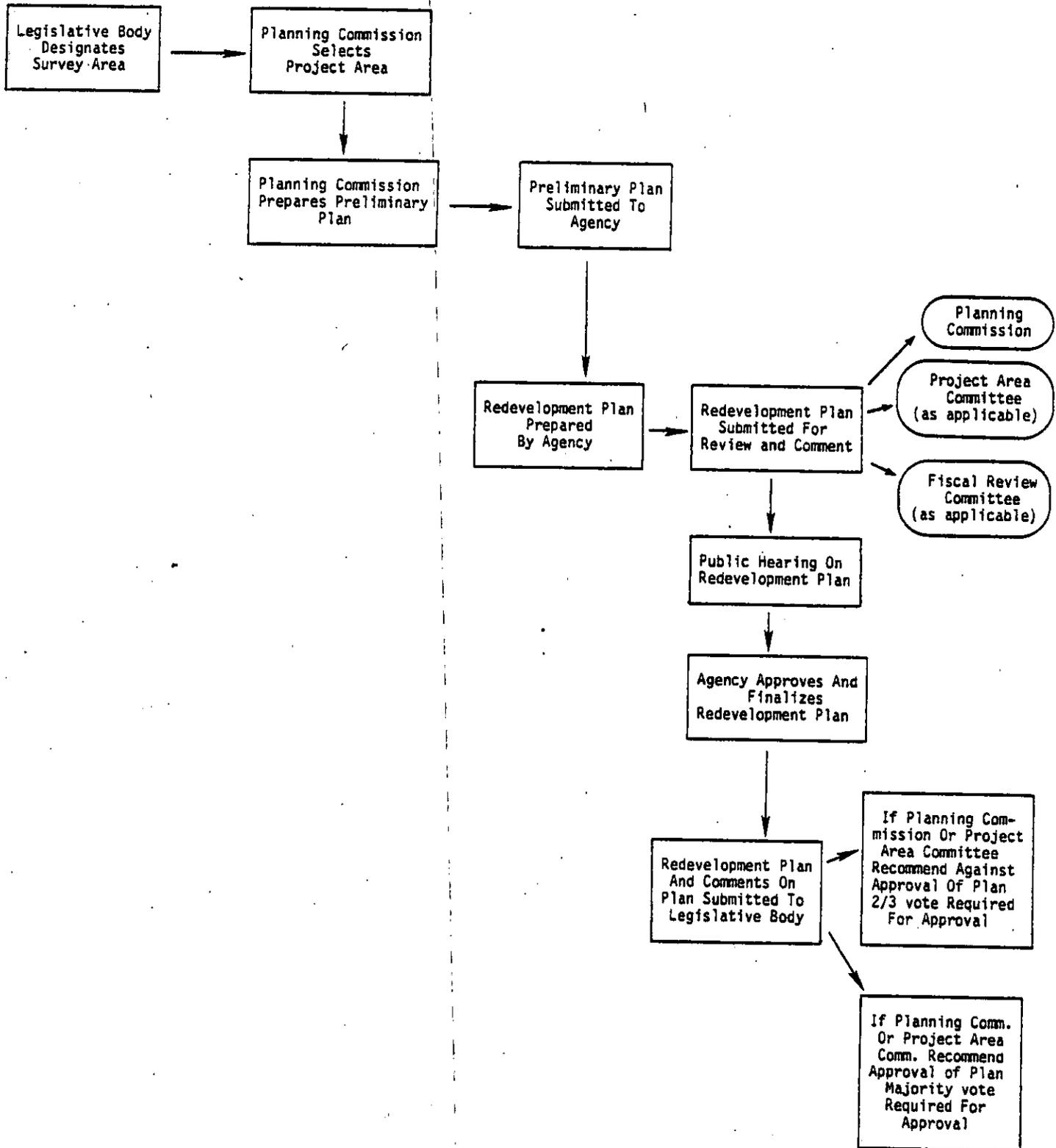
law, must be followed. These procedures are presented in Exhibit A on the following page and are summarized below.

- . DESIGNATION OF SURVEY AREA--The legislative body of the city or county must designate, through resolution, a survey area or areas. As stated in Section 33312 of the Health and Safety Code, the resolution must contain the following:
 - (a) A finding that the area requires study to determine if a redevelopment project or projects within said area are feasible;
 - (b) A description of the boundaries of the area designated.

- . SELECTION OF PROJECT AREA--The project area, as selected by the Planning Commission, may encompass all or part of the previously designated survey area. Furthermore, the boundaries of the project area may be contiguous or non-contiguous. However, the project area must be a blighted area requiring redevelopment to meet the public purposes of this law. Section 33321 of the Health and Safety Code, which identifies the scope or characteristics of a project area, provides that the scope of the project area:

"...need not be restricted to buildings, improvements, or lands which are detrimental or inimical to the public health, safety, or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. A project area may include lands, buildings, or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. Each such area included under this section shall be necessary for effective redevelopment and shall not be included for the purpose of obtaining the

EXHIBIT A--PROCEDURES FOR ADOPTION OF A REDEVELOPMENT PLAN



allocation of tax increment revenue from such area pursuant to Section 33670 without other substantial justification for its inclusion."

. FORMULATION OF PRELIMINARY PLAN--The planning commission of each city or county in cooperation with the agency, is required to prepare a preliminary plan for the redevelopment of each selected project area. As stated in Section 33324 of the Health and Safety Code, the preliminary plan must contain the following pieces of information:

- (a) Description of the project area
- (b) A general statement of the land uses, layout of principal streets, population densities and building intensities, and standards proposed as the basis for the redevelopment of the project area
- (c) Identification of how the purposes of redevelopment would be attained by this redevelopment project
- (d) Indication that the proposed redevelopment plan conforms to the master or general community plan
- (e) Description, generally, of the impact that this project would have upon residents thereof and upon the surrounding neighborhood.

The planning commission is required to submit the preliminary plan for each project area to the agency.

. PREPARATION OF REDEVELOPMENT PLAN--A redevelopment plan must be prepared by the Agency for every project area. The plan must conform to the community's general plan and include, among other things, the following pieces of information:

- Boundary description
- Approximate amount of open space provided
- Street layout
- Building restrictions

- Number of buildings and proposed uses
- Number of dwelling units
- Property devoted to public purposes
- Neighborhood impact report
- Description of proposed financing method.

In addition to the specific provisions referenced above, the Health and Safety Code requires that a variety of broader provisions, dealing with owner participation and related considerations, be included in the redevelopment plan.

. SUBMISSION OF PLAN TO PLANNING COMMISSION--Prior to submitting the plan to the legislative body, it is submitted to the planning commission for review and comment. In its report, the planning commission will include any recommendations concerning the redevelopment plan and its conformity to the general plan. The planning commission may recommend for or against the approval of the redevelopment plan. If the planning commission does not respond within 30 days, they are deemed to have approved the plan.

. SUBMISSION OF PLAN TO PROJECT AREA COMMITTEE--For project areas within which a substantial number of low and moderate income families are to be displaced due to redevelopment activity, the legislative body of the agency is required to call upon residents and existing community organizations within the project area to form a project area committee. If a project area committee has been formed within the project area, the redevelopment plan must be submitted to the committee for review and comment prior to submitting the plan to the legislative body. The committee may choose to prepare a report and recommendations for submission to the legislative body.

- . REVIEW OF PLAN BY FISCAL REVIEW COMMITTEE--A fiscal review committee may be formed within any project area where the redevelopment plan of the project area proposes the use of tax increment financing. The county or any affected taxing entity may call for the creation of a fiscal review committee, which is composed of one representative from each of the affected taxing entities. The fiscal review committee is to hold a hearing on the redevelopment plan not less than 25 and not more than 40 days from the transmission of the plan from the agency to the committee. After the hearing, the committee has 30 days to prepare and issue a report suggesting amendments to the plan which would alleviate any fiscal impact on affected taxing agencies.

- . PUBLIC HEARING--Both the agency and the City Council/Board of Supervisors must hold a public hearing on the proposed redevelopment plan. Notices must be published in local newspapers and certified notices must be mailed to each property owner and local taxing entity within the proposed project area.

- . CONSIDERATION OF PLAN BY LEGISLATIVE BODY--Upon the preparation and approval of the plan by the agency, the redevelopment plan is submitted to the legislative body. If the planning commission or project area committee has recommended against the plan, a 2/3 vote is required for approval. If approved, the ordinance adopting the redevelopment plan is forwarded to appropriate government officials including the agency, and the auditor and tax assessor of the county in which the project is located.

To finance redevelopment activity, redevelopment agencies are authorized to, among other things, borrow money, accept funds advanced by the city/county, and issue bonds for redevelopment purposes. The principal financing mechanism authorized to finance redevelopment

activity, however, is tax increment financing, which provides funds to pay off tax allocation bonds and other debt incurred by the agency.

Tax increment financing is authorized in Article XVI, Section 16 of the State Constitution and in Section 33670 of the Health and Safety Code. The provision provides that at the time the redevelopment plan is adopted, the assessed value within the project area is frozen, and that any property tax revenue generated by an increase in assessed value over the frozen base may be utilized by the agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) it incurs in conjunction with redeveloping the area. As a condition of receiving tax increment revenue, the agency must file a statement of indebtedness with the County. For projects that were established in 1977 or later, 20% of this tax increment revenue must be used for low and moderate income housing, unless the Agency makes specific findings in this regard pursuant to Section 33334.2 of the Health and Safety Code. When all indebtedness is repaid, the base is unfrozen and the tax increment, thereafter, is paid to all of the local taxing entities within the project area.

MAJOR CHANGES IN THE LAW SINCE THE MID-1970's

Since the mid-70's, a number of changes have taken place with respect to the Community Redevelopment Law. The major changes in the law involve four broad areas as follows:

- . Involvement of affected local public agencies

- . Limitations on use
- . Reporting requirements
- . Other:

Each of these areas are discussed in detail below.

- . INVOLVEMENT OF AFFECTED LOCAL PUBLIC AGENCIES--Two major changes in the law relating to the involvement of affected local public agencies in the redevelopment process have taken place since the mid-70's. These changes include the following:
 - The redevelopment agency must notify all affected local public agencies whenever they propose to establish or amend a redevelopment project area. Among other things, such notification must include an estimate of the fiscal impact on the affected local public agencies. An affected local public agency is any governmental taxing entity which levied a property tax on property located in the project area in the prior fiscal year. (Section 33327 and 33328 of the Health and Safety Code).
 - The county or any affected public agency may create a fiscal review committee to meet and negotiate with the agency relative to the fiscal impact of the proposed redevelopment plan or plan amendment. The committee is composed of one representative from each of the affected taxing entities, and can be formed only if tax increment financing is proposed to be used in the project area. (Section 33353 of the Health and Safety Code).

. LIMITATIONS ON USE--With respect to limitations on the use of redevelopment and tax increment financing, four major changes in the law have occurred as follows:

- Unless the agency makes and can support certain findings, 20% of all tax increment revenue derived from projects or amended project areas established in 1977 or later must be used for low and moderate income housing purposes. (Section 33334.2 of the Health and Safety Code).
- The maximum amount of tax increment revenue that will be used in conjunction with a particular project area must be specified by the redevelopment agency in the redevelopment plan. (Section 33333.2 of the Health and Safety Code).
- A limit on the amount of bonded debt that is to be repaid from tax increment revenue must be specified by the redevelopment agency in the redevelopment plan. (Section 33334.1 of the Health and Safety Code).
- A time period within which indebtedness will be incurred must be specified by the redevelopment agency in the redevelopment plan. (Section 33333.2 of the Health and Safety Code).

. REPORTING REQUIREMENTS--Redevelopment agencies are required to report annually to the State Controller and to the Department of Housing and Community Development. The specific information to be contained in these reports is referenced below.

- Redevelopment agencies must file an annual report with the State Controller, which includes detailed information on the indebtedness and tax increment revenues generated by the agency as a whole, as well as on a project by project basis. More detailed information on these reporting requirements is contained in the next section of this report dealing with Section 33080 et. seq. of the Health and Safety Code.

- Redevelopment agencies must file an annual report with the Department of Housing and Community Development concerning the activities of the agency during the previous fiscal year. Among other things, the report must include an independent financial audit for the previous year and a description of the agency's activities affecting housing and displacement. More detailed information on these reporting requirements is contained in the next section of this report dealing with Section 33080 et. seq. of the Health and Safety Code.
 - Redevelopment agencies are required to file a statement of indebtedness with the County as a condition of receiving tax increment revenue. (Section 33675 of the Health and Safety Code).
- . OTHER--Pursuant to AB203, which was adopted during the 1984 legislative session and which will be effective on January 1, 1985, various restrictions have been placed on the use of redevelopment and tax increment financing as follows:
- Definition of areas eligible for redevelopment is narrowed by clarifying that new project areas must be at least 80% urbanized
 - Definition of blight is tightened
 - Precludes use of tax increment expenditures for maintenance of publicly owned buildings, facilities, structures or other improvements
 - Requires a more specific justification for proposed redevelopment projects
 - Clarifies when tax increment revenue sharing may occur
 - Tightens the procedures and requirements to amend project areas and redevelopment plans.

REPORTING REQUIREMENTS

State law requires redevelopment agencies to file and submit a number of different reports for informational and procedural purposes. Exhibit B, on the following page, summarizes the different reporting requirements and indicates the governmental agency to whom the report is to be submitted. The different reporting requirements generally fall into three broad categories as follows:

- . Procedural Filings
- . Reports on Activities
- . Other Reporting Requirements.

Changes in reporting requirements, as well as consolidated reporting of current redevelopment activity to the State Controller, are contained in SB 1387 which will be effective January 1, 1985.

A brief summary of the information to be filed within each specific report is provided below.

PROCEDURAL FILINGS

- . FILING OF ORDINANCE WITH SECRETARY OF STATE--Any redevelopment agency not established prior to September 15, 1961, can only be activated through a city or county ordinance, which is subject to referendum. Section 33102 of the Health and Safety Code requires that a certified copy of the ordinance be filed with the Office of the Secretary of State.

EXHIBIT B--REPORTING REQUIREMENTS
OF REDEVELOPMENT AGENCIES

PROCEDURAL FILINGS

<u>Report</u>	<u>Code</u>	<u>Section</u>	<u>Agency Receiving the Information</u>
• Filing of Ordinance with Secretary of State	Health and Safety	33102	Secretary of State
• Filing of Project Area Description	Health and Safety	33327	County; State Bd. of Equalization
Recordation of Land Description and Statement of Institution of Redevelopment Proceedings	Health and Safety	33373	County Recorder
Filing of Ordinance with Tax Officers	Health and Safety	33375	County; State Bd. of Equalization
Filing of Amendments with Tax Officers	Health and Safety	33457	County; State Bd. of Equalization

REPORTS ON ACTIVITIES

Summary of Redevelopment Activities	Health and Safety	33080 et. seq.	State Controller; Dept. of Housing and Comm. Dev.
Summary of Activities Involving Rehabilitation	Health and Safety	33444	State Legislature
Statement of Indebtedness	Health and Safety	33675(b)	County

OTHER REPORTING REQUIREMENTS

Issuance of New Debt	Government Code	8855(g)	CDAC
Filing of Report of Fiscal Review Committee	Health and Safety	33353.6	Dept. of Housing and Comm. Dev.
Preparation of Relocation Plans	Health and Safety	33417	Dept. of Housing and Comm. Dev.
Finding Regarding 20% Low-Moderate Income Housing Fund	Health and Safety	33334.2	Dept. of Housing and Comm. Dev.

. FILING OF PROJECT AREA DESCRIPTION--Section 33327 of the Health and Safety Code requires that the redevelopment agency submit to the auditor, assessor and tax collector of the county in which the project area is located, as well as to the State Board of Equalization and the governing body of all taxing agencies in the project area, a report containing the following pieces of information:

- (1) A description of the boundaries of the project area
- (2) A statement that a plan for the redevelopment of the area is being prepared
- (3) A map indicating the boundaries of the project area.

Pursuant to Section 33328 of the Health and Safety Code, the agency must also report the last equalized assessment roll proposed to be used for tax allocations.

. RECORDATION OF LAND DESCRIPTION AND STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS--After the redevelopment plan has been adopted by the legislative body, a description of the land within the project area must be recorded with the county recorder of the county in which the project area is located. A statement that proceedings for the redevelopment of the project area have been instituted must likewise be submitted. (Section 33373 of the Health and Safety Code).

. FILING OF ORDINANCE WITH TAX OFFICERS--After the redevelopment plan has been adopted by the legislative body, a copy of the ordinance adopting the plan, and a map or plat indicating the boundaries of the project area must be submitted to the auditor and tax assessor of the county in which the project area is located, as well as to the State Board of Equalization. (Section 33375 of the Health and Safety Code).

. FILING OF AMENDMENTS WITH TAX OFFICERS--Section 33457 of the Health and Safety Code requires that after an amendment of a redevelopment plan has been approved, the following information must be submitted to the auditor and assessor of the county in which the project area is located, the governing body of each affected taxing entity, and the State Board of Equalization:

- Copy of the ordinance amending the plan
- Description of the land within the project area
- Copy of the ordinance adopting the plan
- Map or plat indicating the boundaries of the project area.

Such documentation must be filed no later than the January 1st next following the amendment of the plan.

REPORTS ON ACTIVITIES

. SUMMARY OF REDEVELOPMENT ACTIVITIES--Section 33080 et. seq. of the Health and Safety Code requires redevelopment agencies to prepare a complete report of activities undertaken during the previous fiscal year. The report is to include the following:

- a. An independent financial audit for the previous year
- b. A fiscal statement for the previous fiscal year which includes:
 - Amount of outstanding indebtedness for the agency and each project area
 - Amount of tax increment revenue generated by the agency and each project area
 - Amount of tax increment revenue paid to affected taxing agencies

- A report on the financial transactions of the agency for the prior fiscal year
 - Any additional fiscal information that the agency believes useful.
- c. A description of the agency's activities affecting housing and displacement including:
- Total number of households displaced
 - Total number of households expected to be displaced
 - Total number of agency-assisted dwelling units constructed, rehabilitated, acquired or subsidized
 - Status and use of Low and Moderate Income Housing Fund
 - Any additional information that the agency believes useful.
- d. Any other information which the agency believes useful to explain its programs, including, but not limited to, the number of jobs created as a result of its activities.

This report is to be submitted to the agency's legislative body within six months of the end of the agency's fiscal year, as well as to the State Controller and the Department of Housing and Community Development. This information is required for general monitoring purposes.

- SUMMARY OF ACTIVITIES INVOLVING REHABILITATION--Section 33444 requires that every redevelopment agency involved in rehabilitating structures must submit a report to the Legislature, on or before February 15th of each year, including the following information:
- Expenditure of public funds
 - Number and kinds of units rehabilitated
 - Disposition of rehabilitated units.

. STATEMENT OF INDEBTEDNESS--Section 33675(b) of the Health and Safety Code requires that the agency file a statement of indebtedness for each project area with the county auditor. This statement of indebtedness is to be filed annually and must contain the following information:

- Date on which each loan, advance or indebtedness was incurred
- The principal amount, term, purpose and interest rate of each loan, advance or indebtedness
- The outstanding balance and amount due of each loan, advance or indebtedness.

OTHER REPORTING REQUIREMENTS

. ISSUANCE OF NEW DEBT--Section 8855 of the Government Code requires that any issuers of new tax-exempt debt, including redevelopment agencies, must give written notice to the California Debt Advisory Commission of the proposed sale no later than 30 days prior to the sale of any debt issue. This requirement is effective January 1, 1985.

. FILING OF REPORT OF FISCAL REVIEW COMMITTEE--If a fiscal review committee has been formed, at the conclusion of the hearing of the redevelopment plan, the committee has 30 days to prepare and issue a report to the agency on the fiscal impact of the redevelopment plan on affected taxing entities within the project area. The fiscal review committee has the power to suggest amendments to the plan, which upon adoption, would alleviate the fiscal impact identified. Section 33353.6 requires that a copy of this report be submitted to the Director of Housing and Community Development.

- . PREPARATION OF RELOCATION PLANS--Section 33417 of the Health and Safety Code requires that the agency prepare a plan for relocating families and persons to be temporarily or permanently displaced from housing facilities in the project area, as well as non-profit local community institutions that are to be either temporarily or permanently displaced. As required in Section 33417 of the Health and Safety Code, this plan must be submitted to the Department of Housing and Community Development, upon request, for review.

- . FINDING REGARDING 20% LOW-MODERATE INCOME HOUSING FUND-- Section 33334.2 of the Health and Safety Code requires that not less than 20% of the tax increment revenue generated within a project area or amended area that was established in 1977 or later be used to increase or improve low and moderate income housing. If the agency can show, however, that (1) no need exists in the community to meet such housing needs, (2) that some percentage less than 20% of tax increment revenue generated is sufficient to meet such housing needs, or (3) that a substantial effort to meet such housing needs is being made through other financial means, it does not have to comply with this provision. In this case, the agency must submit a report to the Department of Housing and Community Development within 10 days detailing the agency's finding that one or more of the three points detailed above applies to the specified project area. Factual information supporting such a finding must likewise be presented. In any litigation to challenge such findings by the Department of Housing and Community Development, the burden of supporting the findings is placed with the agency.

CHAPTER III--SUMMARY DATA CONCERNING THE USE OF
REDEVELOPMENT AND TAX INCREMENT FINANCING
BY CITIES AND COUNTIES

This chapter provides a general summary of the data collected on the use of redevelopment and tax increment financing by cities and counties across the State. Sources for the data include questionnaires that were mailed to all cities and counties, personal telephone follow-up with individual cities and counties, and summary financial information supplied by the firm of California Municipal Statistics. Information has been provided by all cities with the exception of three (Cerritos, Firebaugh, and Palmdale), representing a 99% response rate. With respect to counties, a 100% response rate has been achieved.

For review, this chapter is organized into five sections as follows:

- . Redevelopment Agencies
- . Redevelopment Projects
- . Tax Increment Revenue
- . Indebtedness
- . Direct Results of Redevelopment.

A detailed analysis of each of these subject areas is provided below.

REDEVELOPMENT AGENCIES

The table on the following page reports the number of redevelopment agencies activated in cities and counties across the State. As indicated, of the 432 cities in the State, 61% have redevelopment agencies. With respect to counties, 18% have activated a redevelopment agency.

	<u>Cities</u>	<u>Counties</u>
Have Redevelopment Agency	263	10
No Redevelopment Agency	166	46
No Response To Survey	<u>3</u>	<u>0</u>
	432	56*

*Excludes the Counties of Sacramento and San Francisco, which have joint redevelopment agencies with a city. This data is included in the cities total.

Of the 263 city redevelopment agencies, 155 or 59% were activated prior to 1979 and Proposition 13, while 101 or 38% were activated in 1979 or later. Information was not provided with respect to the date the agency was established for seven agencies.

Of the ten county redevelopment agencies, all but three were activated since 1979.

Exhibit C on the following page shows the number of city redevelopment agencies activated within each county. A breakdown is also provided with respect to the number of city redevelopment agencies found within five broad population groupings.

As indicated in Exhibit C, 18 counties or 31% have no city redevelopment agencies within their boundaries, while others have up to 58

EXHIBIT C--CITY REDEVELOPMENT AGENCIES BY COUNTY LOCATION
AND POPULATION GROUPING

<u>COUNTY</u>	<u>TOTAL</u>	<u>POPULATION GROUPING</u>				
		<u>Under 10,000</u>	<u>10-25,000</u>	<u>25-50,000</u>	<u>50-100,000</u>	<u>Over 100,000</u>
Alameda	10	1	1	2	3	3
Alpine	0	--	--	--	--	--
Amador	0	--	--	--	--	--
Butte	2	1	--	1	--	--
Calaveras	0	--	--	--	--	--
Colusa	0	--	--	--	--	--
Contra Costa	13	3	3	4	2	1
Del Norte	1	1	--	--	--	--
El Dorado	2	--	2	--	--	--
Fresno	9	5	2	1	--	1
Glenn	1	1	--	--	--	--
Humboldt	2	--	2	--	--	--
Imperial	3	--	3	--	--	--
Inyo	0	--	--	--	--	--
Kern	3	2	--	--	--	1
Kings	2	1	1	--	--	--
Lake	0	--	--	--	--	--
Lassen	0	--	--	--	--	--
Los Angeles	58	6	11	17	19	5
Madera	1	--	1	--	--	--
Marin	4	2	--	2	--	--
Mariposa	0	--	--	--	--	--
Mendocino	2	1	1	--	--	--
Merced	3	1	1	1	--	--
Modoc	0	--	--	--	--	--
Mono	0	--	--	--	--	--
Monterey	4	1	1	1	1	--
Napa	2	1	--	--	1	--
Nevada	0	--	--	--	--	--

EXHIBIT C (CONTINUED)

COUNTY	TOTAL	POPULATION GROUPING				
		<u>Under 10,000</u>	<u>10-25,000</u>	<u>25-50,000</u>	<u>50-100,000</u>	<u>Over 100,000</u>
Orange	21	--	3	8	5	5
Placer	5	4	1	--	--	--
Plumas	0	--	--	--	--	--
Riverside	19	10	6	2	--	1
Sacramento	4	2	1	--	--	1
San Benito	1	--	1	--	--	--
S. Bernardino	17	4	4	6	2	1
San Diego	11	--	2	3	5	1
San Francisco	1	--	--	--	--	1
San Joaquin	3	1	1	--	--	1
S. Luis Obispo	1	1	--	--	--	--
San Mateo	10	1	2	4	3	--
Santa Barbara	3	--	--	2	1	--
Santa Clara	8	--	2	3	1	2
Santa Cruz	4	2	1	1	--	--
Shasta	1	--	--	1	--	--
Sierra	0	--	--	--	--	--
Siskiyou	0	--	--	--	--	--
Solano	4	--	1	1	2	--
Sonoma	6	4	--	1	1	--
Stanislaus	6	3	1	1	--	1
Sutter	0	--	--	--	--	--
Tehama	0	--	--	--	--	--
Trinity	0	--	--	--	--	--
Tulare	5	2	2	1	--	--
Tuolumne	0	--	--	--	--	--
Ventura	8	1	1	1	4	1
Yolo	2	--	--	2	--	--
Yuba	<u>1</u>	<u>1</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
	263	63	58	66	50	26

city redevelopment agencies. Twenty-seven or approximately 47% of all counties have between 1 and 5 city redevelopment agencies within their boundaries. The table below shows the distribution of counties having 1 to 5 city redevelopment agencies located within their boundaries, 6 to 10 agencies, 11 to 20 agencies, 21+ agencies, and no city redevelopment agencies.

<u>Number of City Redevelopment Agencies</u>	<u>Counties with Indicated Distribution</u>	<u>Percentage Of Total</u>
0	18	31.0%
1-5	27	46.6%
6-10	7	12.1%
11-20	4	6.9%
21+	<u>2</u>	<u>3.4%</u>
	58	100.0%

With respect to the number of redevelopment agencies found within each of five broad population groupings, Exhibit C indicates the distribution by population group. The following table summarizes the number of agencies, as well as the number of cities statewide, found in each population grouping:

<u>Population Grouping</u>	<u>Number of City Redevelopment Agencies</u>	<u>Cities Statewide</u>
Under 10,000	63	169
10 - 25,000	58	99
25 - 50,000	66	81
50 - 100,000	50	57
Over 100,000	<u>26</u>	<u>26</u>
	263	432

With respect to county redevelopment agencies, 70% of the 10 County redevelopment agencies fell within the population groupings of 100,001 - 1,000,000. The following table shows the number of county agencies falling within each specified population groupings.

<u>Population Grouping</u>	<u>Number of County Redevelopment Agencies</u>
Under 100,000	1
100,001 - 500,000	3
500,001 - 1,000,000	4
1,000,000 - 5,000,000	1
Over 5,000,000	<u>1</u>
	10

Of the 273 city and county redevelopment agencies in the State, all but 6 have the City Council or Board of Supervisors serve as the governing body of the redevelopment agency. The remaining 6, all of which are city agencies, have either a Redevelopment Agency Board or Commission, whose membership is selected and approved by the City Council. In Los Angeles, the Board is appointed by the Mayor and approved by the City Council.

REDEVELOPMENT PROJECTS

Information has been collected from cities and counties across the State with respect to the number of redevelopment projects currently underway, planned and completed. The table on the following page summarizes these findings for cities and counties.

	<u>Cities</u>	<u>Counties</u>
Projects Underway	467	7
Projects Planned	72	4-6
Projects Completed	16	1

The following sections provide more detailed information with respect to current projects, planned projects and completed projects.

REDEVELOPMENT PROJECTS CURRENTLY UNDERWAY

There are 467 redevelopment projects currently underway in 218 cities, and 7 redevelopment projects underway in 3 counties. Forty-five cities and 7 counties with activated redevelopment agencies currently have no projects underway. The table below shows the distribution of cities and counties that have 1 current project, 2 projects, 3 projects, 4 projects, 5+ projects, or no current projects. As indicated, 63% of all cities with activated redevelopment agencies have either 1 or 2 current projects underway, while 17% have no current projects underway. The remaining 20% have 3 or more current projects underway. For counties, 70% of all active redevelopment agencies have no projects currently underway.

<u>Number of Current Projects</u>	<u>Cities</u>	<u>Percentage of Total</u>	<u>Counties</u>	<u>Percentage of Total</u>
0	45	17%	7	70%
1	114	43%	2	20%
2	52	20%	0	-
3	19	7%	0	-
4	15	6%	0	-
5+	18	7%	1	10%

Exhibit D on the following page shows the number of city redevelopment projects currently underway within each county. A breakdown is also provided, on a county-by-county basis, on the number of projects established prior to 1979 and since 1979.

As indicated in Exhibit D, the number of city projects currently underway within any county ranges from 0 to 151. Six counties have more than 20 city projects in their boundaries. These include Alameda, Contra Costa, Riverside, San Bernardino, Orange and Los Angeles. The table below shows the distribution of counties having 1 to 5 city redevelopment projects within their boundaries, 6 to 10 projects, 11 to 20 projects, 21+ projects, and no redevelopment projects. As indicated, 41 counties or approximately 71% have between zero and 5 city redevelopment projects within their boundaries, while 10% have more than 20. The remaining 11 counties or 19% have between 6 and 20 projects within their boundaries.

<u>Number of City Redevelopment Projects</u>	<u>Counties With Indicated Distribution</u>	<u>Percentage of Total</u>
0	23	39.7%
1-5	18	31.0%
6-10	4	6.9%
11-20	7	12.1%
21 +	<u>6</u>	<u>10.3%</u>
	58	100.0%

With respect to the 467 city projects currently underway, 270 or 58% were established prior to 1979 and Proposition 13, while 191 or 41% were established in 1979 or later. Information was not available with respect to the date of establishment for six projects.

Of the 7 county redevelopment projects currently underway, 3 were established prior to 1979, while four were established since 1979.

EXHIBIT D--CITY REDEVELOPMENT PROJECTS BY COUNTY LOCATION
AND DATE OF ESTABLISHMENT

<u>COUNTY</u>	<u>TOTAL</u>	<u>EST. PRIOR TO 1979</u>	<u>EST. IN 1979 OR LATER</u>	<u>INFORMATION NOT REPORTED</u>
Alameda	21	14	7	--
Alpine	0	--	--	--
Amador	0	--	--	--
Butte	3	--	3	--
Calaveras	0	--	--	--
Colusa	0	--	--	--
Contra Costa	22	20	2	--
Del Norte	0	--	--	--
El Dorado	1	--	--	1
Fresno	17	9	8	--
Glenn	1	1	--	--
Humboldt	4	3	1	--
Imperial	4	2	2	--
Inyo	0	--	--	--
Kern	1	1	--	--
Kings	2	1	1	--
Lake	0	--	--	--
Lassen	0	--	--	--
Los Angeles	151	105	46	--
Madera	0	--	--	--
Marin	3	1	2	--
Mariposa	0	--	--	--
Mendocino	0	--	--	--
Merced	3	3	--	--
Modoc	0	--	--	--
Mono	0	--	--	--
Monterey	8	5	3	--
Napa	1	1	--	--
Nevada	0	--	--	--
Orange	44	14	30	--

EXHIBIT D (CONTINUED)

<u>COUNTY</u>	<u>TOTAL</u>	<u>EST. PRIOR TO 1979</u>	<u>EST. IN 1979 OR LATER</u>	<u>INFORMATION NOT REPORTED</u>
Placer	1	--	1	--
Plumas	0	--	--	--
Riverside	29	10	19	--
Sacramento	11	7	4	--
San Benito	0	--	--	--
San Bernardino	40	17	19	4
San Diego	19	12	7	--
San Francisco	7	5	2	--
San Joaquin	5	3	2	--
S. Luis Obispo	0	--	--	--
San Mateo	10	2	8	--
Santa Barbara	3	3	--	--
Santa Clara	11	9	2	--
Santa Cruz	4	2	2	--
Shasta	2	1	1	--
Sierra	0	--	--	--
Siskiyou	0	--	--	--
Solano	12	4	8	--
Sonoma	6	3	3	--
Stanislaus	2	--	2	--
Sutter	0	--	--	--
Tehama	0	--	--	--
Trinity	0	--	--	--
Tulare	4	3	1	--
Tuolumne	0	--	--	--
Ventura	14	8	5	1
Yolo	0	--	--	--
Yuba	<u>1</u>	<u>1</u>	<u>--</u>	<u>--</u>
	467	270	191	6

The size of current city and county project areas ranges from 2 acres to 13,050 acres, with the average size being 642 acres. Of those projects that were established prior to 1979 and Proposition 13, the average size of the project areas is 481 acres. Of those projects established in 1979 or later, the average size is 811 acres. It should be noted that some projects reported herein are the result of mergers permitted pursuant to State law. To this extent, the merged project area is obviously larger than the individual projects prior to merger. It is also important to note that the provisions of AB203, adopted during the 1984 legislative session, virtually eliminate large vacant land projects in the future by providing that new or amended project areas must be at least 80% "predominantly urbanized."

As reported, the average estimated term of city redevelopment projects is 33 years, with the reported length of the projects ranging from 7 years to 130 years. For county redevelopment projects, the estimated term of the projects range from 26 to 50 years, with the average being 35 years.

REDEVELOPMENT PROJECTS PLANNED

As previously indicated, for cities, a total of 72 new projects are planned, while for counties, 4-6 are in the planning stage. An additional 6 cities indicated that they have projects in the planning stage, but they did not indicate the specific number of projects planned. A project is in the planning stage if formal steps have been taken to establish a redevelopment project area pursuant to the Health and Safety Code, but the redevelopment plan has not as yet been adopted by the redevelopment agency.

Exhibit E on the following page identifies the counties where projects are in the planning stage and indicates the number of projects planned within each identified county. As indicated, 10 and 16-18 projects are in the planning stages in Orange County and Los Angeles County respectively, with 7 planned in Fresno, 8 in Riverside and 9 in San Bernardino. The remaining 26 projects are planned in 15 different counties.

REDEVELOPMENT PROJECTS COMPLETED

With respect to completed projects, 16 projects have been reported completed by cities, and one has been completed by counties. Of these 16 projects, the average term of each project was 9 years. In addition, the County of San Mateo indicated that all of their projects had been completed prior to 1974, but they did not indicate the specific number of projects completed. A completed redevelopment project is one in which all activities of the redevelopment agency have been completed, there is no indebtedness, and tax increment revenue, if utilized, is no longer being received by the agency.

Exhibit F on page 40 identifies the counties where projects have been completed and indicates the number of completed projects within each identified county. As indicated therein, the number of completed projects within any one county ranges from 1 to 3, with completed projects found in only 10 counties.

EXHIBIT E--PLANNED REDEVELOPMENT PROJECTS BY COUNTY LOCATION

<u>County</u>	<u>Number of Planned Projects</u>	
	<u>City Projects</u>	<u>County Projects</u>
Alameda	1	--
Butte	1	--
Contra Costa	1	--
El Dorado	1	--
Fresno	7	--
Glenn	*	--
Imperial	*	--
Los Angeles	15	1-3
Marin	1	--
Merced	1	--
Monterey	1	--
Orange	10	--
Riverside	8	--
Sacramento	2	--
San Bernardino	9	--
San Diego	4	--
San Francisco	1	--
San Joaquin	1	--
Santa Clara	1	--
Sonoma	2	3
Tulare	1	--
Ventura	4	--
	<u>72</u>	<u>4-6</u>

*Specific number of projects not reported.

EXHIBIT F--COMPLETED REDEVELOPMENT PROJECTS BY COUNTY LOCATION

<u>County</u>	<u>Number of Completed Projects</u>	
	<u>City Projects</u>	<u>County Projects</u>
Butte	1	--
Los Angeles	2	1
Monterey	3	--
San Diego	1	--
San Francisco	1	--
San Joaquin	2	--
San Mateo	--	*
Santa Barbara	2	--
Tulare	1	--
Ventura	<u>3</u>	<u>--</u>
	16	1

*Specific number of completed projects not reported.

AMOUNT OF TAX INCREMENT REVENUE

For city redevelopment agencies, a total of \$377,977,992 in tax increment revenue was received during the fiscal year ending June 30, 1984. Of this amount, approximately \$50.2 million or 13% was in the form of business inventory subventions from the State, while the remainder was generated from incremental assessed value in the respective project areas. The tax increment revenue referenced herein was distributed to 358 active project areas. The remaining 109 projects identified did not receive any tax increment revenue as of June, 1984. California Municipal Statistics was the source for this information.

For county redevelopment agencies, a total of \$320,754 in tax increment revenue was generated from three active project areas for the fiscal year ending June 30, 1984. Of this amount, \$17,591 or 5% was in the form of business inventory subventions from the State, while the remainder was generated from incremental assessed value in the respective project areas. The remaining four projects did not receive any tax increment revenue as of June, 1984. California Municipal Statistics was the source for this information.

Exhibit G on the following page shows the total amount of tax increment revenue generated, from both city and county projects, on a county-by-county basis. Only those counties where tax increment revenue is generated are shown. These amounts are further broken down to show the amount of tax increment revenue generated from project areas established prior to 1979 and in 1979 or later.

As indicated in Exhibit G, the tax increment revenue generated within any county ranges from \$21,033 in Glenn, to \$176,656,895 in Los Angeles. With respect to the tax increment revenue generated from

EXHIBIT G--TAX INCREMENT REVENUE GENERATED BY COUNTY

1983-84

	<u>Total (a)</u>	<u>Number of Projects Figure Based on</u>	<u>Revenue Generated From Projects Est. Prior to 1979</u>	<u>Revenue Generated From Projects Est. In 1979 Or Later</u>
Alameda	\$ 13,332,329	14	\$ 13,238,733	\$ 93,596
Butte	1,276,918	2	0	1,276,918
Contra Costa	15,949,939	21	15,904,199	45,740
Fresno	2,778,705	11	2,596,493	182,212
Glenn	21,033	1	21,033	0
Humboldt	1,243,755	3	1,243,755	0
Imperial	758,711	2	758,711	0
Kern	1,041,952	1	1,041,952	0
Kings	86,726	2	55,263	31,463
Los Angeles	176,656,895 (b)	135	168,911,017 (b)	7,745,878
Marin	681,529	1	681,529	0
Merced	1,404,409	3	1,404,409	0
Monterey	1,659,067	7	1,496,597	162,470
Napa	833,748	1	833,748	0
Orange	39,368,274	27	30,839,966	8,528,308
Riverside	13,528,517	20	8,167,756	5,360,761
Sacramento	6,744,989	8	6,740,424	4,565
San Bernardino	19,619,258	31	15,157,865	4,461,393
San Diego	10,028,111	15	9,593,411	434,700
San Francisco	1,461,180	1	1,461,180	0
San Joaquin	732,153	4	699,786	32,367
San Mateo	4,080,904	10	384,207	3,696,697
Santa Barbara	3,559,255	3	3,559,255	0
Santa Clara	48,512,711	9	47,820,045	692,666
Santa Cruz	283,802	2	246,709	37,093
Shasta	45,070	1	45,070	0
Solano	3,268,020	8	2,223,693	1,044,327
Sonoma	2,790,558	4	2,130,244	660,314

(a) Source - California Municipal Statistics.

(b) Of this amount, \$320,754 is generated from county redevelopment projects.

EXHIBIT G (CONTINUED)

	<u>Total (a)</u>	<u>Number of Projects Figure Based on</u>	<u>Revenue Generated From Projects Est. Prior to 1979</u>	<u>Revenue Generated From Projects Est. In 1979 Or Later</u>
Tulare	462,930	3	462,930	0
Ventura	5,881,662	10	3,242,717	2,638,945
Yuba	<u>205,636</u>	<u>1</u>	<u>205,636</u>	<u>0</u>
	\$378,298,746	361	\$341,168,333	\$37,130,413

(a) Source - California Municipal Statistics.

(b) Of this amount, \$320,754 is generated from county redevelopment projects.

projects established prior to 1979 and since 1979, Exhibit G indicates that 90% or \$341,168,333 of the tax increment revenue generated was generated from projects established prior to 1979. The remaining \$37,130,413 was generated from projects established in 1979 or later.

In many jurisdictions, tax sharing agreements were reported. A tax sharing agreement is an agreement between the redevelopment agency and one or more local public agencies within the project area. The agreement typically stipulates that tax increment revenues generated within the project area will be shared with local public agencies as specified in the agreement. The tables below indicate the prevalence of tax sharing agreements reported on a project-by-project basis for cities and counties. A further breakdown is provided with respect to the number of projects established prior to and since 1979.

<u>CITIES</u>				
<u>Tax Sharing Agreement</u>	<u>Total</u>	<u>Percentage of Total</u>	<u>Established Prior 1979</u>	<u>Established Since 1979</u>
Yes	154*	33%	33	117
No	283	61%		
Info. Not Reported	<u>30</u>	<u>6%</u>		
	467	100%		

*Information not available in terms of date project established for four projects with tax sharing agreements.

<u>COUNTIES</u>				
<u>Tax Sharing Agreement</u>	<u>Total</u>	<u>Percentage of Total</u>	<u>Established Prior 1979</u>	<u>Established Since 1979</u>
Yes	4	57%	0	4
No	3	43%		
Info. Not Reported	<u>0</u>	<u>0%</u>		
	7	100%		

Of the 158 city and county projects having tax sharing agreements, detailed information on the agreements is available for 115 projects. Of these 115 projects, 88 or 77% have agreed to share tax increment revenue with counties. To a lesser extent, similar agreements have been made with school districts, water districts, flood control districts and fire districts. The table below identifies the percentage of projects having agreements with specified taxing agencies. The percentages shown total more than 100% in that any one project may have tax sharing agreements with more than one taxing agency.

<u>Local Taxing Agency</u>	<u>Percentage Having Agreement With Specified Agency</u>
County	77%
School District(s)	33%
Water District	30%
Flood Control District	27%
Fire District	25%
Other*	33%

*Includes the following local taxing agencies: sanitation district, cemetary district, mosquito abatement district, conservation district, hospital district and recreation and parks district.

The nature of the tax sharing agreements vary widely. In some instances, the amount of increment that is shared with the taxing agency is a percentage of the actual amount that would have been received if redevelopment had not taken place. In other cases, the amount is a percentage of the total tax increment revenue actually generated. In some cases, the amount to be shared remains constant while in other cases, it will vary throughout the life of the project.

The timing of the tax sharing likewise varies. In some cases, the sharing takes effect immediately, while in others it varies depending on either the amount of tax increment revenue generated, the number of years the project has been in effect, or the percentage change in assessed value in any given year.

Other miscellaneous types of provisions found in tax sharing agreements include:

- . Pass through of all increments received over projection of increments to be generated.
- . Assumption of maintenance and/or service costs directly related to redevelopment activity.
- . Pass through of increments generated as a result of inflation, new construction not related to redevelopment and/or transfer of ownership not related to redevelopment.
- . Agreement to finance specified capital improvements.
- . Pass through of increments generated above a specified cap.
- . Potential pass through to school districts to offset any losses incurred from changes in state funding of education.

AMOUNT OF INDEBTEDNESS

With respect to indebtedness, data was collected on the amount of outstanding bonded debt to be repaid from tax increment revenue, as well as outstanding debt from all sources. This information is summarized below.

- BONDED DEBT (TAX ALLOCATION BONDS)--For city redevelopment agencies, a total of \$1,750,233,800 was reported as outstanding debt from tax allocation bonds for the fiscal year ending June 30, 1984. This amount was incurred by 305 project areas and is to be repaid from tax increment revenue. The remaining 162 projects had not issued any tax allocation bonds as of June 30, 1984.

For county redevelopment agencies, no debt from tax allocation bonds was reported for the fiscal year ending June 30, 1984.

Exhibit H on the following page shows the total amount of outstanding debt from tax allocation bonds incurred from city project areas on a county by county basis. Only those counties where outstanding debt from tax allocation bonds was reported are shown. These amounts are further broken down to show the amount of bonded debt incurred from project areas established prior to 1979 and since 1979.

As indicated in Exhibit H, the outstanding debt incurred from tax allocation bonds within any county ranges from \$180,000 in Glenn to \$975,150,000 in Los Angeles. With respect to the

EXHIBIT H--INDEBTEDNESS FROM TAX
ALLOCATION BONDS INCURRED BY COUNTY

1983-84

<u>County</u>	<u>Bonded Debt</u> <u>Total</u> (a)	<u>Debt incurred from</u> <u>Projects estab.</u> <u>Prior to 1979</u>	<u>Debt incurred from</u> <u>Projects estab.</u> <u>Since 1979</u>
Alameda	\$ 40,265,000	\$ 40,265,000	\$ 0
Contra Costa	70,840,000	70,840,000	0
Glenn	180,000	180,000	0
Imperial	1,500,000	1,500,000	0
Kern	6,130,000	6,130,000	0
Los Angeles	975,150,000	945,830,000	29,320,000
Marin	4,660,000	4,660,000	0
Merced	10,230,000	10,230,000	0
Monterey	8,935,000	8,935,000	0
Napa	6,200,000	6,200,000	0
Orange	128,860,000	114,975,000	13,885,000
Riverside	59,660,000	34,550,000	25,110,000
Sacramento	825,000	825,000	0
San Bernardino	101,865,000	92,115,000	9,750,000
San Diego	36,170,000	36,170,000	0
San Mateo	21,350,000	14,850,000	6,500,000
Santa Barbara	7,000,000	7,000,000	0
Santa Clara	224,333,800	212,933,800	11,400,000
Solano	23,995,000	13,595,000	10,400,000
Sonoma	6,615,000	5,450,000	1,165,000
Tulare	1,550,000	1,550,000	0
Ventura	13,920,000	13,920,000	0
TOTAL	\$1,750,233,800	\$1,642,703,800	\$107,530,000

(a) Source - California Municipal Statistics.

debt from tax allocation bonds incurred from projects established prior to 1979 and since 1979, Exhibit H indicates that 94% or \$1,642,703,800 of the bonded debt is attributable to projects established prior to 1979. The remaining \$107,530,000 was attributable to projects established in 1979 or later.

- TOTAL DEBT--For city redevelopment agencies, a total of \$3,496,690,246 was reported as outstanding debt from all sources to be repaid from tax increment revenue. This amount represents the total debt for 398 project areas. Information was not reported for 45 projects, while 24 projects have incurred no debt to date.

For county redevelopment agencies, a total of \$3,561,925 was reported as outstanding debt from all sources for four project areas. Information was not reported for one project, while two reported no debt to date that is to be repaid from tax increment revenue.

Exhibit I on the following page shows the total debt from all sources incurred from both city and county project areas, on a county by county basis. Only those counties where debt was reported are shown. These amounts are further broken down to show the amount of debt incurred in project areas established prior to 1979 and since 1979.

EXHIBIT I--TOTAL DEBT INCURRED BY COUNTY

1983-84

<u>County</u>	<u>Total Debt</u>	<u>Debt incurred from Projects estab. Prior to 1979</u>	<u>Debt incurred from Projects estab. In 1979 or later</u>
Alameda	\$ 91,780,560	\$ 82,347,218	\$ 9,433,342
Butte	6,000,000	6,000,000	0
Contra Costa	115,220,167	115,220,167	0
Fresno	61,138,247	40,015,018	21,123,229
Glenn	192,748	192,748	0
Humboldt	12,561,440	12,561,440	0
Imperial	3,250,000	2,150,000	1,100,000
Kings	2,694,945	1,728,945	966,000
Los Angeles	1,934,512,034 (a)	1,859,104,715 (b)	75,407,319 (c)
Marin	5,025,000	5,000,000	25,000
Merced	10,258,000	10,258,000	0
Monterey	32,506,198	24,350,801	8,155,397
Napa	6,200,000	6,200,000	0
Orange	218,983,066	190,019,854	28,963,212
Placer	110,000	0	110,000
Riverside	101,139,090	68,203,710	32,935,380
Sacramento	12,041,690	12,031,690	10,000
San Bernardino	214,538,029	192,866,499	21,671,530
San Diego	154,529,561	144,024,044	10,505,517
San Francisco	28,000,000	28,000,000	0
San Joaquin	20,616,347	20,133,000	483,347

(a) Includes \$3,561,925 incurred from county projects.

(b) Includes \$3,527,789 incurred from county projects.

(c) Includes \$34,136 incurred from county projects.

EXHIBIT I--TOTAL DEBT INCURRED BY COUNTY (Continued)

<u>County</u>	<u>Total Debt</u>	<u>Debt incurred from Projects estab. Prior to 1979</u>	<u>Debt incurred from Projects estab. In 1979 or later</u>
San Mateo	49,774,569	14,850,000	34,924,569
Santa Barbara	92,419,080	92,419,080	0
Santa Clara	190,304,127	177,439,601	12,864,526
Santa Cruz	3,975,000	350,000	3,625,000
Shasta	3,632,000	1,500,000	2,132,000
Solano	52,033,031	28,141,000	23,892,031
Sonoma	12,249,608	9,356,667	2,892,941
Stanislaus	2,409,050	0	2,409,050
Tulare	9,024,679	9,204,679	0
Ventura	50,694,174	39,378,463	11,315,711
Yuba	<u>2,259,731</u>	<u>2,259,731</u>	<u>0</u>
TOTAL	\$3,500,252,171	\$3,195,307,070	\$304,945,101

(a) Includes \$3,561,925 incurred from county projects.

(b) Includes \$3,527,789 incurred from county projects.

(c) Includes \$34,136 incurred from county projects.

As indicated in Exhibit I, the total debt incurred within any county ranges from \$110,000 in Placer to \$1,934,512,034 in Los Angeles. With respect to the total debt incurred from projects established prior to 1979 versus since 1979, Exhibit I indicates that 91% or \$3,195,307,070 of the total debt incurred is attributable to projects established prior to 1979. The remaining \$304,945,101 is attributable to projects established in 1979 or later.

DIRECT RESULTS OF REDEVELOPMENT

The Community Redevelopment Law states that redevelopment is to be used for the elimination of blight, the expansion of housing, and the creation of jobs. This section examines the direct results of redevelopment and the use of tax increment revenue.

Three specific areas of redevelopment activity have been surveyed in order to initially assess the results of redevelopment. These areas include the following:

- . Housing units eliminated and provided
- . Commercial and industrial space provided
- . Public buildings and facilities provided.

Each of these areas are examined in the following sub-sections.

- . HOUSING--With respect to housing, redevelopment agencies were asked to provide information regarding housing units provided and eliminated. Of all the information requested, this was the most difficult for redevelopment agencies to supply, primarily due to outdated and inadequate records.

As reported, a total of 46,931 housing units have been eliminated to date from 443 projects, and an additional 8,561 units are expected to be eliminated from 425 projects in the future. In contrast, a total of 69,216 housing units have been provided to date in 439 projects, and an additional 132,643 units are expected to be provided within 410 projects in the future. This results in a net of 22,285 housing units currently provided, with an additional net of 124,082 units to be provided in the future.

These figures represent only that activity which has taken place within a project area. Some agencies have also been directly responsible for providing housing units outside the project area. These figures do not reflect this type of activity.

Where information was available, the following tables provide specific information on the types of housing units eliminated/provided. In that all agencies were not able to determine this specific breakdown, the totals shown in the following tables do not equal the total number of housing units eliminated/provided or to be eliminated/provided in the future.

	Housing Units Eliminated				Housing Units To Be Eliminated			
	Low	Very Low	Other	Total	Low	Very Low	Other	Total
Cities	12,069	11,941	3,139	27,149	4,091	2,085	681	6,857
Counties	266	16	0	282	232	0	4	236
TOTAL	12,335	11,957	3,139	27,431	4,323	2,085	685	7,093

	Housing Units Provided				Housing Units To Be Provided			
	Low	Very Low	Other	Total	Low	Very Low	Other	Total
Cities	26,450	6,062	19,611	52,123	21,622	4,143	89,758	115,523
Counties	346	0	0	346	462	0	0	462
TOTAL	26,796	6,062	19,611	52,469	22,084	4,143	89,758	115,985

In addition to housing units provided, information was collected regarding the number of housing units rehabilitated. For cities, this figure is 13,660. For counties, 54 housing units have been rehabilitated to date.

- COMMERCIAL AND INDUSTRIAL SPACE--Redevelopment agencies reported information on the square footage of new and rehabilitated commercial and industrial space that has been provided through redevelopment activity. This information is displayed in the following table for both cities and counties. Complete information was not reported for 108 projects.

	<u>Commercial (Sq. Ft.)</u>		<u>Industrial (Sq. Ft.)</u>	
	<u>New Space</u>	<u>Rehab. Space</u>	<u>New Space</u>	<u>Rehab. Space</u>
Cities	97,468,058	12,189,376	75,753,133	2,509,331
Counties	<u>4,000</u>	<u>3,562</u>	<u>10,400</u>	<u>0</u>
TOTAL	97,472,058	12,192,938	75,763,533	2,509,331

Exhibits J, K, and L on the following pages identify, on a county by county basis, the (1) total number of housing units eliminated, (2) housing units provided, and (3) new and rehabilitated commercial and industrial space provided, respectively. Exhibits J and K also provide a breakdown of the total number of housing units eliminated/provided by housing type (i.e., low and moderate income, very low, or other). The totals do not equal the sum of the different types of housing units eliminated/provided in that not all agencies were able to provide the more specific breakdown by type of housing unit. Only those counties where redevelopment activity is occurring in these areas are presented.

EXHIBIT J--HOUSING UNITS ELIMINATED AND TO BE ELIMINATED BY COUNTY

City Redevelopment Projects

<u>County</u>	<u>Units Eliminated</u>				<u>Units To Be Eliminated</u>			
	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Alameda	4,118	163	3,828	102	37	5	30	2
Butte	0	--	--	--	--	--	--	--
Contra Costa	1,562	205	427	5	312	26	76	2
El Dorado	0	--	--	--	10	8	2	--
Fresno	1,373	703	--	--	110	110	--	--
Glenn					--	--	--	--
Humboldt	4	--	4	--	--	--	--	--
Imperial	0	--	--	--	--	--	--	--
Kern	0	--	--	--	--	--	--	--
Kings	4	--	--	--	--	--	--	--
Los Angeles	20,122	3,603	1,387	740	4,716	2,334	1,252	445
Marin	0	--	--	--	1	--	--	--
Merced	51	--	13	38	--	--	--	--
Monterey	666	255	115	25	--	--	--	--
Napa	12	12	--	--	--	--	--	--
Orange	662	530	24	103	244	114	26	71
Riverside	340	164	18	157	134	69	30	35
Sacramento	2,358	--	--	--	5	--	--	--
San Bernardino	50	14	27	9	185	99	17	69
San Diego	709	645	4	10	1,014	865	4	45
San Francisco	10,940	4,736	4,688	1,526	175	--	175	--
San Joaquin	1,117	238	939	--	30	15	15	--
San Mateo	6	6	--	--	278	214	64	--
Santa Barbara	107	80	--	27	45	38	--	7
Santa Clara	562	311	100	--	236	50	100	--
Santa Cruz	1	--	--	1	--	--	--	--
Shasta	0	--	--	--	--	--	--	--
Solano	397	--	1	396	--	--	--	--

EXHIBIT J--HOUSING UNITS ELIMINATED AND TO BE ELIMINATED BY COUNTY (Continued)

City Redevelopment Projects (cont.)

<u>County</u>	<u>Units Eliminated</u>				<u>Units To Be Eliminated</u>			
	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Sonoma	428	--	---	--	--	--	--	--
Stanislaus	1	--	--	--	1	1	--	--
Tulare	421	286	135	--	80	50	25	5
Ventura	493	118	231	--	601	93	269	--
Yuba	0	--	--	--	--	--	--	--
Sub-Total	46,504	12,069	11,941	3,139	8,214	4,091	2,085	681

County Redevelopment Projects (a)

	<u>427</u>	<u>266</u>	<u>16</u>	<u>--</u>	<u>347</u>	<u>232</u>	<u>--</u>	<u>4</u>
Total	46,931	12,335	11,957	3,139	8,561	4,323	2,085	685

(a) Figures from Contra Costa and Los Angeles County redevelopment projects.

EXHIBIT K--HOUSING UNITS PROVIDED AND TO BE PROVIDED BY COUNTY

City Redevelopment Projects

County	Units Provided				Units To Be Provided			
	Total	Low	Very Low	Other	Total	Low	Very Low	Other
Alameda	4,296	1,254	1,860	640	5,326	3,090	927	1,204
Butte	187	59	93	35	45	45	--	--
Contra Costa	5,175	1,122	423	1,023	5,896	633	63	1,450
El Dorado	0	--	--		354	254	25	75
Fresno	2,173	730	612	171	861	203	227	20
Glenn	0	--	--	--	--	--	--	--
Humboldt	302				15	--	--	--
Imperial	0	--	--	--	100	100	--	--
Kern	0	--	--	--	400	100	--	300
Kings	0	--	--	--	--	--	--	--
Los Angeles	25,653	9,680	1,245	10,403	18,278	6,328	1,250	9,519
Marin	0	--	--	--	24	--	--	--
Merced	138	40	--	98	--	--	--	--
Monterey	404	404	--	--	58	58	--	--
Napa	0	--	--	--	--	--	--	--
Orange	3,772	1,477	133	1,279	3,597	918	38	1,812
Placer	40	40	--	--	--	--	--	--
Riverside	1,505	460	115	930	15,466	2,091	155	12,920
Sacramento	2,596	--	--	--	2,050	--	--	--
San Bernardino	4,947	2,328	184	1,260	52,155	1,606	125	47,673
San Diego	2,057	830	369	766	10,179	1,905	190	4,084
San Francisco	9,649	4,638	--	2,258	5,746	995	320	4,431
San Joaquin	1,018	437	441	140	512	162	15	335
San Mateo	0	--	--	--	2,593	469	245	1,506
Santa Barbara	334	237	97	--	211	25	186	--
Santa Clara	1,659	1,438	30	191	2,283	1,193	225	865

EXHIBIT K--HOUSING UNITS PROVIDED AND TO BE PROVIDED BY COUNTY (Continued)

City Redevelopment Projects (cont.)

<u>County</u>	<u>Units Provided</u>				<u>Units To Be Provided</u>			
	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Santa Cruz	48	--	--	34	7	--	--	--
Shasta	0	--	--	--	21	7	7	7
Solano	1,175	983	--	192	3,012	14	--	2,998
Sonoma	135	29	43	45	982	254	80	554
Stanislaus	0	--	--	--	102	27	--	--
Tulare	165	99	66	--	80	50	25	5
Ventura	1,322	165	351	146	1,298	1,095	40	--
Yuba	0	--	--	--	--	--	--	--
Sub-Total	68,750	26,450	6,062	19,611	131,651	21,622	4,143	89,578

County Redevelopment Projects (a)

	<u>466</u>	<u>346</u>	<u>--</u>	<u>--</u>	<u>992</u>	<u>462</u>	<u>--</u>	<u>--</u>
Total	69,216	26,796	6,062	19,611	132,643	22,084	4,143	89,758

(a) Figures from Los Angeles County redevelopment projects.

EXHIBIT L--COMMERCIAL AND INDUSTRIAL SPACE PROVIDED BY COUNTY

City Redevelopment Projects

<u>County</u>	<u>Commercial (Sq. Ft.)</u>		<u>Industrial (Sq. Ft.)</u>	
	<u>New Space</u>	<u>Rehab. Space</u>	<u>New Space</u>	<u>Rehab. Space</u>
Alameda	1,940,750	760,203	359,900	200,000
Butte	100,000	--	--	--
Contra Costa	3,341,388	660,500	400,000	154,000
El Dorado	0	--	--	--
Fresno	1,514,000	1,266,000	141,000	20,000
Glenn	96,275	30,000	--	--
Humboldt	0	--	30,000	--
Imperial	5,000	10,000	--	--
Kern	272,000	82,000	--	--
Kings	0	--	479,500	12,000
Los Angeles	47,638,685	4,406,413	36,037,383	1,203,381
Marin	1,009,212	--	--	--
Merced	284,394	186,525	590,690	42,450
Monterey	1,706,663	336,000	--	--
Napa	0	--	--	--
Orange	3,796,430	2,051,634	3,429,200	246,000
Placer	0	--	--	--
Riverside	3,038,200	333,750	1,483,900	335,000
Sacramento	3,000,000	800,000	--	--
San Bernardino	7,055,594	325,690	2,724,116	3,500
San Diego	2,161,163	304,000	15,511,000	13,000
San Francisco	5,859,069	105,025	1,850,000	--
San Joaquin	900,000	60,000	--	--
San Mateo	1,662,237	17,500	--	--
Santa Barbara	619,483	--	--	--
Santa Clara	7,667,481	191,449	9,331,444	250,000
Santa Cruz	61,000	45,000	--	--

EXHIBIT L--COMMERCIAL AND INDUSTRIAL SPACE PROVIDED BY COUNTY (Continued)

City Redevelopment Projects (Continued)

<u>County</u>	<u>Commercial (Sq. Ft.)</u>		<u>Industrial (Sq. Ft.)</u>	
	<u>New Space</u>	<u>Rehab. Space</u>	<u>New Space</u>	<u>Rehab Space</u>
Shasta	300,000	80,000	--	--
Solano	1,255,000	--	2,600,000	--
Sonoma	1,766,681	8,000	--	--
Stanislaus	0	--	--	--
Tulare	135,700	--	175,000	--
Tuolumne				
Ventura	281,653	129,687	520,000	--
Yuba	<u>0</u>	<u>--</u>	<u>90,000</u>	<u>30,000</u>
Sub-Total	97,468,058	12,189,376	75,753,133	2,509,331

County Redevelopment Projects (a)

	<u>4,000</u>	<u>3,562</u>	<u>10,400</u>	<u>--</u>
Total	97,472,058	12,192,938	75,763,533	2,509,331

(a) Figures from Los Angeles County redevelopment projects.

- . PUBLIC BUILDINGS AND FACILITIES--The uses to which redevelopment activity is applied with respect to public buildings and facilities varies widely. The uses, however, tend to focus primarily on public works such as roads, sewers, storm drains, and sidewalks.

The table on the following page shows the percentage of projects reported to be involved in providing improvements in the following areas:

- Public Works Improvements
- Public Buildings
- Parking
- Park and Recreation Facilities
- Other.

As indicated previously, public works improvements include roads, sewers, storm drains, sidewalks and related improvements. Public buildings include, among other things, police and fire stations, libraries, city administration buildings and convention centers. Park and recreation facilities range from parks to community centers to marinas and related improvements. "Other" includes miscellaneous types of public improvements not otherwise classified, such as landscaping, historical preservation, museums, cultural centers, shopping malls and business plazas.

The percentages, when totalled, exceed 100% in that a single project area may be involved in providing improvements in more than one category. A total of 238 project areas (city and county) indicated that public facilities/buildings were a part of their redevelopment activity. Percentages shown are a percentage of only these 238 project areas.

<u>Types of Improvement</u>	<u>Percentage of Projects Providing Improvement</u>
Public Works Improvements	47%
Public Buildings	28%
Park and Recreation Facilities	22%
Parking	18%
Other	22%

For a more detailed review of the specific types of public facilities and buildings provided through redevelopment activity, refer to Appendices L and V of this report.

CHAPTER IV--CONCLUSIONS

This study has succeeded in compiling data on essentially every redevelopment agency and project in the State. It also provides, for the first time, a comprehensive basis for comparison. Because a similar study was conducted in the mid-1970's, and other data has been collected since that time, this study offers an opportunity to assess the impact of redevelopment and tax increment financing, and to begin to draw conclusions in this regard. In doing so, it must be stated that while every effort has been made to assure the accuracy of the data contained herein, the history and circumstances of individual projects has not been examined, nor have on-site inspections of records or redevelopment project activities been made. Even so, the data is complete enough to permit analysis and warrant the following conclusions:

- . The use of redevelopment and tax increment financing by cities and counties continues to increase.
- . Redevelopment is an important planning and financing tool for cities, and there are indications that it may become a significant tool for counties.
- . Redevelopment has resulted in significant accomplishments in a relatively short period of time.
- . Redevelopment activity to date is economically feasible and financially sound.
- . The fiscal impact of redevelopment and tax increment financing on counties has increased. This area should be monitored on a continuing basis and additional safeguards should be provided to assure that the cumulative impact of redevelopment and tax increment financing results in an effective balance between the need for county operating revenue and the long-term economic development and revitalization goals of cities and counties generally.

- . Redevelopment does not represent a significant cost to the State, and the possibility of State liability for indebtedness is remote.
- . Additional changes in the redevelopment process and the provision of additional financing authority may be appropriate. However, while continued monitoring is important, regulation of the redevelopment process is neither necessary nor warranted.
- . Additional training and information on a continuing basis would be helpful.

Each of these points are discussed in detail throughout the remainder of this chapter.

THE USE OF REDEVELOPMENT AND TAX INCREMENT FINANCING BY CITIES AND COUNTIES CONTINUES TO INCREASE

A general awareness that cities and counties were increasingly using redevelopment and tax increment financing led to the first comprehensive study of this subject in the mid-1970's. At that time, it was learned that 146 cities and 6 counties had activated their redevelopment agency, and that 229 redevelopment projects were underway in 111 cities and 2 counties.

This study results from a similar belief. Not only is there the general awareness that cities and counties have continued to use redevelopment and tax increment financing, but there is substantial interest in the redevelopment activities of cities and counties since the passage of Proposition 13 in 1978.

By almost any measure, data collected in conjunction with this study indicates that the use of redevelopment and tax increment financing by cities and counties continues to increase. There are now 263 cities (approximately 60% of all cities) and 10 counties (almost 20% of all counties) that have activated their redevelopment agency, and 467 redevelopment projects are underway in 218 cities and 3 counties. Similarly, tax increment revenue has grown from approximately \$50 million to \$378 million during this period. Tax allocation funds now total \$1,750,000,000, and total indebtedness to be repaid from tax increment revenue is \$3,500,000,000.

At the time Proposition 13 was passed, there were many who believed that this measure would adversely impact redevelopment and that its growth would be slowed. To the contrary, of the 263 city redevelopment agencies, approximately 40% were established after the passage of Proposition 13.

Similarly, all but 3 of the 10 county redevelopment agencies were established since 1979. With respect to redevelopment projects, 42% of the city projects and 57% of the county projects were established since the passage of Proposition 13.

REDEVELOPMENT IS AN IMPORTANT PLANNING AND FINANCING TOOL FOR CITIES, AND THERE ARE INDICATIONS THAT IT MAY BECOME A SIGNIFICANT TOOL FOR COUNTIES

The importance of the authority granted to cities and counties by both the State Constitution and the Health and Safety Code lies in the fact that redevelopment is both a planning and a financing

tool. Tax increment financing gives cities and counties a way to implement their plan.

To this point, cities have been the primary users of redevelopment and tax increment financing. Perhaps this is to be expected in that urban areas requiring revitalization and investment to encourage economic development are predominately located within cities. Regardless, the data collected in conjunction with this study confirms that redevelopment and tax increment financing is now a very important planning and financing tool for numerous cities in this State. Not only is this seen in the growth of redevelopment agencies generally, but the continuing use of this tool is also reflected in the increasing number of redevelopment projects and project-related indebtedness. Of particular importance is the fact that redevelopment and tax increment financing is being used by cities of all population sizes throughout the State. It is not just a tool for small, medium, or large cities. Of the 263 city redevelopment agencies, for example, there is a somewhat even distribution throughout all population groupings, as follows:

<u>Population Grouping</u>	<u>Number of City Redevelopment Agencies</u>
Under 10,000	63
10 - 25,000	58
25 - 50,000	66
50 - 100,000	50
Over 100,000	26
	<u>263</u>

At the present time, counties receive a minor portion of total tax increment revenue, and they account for a small percentage of total redevelopment indebtedness. However, there are indications that counties may increase their use of this planning and financing tool in the future.

As with cities, counties in all population groupings are expressing interest in the redevelopment process. This may be seen in the following table summarizing the population distribution of the 10 county redevelopment agencies:

<u>Population Grouping</u>	<u>Number of County Redevelopment Agencies</u>
Under 100,000	1
100 - 500,000	3
500 - 1,000,000	4
1,000 - 5,000,000	1
Over 5,000,000	1
	<u>10</u>

While no county redevelopment agency (except San Francisco and Sacramento which are combined city and county agencies) has issued tax allocation bonds, there is at least one county that is actively considering this alternative and others that are discussing it. Also, approximately 20% of the counties in the State have activated their redevelopment agency and, to one extent or another, are receiving and utilizing tax increment revenue. These facts, coupled with the reality that redevelopment is one of the few viable financing tools available to counties, suggests that the use of redevelopment and tax increment financing by counties may increase in the future.

REDEVELOPMENT HAS RESULTED IN SIGNIFICANT ACCOMPLISHMENTS IN A RELATIVELY SHORT PERIOD OF TIME

One thing is clear from the data collected in conjunction with this study--redevelopment leads to something. At least one project is underway in the majority of city and county agencies, and the availability of tax increment revenue is making the elimination of blight and community revitalization possible. Furthermore, significant results, measured primarily by new construction and rehabilitation, have occurred within a very short period of time.

The use of tax increment financing did not really begin until the early 1970's when the Federal Government began phasing out its program of urban renewal. Tax increment financing was viewed locally as a replacement funding source, and over the past 15 years has been a key part of the financing activities of redevelopment agencies generally.

During this 15 year period of time, redevelopment agencies have undertaken projects aimed at revitalizing urban areas, and they have constructed or facilitated the construction of housing, commercial and industrial space, and public facilities generally. Critics of redevelopment contend that much of this activity would have occurred anyway, and that many of these areas were not truly blighted. There is no question that some agencies have abused their authority by establishing projects in areas where development was slated to proceed, and where blight, as viewed by most, was marginal at best. It is beyond the scope of this study to analyze this question in detail, and it is doubtful whether a firm conclusion could ever be drawn even if the before and after circumstances of all individual redevelopment projects were reviewed. However, all redevelopment

agencies are required to act within a legal framework, and most have competent legal counsel advising them. Furthermore, abuses have become more difficult as the law has been amended and refined beginning in the mid-1970's, and all proposed projects and plan amendments have been subject to public scrutiny since fiscal review committees were authorized in 1977. These activities, coupled with the fact that relatively few lawsuits have been filed challenging the legality of individual redevelopment projects, suggest that the vast majority of the projects have been conducted within the spirit and intent of the law.

Noting this, the accomplishments of redevelopment are impressive. As reported by cities and counties in conjunction with this study, a total of 55,492 housing units have been or will be eliminated in conjunction with redevelopment, while 201,859 housing units have been or will be provided. The majority of housing eliminated and provided by agencies over the last 15 years was for very low and low income households. This does not include additional housing that has been provided outside of redevelopment project areas. In addition, almost 190,000,000 square feet of commercial and industrial space has been constructed or rehabilitated, and the provision of a wide range of public facilities and buildings are part of the redevelopment activity in over half of the redevelopment projects that have been established.

This level of economic activity is significant in itself. However, the broader implications for individual communities and the State are even more impressive. While it will never be possible to quantify the extent to which blight has been eliminated, there is no question but that this objective has been met by the redevelopment activity that has taken place to date. In the mid-1970's, there were redevelopment project areas where the assessed value had

declined below the base year because of the obsolescence and deterioration of property generally. This has been reversed by redevelopment activity in these areas. There are also many instances where, through the activity of redevelopment, new vitality has been injected into established residential and commercial areas that were characterized by vacancies and economic inactivity in general. In many instances, the investment of time and money made by redevelopment agencies has made the development of property affected by poor planning, multiple ownership, or physical limitations possible.

Not only has the encouragement of new economic activity resulted in the elimination of blight, but it has produced a ripple effect that most would view as being beneficial for the State as a whole. By providing a stable source of financing in the form of tax increment revenue, cities and counties throughout the State have been able to leverage these dollars and, to this extent, maximize the results of redevelopment. Not only is this true in terms of the ability to service debt in conjunction with tax allocation bonds, but redevelopment agencies have also combined their tax increment revenue with other one-time and continuing sources of revenue to further achieve their objectives. Of the 221 agencies that have redevelopment projects underway at the present time, 98 agencies or approximately 45% indicate that they have used other funding sources in conjunction with tax increment revenue to accomplish their redevelopment goals. Exhibit M on the following page summarizes the use made by these 98 agencies of other funding sources. Because some agencies have used more than one source, the total indicated is greater than 98.

In addition, the ripple effect of redevelopment activity may be expressed in terms of job creation throughout the State. Job creation results in positive one-time and continuing economic impacts for both the private and public sector.

EXHIBIT M
OTHER FINANCING SOURCES USED BY REDEVELOPMENT AGENCIES

<u>Financing Source</u>	<u>Number of Agencies Utilizing</u>
Community Development Block Grants	36
Loan From City	33
Mortgage Revenue Bonds	31
Lease Revenue Bonds	13
Economic Development Grant	9
Certificates of Participation	8
Industrial Development Bonds	6
Assessment District Bonds	6
Federal Grants	4
Private Notes	3
Loans from Bank	2
State Marina Loan	2
Urban Development Action Grants	3
Revenue Bonds	2
California Housing Finance Agency	2
General Obligation Bonds	2
Federal Aid-Urban (FAU)	2
State Grants	2
Job's Bill Grant	2
Developers Assistance	5
Farmers Home Loan	1

With respect to the private sector, one-time impacts are primarily reflected by employment opportunities in (1) jobs directly related to on-site and off-site construction; (2) jobs indirectly related to construction that are created in allied industries such as the suppliers of lumber and wood products, concrete, plumbing, and asphalt; and (3) jobs in other local industries such as retail trade, wholesale trade, transportation and utilities, finance and insurance, services, and local government. Continuing impacts in the private sector result from jobs that can be accommodated by the new commercial and industrial space, as well as the multiplier effect on employment in various industries resulting from the spending of those working and living in the area.

Job creation can be reliably estimated using employment multipliers developed by the Lawrence Laboratory at the University of California at Berkeley. Appendix W applies these multipliers to data submitted in conjunction with this study and analyzes, in more detail, job creation attributable to the redevelopment activities of cities and counties. In summary, the analysis indicates that the construction of 69,216 housing units and 173,235,591 square feet of commercial and industrial space has resulted in a total of 370,732 jobs over the past 15 years, or 24,716 jobs annually. This estimate of job creation is conservative for the following reasons:

- . It allocates job creation equally over the past 15 years which is the period of time when most redevelopment activity and the use of tax increment revenue has taken place. However, the activity is, in reality, much greater in recent years, and most of the activity has been accomplished over the past decade. To this extent, job creation in recent years is understated.

- . New construction within redevelopment project areas is all that is accounted for. The activities of redevelopment agencies with respect to rehabilitation and construction outside project areas, as well as new development in areas adjacent to project areas, has not been considered.
- . None of the projections consider job creation resulting from the construction of public facilities and public improvements.

From the standpoint of the public sector, both State and local government benefit from the construction activity resulting from redevelopment. On a one-time and continuing basis, construction payrolls, payments to suppliers, and the related spending of individuals generate taxable personal income and taxable sales which contribute to the two major sources of State revenue. Similarly, local public agencies receive sales tax revenue from purchases made by businesses and individuals during the construction period, and they also receive property taxes, sales taxes, and state subventions on a continuing basis.

As indicated in Appendix W, it is estimated that the State has averaged approximately \$43 million annually in personal income tax and sales tax revenue as a result of the construction of housing units and commercial/industrial space in conjunction with redevelopment activities. It is reasonable to assume that this figure is at least \$90 million today when the following factors are considered:

- . The \$43 million is an average figure over the past 15 years. Because redevelopment activity has been much greater in recent years, the amount received by the State today is correspondingly greater. Allowing for this difference, it is reasonable to assume that the State received half as much during the first

half of the 15 year period (\$21.5 million annually), and 1 1/2 times as much during the second half of the 15 year period (\$64.5 million annually).

- . The \$43 million average annual figure results from the construction of housing units and commercial/industrial space within redevelopment project areas. In addition, redevelopment agencies have incurred \$3.5 billion of indebtedness for public buildings and other improvements. This additional construction represents 37% of the \$9.4 billion estimated total project cost for the construction of housing units and commercial/industrial space (see Appendix W). As such, it is the equivalent of an additional \$24 million annually (\$64.5 million x 37%) in State personal income tax and sales tax revenue.
- . State personal income tax and sales tax revenues resulting from new construction in areas adjacent to redevelopment projects have not been considered.

REDEVELOPMENT ACTIVITY TO DATE IS ECONOMICALLY FEASIBLE AND FINANCIALLY SOUND

Perhaps the best indication that redevelopment activity is economically feasible is that its use by cities and counties has continued to increase, even after the passage of Proposition 13 which reduced the amount of tax increment revenue that would otherwise be available for expenditure in a project area. The amount of tax increment revenue that is available has been sufficient to permit cities and counties to implement and fund projects locally, and there is no indication that serious financial problems have resulted in any of the 474 redevelopment project areas.

In this regard, it is important to note that this study has not included a detailed review of redevelopment agency records. Thus, no attempt has been made to assess the financial solvency of individual agencies or projects. It is also important to note that while various financing methods and forms of indebtedness may be utilized by a redevelopment agency to accomplish its objectives, the agency itself is typically only liable for repayment of principal and interest on tax allocation bonds it issues and for advances made to it by its parent entity, the city or the county. As indicated previously, redevelopment agencies have used other financing tools in conjunction with tax increment revenue, but the source of repayment is typically lease revenues, user fees, or other revenues related to the project being financed. In these cases, the redevelopment agency typically has no repayment responsibility. In fact, from a technical standpoint, the primary obligation of the redevelopment agency is repayment of debt associated with the issuance of tax allocation bonds. While it would obviously be contrary to the plan of the respective city or county, there would be no loss to investors if the redevelopment agency failed to ultimately repay the cash advances of its parent city or county.

As indicated by data collected in conjunction with this study, the total indebtedness of all redevelopment agencies for outstanding tax allocation bonds is \$1,750,233,800. This indebtedness is attributable to 305 project areas. On a statewide basis, there is ample cash flow available to meet the annual debt service requirements for this indebtedness. On the average, the annual debt service for the \$1.75 billion that is currently outstanding is approximately 10% or \$175 million. With \$380 million in tax increment revenue available, there is more than twice what is needed to pay annual debt service. Several additional observations are important in this regard:

. Of the \$1.75 billion in outstanding tax allocation bonded debt, 39% or \$688 million is attributable to 7 project areas, as follows:

<u>Redevelopment Agency</u>	<u>Redevelopment Project</u>	<u>Tax Allocation Bonded Debt</u>
Irwindale	City Industrial	\$ 50,000,000
Pasadena	Downtown	58,000,000
Anaheim	Alpha	64,000,000
Santa Clara	Bayshore North	66,245,000
Los Angeles	Central Business District	79,250,000
San Jose	Merged Area	114,080,000
Industry	Civic-Rec-Indust. #1	<u>256,695,000</u>
		\$688,270,000

When ranked, there is a natural break in total indebtedness between these 7 project areas and the next project area which has a total indebtedness of \$35,955,000. Taking these figures into account, the remaining \$1.06 billion in indebtedness is spread over 298 project areas. This reduces the average indebtedness for the 298 project area from \$5.7 million to \$3.6 million, thereby providing additional assurance that the projects are financially sound.

. Experts in the public finance community frequently indicate that, as opposed to other long-term financing alternatives, tax allocation bonds can often be the cheapest and most efficient means of raising the capital necessary to stimulate economic development locally. For many redevelopment projects, this is particularly true since the general obligation bond authority of cities and counties was effectively removed with the passage of Proposition 13.

- . Although some redevelopment agencies have had difficulty meeting debt service obligations, particularly after Proposition 13, there have been no defaults on tax allocation bond issues. While total information is not always available, the market is generally acquainted with the financial problems of individual redevelopment agencies, and the underwriting of a bond issue would be difficult where required coverages and adequate cash flow was in question.

All of these factors reinforce the conclusion that redevelopment activity to date is economically feasible and financially sound.

THE FISCAL IMPACT OF REDEVELOPMENT AND TAX INCREMENT FINANCING ON COUNTIES HAS INCREASED. THIS AREA SHOULD BE MONITORED ON A CONTINUING BASIS AND ADDITIONAL SAFEGUARDS SHOULD BE PROVIDED TO ASSURE THAT THE CUMULATIVE IMPACT OF REDEVELOPMENT AND TAX INCREMENT FINANCING RESULTS IN AN EFFECTIVE BALANCE BETWEEN THE NEED FOR COUNTY OPERATING REVENUE AND THE LONG-TERM ECONOMIC DEVELOPMENT AND REVITALIZATION GOALS OF CITIES AND COUNTIES GENERALLY.

To fully assess the fiscal impact of redevelopment, a number of factors must be considered, as follows:

- . The impact on total tax increment revenue, bonded debt, and total debt, if certain projects are eliminated from the totals
- . The extent to which development would or would not have occurred without redevelopment

- . The amount of increased assessed value attributable to redevelopment as opposed to normal inflationary growth and projects that would have proceeded anyway
- . The impact of tax sharing agreements
- . Development that has occurred outside a redevelopment project area as a result of redevelopment activity generally
- . Private investment and job creation, inside and outside a project area, as a result of redevelopment activity
- . Redistribution of existing economic base, as opposed to real growth in the base
- . The extent to which redevelopment activity has generated other tax revenue (e.g., sales tax, hotel room tax, etc.).

Several of these factors require judgments over which reasonable people can disagree. Others require data that is not and may never be available. However, the data presented herein provides a starting point for examining the question of fiscal impact, and it indicates, among other things, that the fiscal impact on county governments is increasing.

Two indicators of fiscal impact on county government are the percent of county assessed value that is frozen and the percent that frozen assessed value represents of total county property tax revenue. These two indicators are obviously related.

With respect to frozen assessed value, Exhibit N on the following page shows the total assessed value of property within each county, the frozen or incremental assessed value within each county, and the

EXHIBIT N--FROZEN ASSESSED VALUE
AS A PERCENT OF TOTAL ASSESSED VALUE BY COUNTY
1983-84

<u>County</u>	<u>Frozen Assessed Value (a)</u>	<u>1983-84 Total Assessed Value (b)</u>	<u>Percent Frozen A.V. Of Total A.V.</u>
Alameda	\$ 945,108,807	\$ 32,850,301,132	2.9%
Butte	117,841,115	4,416,661,552	2.7%
Contra Costa	1,184,740,414	27,024,668,644	4.4%
Fresno	221,259,911	17,023,695,164	1.3%
Glenn	1,865,233	1,013,720,299	.2%
Humboldt	87,342,335	2,960,441,718	3.0%
Imperial	68,474,072	2,318,415,911	3.0%
Kern	84,578,500	25,124,380,979	.3%
Kings	7,933,643	2,067,845,408	.4%
Los Angeles	12,643,968,564	227,738,903,948	5.6%
Marin	358,194,189	9,673,406,036	3.7%
Merced	122,110,603	3,990,313,459	3.1%
Monterey	187,277,534	9,685,735,578	1.9%
Napa	68,916,024	3,456,466,590	2.0%
Orange	3,122,914,946	77,168,759,668	4.0%
Riverside	1,320,735,967	24,138,639,984	5.5%
Sacramento	598,830,291	21,193,402,695	2.8%
San Bernardino	1,535,501,624	26,516,267,841	5.8%
San Diego	753,703,478	61,119,741,257	1.2%
San Francisco	\$ 127,034,319	\$ 27,326,417,507	.5%
San Joaquin	66,653,479	10,480,600,211	.6%
San Mateo	385,699,761	25,472,065,347	1.5%
Santa Barbara	302,296,293	11,330,941,827	2.7%
Santa Clara	3,553,415,934	50,267,604,226	7.1%
Santa Cruz	22,136,750	6,405,289,290	.3%
Shasta	4,507,000	3,914,573,355	.1%
Solano	278,572,866	6,990,012,337	4.0%
Sonoma	223,213,885	12,000,921,448	1.9%
Tulare	43,666,910	6,347,733,053	.7%
Ventura	499,204,106	19,685,774,468	2.5%
Yuba	19,777,787	1,157,662,683	1.7%
TOTAL	\$28,927,331,023	\$814,164,230,514	3.6%

(a) Figures in this column represent the amount of taxable assessed value in a county that is reserved for the repayment of redevelopment indebtedness. It is the amount of assessed value increment within project areas that is over and above the base year, and is generally not available to local taxing agencies for operating purposes until all redevelopment indebtedness has been repaid.

(b) Source: Financial Transactions of Counties; State Controller's Report; 1982-83.

percent that the frozen or incremental value is of the total assessed value. Only those counties having frozen assessed value as of June 30, 1984 are shown. As indicated in Exhibit N, the percentage that the frozen assessed value is of each county's total assessed value ranges from .1% in Shasta County to 7.1% in Santa Clara County, with the median percentage being 2.5%. On a statewide basis, the percentage is 3.6%.

These percentages are significant when compared to those identified nine years ago. In 1974-75, approximately \$500 million in taxable assessed value was frozen in a total of 27 counties. When adjusted to reflect the current method of assessing property, this is the equivalent of approximately \$2 billion in assessed value. In 1983-84, approximately \$29 billion in taxable assessed value was frozen in 31 counties. In 1974-75, frozen assessed value represented less than 1% of total assessed value in all but two cases, and the highest percent was 1.5%. In 1983-84, the median percentage was 2.5%, and all but 8 counties were at 1.0% or more. Several are above 5%, as follows:

<u>County</u>	<u>Percent Frozen A.V. of Total A.V.</u>
Merced	5.8%
Los Angeles	5.9%
Riverside	5.9%
San Bernardino	6.3%
Santa Clara	7.8%

A related indicator is the extent to which county property tax revenues are used to finance the activities of redevelopment agencies. This question is, of course, difficult to answer without analyzing all of the factors that were previously referenced concerning fiscal impact. However, the data does permit a comparison of tax increment revenue with property tax revenue generally. In this regard, Exhibit O presents, on a county by county basis, the tax increment revenue generated within each county, an estimate of each county's share of that revenue, the total property tax revenue received by each county, and the percent that the estimated tax increment revenues are of the county's property tax revenues. Only those counties where tax increment revenue has been generated, as of June 30, 1984, are shown. As indicated in Exhibit O, the percentage that each county's estimated share of tax increment revenue is of each county's total property tax revenue, ranges from .1% in Shasta to 9.6% in Santa Clara.

Most redevelopment agencies and projects are not individually creating fiscal problems for county government. While they are responsible for freezing the assessed value of property within their project areas, offsetting considerations include the following:

- . Since 1977, county fiscal review committees have been effective in negotiating tax sharing agreements which mitigate the fiscal impact of individual redevelopment projects on the county.
- . Changes in the law since the mid-1970's have placed an increasing responsibility on redevelopment agencies to justify a proposed redevelopment project, and this justification has included a review of fiscal impact on affected local agencies.

EXHIBIT 0--PERCENTAGE COUNTY'S SHARE
OF TAX INCREMENT REVENUE IS OF TOTAL
PROPERTY TAX REVENUE

<u>County</u>	<u>Tax Increment Revenue</u>	<u>County's Share Of Total Property Tax Rev. Generated In County (a)</u>	<u>Estimate of County's Share Of Tax Increment Revenue</u>	<u>Property Tax Revenue 1982-83(b)</u>	<u>Ratio: County's Share To Total Property Tax Revenue</u>
Alameda	\$ 13,332,329	28%	\$ 3,733,052	\$ 99,979,011	3.7%
Butte	1,276,918	20%	255,384	8,993,405	2.8%
Contra Costa	15,949,939	24%	3,827,985	65,936,962	5.8%
Fresno	2,778,705	30%	833,612	50,966,469	1.6%
Glenn	21,033	33%	6,941	3,293,654	.2%
Humboldt	1,243,755	32%	398,002	9,643,088	4.1%
Imperial	758,711	32%	242,788	7,097,829	3.4%
Kern	1,041,952	42%	437,620	90,547,732	.5%
Kings	86,726	44%	38,159	8,520,287	.4%
Los Angeles	176,656,895	42%	74,195,896	933,331,614	7.9%
Marin	681,529	28%	190,828	27,295,052	.7%
Merced	1,404,409	39%	547,720	15,043,057	3.6%
Monterey	1,659,067	27%	447,948	25,027,039	1.8%
Napa	833,748	27%	225,112	9,114,268	2.5%
Orange	39,368,274	18%	7,086,289	143,186,478	4.9%
Riverside	13,528,517	27%	3,652,700	67,190,918	5.4%
Sacramento	6,744,989	35%	2,360,746	73,487,192	3.2%
San Bernardino	19,619,258	27%	5,297,200	71,354,014	7.4%
San Diego	10,028,111	24%	2,406,747	138,489,484	1.7%
San Francisco	1,461,180	85%	1,242,003	226,618,886	.5%
San Joaquin	732,153	38%	278,218	38,585,518	.7%
San Mateo	4,080,904	24%	979,417	21,402,539	4.6%
Santa Barbara	3,559,255	28%	996,591	30,770,165	3.2%
Santa Clara	48,512,711	26%	12,613,305	130,889,416	9.6%
Santa Cruz	283,802	27%	76,627	16,076,614	.5%
Shasta	45,070	25%	11,268	9,581,997	.1%
Solano	3,268,020	35%	1,143,807	23,617,618	4.8%
Sonoma	2,790,558	33%	920,884	38,472,200	2.4%
Tulare	462,930	41%	189,801	23,832,569	.8%
Ventura	5,881,662	28%	1,646,865	56,213,642	2.9%
Yuba	205,636	37%	76,085	4,051,623	1.9%

(a) Source: State Board of Equalization; 1982-83 Annual Report.

(b) Source: Financial Transactions of Counties; State Controller's Report; 1982-83.

. By adjusting statewide totals to allow for a few unusually large projects, the minimal impact of most individual projects is clearer. For example, it was shown earlier that the average bonded indebtedness per project was reduced substantially if 7 projects are eliminated from the statewide totals. Similarly, with respect to tax increment revenue, 24% or \$92,139,743 of the approximately \$378 million in total tax increment revenue was generated from 5 project areas, as follows:

<u>City Agency</u>	<u>Project Name</u>	<u>Tax Increment Revenue</u>
Anaheim	Alpha	\$11,668,851
Los Angeles	Bunker Hill	15,567,398
Los Angeles	Central Business District	16,698,137
Industry	Civic-Rec-Industr. #1	17,814,946
San Jose	Merged Area	<u>30,390,411</u>
		\$92,139,743

As with bonded indebtedness, when the projects are ranked there is a natural break in total tax increment revenue between these 5 project areas and the next project area which has total tax increment revenue of \$8,375,652. Taking these figures into account, the remaining \$286 million in tax increment revenue is spread over 351 project areas. This reduces the average amount of tax increment revenue for these 351 project areas from \$1,061,000 to \$815,000 per project area.

It is the cumulative impact of redevelopment activity within an individual county that could lead to an imbalance between the need for county operating revenue and the long-term economic development and revitalization goals of individual redevelopment agencies within the county. This should be monitored because:

- . The size of individual redevelopment projects has increased in recent years. As indicated in the previous chapter, the average size of a project area is 642 acres. However, of those projects that were established prior to 1979 and Proposition 13, the average size of the project areas is 481 acres. Of those projects established in 1979 or later, the average size is 811 acres.
- . It will be some time before the indebtedness of existing redevelopment projects is repaid and the current incremental assessed value is returned to the tax rolls. For example, when the last statewide study was completed in 1976, redevelopment agencies estimated that 95% of all projects underway at that time would be completed by 1985. This estimate referred only to when the activities of redevelopment agencies would be completed, and did not mean that all indebtedness incurred in conjunction with these projects would be repaid by that time. By contrast, and partially as a result of Proposition 13, most of these projects are still active, and current estimates in conjunction with this study indicate that indebtedness for the average project will not be repaid until the year 2000 or later. At the same time, it should be noted that the number of redevelopment agencies and projects has grown since the 1976 study. Redevelopment agencies have grown from 152 to 273, while redevelopment projects have grown from 229 to 467. To the extent that some agencies and projects are just getting underway, this will increase the amount of frozen assessed value and extend the time until all indebtedness is repaid.

While the basic facts suggest that the fiscal impact on counties is increasing, it is important to again note that this is only true to the extent that net increases in assessed value would have occurred

without redevelopment. In further studying this question, consideration should be given to an overall limit on the amount of indebtedness an individual agency may incur. In the alternative, consideration might be given to a limit on total redevelopment agency indebtedness that could not be exceeded within a county without approval of the county, whenever the cumulative amount of incremental assessed value is equal to a certain percent of county assessed value or its equivalent in county property tax revenue. It may also be appropriate to extend the provisions of Section 33333.2 of the Health and Safety Code to all redevelopment projects, thereby establishing a limit on the total amount of tax increment revenue that may be utilized for redevelopment purposes.

REDEVELOPMENT DOES NOT REPRESENT A SIGNIFICANT COST TO THE STATE,
AND THE POSSIBILITY OF STATE LIABILITY FOR INDEBTEDNESS IS REMOTE

The primary fiscal impact of redevelopment and tax increment financing on the State occurs in two areas, as follows:

- . School districts are subject to a revenue limit, and the law guarantees school districts an amount of revenue annually that is equal to their revenue limit. The State provides the difference between what school districts raise locally from the property tax and the amount of the revenue limit. Thus, to the extent a school district is located within a redevelopment project area, the State in effect reimburses the school district for tax increment revenues that go to finance the activities of the redevelopment agency.

. The State provides redevelopment agencies with replacement revenue for the business inventory exemption. In 1983-84, this totalled \$50.2 million. In the future, the State will continue to guarantee this amount of replacement revenue to redevelopment agencies, but its obligation will be reduced to the extent that redevelopment agencies receive additional revenue from the supplemental property tax roll.

In 1983-84, therefore, the fiscal impact on the State is represented by the school portion of property tax revenue that went to redevelopment agencies, plus the amount of business inventory replacement revenue. If one assumes that all of the increases in assessed value would have occurred anyway, and that none of the incremental assessed value is attributable to the activities of redevelopment, which is clearly not the case, the maximum fiscal impact on the State in 1983-84 is \$163 million. This figure represents \$113 million which is the school portion of tax increment revenue when calculated on a county by county basis (see Appendix X), plus the \$50 million in business inventory replacement revenue.

As indicated, the \$163 million assumes that all of the increases in assessed value would have occurred anyway, and that none of the incremental assessed value is attributable to the activities of redevelopment. Such an assumption is clearly unrealistic. This assignment has not permitted a before and after comparison of each project area, but it is clear that redevelopment agencies have facilitated and made new development possible by a variety of activities including the assemblage of parcels and the provision of needed public improvements that made private investment and development economically feasible. While it will never be possible to derive a specific figure on which everyone will agree, a conservative estimate is that at least half of the increased assessed value is attributable to the activities of redevelopment agencies. This, in

itself, reduces the basic cost to the State from \$163 million to \$81.5 million.

In addition, it is necessary to offset the basic cost to the State with personal income tax and sales tax revenue resulting from redevelopment. When the \$90 million in annual State revenue is applied, a positive cash flow of approximately \$9 million results. This is conservative to the extent that more than half of the incremental assessed value is attributable to redevelopment, to the extent that revenue estimates do not reflect new construction in areas adjacent to redevelopment projects, and to the extent that State business inventory subventions decline in the future.

In addition to the minor fiscal impact, the possibility of any State liability for the indebtedness of individual redevelopment agencies would appear to be remote.

Given the magnitude of redevelopment activity around the State, it may be appropriate to request the Attorney General for an opinion regarding State liability in the event of default. However, in conversations with bond counsel, municipal attorneys, and others qualified to assess this question, there was general agreement that from a strict legal standpoint, the State has no liability whatsoever in the event of a default on tax allocation bonds. Tax increment revenue is the only source pledged for repayment, and the State's liability is no different than if a local agency were to default on other types of bonds it may have sold.

There are some who are alleging that the State of Washington is liable in conjunction with the recent default on bonds issued by the

Washington Public Power Supply System. In addition, others would suggest that the State might assume some liability if it acted retroactively in a way that jeopardized the ability of local agencies to service existing debt. For example, they suggest that there could be an "impairment of contract" if the State were to rescind the current business inventory exemption which local agencies may have relied on when deciding to issue tax allocation bonds.

These questions are further reasons why an Attorney General's opinion in this area may be appropriate. In the meantime, with more than twice the amount of tax increment revenue available than is necessary to service tax allocation bond debt, the possibility of default would appear to be remote except in isolated instances.

ADDITIONAL CHANGES IN THE REDEVELOPMENT PROCESS AND THE PROVISION OF
ADDITIONAL FINANCING AUTHORITY MAY BE APPROPRIATE. HOWEVER, WHILE
CONTINUED MONITORING IS IMPORTANT, REGULATION OF THE REDEVELOPMENT
PROCESS IS NEITHER NECESSARY NOR WARRANTED.

As indicated previously, additional legislation may be desirable in order to assure that the cumulative impact of redevelopment within a county does not result in an imbalance between the need for annual operating revenue and the long-term economic development and revitalization goals of redevelopment agencies within the county. Similarly, the results of this study suggest that some local agencies do look at tax increment financing as a general financing tool and that, because redevelopment plans can be amended, there is a tendency for projects to continue. In this regard, it may be appropriate to consider a limitation on the frequency or magnitude of changes that may be made to a redevelopment project once it is established.

In addition to such further revisions to existing law, it would also be helpful to broaden the long-term financing authority of local agencies generally. For example, reliance on tax increment revenue could be reduced in the future if cities and counties were authorized to issue general obligation bonds, or if significant State funds were made available for infrastructure financing.

While further revisions to existing law and additional financing authority may be appropriate, nothing in this study suggests that regulation of the redevelopment process is either necessary or warranted. Rather, the following factors would argue against a regulatory process of any kind:

- . Over time, both the courts and the legislature have clarified and refined the authority of cities and counties in the area of redevelopment and tax increment financing. This has limited the authority of agencies generally and caused them to assume responsibility for more specific planning and justification before a redevelopment plan can be adopted or amended. Overall, it has minimized the opportunities for abuse.
- . With the establishment of fiscal review committees, affected local agencies have a forum for reviewing and negotiating with redevelopment agencies before a plan can be adopted or amended. These committees have been increasingly effective in reaching an acceptable compromise where controversy exists with respect to a proposed redevelopment plan, and they have the ability to sue in the event that the redevelopment agency is either arbitrary or capricious.

- . The marketplace has been effective in monitoring the economic feasibility of individual redevelopment proposals. While default is always a possibility, it has not been the practice. Furthermore, the likelihood of default is minimized by the close scrutiny and required coverages of the financial community and investors in general.

- . The total amount of debt is not disproportionately large in comparison to other State and local debt. Where an individual agency is excessive in its reliance on this tool, or a county is adversely affected because of the cumulative impact of redevelopment activity, legislation would appear to be an effective remedy.

- . The record of redevelopment under current ground rules is impressive. While individual projects may be of concern to some and further legislation may be necessary in order to continue to refine the process, it is reasonable to conclude that the overall objectives of the State are being met under a process that is working satisfactorily in most cases.

Although regulation is neither necessary nor warranted, continued State monitoring of the redevelopment process and of individual redevelopment agencies is important and desirable. Such monitoring is important because the results of redevelopment are impressive, and continued analysis of trends may result in the identification of further ways to supplement this process and make it an even more important economic development and revitalization tool. At the same time, continued monitoring will also help to assure that abuses do not occur, and that a balance is maintained between the need for operating revenue and the longer-term objectives of redevelopment agencies.

ADDITIONAL TRAINING AND INFORMATION ON A CONTINUING BASIS WOULD BE HELPFUL

While there is considerable redevelopment activity throughout the State, there is also widespread confusion and, to some extent, concern regarding ways to effectively utilize redevelopment and its implications generally.

In this regard, additional training and information would be helpful for:

. Those using redevelopment. Areas to cover include:

- What has worked and hasn't worked
- How to assess economic feasibility
- How to assess fiscal impact
- Factors to consider in determining blight
- Factors to consider in establishing a project area
- Factors to consider in preparing a redevelopment plan
- How to utilize other revenue sources in conjunction with tax increment revenue.

. Those concerned with redevelopment. Areas to cover include:

- Basic data regarding current activity and trends
- How to establish a Fiscal Review Committee
- How to analyze a proposed project
- How to determine fiscal impact
- What constitutes blight
- What options exist for tax sharing
- What have others done.

As the body responsible for collecting data that can be used to monitor the redevelopment process, the State should:

- . Prepare more specific uniform guidelines that redevelopment agencies and counties can use to report indebtedness and process requests for tax increment revenue. Once the guidelines are developed, training should be provided on a statewide basis to encourage understanding and consistent application.
- . Revise definitions related to low and moderate income housing to assure an improved and common understanding of these designations.
- . Require a simplified single reporting procedure that can be used to report when an agency is activated, a project is established or completed, and to annually report basic data regarding redevelopment activity generally. Auditing should be undertaken as necessary, and the State should be authorized to impose an appropriate sanction in the event that local agency cooperation is unreasonably withheld.

The training referenced above could effectively be conducted by Statewide associations such as the League of California Cities and the California County Supervisors Association. It could also be provided as part of the technical assistance program of the California Debt Advisory Commission. Because of their familiarity with local government finance, their auditing capability, and their reporting responsibilities generally, the State Controllers Office, in cooperation with other State agencies interested in the redevelopment activities of cities and counties, should be assigned responsibility for establishing and implementing a simplified and single reporting process. Both cities and counties should have an opportunity to review and comment on any changes in the reporting process.

APPENDICES

APPENDICES

- APPENDIX A - CDAC STUDY ADVISORY COMMITTEE
- APPENDIX B - STUDY QUESTIONNAIRE

CITY DATA

- APPENDIX C - REDEVELOPMENT AGENCIES
- APPENDIX D - GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES
- APPENDIX E - REDEVELOPMENT PROJECTS COMPLETED
- APPENDIX F - REDEVELOPMENT PROJECTS PLANNED
- APPENDIX G - NATURE OF CURRENT PROJECT AREAS
- APPENDIX H - CURRENT PROJECT FINANCING
- APPENDIX I - CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS
- APPENDIX J - HOUSING UNITS ELIMINATED
- APPENDIX K - HOUSING UNITS PROVIDED
- APPENDIX L - COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED

COUNTY DATA

- APPENDIX M - REDEVELOPMENT AGENCIES
- APPENDIX N - GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES
- APPENDIX O - REDEVELOPMENT PROJECTS COMPLETED
- APPENDIX P - REDEVELOPMENT PROJECTS PLANNED
- APPENDIX Q - NATURE OF CURRENT PROJECT AREAS
- APPENDIX R - CURRENT PROJECT FINANCING
- APPENDIX S - CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS
- APPENDIX T - HOUSING UNITS ELIMINATED
- APPENDIX U - HOUSING UNITS PROVIDED
- APPENDIX V - COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED
- APPENDIX W - APPLICATION OF EMPLOYMENT AND PERSONAL INCOME MULTI-PLIERS
- APPENDIX X - ESTIMATE OF STATE COST RESULTING FROM REDEVELOPMENT

APPENDIX A--CDAC STUDY ADVISORY COMMITTEE

SB 936 REDEVELOPMENT STUDY TASK FORCE

AREND, DENISE
Department of Housing and Community Development
921 10th Street
Sacramento, CA 95814
916/323-3184

BEATTY, DAVE
McDonough, Holland & Allen
555 Capitol Mall, Suite 500
Sacramento, CA 95814
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BRIMHALL, GRANT
City Manager
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360
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CHACON, ASSEMBLYMAN PETER R.
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Alternate: Rene Franken

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Paine Webber, Inc.
100 California Street, 12th Floor
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League of California Cities
1400 "K" Street
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FARRELL, MILTON
Executive Director
Community Redevelopment Agencies Assoc.
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415/392-1122

HANNIGAN, ASSEMBLYMAN THOMAS M.
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Courthouse
Fairfield, CA 94533
707/429-6491

LUCAS, EARL
Local Government Fiscal Affairs Division
State Controller's Office
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MARKS, SENATOR MILTON
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Alternate: Peter Detweiler

MCCORQUODALE, SENATOR DAN
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Alternate: Peter Szego

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Senate Office of Research
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Department of Finance
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Riverside, CA 92501
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STRETCH, JAMES
Deputy CAO
Humboldt County
County Administrative Office
County Courthouse, Room 111
Eureka, CA 95501
707/445-7266

APPENDIX B--STUDY QUESTIONNAIRE



June 22, 1984

Dear City and County Official:

Senate Bill 936 (1983 Session) and Senate Bill 617 (1984 Session) require the California Debt Advisory Commission to conduct a statewide study of redevelopment and tax increment financing. The study is being conducted in close cooperation with the League of California Cities, County Supervisors Association of California, and the Community Redevelopment Agencies Association. The results of the study will be distributed to all cities and counties.

The enclosed questionnaire has been prepared after receiving suggestions from city and county officials as to data they would find helpful. The questionnaire has four sections dealing with general information and redevelopment projects currently underway, completed, and planned. Every effort has been made to make the questionnaire easy to fill out. In this regard, basic fiscal data regarding each current redevelopment project is being obtained independently and, thus, is not referenced herein.

The questionnaire should be completed by July 13, and it should be returned directly to the study consultant selected by CDAC, as follows:

Ralph Andersen & Associates
Management Consultants
1446 Ethan Way, Suite 101
Sacramento, California 95825
(916-929-5575)

Please feel free to call the study consultant regarding any questions you may have. CDAC strives to limit the requests we make for information, but this questionnaire and study are important and your cooperation in completing and returning the questionnaire by July 13 is greatly appreciated.

Melinda Carter Luedtke
Executive Secretary

SURVEY OF REDEVELOPMENT AND TAX INCREMENT FINANCING

Name of City or County _____

Person Completing Questionnaire _____

Title _____ Phone Number _____

A. GENERAL INFORMATION

1. Do you have a redevelopment agency? Yes _____ No _____
2. In what year was the redevelopment agency established? _____ (Note: This should be the year the ordinance activating the redevelopment agency was adopted pursuant to Section 33101 of the Health and Safety Code.)
3. Does the City Council/Board of Supervisors serve as the governing body of the redevelopment agency? Yes _____ No _____
If no, who serves as the governing body? _____
4. Does the redevelopment agency have redevelopment projects currently underway? Yes _____ No _____ If yes, how many projects are currently underway? _____ (Note: A project is currently underway if a redevelopment plan has been adopted and activities of the agency are yet to be completed, or if tax increment revenue is still being received by the agency to retire outstanding indebtedness, even if all activities of the agency have been completed.)
5. Has the redevelopment agency completed any redevelopment projects? Yes _____ No _____ If yes, how many projects have been completed? _____ (Note: A completed project is one where all activities of the redevelopment agency have been completed, there is no indebtedness, and tax increment revenue, if utilized, is no longer being received by the Agency.)
6. Are new redevelopment projects planned? Yes _____ No _____ If yes, how many projects are planned? _____ (Note: A project is in the planning stage if formal steps have been taken to establish a redevelopment project area pursuant to the Health and Safety Code, but the redevelopment plan has not as yet been adopted by the redevelopment agency.)

B. REDEVELOPMENT PROJECTS CURRENTLY UNDERWAY

(Please attach a separate sheet if your Agency has more than six projects currently underway.)

1. Name of Redevelopment Project
2. Year Redevelopment Plan Adopted
3. Size of Project Area (gross acres)
4. Current Nature of Land Area
 - a. Percent developed as residential, commercial, industrial, or public uses
 - b. Percent agricultural or vacant, undeveloped land generally
5. Project Financing
 - a. What is the total amount of outstanding indebtedness to date from all sources for this project that is to be repaid from tax increment revenue?
 - b. Do you have an agreement for this project whereby you share tax increment revenue with local agencies within the project area, or assist them financially in some other way?
 - c. When do you estimate this redevelopment project will be completed? (Note: completed means that all indebtedness is repaid and the redevelopment agency no longer receives tax increment revenue from this project area.)
6. Redevelopment Activity Within the Project Area
 - a. Housing Units Eliminated (Owner-occupied, rental units, etc.)
 - 1.) Total number of housing units eliminated to date
 - a.) Number of low or moderate income units pursuant to Section 50093 of the Health and Safety Code
 - b.) Number of very low income units pursuant to Section 50105 of the Health and Safety Code
 - c.) Other units
 - 2.) Additional number of housing units expected to be eliminated
 - a.) Number of low or moderate income units pursuant to Section 50093 of the Health and Safety Code
 - b.) Number of very low income units pursuant to Section 50105 of the Health and Safety Code
 - c.) Other units
 - b. Housing Units Provided
 - 1.) Total number of housing units provided to date
 - a.) Number of low or moderate income units pursuant to Section 50093 of the Health and Safety Code
 - b.) Number of very low income units pursuant to Section 50105 of the Health and Safety Code
 - c.) Other units
 - 2.) Additional number of units expected to be provided
 - a.) Number of low or moderate income units pursuant to Section 50093 of the Health and Safety Code
 - b.) Number of very low income units pursuant to Section 50105 of the Health and Safety Code
 - c.) Other units
 - 3.) Of those units that have been provided, how many have been constructed or acquired by the redevelopment agency?
 - 4.) Of those housing units that have been or are to be provided, what percent represent new housing stock (as opposed to replacement housing for individuals or families who were relocated)?
 - 5.) In addition to new housing units provided, approximately how many housing units have been rehabilitated as a result of redevelopment activity in this project area?
 - c. Commercial Space Provided (retail, offices, etc.)
 - 1.) New commercial space provided to date (square feet)
 - 2.) Rehabilitated commercial space provided to date (square feet)
 - d. Industrial Space Provided (warehousing, manufacturing, etc.)
 - 1.) New industrial space provided to date (square feet)
 - 2.) Rehabilitated industrial space provided to date (square feet)
 - e. Public Buildings/Facilities
 - 1.) Public buildings provided in conjunction with this redevelopment project (type)
 - 2.) Other public facilities provided in conjunction with this redevelopment project (type)
7. If you have an agreement for any redevelopment project whereby you share tax increment revenue with local agencies within the project area, or assist them financially in some other way, please describe the agreement on a separate sheet and attach hereto (eg., name of agency, amount, term of agreement, special conditions, etc.).
8. What types of financing have been used (other than tax allocation bonds and tax increment revenue), and for what purposes, to accomplish the objectives of your redevelopment project(s)? Please describe on a separate sheet of paper and attach hereto.

C. REDEVELOPMENT PROJECTS COMPLETED

For each redevelopment project that has been completed, please prepare and attach hereto a separate narrative summary that briefly describes the following:

- Project name
- Year redevelopment plan was adopted
- Year redevelopment project was completed
- Gross acres in the project area
- General description of the project itself (eg., what were the objectives of redevelopment; what was accomplished; how did the activities of the redevelopment agency contribute to what was accomplished; was there an impact, beneficial or otherwise, on adjacent areas)
- What development was completed during the term of the project (eg., what were the number and nature of residential units that were eliminated and constructed, and were they new or replacement units; how many square feet of commercial, industrial space was built; what public buildings or other public facilities were provided)
- How were the activities of the redevelopment agency financed
- Was tax increment financing used and, if so, what was the assessed value of property in the first (base) year and last year of the project.

D. REDEVELOPMENT PROJECTS PLANNED

For each new redevelopment project that is planned, please prepare and attach hereto a separate narrative summary that briefly describes the following:

- Nature of proposed project area
- Will it be a totally new project area or an amendment to an existing project area
- Objectives of redevelopment activity
- Redevelopment activities contemplated
- Will tax increment financing be used



APPENDIX C--REDEVELOPMENT AGENCIES

REDEVELOPMENT AGENCIES--CITIES
1983-84

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Alameda	Alameda	63,852	Yes
Albany	Alameda	15,130	Yes
Berkeley	Alameda	103,328	Yes
Dublin	Alameda	18,912	No
Emeryville	Alameda	3,763	Yes
Fremont	Alameda	131,945	Yes
Hawyard	Alameda	94,167	Yes
Livermore	Alameda	48,349	Yes
Newark	Alameda	32,126	Yes
Oakland	Alameda	339,288	Yes
Piedmont	Alameda	10,498	No
Pleasanton	Alameda	35,160	No
San Leandro	Alameda	63,952	Yes
Union City	Alameda	39,406	No
Amador	Amador	136	No
Ione	Amador	2,207	No
Jackson	Amador	2,331	No
Plymouth	Amador	699	No
Sutter Creek	Amador	1,705	No
Biggs	Butte	1,413	No
Chico	Butte	26,601	Yes
Gridley	Butte	3,982	No
Oroville	Butte	8,683	Yes
Paradise	Butte	22,571	No
Angels	Calaveras	2,302	No
Colusa	Colusa	4,075	No
Williams	Colusa	1,655	No
Antioch	Contra Costa	43,559	Yes
Brentwood	Contra Costa	4,434	Yes
Clayton	Contra Costa	4,325	Yes
Concord	Contra Costa	103,251	Yes
Danville	Contra Costa	28,000	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
El Cerrito	Contra Costa	22,731	Yes
Hercules	Contra Costa	5,963	Yes
Lafayette	Contra Costa	20,879	No
Martinez	Contra Costa	22,582	No
Moraga	Contra Costa	15,014	No
Pinole	Contra Costa	14,253	Yes
Pittsburg	Contra Costa	33,034	Yes
Pleasant Hill	Contra Costa	25,124	Yes
Richmond	Contra Costa	74,676	Yes
San Pablo	Contra Costa	19,750	Yes
Walnut Creek	Contra Costa	53,643	Yes
Crescent City	Del Norte	3,099	Yes
Placerville	El Dorado	6,739	Yes
South Lake Tahoe	El Dorado	20,681	Yes
Clovis	Fresno	33,021	Yes
Coalinga	Fresno	6,593	Yes
Firebaugh	Fresno	3,740	No Resp.
Fowler	Fresno	2,496	No
Fresno	Fresno	218,202	Yes
Huron	Fresno	2,768	No
Kerman	Fresno	4,002	No
Kingsburg	Fresno	5,115	Yes
Mendota	Fresno	5,038	Yes
Orange Cove	Fresno	4,026	Yes
Parlier	Fresno	2,680	Yes
Reedley	Fresno	11,071	No
San Joaquin	Fresno	1,930	No
Sanger	Fresno	12,558	Yes
Selma	Fresno	10,942	Yes
Orland	Glenn	3,976	No
Willows	Glenn	4,777	Yes
Arcata	Humboldt	12,338	Yes
Blue Lake	Humboldt	1,201	No
Eureka	Humboldt	24,153	Yes
Ferndale	Humboldt	1,367	No
Fortuna	Humboldt	7,591	No
Rio Dell	Humboldt	2,687	No

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Trinidad	Humboldt	379	No
Brawley	Imperial	14,946	Yes
Calxico	Imperial	14,412	Yes
Calipatria	Imperial	2,636	No
El Centro	Imperial	23,996	Yes
Holtville	Imperial	4,399	No
Imperial	Imperial	3,451	No
Westmorland	Imperial	1,590	No
Bishop	Inyo	3,333	No
Arvin	Kern	6,863	No
Bakersfield	Kern	105,611	Yes
California City	Kern	2,743	Yes
Delano	Kern	16,491	No
Maricopa	Kern	946	No
McFarland	Kern	5,151	No
Ridgecrest	Kern	15,929	No
Shafter	Kern	7,010	Yes
Taft	Kern	5,316	No
Tehachapi	Kern	4,126	No
Wasco	Kern	9,613	No
Avenal	Kings	4,137	No
Corcoran	Kings	6,454	Yes
Hanford	Kings	20,958	Yes
Lemoore	Kings	8,832	No
Clearlake	Lake	13,275	No
Lakeport	Lake	3,675	No
Susanville	Lassen	6,520	No
Agoura Hills	Los Angeles	18,000	No
Alhambra	Los Angeles	64,615	Yes
Arcadia	Los Angeles	45,994	Yes
Artesia	Los Angeles	14,301	No
Avalon	Los Angeles	2,010	Yes
Azusa	Los Angeles	29,380	Yes
Baldwin Park	Los Angeles	50,554	Yes
Bell	Los Angeles	25,450	Yes
Bell Gardens	Los Angeles	34,117	Yes
Bellflower	Los Angeles	53,441	No
Beverly Hills	Los Angeles	32,367	No

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Bradbury	Los Angeles	846	No
Burbank	Los Angeles	84,625	Yes
Carson	Los Angeles	81,221	Yes
Cerritos	Los Angeles	52,756	No Resp.
Claremont	Los Angeles	30,950	Yes
Commerce	Los Angeles	10,509	Yes
Compton	Los Angeles	81,286	Yes
Covina	Los Angeles	33,751	Yes
Cudahy	Los Angeles	17,984	Yes
Culver City	Los Angeles	38,139	Yes
Downey	Los Angeles	82,602	Yes
Duarte	Los Angeles	16,766	Yes
El Monte	Los Angeles	79,494	Yes
El Segundo	Los Angeles	13,752	No
Gardena	Los Angeles	45,165	No
Glendale	Los Angeles	139,060	Yes
Glendora	Los Angeles	38,654	Yes
Hawaiian Gardens	Los Angeles	10,548	Yes
Hawthorne	Los Angeles	56,447	Yes
Hermosa Beach	Los Angeles	18,070	No
Hidden Hills	Los Angeles	1,760	Yes
Huntington Park	Los Angeles	46,223	Yes
Industry	Los Angeles	644	Yes
Inglewood	Los Angeles	94,245	Yes
Irwindale	Los Angeles	1,030	Yes
La Canada Flintridge	Los Angeles	20,153	No
La Habra Heights	Los Angeles	4,874	No
La Mirada	Los Angeles	40,986	Yes
La Puente	Los Angeles	30,882	No
La Verne	Los Angeles	23,508	Yes
Lakewood	Los Angeles	74,654	Yes
Lancaster	Los Angeles	48,027	Yes
Lawndale	Los Angeles	23,460	No
Lomita	Los Angeles	17,191	No
Long Beach	Los Angeles	361,334	Yes
Los Angeles	Los Angeles	2,966,763	Yes
Lynwood	Los Angeles	48,548	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Manhattan Beach	Los Angeles	31,542	No
Maywood	Los Angeles	21,810	Yes
Monrovia	Los Angeles	30,531	Yes
Montebello	Los Angeles	52,929	Yes
Monterey Park	Los Angeles	54,388	Yes
Norwalk	Los Angeles	85,232	Yes
Palmdale	Los Angeles	12,277	No Resp.
Palos Verdes Estates	Los Angeles	14,376	No
Paramount	Los Angeles	36,407	Yes
Pasadena	Los Angeles	119,374	Yes
Pico Rivera	Los Angeles	53,459	Yes
Pomona	Los Angeles	92,742	Yes
Rancho Palos Verdes	Los Angeles	35,227	Yes
Redondo Beach	Los Angeles	57,102	Yes
Rolling Hills	Los Angeles	2,049	No
Rolling Hills Estates	Los Angeles	9,412	No
Rosemead	Los Angeles	42,604	Yes
San Dimas	Los Angeles	24,014	Yes
San Fernando	Los Angeles	17,731	Yes
San Gabriel	Los Angeles	30,072	No
San Marino	Los Angeles	13,307	No
Santa Fe Springs	Los Angeles	14,559	Yes
Santa Monica	Los Angeles	88,314	Yes
Sierra Madre	Los Angeles	10,837	Yes
Signal Hill	Los Angeles	5,734	Yes
South El Monte	Los Angeles	16,623	No
South Gate	Los Angeles	66,784	Yes
South Pasadena	Los Angeles	22,681	Yes
Temple City	Los Angeles	28,972	Yes
Torrance	Los Angeles	131,497	Yes
Vernon	Los Angeles	90	No
Walnut	Los Angeles	9,978	Yes
West Covina	Los Angeles	80,094	Yes
Westlake Village	Los Angeles	11,388	No
Whittier	Los Angeles	68,872	Yes
Chowchilla	Madera	5,122	No
Madera	Madera	21,732	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Belvedere	Marin	2,401	No
Corte Madera	Marin	8,074	No
Fairfax	Marin	7,391	No
Larkspur	Marin	11,064	No
Mill Valley	Marin	12,967	No
Novato	Marin	43,916	Yes
Ross	Marin	2,682	No
San Anselmo	Marin	11,927	No
San Rafael	Marin	44,700	Yes
Sausalito	Marin	7,090	Yes
Tiburon	Marin	6,685	Yes
Fort Bragg	Mendocino	5,019	No
Point Arena	Mendocino	425	No
Ukiah	Mendocino	12,035	Yes
Willits	Mendocino	4,008	Yes
Atwater	Merced	17,530	Yes
Dos Palos	Merced	3,123	Yes
Gustine	Merced	3,142	No
Livingston	Merced	5,326	No
Los Banos	Merced	10,341	No
Merced	Merced	36,499	Yes
Alturas	Modoc	3,025	No
Carmel-By-The-Sea	Monterey	4,707	No
Del Rey Oaks	Monterey	1,557	No
Gonzales	Monterey	2,891	No
Greenfield	Monterey	4,181	No
King City	Monterey	5,495	No
Marina	Monterey	20,647	No
Monterey	Monterey	27,558	Yes
Pacific Grove	Monterey	15,755	No
Salinas	Monterey	80,479	Yes
Sand City	Monterey	182	No
Seaside	Monterey	36,567	Yes
Soledad	Monterey	5,928	Yes
Calistoga	Napa	3,879	Yes
Napa	Napa	50,879	Yes
St. Helena	Napa	4,898	No
Yountville	Napa	2,893	No

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Grass Valley	Nevada	6,697	No
Nevada City	Nevada	2,431	No
Anaheim	Orange	221,847	Yes
Brea	Orange	27,913	Yes
Buena Park	Orange	64,165	Yes
Costa Mesa	Orange	82,291	Yes
Cypress	Orange	40,391	Yes
Fountain Valley	Orange	55,080	Yes
Fullerton	Orange	102,034	Yes
Garden Grove	Orange	123,351	Yes
Huntington Beach	Orange	170,505	Yes
Irvine	Orange	62,134	No
La Habra	Orange	45,232	Yes
La Palma	Orange	15,663	Yes
Laguna Beach	Orange	17,860	No
Los Alamitos	Orange	11,529	No
Newport Beach	Orange	63,475	No
Orange	Orange	91,788	Yes
Placentia	Orange	35,041	Yes
San Clemente	Orange	27,325	Yes
San Juan Capistrano	Orange	18,959	Yes
Santa Ana	Orange	203,713	Yes
Seal Beach	Orange	25,975	Yes
Stanton	Orange	21,144	Yes
Tustin	Orange	32,073	Yes
Villa Park	Orange	7,137	No
Westminster	Orange	71,133	Yes
Yorba Linda	Orange	28,254	Yes
Auburn	Placer	7,540	Yes
Colfax	Placer	981	Yes
Lincoln	Placer	4,132	Yes
Rocklin	Placer	7,344	Yes
Roseville	Placer	24,347	Yes
Portola	Plumas	1,885	No
Banning	Riverside	14,020	Yes
Beaumont	Riverside	6,818	No
Blythe	Riverside	6,805	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Cathedral City	Riverside	15,096	Yes
Coachella	Riverside	9,129	Yes
Corona	Riverside	37,791	Yes
Desert Hot Springs	Riverside	5,941	Yes
Hemet	Riverside	23,211	Yes
Indian Wells	Riverside	1,394	Yes
Indio	Riverside	21,611	Yes
La Quinta	Riverside	6,933	Yes
Lake Elsinore	Riverside	5,982	Yes
Norco	Riverside	21,126	Yes
Palm Desert	Riverside	11,801	Yes
Palm Springs	Riverside	32,271	Yes
Perris	Riverside	6,740	Yes
Rancho Mirage	Riverside	6,281	Yes
Riverside	Riverside	170,876	Yes
San Jacinto	Riverside	7,098	Yes
Folsom	Sacramento	11,003	Yes
Galt	Sacramento	5,514	Yes
Isleton	Sacramento	914	Yes
Sacramento	Sacramento	275,741	Yes
Hollister	San Benito	11,488	Yes
San Juan Bautista	San Benito	1,276	No
Adelanto	San Bernardino	2,164	Yes
Barstow	San Bernardino	17,690	Yes
Big Bear Lake	San Bernardino	5,860	Yes
Chino	San Bernardino	40,165	Yes
Colton	San Bernardino	27,419	Yes
Fontana	San Bernardino	37,109	Yes
Grand Terrace	San Bernardino	8,498	Yes
Loma Linda	San Bernardino	10,694	Yes
Montclair	San Bernardino	22,628	Yes
Needles	San Bernardino	4,120	Yes
Ontario	San Bernardino	88,820	Yes
Rancho Cucamonga	San Bernardino	55,250	Yes
Redlands	San Bernardino	43,619	Yes
Rialto	San Bernardino	35,615	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
San Bernardino	San Bernardino	118,057	Yes
Upland	San Bernardino	47,647	Yes
Victorville	San Bernardino	14,220	Yes
Carlsbad	San Diego	35,490	Yes
Chula Vista	San Diego	83,927	Yes
Coronado	San Diego	16,859	No
Del Mar	San Diego	5,017	No
El Cajon	San Diego	73,892	Yes
Escondido	San Diego	62,480	No
Imperial Beach	San Diego	22,689	No
La Mesa	San Diego	50,342	Yes
Lemon Grove	San Diego	20,780	Yes
National City	San Diego	48,772	Yes
Oceanside	San Diego	76,698	Yes
Poway	San Diego	35,453	Yes
San Diego	San Diego	875,504	Yes
San Marcos	San Diego	17,479	Yes
Santee	San Diego	59,787	Yes
Vista	San Diego	35,834	No
San Francisco	San Francisco	678,974	Yes
Escalon	San Joaquin	3,127	No
Lodi	San Joaquin	35,221	No
Manteca	San Joaquin	24,925	No
Ripon	San Joaquin	3,509	Yes
Stockton	San Joaquin	149,779	Yes
Tracy	San Joaquin	18,428	Yes
Arroyo Grande	San Luis Obispo	11,290	No
Atascadero	San Luis Obispo	15,930	No
El Paso de Robles	San Luis Obispo	9,163	No
Grover City	San Luis Obispo	8,827	Yes
Morro Bay	San Luis Obispo	9,064	No
Pismo Beach	San Luis Obispo	5,364	No
San Luis Obispo	San Luis Obispo	34,252	No
Atherton	San Mateo	7,797	No
Belmont	San Mateo	24,505	Yes
Brisbane	San Mateo	2,969	Yes
Burlingame	San Mateo	26,173	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Colma	San Mateo	395	No
Daly City	San Mateo	78,519	Yes
Foster City	San Mateo	23,287	Yes
Half Moon Bay	San Mateo	7,282	No
Hillsborough	San Mateo	10,451	No
Menlo Park	San Mateo	25,673	Yes
Millbrae	San Mateo	20,058	No
Pacifica	San Mateo	36,866	Yes
Portola Valley	San Mateo	3,939	No
Redwood City	San Mateo	54,965	Yes
San Bruno	San Mateo	35,417	No
San Carlos	San Mateo	24,710	No
San Mateo	San Mateo	77,561	Yes
South San Francisco	San Mateo	49,393	Yes
Woodside	San Mateo	5,291	No
Carpinteria	Santa Barbara	10,835	No
Guadalupe	Santa Barbara	3,629	No
Lompoc	Santa Barbara	26,267	Yes
Santa Barbara	Santa Barbara	74,542	Yes
Santa Maria	Santa Barbara	39,685	Yes
Campbell	Santa Clara	27,067	Yes
Cupertino	Santa Clara	25,770	No
Gilroy	Santa Clara	21,641	Yes
Los Altos	Santa Clara	25,769	No
Los Altos Hills	Santa Clara	7,421	No
Los Gatos	Santa Clara	26,593	No
Milpitas	Santa Clara	37,820	Yes
Monte Sereno	Santa Clara	3,434	No
Morgan Hill	Santa Clara	17,060	Yes
Mountain View	Santa Clara	58,655	Yes
Palo Alto	Santa Clara	55,225	No
San Jose	Santa Clara	636,550	Yes
Santa Clara	Santa Clara	87,746	Yes
Saratoga	Santa Clara	29,261	No
Sunnyvale	Santa Clara	106,618	Yes
Capitola	Santa Cruz	9,095	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Santa Cruz	Santa Cruz	41,483	Yes
Scotts Valley	Santa Cruz	6,891	Yes
Watsonville	Santa Cruz	23,543	Yes
Anderson	Shasta	7,381	No
Redding	Shasta	41,995	Yes
Loyalton	Sierra	1,030	No
Dorris	Siskiyou	836	No
Dunsmuir	Siskiyou	2,253	No
Etna	Siskiyou	754	No
Fort Jones	Siskiyou	544	No
Montague	Siskiyou	1,285	No
Mt. Shasta	Siskiyou	2,837	No
Tulelake	Siskiyou	783	No
Weed	Siskiyou	2,879	No
Yreka	Siskiyou	5,916	No
Benicia	Solano	15,376	No
Dixon	Solano	7,541	No
Fairfield	Solano	58,099	Yes
Rio Vista	Solano	3,142	No
Suisun	Solano	11,087	Yes
Vacaville	Solano	43,367	Yes
Vallejo	Solano	80,188	Yes
Cloverdale	Sonoma	3,989	Yes
Cotati	Sonoma	3,475	No
Healdsburg	Sonoma	7,217	Yes
Petaluma	Sonoma	33,834	Yes
Rohnert Park	Sonoma	22,965	No
Santa Rosa	Sonoma	83,205	Yes
Sebastopol	Sonoma	5,500	Yes
Sonoma	Sonoma	6,054	Yes
Ceres	Stanislaus	13,281	Yes
Hughson	Stanislaus	2,943	No
Modesto	Stanislaus	106,105	Yes
Newman	Stanislaus	2,785	No
Oakdale	Stanislaus	8,474	Yes
Patterson	Stanislaus	3,866	No
Riverbank	Stanislaus	5,695	Yes

<u>City</u>	<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Turlock	Stanislaus	26,291	Yes
Waterford	Stanislaus	2,683	Yes
Live Oak	Sutter	3,103	No
Yuba City	Sutter	18,736	No
Corning	Tehama	4,745	No
Red Bluff	Tehama	9,490	No
Tehama	Tehama	365	No
Dinuba	Tulare	9,907	Yes
Exeter	Tulare	5,619	No
Farmersville	Tulare	5,544	Yes
Lindsay	Tulare	6,924	No
Porterville	Tulare	19,707	Yes
Tulare	Tulare	22,475	Yes
Visalia	Tulare	49,729	Yes
Woodlake	Tulare	5,375	No
Sonora	Tuolumne	3,239	No
Camarillo	Ventura	37,732	Yes
Fillmore	Ventura	9,602	Yes
Ojai	Ventura	6,816	Yes
Oxnard	Ventura	108,195	Yes
Port Hueneme	Ventura	17,803	Yes
Santa Paula	Ventura	20,552	No
Simi Valley	Ventura	77,500	Yes
Thousand Oaks	Ventura	77,797	Yes
Ventura	Ventura	74,474	Yes
Davis	Yolo	36,640	Yes
Winters	Yolo	2,652	No
Woodland	Yolo	30,235	Yes
Marysville	Yuba	9,898	Yes
Wheatland	Yuba	1,474	No

APPENDIX D--GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES

GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES--CITIES

1983-84

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
Alameda	Alameda	1982	1	City Council
Albany	Alameda	1977	0	City Council
Berkeley	Alameda	1961	2	City Council
Emeryville	Alameda	1976	1	City Council
Fremont	Alameda	1976	3	City Council
Hayward	Alameda	1969	1	City Council
Livermore	Alameda	1981	1	City Council
Newark	Alameda	1975	4	City Council
Oakland	Alameda	1956	6	City Council
San Leandro	Alameda	1960	2	City Council
Chico	Butte	1980	2	City Council
Oroville	Butte	1981	1	City Council
Antioch	Contra Costa	1975	1	City Council
Brentwood	Contra Costa	1981	1	City Council
Clayton	Contra Costa	1982	0	City Council
Concord	Contra Costa	1973	1	City Council
Danville	Contra Costa	1984	0	City Council
El Cerrito	Contra Costa	1974	1	City Council
Hercules	Contra Costa	1982	1	City Council
Pinole	Contra Costa	1972	1	City Council
Pittsburg	Contra Costa	1958	1	City Council
Pleasant Hill	Contra Costa	1974	2	City Council
Richmond	Contra Costa	1949	6	City Council
San Pablo	Contra Costa	1970	5	City Council
Walnut Creek	Contra Costa	1974	2	City Council
Crescent City	Del Norte	1964	0	City Council
Placerville	El Dorado	1983	1	City Council

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
South Lake Tahoe	El Dorado	1982	0	City Council
Clovis	Fresno	1981	1	City Council
Coalinga	Fresno	1982	1	City Council
Fresno	Fresno	1956	10	City Council
Kingsburg	Fresno	1983	1	City Council
Mendota	Fresno	1981	1	City Council
Orange Cove	Fresno		0	City Council
Parlier	Fresno	1978	0	City Council
Sanger	Fresno	1983	3	City Council
Selma	Fresno	1984	0	City Council
Willows	Glenn	1968	1	City Council
Arcata	Humboldt	1983	1	City Council
Eureka	Humboldt	1972	3	City Council
Brawley	Imperial	1975	1	City Council
Calexico	Imperial	1979	2	City Council
El Centro	Imperial	1978	1	City Council
Bakersfield	Kern	1972	1	City Council
California City	Kern	1978	0	City Council
Shafter	Kern	1982	0	City Council
Corcoran	Kings	1981	1	City Council
Hanford	Kings	1975	1	City Council
Alhambra	Los Angeles	1967	2	City Council
Arcadia	Los Angeles		1	City Council
Avalon	Los Angeles	1981	1	City Council
Azusa	Los Angeles	1977	2	City Council
Baldwin Park	Los Angeles	1974	5	City Council
Bell	Los Angeles	1975	2	City Council
Bell Gardens	Los Angeles	1972	2	City Council
Burbank	Los Angeles	1970	3	City Council
Carson	Los Angeles	1971	2	City Council
Claremont	Los Angeles	1969	1	City Council
Commerce	Los Angeles	1974	3	City Council
Compton	Los Angeles	1971	2	City Council
Covina	Los Angeles	1974	2	City Council
Cudahy	Los Angeles	1977	1	City Council
Culver City	Los Angeles	1971	3	City Council
Downey	Los Angeles	1976	1	City Council

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
Duarte	Los Angeles	1974	6	City Council
El Monte	Los Angeles	1972	4	City Council
Glendale	Los Angeles	1982	1	City Council
Glendora	Los Angeles	1972	4	City Council
Hawaiian Gardens	Los Angeles	1973	1	City Council
Hawthorne	Los Angeles	1968	1	City Council
Hidden Hills	Los Angeles	1984	1	City Council
Huntington Park	Los Angeles	1972	3	City Council
Industry	Los Angeles	1971	3	City Council
Inglewood	Los Angeles	1969	5	City Council
Irwindale	Los Angeles	1973	3	City Council
La Mirada	Los Angeles	1973	3	City Council
La Verne	Los Angeles	1977	1	City Council
Lakewood	Los Angeles	1972	1	City Council
Lancaster	Los Angeles	1979	4	City Council
Long Beach	Los Angeles	1964	4	Red. Agency Board
Los Angeles	Los Angeles	1948	16	Redev. Commission
Lynwood	Los Angeles	1973	2	City Council
Maywood	Los Angeles	1978	2	City Council
Monrovia	Los Angeles	1969	1	City Council
Montebello	Los Angeles	1969	3	City Council
Monterey Park	Los Angeles	1969	2	City Council
Norwalk	Los Angeles	1983	1	City Council
Paramount	Los Angeles	1973	1	City Council
Pasadena	Los Angeles	1959	7	City Council
Pico Rivera	Los Angeles	1974	1	City Council
Pomona	Los Angeles	1966	9	City Council
Rancho Palos Verdes	Los Angeles	1984	0	City Council
Redondo Beach	Los Angeles	1962	4	City Council
Rosemead	Los Angeles	1972	1	City Council
San Dimas	Los Angeles	1972	1	City Council
San Fernando	Los Angeles	1965	3	City Council
Santa Fe Springs	Los Angeles	1961	2	City Council
Santa Monica	Los Angeles	1957	2	City Council
Sierra Madre	Los Angeles	1978	1	City Council
Signal Hill	Los Angeles	1974	1	City Council

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
South Gate	Los Angeles	1973	1	City Council
South Pasadena	Los Angeles	1954	2	City Council
Temple City	Los Angeles	1972	1	City Council
Torrance	Los Angeles	1983	4	City Council
Walnut	Los Angeles	1979	1	City Council
West Covina	Los Angeles	1971	2	City Council
Whittier	Los Angeles	1971	2	City Council
Madera	Madera	1982	0	City Council
Novato	Marin	1983	1	City Council
San Rafael	Marin	1972	1	City Council
Sausalito	Marin	1972	0	City Council
Tiburon	Marin	1983	1	City Council
Ukiah	Mendocino	1975	0	City Council
Willits	Mendocino	1983	0	City Council
Atwater	Merced	1976	1	City Council
Dos Palos	Merced	1982	0	City Council
Merced	Merced	1957	2	City Council
Monterey	Monterey		3	City Council
Salinas	Monterey	1961	3	City Council
Seaside	Monterey	1957	2	City Council
Soledad	Monterey	1983	0	City Council
Calistoga	Napa	1980	0	City Council
Napa	Napa	1969	1	City Council
Anaheim	Orange	1961	2	City Council
Brea	Orange	1971	2	City Council
Buena Park	Orange	1972	1	City Council
Costa Mesa	Orange	1982	2	City Council
Cypress	Orange	1979	1	City Council
Fountain Valley	Orange	1975	2	City Council
Fullerton	Orange	1969	3	City Council
Garden Grove	Orange	1970	2	City Council
Huntington Beach	Orange	1968	4	City Council
La Habra	Orange	1975	7	City Council
La Palma	Orange	1982	1	City Council
Orange	Orange	1983	1	City Council
Placentia	Orange	1983	2	City Council
San Clemente	Orange	1975	1	City Council

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
San Juan Capistrano	Orange	1983	1	City Council
Santa Ana	Orange	1973	5	City Council
Seal Beach	Orange	1969	2	City Council
Stanton	Orange	1979	1	City Council
Tustin	Orange	1976	2	City Council
Westminster	Orange	1983	1	City Council
Yorba Linda	Orange	1983	1	City Council
Auburn	Placer	1973	0	City Council
Colfax	Placer	1981	0	City Council
Lincoln	Placer	1981	1	City Council
Rocklin	Placer	1981	0	City Council
Roseville	Placer	1983	0	City Council
Banning	Riverside	1973	1	City Council
Blythe	Riverside	1984	0	City Council
Cathedral City	Riverside	1982	1	City Council
Coachella	Riverside	1981	2	City Council
Corona	Riverside	1964	2	City Council
Desert Hot Springs	Riverside	1982	1	City Council
Hemet	Riverside	1982	1	City Council
Indian Wells	Riverside	1982	1	City Council
Indio	Riverside	1981	1	City Council
La Quinta	Riverside	1983	1	City Council
Lake Elsinore	Riverside	1980	2	City Council
Norco	Riverside	1981	1	City Council
Palm Desert	Riverside	1975	1	City Council
Palm Springs	Riverside	1982	4	City Council
Perris	Riverside	1966	2	City Council
Rancho Mirage	Riverside	1979	1	City Council
Riverside	Riverside	1967	7	City Council
San Jacinto	Riverside	1983	0	City Council
Folsom	Sacramento	1983	0	City Council
Galt	Sacramento	1982	2	City Council
Isleton	Sacramento		1	City Council
Sacramento	Sacramento	1950	8*	City Council

*Includes the Capital Area Development Project Area, which is managed jointly by the City and State.

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
Hollister	San Benito	1958	0	City Council
Adelanto	San Bernardino	1976	2	City Council
Barstow	San Bernardino	1973	1	City Council
Big Bear Lake	San Bernardino	1982	2	City Council
Chino	San Bernardino	1972	1	City Council
Colton	San Bernardino	1962	4	City Council
Fontana	San Bernardino	1968	4	City Council
Grand Terrace	San Bernardino	1981	1	City Council
Loma Linda	San Bernardino	1979	1	City Council
Montclair	San Bernardino	1977	4	City Council
Needles	San Bernardino	1984	0	City Council
Ontario	San Bernardino	1982	4	City Council
Rancho Cucamonga	San Bernardino	1981	1	City Council
Redlands	San Bernardino	1971	1	City Council
Rialto	San Bernardino	1979	1	City Council
San Bernardino	San Bernardino	1952	10	City Council
Upland	San Bernardino	1984	2	City Council
Victorville	San Bernardino	1981	1	City Council
Carlsbad	San Diego		1	City Council
Chula Vista	San Diego	1974	3	City Council
El Cajon	San Diego	1971	1	City Council
La Mesa	San Diego	1964	1	City Council
Lemon Grove	San Diego	1983	0	City Council
National City	San Diego		1	City Council
Oceanside	San Diego	1975	1	City Council
Poway	San Diego	1983	1	City Council
San Diego	San Diego	1958	8	City Council
San Marcos	San Diego	1983	1	City Council
Santee	San Diego	1981	1	City Council
San Francisco	San Francisco	1948	7	Redev. Commission
Ripon	San Joaquin	1981	1	City Council
Stockton	San Joaquin	1958	4	City Council
Tracy	San Joaquin	1970	0	City Council
Grover City	San Luis Obispo	1984	0	City Council
Belmont	San Mateo	1981	1	City Council
Brisbane	San Mateo	1976	2	City Council

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
Burlingame	San Mateo	1976	0	City Council
Daly City	San Mateo	1976	1	City Council
Foster City	San Mateo		1	City Council
Menlo Park	San Mateo	1981	1	City Council
Pacifica	San Mateo	1980	0	City Council
Redwood City	San Mateo	1971	1	City Council
San Mateo	San Mateo	1981	2	City Council
South San Francisco	San Mateo	1980	1	City Council
Lompoc	Santa Barbara	1970	0	City Council
Santa Barbara	Santa Barbara	1968	1	City Council
Santa Maria	Santa Barbara	1959	2	City Council
Campbell	Santa Clara	1982	1	City Council
Gilroy	Santa Clara	1983	0	City Council
Milpitas	Santa Clara	1958	1	City Council
Morgan Hill	Santa Clara	1981	1	City Council
Mountain View	Santa Clara	1969	2	City Council
San Jose	Santa Clara	1956	3	City Council
Santa Clara	Santa Clara	1957	2	City Council
Sunnyvale	Santa Clara	1974	1	City Council
Capitola	Santa Cruz	1982	1	City Council
Santa Cruz	Santa Cruz	1956	1	City Council
Scotts Valley	Santa Cruz	1981	0	City Council
Watsonville	Santa Cruz	1973	2	City Council
Redding	Shasta	1959	2	Redev. Commission
Fairfield	Solano	1976	4	City Council
Suisun	Solano	1982	1	City Council
Vacaville	Solano	1982	2	City Council
Vallejo	Solano	1956	5	City Council
Cloverdale	Sonoma	1983	0	City Council
Healdsburg	Sonoma	1981	1	City Council
Petaluma	Sonoma	1976	1	City Council
Santa Rosa	Sonoma	1958	2	Redev. Commission
Sebastopol	Sonoma	1982	1	City Council
Sonoma	Sonoma	1983	1	City Council
Ceres	Stanislaus	1975	0	City Council
Modesto	Stanislaus	1982	1	City Council

<u>Redevelopment Agency</u>	<u>County</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
Oakdale	Stanislaus	1982	1	City Council
Riverbank	Stanislaus	1963	0	City Council
Waterford	Stanislaus	1981	0	City Council
Turlock	Stansialus	1978	0	City Council
Dinuba	Tulare	1983	0	City Council
Farmersville	Tulare	1983	1	City Council
Porterville	Tulare	1981	0	City Council
Tulare	Tulare	1967	2	Redev. Commission
Visalia	Tulare	1968	1	City Council
Camarillo	Ventura	1976	0	City Council
Fillmore	Ventura	1981	1	City Council
Ojai	Ventura	1972	1	City Council
Oxnard	Ventura	1960	3	City Council
Port Hueneme	Ventura	1962	2	City Council
Simi Valley	Ventura	1974	2	City Council
Thousand Oaks	Ventura	1970	2	City Council
Ventura	Ventura	1961	3	City Council
Davis	Yolo	1971	0	City Council
Woodland	Yolo	1971	0	City Council
Marysville	Yuba	1974	1	City Council

APPENDIX E--REDEVELOPMENT PROJECTS COMPLETED

REDEVELOPMENT PROJECTS COMPLETED--CITIES
1983-84

<u>Agency/Project</u>	<u>County</u>	<u>Year Project Plan Adopted</u>	<u>Year Project Plan Completed</u>
Oroville/Pub. Saf. Bldg.	Butte	1981	1982
Los Angeles/Ann Red. Proj.	Los Angeles	1954	1964
El Monte	Los Angeles	1982	1983
Seaside/Del Monte Heights	Monterey	1962	1975
Seaside/Hannon	Monterey	1964	1975
Seaside/Noche Buena	Monterey	1960	1964
San Diego/City College	San Diego	1970	1975
San Francisco/Diam. Heights	San Francisco	1955	1979
Stockton/East Stockton	San Joaquin	1959	1972
Stockton/Knights Add'tn.	San Joaquin	1969	1975
Santa Barbara/Presidio Spr.	Santa Barbara	1970	1983
Santa Maria/Mayer Tract	Santa Barbara	1966	1970
Visalia/Downtown	Tulare	1967	1976
Oxnard/Driffil Park	Ventura	1970	
Port Hueneme/Harbor Proj.	Ventura	1963	1973
Port Hueneme/Neigh.Dev.Pro.	Ventura	1974	1981

APPENDIX F--REDEVELOPMENT PROJECTS PLANNED

REDEVELOPMENT PROJECTS PLANNED--CITIES
1983-84

<u>Redevelopment Agency</u>	<u>County</u>	<u>Number of Planned Projects</u>
Hayward	Alameda	1
Chico	Butte	
Oroville	Butte	1
Antioch	Contra Costa	1
Placerville	El Dorado	1
Fresno	Fresno	3
Kingsburg	Fresno	1
Orange Cove	Fresno	
Sanger	Fresno	3
Willows	Glenn	
Calxico	Imperial	
Carson	Los Angeles	1
El Monte	Los Angeles	3
Hawthorne	Los Angeles	1
Huntington Park	Los Angeles	1
Huntington Park	Los Angeles	1
Inglewood	Los Angeles	1
Lancaster	Los Angeles	1
Los Angeles	Los Angeles	1
Lynwood	Los Angeles	1
Monterey Park	Los Angeles	1
Pico Rivera	Los Angeles	
Pomona	Los Angeles	1
Sierra Madre	Los Angeles	1
West Covina	Los Angeles	1
Tiburon	Marin	1
Dos Palos	Merced	1
Salinas	Monterey	1
Buena Park	Orange	1
Huntington Beach	Orange	2
La Habra	Orange	4
Orange	Orange	1
Westminster	Orange	2
Coachella	Riverside	1
Corona	Riverside	1
Desert Hot Springs	Riverside	1
Indio	Riverside	1
Palm Springs	Riverside	3
Rancho Mirage	Riverside	1
Isleton	Sacramento	2
Adelanto	San Bernardino	5
Loma Linda	San Bernardino	
Montclair	San Bernardino	1
Needles	San Bernardino	
Rancho Cucamonga	San Bernardino	1
San Bernardino	San Bernardino	1
Upland	San Bernardino	1
La Mesa	San Diego	1

<u>Redevelopment Agency</u>	<u>County</u>	<u>Number of Planned Projects</u>
San Diego	San Diego	1
San Marcos	San Diego	1
Santee	San Diego	1
San Francisco	San Francisco	1
Stockton	San Joaquin	1
Santa Clara	Santa Clara	1
Santa Rosa	Sonoma	1
Sebastopol	Sonoma	1
Visalia	Tulare	1
Oxnard	Ventura	1
Simi Valley	Ventura	3

APPENDIX G--NATURE OF CURRENT PROJECT AREAS

NATURE OF CURRENT PROJECT AREAS--CITIES
1983-84

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Alameda/West End Comm. Impr.	Alameda	1983	1998	210		
Berkeley/Savo Island	Alameda	1974	2003	12	0%	100%
Berkeley/W. Berkeley Indus.	Alameda	1967	1992	93	0%	100%
Emeryville/Emeryville	Alameda	1976	2006	400	0%	100%
Fremont/Industrial	Alameda	1983	1994	2000	95%	5%
Fremont/Irvington	Alameda	1977		144	10%	90%
Fremont/Niles	Alameda	1977	1985	76	5%	95%
Hayward/Downtown	Alameda	1975		222	25%	75%
Livermore/Livermore Red. Proj.	Alameda	1982	2012	56	10%	90%
Newark/RDA No. 2	Alameda	1979		120	50%	50%
Newark/RDA No. 3	Alameda	1979		56	80%	20%
Newark/RDA No. 4	Alameda	1984		160	5%	95%
Newark/RDA No. 5	Alameda	1984		20	0%	100%
Oakland/Acorn	Alameda	1963	2007	192	0%	100%
Oakland/Central District	Alameda	1969	2011	69	50%	50%
Oakland/Elmhurst	Alameda	1973	1994	82	0%	100%
Oakland/Oak Center	Alameda	1964		203	10%	90%
Oakland/Peralta	Alameda	1967		75	2%	98%
Oakland/Stanford/Adeline	Alameda	1973	1990	17	0%	100%
San Leandro/Plaza 1	Alameda	1960	2017	18	0%	100%
San Leandro/Plaza 2	Alameda	1967	2018	60		
Chico/Municipal Airport	Butte	1983	2000	1700	40%	60%
Chico/Southeast	Butte	1980	2000	1200	70%	30%
Oroville/Oroville #1	Butte	1981	2000	2500	60%	40%
Antioch/Antioch Devel. Agency	Contra Costa	1975	2006	1024	5%	95%
Brentwood/Redevel. Project	Contra Costa	1982	2003	369		
Concord/Central Redev. Plan	Contra Costa	1974	2019	672	95%	5%
El Cerrito/Redevel. Project	Contra Costa	1977	1997	391	0%	100%
Hercules/Dynamite	Contra Costa	1983	2013	577	30%	70%
Pinole/Vista	Contra Costa	1972	2017	1212	39%	61%
Pittsburg/Los Medano Com. Dev.	Contra Costa	1958	2020	5920	47%	53%
Pleasant Hill/Pleas.Hill Com.	Contra Costa	1974	2020	120	5%	95%
Pleasant Hill/Schoolyard	Contra Costa	1978	2030	72	10%	90%
Richmond/1-A	Contra Costa	1953	1990	122	0%	100%
Richmond/10-A	Contra Costa	1966	2010	107	40%	60%
Richmond/10-B	Contra Costa	1972	2010	18	0%	100%
Richmond/11-A	Contra Costa	1975	2015	964	90%	10%
Richmond/12-A	Contra Costa	1972	2000	19	0%	100%
Richmond/8-A	Contra Costa	1951	1997	64	20%	80%
San Pablo/Bayview	Contra Costa	1976		242	5%	95%
San Pablo/El Portal	Contra Costa	1971		725	15%	85%
San Pablo/Oak Park	Contra Costa	1973		134	60%	40%
San Pablo/Sheffield	Contra Costa	1976		32	0%	100%
San Pablo/South Entrance	Contra Costa	1970		39	0%	100%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Walnut Creek/Mt. Diablo	Contra Costa	1974	1994	19	40%	60%
Walnut Creek/South Broadway	Contra Costa	1974	1997	45	15%	85%
Placerville/Redevel. Project	El Dorado			139	20%	80%
Clovis/Community Devel. Proj.	Fresno	1981	2011	1200	20%	80%
Coalinga/Coalinga	Fresno	1982		1200	20%	80%
Fresno/Central Business District	Fresno	1961	2001	86	.1%	99.9%
Fresno/Convention Center	Fresno	1982	2012	120	4%	96%
Fresno/Fruit-Church	Fresno	1971	2011	140	35%	65%
Fresno/Mariposa	Fresno	1969	1999	200	15%	85%
Fresno/SW Gen. Neigh. Renew. Area	Fresno	1969	1999	1900	20%	80%
Fresno/South Angus	Fresno	1959	1989	88	0%	100%
Fresno/W. Fresno Bus. Dis. Rehab.	Fresno	1965	2000	48	12%	88%
Fresno/West Fresno I	Fresno	1964	1999	46	.1%	99.9%
Fresno/West Fresno II	Fresno	1963	1998	108	7%	93%
Fresno/West Fresno III	Fresno	1968	1998	34	3%	97%
Kingsburg/Kingsburg No. 1	Fresno	1983	2005	261		
Mendota/Mendota Redev. Proj.	Fresno	1982	2012		15%	85%
Sanger/Academy	Fresno	1983	1994	223		
Sanger/Downtown	Fresno	1983	1994	35		
Sanger/Industrial Park	Fresno	1983	2013	404		
Willows/Mendocino Gateway	Glenn	1968	1993	9	0%	100%
Arcata/Com. Develop. Area	Humboldt	1983	2018	980	10%	90%
Eureka/Century III-Phase I	Humboldt	1972	2018	15	0%	100%
Eureka/Century III-Phase II	Humboldt	1973	2018	53	0%	100%
Eureka/Tomorrow-Phase III	Humboldt	1973	2018	1190	0%	100%
Brawley/#1	Imperial	1976		6	10%	90%
Calxico/CBD	Imperial	1982	2022	183	20%	80%
Calxico/Residential	Imperial	1983	2023	328	20%	80%
El Centro/El Centro	Imperial	1978	2013	1000	25%	75%
Bakersfield/Downtown Red.Proj.	Kern	1972	2009	215	20%	80%
Corcoran/Industrial Sector	Kings	1981	2011	196	15%	85%
Hanford/Com. Red. Project	Kings	1975	2003	720	50%	50%
Alhambra/CBD	Los Angeles	1976	2020	32	0%	100%
Alhambra/Industrial	Los Angeles	1969	2010	570	0%	100%
Arcadia/Central Downtown	Los Angeles	1973		236	2%	98%
Avalon/Redevel. Proj.	Los Angeles	1983		675	35%	65%
Azusa/Cent. Bus. Dist.	Los Angeles	1977	2007	350	10%	90%
Azusa/West End	Los Angeles	1983	2023	1150	15%	85%
Baldwin Park/Cent. Bus. Dist.	Los Angeles	1982	2022	130	5%	95%
Baldwin Park/Delta	Los Angeles	1983	2018	70	60%	40%
Baldwin Park/Puente-Merced	Los Angeles	1978	2018	17	95%	5%
Baldwin Park/San Gabriel River	Los Angeles	1976	2011	189	35%	65%
Baldwin Park/West Ramona Blvd.	Los Angeles	1979	2014	14	10%	90%
Bell /Cheli Industrial I	Los Angeles	1976	1990	130	0%	100%
Bell /Cheli Industrial II	Los Angeles	1982	2000	160	0%	100%
Bell Gardens/Area #1	Los Angeles	1972	2012	320	20%	65%
Bell Gardens/Central City	Los Angeles	1979	2014	138	40%	60%
Burbank/City Centre	Los Angeles	1971	2011	212	10%	90%
Burbank/Golden State	Los Angeles	1970	2010	1113	2%	98%
Burbank/West Olive	Los Angeles	1976	2015	128	5%	95%
Carson/Project Area #1	Los Angeles	1971	2000	650	30%	100%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Carson/Project Area #2	Los Angeles	1974	2008	700	20%	80%
Claremont/Village Project	Los Angeles	1973	2009	159	25%	75%
Commerce/Project Area I	Los Angeles	1975		640	0%	100%
Commerce/Project Area III	Los Angeles	1984	2014	56	0%	100%
Commerce/Town Center	Los Angeles	1979	2019	110	0%	100%
Compton/Rosecrans	Los Angeles	1969	2001	101	100%	0%
Compton/Walnut Ind.	Los Angeles	1976	2005	186	15%	85%
Covina/#1	Los Angeles	1974		400	20%	80%
Covina/#2	Los Angeles	1983	2008	90	23%	77%
Cudahy/Commerical-Indust.	Los Angeles	1977	2012	330	8%	92%
Culver City/Overland-Jefferson	Los Angeles	1971		184	0%	100%
Culver City/Slauson-Sepulveda	Los Angeles	1971		306	5%	95%
Culver City/Washington-Culver	Los Angeles	1975		526	0%	100%
Downey/Downey Red. Plan	Los Angeles	1978	2010	511	1%	99%
Duarte/Amended Davis Addition	Los Angeles	1974	2004	118	5%	95%
Duarte/Huntington Drive Phase I	Los Angeles	1979	2008	50	40%	60%
Duarte/Huntington Drive Phase II	Los Angeles	1979	2008	106	60%	40%
Duarte/Las Lomas	Los Angeles	1978	2016	116	50%	50%
Duarte/Rancho Duarte Phase I	Los Angeles	1981	2005	70	90%	10%
Duarte/Rancho Duarte Phase II	Los Angeles	1981	2005	90	75%	25%
El Monte/Center Proj.	Los Angeles	1983	2025	57	1%	99%
El Monte/East Valley Mall	Los Angeles	1977	2005	3	0%	100%
El Monte/Garvey Gulch	Los Angeles	1981	1990	2	0%	100%
El Monte/Plaza	Los Angeles	1978	2005	7	0%	100%
Glendale/Central Red. Project	Los Angeles	1972	2007	227	0%	100%
Glendora/Project #1	Los Angeles	1974	2004	997	70%	30%
Glendora/Project #2	Los Angeles	1976	2006	35	5%	95%
Glendora/Project #3	Los Angeles	1976		304	10%	90%
Glendora/Project #4	Los Angeles	1982	1995	3	0%	100%
Hawaiian Gardens/Proj. Area #1	Los Angeles	1973	2004	640	20%	80%
Hawthorne/Plaza	Los Angeles	1969	2002	35	0%	100%
Hidden Hills/Redevel. Project	Los Angeles	1984	2014	937	20%	80%
Huntington Park/CBD	Los Angeles	1972		139	0%	100%
Huntington Park/Industrial	Los Angeles	1977	1995	200	5%	95%
Huntington Park/North	Los Angeles	1980	2000	315	1%	99%
Industry/Civic-Rec.-Indus. #1	Los Angeles	1971		4129	18%	82%
Industry/Trans.-Dist.-Indus.#3	Los Angeles	1974		691	17%	83%
Industry/Trans.-Dist.-Indus.#2	Los Angeles	1974		1183	66%	34%
Inglewood/Century	Los Angeles	1981		483	0%	100%
Inglewood/In Town	Los Angeles	1970	2000	150	0%	100%
Inglewood/La Cienega	Los Angeles	1971	2006	115	0%	100%
Inglewood/Manchester Prairie	Los Angeles	1972	2000	200	0%	100%
Inglewood/N. Inglewood Indus.	Los Angeles	1973	2005	154	0%	100%
Irwindale/City Industrial	Los Angeles	1976	2001		0%	100%
Irwindale/Nora Fraijo (El Nido)	Los Angeles	1974		3	100%	0%
Irwindale/Parque Del Norte	Los Angeles	1976		2	100%	0%
La Mirada/Beach Blvd.	Los Angeles	1976		28	0%	100%
La Mirada/Indust.-Commer.	Los Angeles	1974	2003	369	0%	100%
La Mirada/Valley View Commer.	Los Angeles	1975		20	0%	100%
La Verne/Central City	Los Angeles	1979	2113	800		
Lakewood/Town Center	Los Angeles	1972	2004	292	3%	97%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Lancaster/Amargosa	Los Angeles	1983		4600	26%	74%
Lancaster/Cent. Bus. Dist.	Los Angeles	1981		438	19%	81%
Lancaster/Fox Field	Los Angeles	1982		3300	90%	10%
Lancaster/Residential	Los Angeles	1979		600	38%	62%
Long Beach/Downtown	Los Angeles	1975	2010	421	2%	98%
Long Beach/Poly High	Los Angeles	1973	2003	80	2%	98%
Long Beach/West Beach	Los Angeles	1964	2009	20	0%	100%
Long Beach/West L.B. Indus.	Los Angeles	1975	2025	13050	15%	85%
Los Angeles/Adams Normandie	Los Angeles	1979	2003	427	3%	97%
Los Angeles/Beacon Street	Los Angeles	1969	1990	60	5%	95%
Los Angeles/Bunker Hill	Los Angeles	1959	2013	133	17%	83%
Los Angeles/Cent. Bus. Dist.	Los Angeles	1975	2013	1549	15%	85%
Los Angeles/Chinatown	Los Angeles	1980	2013	230	3%	97%
Los Angeles/Crenshaw	Los Angeles	1984	2014	45	0%	100%
Los Angeles/Hoover	Los Angeles	1966	2013	571	0%	100%
Los Angeles/LA Harbor Ind.	Los Angeles	1974	2013	232	80%	20%
Los Angeles/Little Tokyo	Los Angeles	1970	2013	66	0%	100%
Los Angeles/Monterey Hills	Los Angeles	1971	2010	211	28%	72%
Los Angeles/Normandie/5	Los Angeles	1969	2002	210	0%	100%
Los Angeles/North Hollywood	Los Angeles	1979	2014	740	1%	99%
Los Angeles/Pico Union I	Los Angeles	1970	2013	155	1%	99%
Los Angeles/Pico Union II	Los Angeles	1976	2013	227	1%	99%
Los Angeles/Rodeo-La Cienega	Los Angeles	1982	2024	24	0%	100%
Los Angeles/Watts	Los Angeles	1968	1993	107	5%	95%
Lynwood/Alameda	Los Angeles	1976	2015	170	15%	85%
Lynwood/Area A	Los Angeles	1973	2020	564	8%	92%
Maywood/Commercial (Proj. #2)	Los Angeles	1982	2017	64	0%	100%
Maywood/Westside	Los Angeles	1978	2013	40	0%	100%
Monrovia/Central Redev. Proj. #1	Los Angeles	1973	2013	450	2%	98%
Montebello/Econ. Recovery	Los Angeles	1982	2012	333	13%	87%
Montebello/Montebello Hills	Los Angeles	1975	2010	997	0%	100%
Montebello/South Indust.	Los Angeles	1973	2008	280	10%	90%
Monterey Park/Atlantic-Garvey	Los Angeles	1972	2002	442	25%	75%
Monterey Park/Freeway #1	Los Angeles	1976	2002	25	24%	76%
Norwalk/Project #1	Los Angeles	1984	2019	598	10%	90%
Paramount/Project #1	Los Angeles	1973	2000	1240	0%	100%
Pasadena/Downtown	Los Angeles	1970	2020	340	0%	100%
Pasadena/Lake Washington	Los Angeles	1982	2010	21	0%	100%
Pasadena/Old Pasadena	Los Angeles	1983	1992	73	0%	100%
Pasadena/Orange Grove	Los Angeles	1973	1995	41	0%	100%
Pasadena/Pepper	Los Angeles	1964	2022	102	0%	100%
Pasadena/San Gabriel Blvd.	Los Angeles	1973	1988	9	0%	100%
Pasadena/Villa Park	Los Angeles	1972	2010	109	10%	90%
Pico Rivera/Whittier Blvd.	Los Angeles	1974	2004	250	5%	95%
Pomona/Arrow-Towne	Los Angeles	1981	2021	80	30%	70%
Pomona/Downtown I (Proj. A-1)	Los Angeles	1969	1999	62	10%	90%
Pomona/Downtown II (Proj. A-2)	Los Angeles	1959	1999	105	10%	90%
Pomona/Holt Ave.-Indian Hill	Los Angeles	1979	2009	265	5%	95%
Pomona/Mission Corona Bus.	Los Angeles	1982	2022	30	30%	70%
Pomona/Mountain Meadows	Los Angeles	1975	2006	151	20%	80%
Pomona/Reservoir St. Indus.	Los Angeles	1978	2008	331	15%	85%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Pomona/Southwest Pomona	Los Angeles	1980	2010	2400	40%	60%
Pomona/West Holt Ave.	Los Angeles	1982	2022	1000	20%	80%
Redondo Beach/Aviation H.S.	Los Angeles	1984		38	0%	100%
Redondo Beach/Harbor Center	Los Angeles	1980		5	0%	100%
Redondo Beach/Redondo Plaza	Los Angeles	1964	1995	52	0%	100%
Redondo Beach/South Bay Center	Los Angeles	1983	2009	63	0%	100%
Rosemead/Project Area 1	Los Angeles	1972	1990	511		
San Dimas/Creative Growth	Los Angeles	1972	2018	333	21%	79%
San Fernando/Civic Center	Los Angeles	1972	2010	365	20%	80%
San Fernando/Project #1	Los Angeles	1966	1995	34	0%	100%
San Fernando/Project #2	Los Angeles	1971	2001	56	5%	95%
Santa Fe Springs/Consolidated	Los Angeles	1972	2011	2931	25%	75%
Santa Fe Springs/Flood Ranch	Los Angeles	1966	2006	65	1%	99%
Santa Monica/Downtown	Los Angeles	1976	2008	10	0%	100%
Santa Monica/Ocean Park	Los Angeles	1960	2006	30	0%	100%
Sierra Madre/Sierra Madre Blvd.	Los Angeles	1978	1998	50	20%	80%
Signal Hill/Project #1	Los Angeles	1974	2024	840	60%	40%
South Gate/Project #1	Los Angeles	1974	2009	1400		
South Pasadena/Altos De. Mont.	Los Angeles	1954	1985	700	100%	0%
South Pasadena/Downtown	Los Angeles	1975	1985	10	0%	100%
Temple City/Rosemead Blvd.	Los Angeles	1972	2002	69	0%	100%
Torrance/Downtown	Los Angeles	1979	2014	89	0%	100%
Torrance/Industrial	Los Angeles	1983	2013	292	.5%	99.5%
Torrance/Meadow Park	Los Angeles	1967	1986	56	0%	100%
Torrance/Sky Park	Los Angeles	1976	2013	30	0%	100%
Walnut/Improvement Project	Los Angeles	1979		3700		
West Covina/CBD	Los Angeles	1971	2006	616	6%	94%
West Covina/East. Red. Proj.	Los Angeles	1975	2010	130	5%	95%
Whittier/Greenleaf Ave./Uptown	Los Angeles	1974	2009	137	0%	100%
Whittier/Whittier Blvd.	Los Angeles	1978	2013	238	0%	100%
Novato/Reg. Shopping Center	Marin	1983	2013	400	100%	0%
San Rafael/Central Red. Proj.	Marin	1972		1770	15%	85%
Tiburon/Redev. Project	Marin	1983	2003	55	70%	30%
Atwater/Downtown	Merced	1976	2003	800	20%	80%
Merced/15th St. Revitaliz.	Merced	1960	1985	43	0%	100%
Merced/Downtown	Merced	1974	2008	700	20%	80%
Monterey/Cannery Row	Monterey	1982	2024	120	0%	100%
Monterey/Custom House	Monterey	1957	2014	40	0%	100%
Monterey/Greater Downtown	Monterey	1983	2024	251	0%	100%
Salinas/Buena Vista	Monterey	1960	1987	60	0%	100%
Salinas/Central City	Monterey	1974	2005	393		
Salinas/Sunset Avenue	Monterey	1983	2000	7		
Seaside/Gateway Heights	Monterey	1967	2015	72	0%	100%
Seaside/Laguna Grande	Monterey	1969	2000	165	0%	100%
Napa/Parkway Plaza	Napa	1969	2009			
Anaheim/Alpha	Orange	1973	2005	2500	15%	85%
Anaheim/River Valley	Orange	1983	2018	166	10%	90%
Brea/Area AB	Orange	1972	2005	2200	5%	95%
Brea/Area C	Orange	1976	2010	260	5%	95%
Buena Park/Cent. Bus. Dist.	Orange	1979	2019	500	8%	92%
Costa Mesa/Downtown	Orange	1973	2015	200	10%	90%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Costa Mesa/Wallace Red. Proj.	Orange	1979		75	15%	85%
Cypress/Civic Center	Orange	1982	2002	60	47%	53%
Fountain Valley/Civic Center	Orange	1976	2005	55	15%	85%
Fountain Valley/Industrial	Orange	1976	2005	550	35%	65%
Fullerton/Central Red. Project	Orange	1974	2019	710	.2%	99.8%
Fullerton/E. Fullerton Red. Proj.	Orange	1974	2019	1101	.7%	99.3%
Fullerton/Orangefair	Orange	1973	2018	183	15%	85%
Garden Grove/Buena Clinton	Orange	1980	2010	38	5%	95%
Garden Grove/Community	Orange	1981	2021	1335	10%	90%
Huntington Beach/Main Pier	Orange	1982	2012	336	10%	90%
Huntington Beach/Oakview	Orange	1982	2012	68	19%	81%
Huntington Beach/Talbert Beach	Orange	1982	2012	25	76%	24%
Huntington Beach/Yorktown Lake	Orange	1982	2012	30	43%	56%
La Habra/Alpha 2	Orange	1983	1990	5	0%	100%
La Habra/Alpha 3	Orange	1983	2028	2	0%	100%
La Habra/Beta 1	Orange	1982	2027	24	0%	100%
La Habra/Beta 2	Orange	1982	2027	18	0%	100%
La Habra/Beta 3	Orange	1983	2027	33	0%	100%
La Habra/Downtown	Orange	1975	2009	41		
La Habra/Gamma 1	Orange	1983	2028	11	0%	100%
La Palma/Centerpointe	Orange	1983		158	32%	68%
Orange/Tustin St.	Orange	1983	2028	364	0%	100%
Placentia/Knott's Berry Farm	Orange	1983	2003	19	100%	0%
Placentia/Mutual Prop.	Orange	1983	2003	2	0%	100%
San Clemente/Project Area No. 1	Orange	1975	2000	56	11%	89%
San Juan Capistrano/Cent.Red.	Orange	1983	2028	904	80%	20%
Santa Ana/Downtown Redevelopment	Orange	1973	2010	694	5%	95%
Santa Ana/Intercity	Orange	1982	2012	536	5%	95%
Santa Ana/North Harbor	Orange	1982	2012	428	5%	95%
Santa Ana/South Harbor	Orange	1982	2012	1050	15%	85%
Santa Ana/South Main	Orange	1982	2012	1500	25%	75%
Seal Beach/Riverfront	Orange	1969	2003	137	85%	15%
Seal Beach/Surfside	Orange	1982	1990	34	0%	100%
Stanton/Stanton	Orange	1983	2013	200		
Tustin/South Central	Orange	1982	2012	260	.5%	99.5%
Tustin/Town Center	Orange	1976		331	1%	99%
Westminster/Com. Red. Proj. No. 1	Orange	1983	2023	180	17%	83%
Yorba Linda/Yorba Linda Proj.Area	Orange	1983	2028	2640	99%	1%
Lincoln/Redevelop. Project	Placer	1982	2012	1000	45%	55%
Banning/Downtown	Riverside	1978	2015	1700	64%	36%
Cathedral City/Proj. #1	Riverside	1982	2027	357	20%	80%
Coachella/#1	Riverside	1981	2021	488		
Coachella/#2A/2B	Riverside	1982	2022	500	20%	80%
Corona/Area A	Riverside	1979	2012	1600	35%	65%
Corona/Downtown	Riverside	1969	2001	23	0%	100%
Desert Hot Springs/Project #1	Riverside	1982	2007	928	10%	90%
Hemet/Hemet Project	Riverside	1982	2007	2600	90%	10%
Indian Wells/Whitewater	Riverside	1982	2002	8320	75%	25%
Indio/Centre Project	Riverside	1982	2022	909	34%	66%
La Quinta/La Quinta Red. Proj.	Riverside	1983		5400	44%	56%
Lake Elsinore/Rancho Laguna I	Riverside	1980	2009	1900	60%	40%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Lake Elsinore/Rancho Laguna II	Riverside	1983		2533	67%	33%
Norco/Project #1	Riverside	1981	2011	5000	50%	50%
Palm Desert/Project No. 1	Riverside	1975	2010	5820	20%	80%
Palm Springs/Central Bus. Dis.	Riverside	1973	1997	114		
Palm Springs/Ramon-Bogie	Riverside	1983	2013	440		
Palm Springs/S. Palm Canyon	Riverside	1983	2013	150		
Palm Springs/Tahquitz-Andreas	Riverside	1983	2013	164		
Perris/Central Perris	Riverside	1983	2014	580	20%	80%
Perris/North Perris	Riverside	1983	2014	449	95%	5%
Rancho Mirage/Whitewater	Riverside	1979	1999	5160	70%	30%
Riverside/Airport Industrial	Riverside	1976	2011	1500	25%	75%
Riverside/Arlington	Riverside	1978	2013	40	0%	100%
Riverside/Casa Blanca	Riverside	1976	2011	725	5%	95%
Riverside/Central Industrial	Riverside	1977	2012	292	10%	90%
Riverside/Eastside	Riverside	1972	1997	30	0%	100%
Riverside/Mall & Whitepark	Riverside	1971		526	5%	95%
Riverside/Syc. Can./Box Spr.	Riverside	1983	2018	1300	90%	10%
Galt/Live Oak	Sacramento	1983		8	95%	5%
Galt/Reynolds	Sacramento	1983		67	100%	0%
Isleton/	Sacramento	1983	2003	50	50%	50%
Sacramento/Alkali Flat (6)	Sacramento	1972	1992	50	15%	85%
Sacramento/Capital Area	Sacramento	1980	2000	100	60%	40%
Sacramento/Capitol Mall (2-A)	Sacramento	1955	2005	30	5%	95%
Sacramento/Capitol Mall Exten.(3)	Sacramento	1960	2005	20	5%	95%
Sacramento/Del Paso Heights (5)	Sacramento	1970	2004	1000	4%	96%
Sacramento/Oak Park (7)	Sacramento	1973	2014	1300	5%	95%
Sacramento/Riverfront (4)	Sacramento	1966	2005	90	5%	95%
Sacramento/Uptown (8)	Sacramento	1972	2002	80	2%	98%
Adelanto/76-1 Imp. Off-Site	San Bernardino	1976	1986		0%	100%
Adelanto/Proj. Area 80-1 Ext.	San Bernardino	1976		80	95%	5%
Barstow/Central Devel. Proj.	San Bernardino	1973	2015	1700	10%	90%
Big Bear Lake/Big Bear Lake	San Bernardino	1982	2012	940	10%	90%
Big Bear Lake/Moonridge Imp.	San Bernardino	1983	2013	480	25%	75%
Chino/Central City	San Bernardino	1972	2020	730	10%	90%
Colton/Downtown Project #1	San Bernardino	1962	2005	18	0%	100%
Colton/Downtown Project #2	San Bernardino	1966	2006	15	0%	100%
Colton/Downtown Project #4	San Bernardino	1975	2015	436	70%	30%
Colton/Santa Ana River Proj.	San Bernardino	1983	2022	425	60%	40%
Fontana/Downtown	San Bernardino		1994	151	3%	97%
Fontana/Jurupa Hills	San Bernardino		2004	2560	95%	5%
Fontana/North Fontana	San Bernardino		2030	9280	95%	5%
Fontana/Southwest Indus. Park	San Bernardino		2027	1660	80%	20%
Grand Terrace/Community	San Bernardino	1981	2005	2220	0%	100%
Loma Linda/Project Area No. 1	San Bernardino	1980	2015	1110	10%	90%
Montclair/Area I	San Bernardino	1978	2019	11	0%	100%
Montclair/Area II	San Bernardino	1979	2014	38	7%	93%
Montclair/Area III	San Bernardino	1983	2023	418	25%	75%
Montclair/Area IV	San Bernardino	1982	2022	226	21%	79%
Ontario/Center City	San Bernardino	1983	2003	375		
Ontario/Cimarron	San Bernardino	1980	1996	105	0%	100%
Ontario/Project #1	San Bernardino	1978	1992	3000	84%	16%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Ontario/Project #2	San Bernardino	1982	2000	414	0%	100%
Rancho Cucamonga/Rancho Cuca.	San Bernardino	1981	2020	100		
Redlands/Downtown Dev. Project	San Bernardino	1972	2015	900		
Rialto/Industrial Park (A&B)	San Bernardino	1979	2000	1975		
San Bernardino/Central City N.	San Bernardino	1973	2013	278	30%	70%
San Bernardino/Central City W.	San Bernardino	1976	2021	4	0%	100%
San Bernardino/Central City E.	San Bernardino	1976	2021	225	35%	65%
San Bernardino/Central City S.	San Bernardino	1976	2021	590	50%	50%
San Bernardino/Meadowbrook	San Bernardino	1965	2005	193	10%	90%
San Bernardino/Northwest	San Bernardino	1982	2022	1500	65%	35%
San Bernardino/S.E. Indus. Park	San Bernardino	1976	2021	870	40%	60%
San Bernardino/South Valle	San Bernardino	1984	2024	289	36%	64%
San Bernardino/State College	San Bernardino	1970	2010	1800	50%	50%
San Bernardino/Tri-City	San Bernardino	1983	2023	378	100%	0%
Upland/Arrow-Benson	San Bernardino	1984	2024	30	95%	5%
Upland/Canyon Ridge	San Bernardino	1983	2022	350	95%	5%
Victorville/Bear Valley Road	San Bernardino	1981	1993	1140	95%	5%
Carlsbad/Village Area	San Diego	1981	2006	300	2%	98%
Chula Vista/Bayfront-Town Cen.	San Diego	1976	2016	988	52%	48%
Chula Vista/Otay Valley	San Diego	1983	2024	750	85%	15%
Chula Vista/Town Centre II	San Diego	1978	2018	68	0%	100%
El Cajon/CBD	San Diego	1973		49	0%	100%
La Mesa/Central Area	San Diego	1973	2020	56	8%	92%
National City/Downtown	San Diego	1969	2006	2080	2%	98%
Oceanside/Downtown	San Diego	1975	2010	375		
Poway/Paguay	San Diego	1983	2023	8200	71%	29%
San Diego/Columbia	San Diego	1976	2014	156		
San Diego/Dells	San Diego	1976	1999	65	33%	67%
San Diego/Gaslamp Quarter	San Diego	1982	2012	38	0%	100%
San Diego/Horton Plaza	San Diego	1972	2004	42	10%	90%
San Diego/Linda Vista	San Diego	1972	2007	12	0%	100%
San Diego/Marina	San Diego	1976	2009	125		
San Diego/Market Street	San Diego	1976	2011	20	0%	100%
San Diego/Mt. Hope	San Diego	1982	1999	160	41%	59%
San Marcos/Project Area #1	San Diego	1983	2023	2480	35%	65%
Santee/Com. Redev. Project	San Diego	1982		1263		
San Francisco/Bayview Indus.	San Francisco	1980		20		
San Francisco/Golden Gateway	San Francisco	1959		51		
San Francisco/Hunters Point	San Francisco	1969		137		
San Francisco/India Basin	San Francisco	1969		126		
San Francisco/Rincon Pt.-S. Beach	San Francisco	1981		115		
San Francisco/Western Add.A-2	San Francisco	1964		277		
San Francisco/Yerba Buena	San Francisco	1966		87		
Ripon/Com. Redev. Project	San Joaquin	1983		1075	20%	80%
Stockton/All Nations	San Joaquin	1979	1990	40	60%	40%
Stockton/McKinley	San Joaquin	1973	1990	345	25%	75%
Stockton/Sharpe Lane Villas	San Joaquin	1972	2000	105	5%	95%
Stockton/West End	San Joaquin	1961	1989	91	30%	70%
Belmont/Los Castanos	San Mateo	1981	2020		15%	85%
Brisbane/Area #1	San Mateo	1976	2017	1147	90%	10%
Brisbane/Area #2	San Mateo	1982	2027		100%	0%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Daly City/Daly City Red. Proj.	San Mateo	1976	2006	59	0%	100%
Foster City/Community Develop.	San Mateo	1981	2016	2592	25%	75%
Menlo Park/Las Pulgas	San Mateo	1981	2005	850	20%	80%
Redwood City/Project #2	San Mateo	1982	2027	332	26%	74%
San Mateo/Downtown	San Mateo	1981	2001	166	0%	100%
San Mateo/Shoreline	San Mateo	1981	2001	704	40%	60%
South San Francisco/Gateway	San Mateo	1981	1995	175		
Santa Barbara/Central City	Santa Barbara	1972	2007	850		
Santa Maria/Central City III	Santa Barbara	1969	2016	19	0%	100%
Santa Maria/Central City IV	Santa Barbara	1972	2016	62	20%	80%
Campbell/Central	Santa Clara	1983	2018	260	5%	95%
Milpitas/RDA	Santa Clara	1976	2005	1320	62%	38%
Morgan Hill/OjoDeAgua Com.Dev.	Santa Clara	1981	2011	2000	34%	66%
Mountain View/N. Bayshore	Santa Clara	1970	2010	1500		
Mountain View/Revitalization	Santa Clara	1969	1994	100	0%	100%
San Jose/Mayfair I	Santa Clara	1971	1984	12	0%	100%
San Jose/Merged Area	Santa Clara	1968	2015	7281		
San Jose/Park Center	Santa Clara	1955		55	5%	95%
Santa Clara/Bayshore North	Santa Clara	1973	2019	1200	14%	86%
Santa Clara/University	Santa Clara	1961	2019	21	36%	64%
Sunnyvale/Downtown Redev. Proj.	Santa Clara	1975	2007	35	0%	100%
Capitola/Red. Project	Santa Cruz	1982	2017	95	33%	67%
Santa Cruz/North Mall Pub.Imp.	Santa Cruz	1984	2005	25	1%	99%
Watsonville/Central Downtown	Santa Cruz	1973	1998	182	0%	100%
Watsonville/Westside Industrial	Santa Cruz	1973	1998	258	0%	100%
Redding/Canby-Hilltop Cypress	Shasta	1981	2000	1260		
Redding/Midtown Project #1	Shasta	1967	2000	12	0%	100%
Fairfield/City Center	Solano	1982	2032	811	5%	95%
Fairfield/Cordelia	Solano	1983	2031	2637	97%	3%
Fairfield/Highway 12	Solano	1980	2030	1760	70%	30%
Fairfield/Regional Center	Solano	1976	2011	500	30%	70%
Suisun/Suisun Redevelopment	Solano	1982	2012	400	20%	80%
Vacaville/Interstate 505/80	Solano	1983	2013	3300	80%	20%
Vacaville/Vacaville Com. Red.	Solano	1982	2017	1400	60%	40%
Vallejo/Central	Solano	1983	2014	167	10%	90%
Vallejo/Flodden	Solano	1970	1990	327	5%	95%
Vallejo/Marina Vista	Solano	1960	2000	125	20%	80%
Vallejo/Southeast	Solano	1983	2024	1593	90%	10%
Vallejo/Waterfront	Solano	1973	2000	274	20%	80%
Healdsburg/Sotoyome	Sonoma	1981	2006	1300	10%	90%
Petaluma/CBD	Sonoma	1976		98	25%	75%
Santa Rosa/Center Project	Sonoma	1961	2003	84	1%	99%
Santa Rosa/South Park #1	Sonoma	1972	1986	30	15%	85%
Sebastopol/Com. Dev. Agency	Sonoma	1983	2023	356	0%	100%
Sonoma/Com. Dev.	Sonoma	1983	2113	380	20%	80%
Modesto/Redev. Project	Stanislaus	1982	2011	28	0%	100%
Oakdale/Oakdale Redevel.	Stanislaus	1983	1998	780	20%	80%
Farmersville/Com. Redev. Proj.	Tulare	1983	2003	195		
Tulare/Alpine	Tulare	1973	2003	258	3%	97%
Tulare/Downtown	Tulare	1970	1990	18	0%	100%
Visalia/A-11-1	Tulare	1970		7	0%	100%

<u>Agency/Project</u>	<u>County</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Fillmore/Central Project	Ventura	1981	2016		10%	90%
Ojai/Downtown	Ventura	1972	1998	135	5%	95%
Oxnard/Cen. City Revit. Proj.	Ventura	1976	2006	456	19%	81%
Oxnard/Downtown	Ventura	1968	1998	37	0%	100%
Oxnard/Ormond Beach	Ventura	1983	2023	1334	63%	37%
Port Hueneme/Central Com.	Ventura	1973	2003	415		
Port Hueneme/Downtown R-7	Ventura					
Simi Valley/Tapo Canyon	Ventura	1983	2013	252	54%	46%
Simi Valley/West End	Ventura	1983		741	92%	8%
Thousand Oaks/NE Greenwich	Ventura	1972		14	100%	0%
Thousand Oaks/Thous.Oaks Blvd.	Ventura	1979	2022	1179	50%	50%
Ventura/Beachfront	Ventura	1966	1998	15	0%	100%
Ventura/Downtown	Ventura	1978	2013	151	4%	96%
Ventura/Mission Plaza	Ventura	1972	1997	21	0%	100%
Marysville/Plaza	Yuba	1974	2004	85	0%	100%

APPENDIX H--CURRENT PROJECT FINANCING

CURRENT PROJECT FINANCING--CITIES
1983-84

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Alameda/West End Comm. Impr.	Alameda					Yes
Berkeley/Savo Island	Alameda	1,998,876	3,876,004	5,874,880	45,416	No
Berkeley/W. Berkeley Indus.	Alameda	16,995,800	28,033,602	44,989,402	456,244	No
Emeryville/Emeryville	Alameda	121,054,932	104,826,075	225,881,007	1,495,941	No
Fremont/Industrial	Alameda					Yes
Fremont/Irvington	Alameda	11,353,704	42,727,746	54,081,450	560,698	No
Fremont/Niles	Alameda	4,532,768	6,390,425	10,923,193	111,529	No
Hayward/Downtown	Alameda	66,381,944	50,397,017	116,778,961	728,492	No
Livermore/Livermore Red. Proj.	Alameda	78,172,169	7,777,633	85,949,802	93,596	No
Newark/RDA No. 2	Alameda					
Newark/RDA No. 3	Alameda					
Newark/RDA No. 4	Alameda					
Newark/RDA No. 5	Alameda					No
Oakland/Acorn	Alameda	16,479,400	34,940,124	51,419,524	557,512	No
Oakland/Central District	Alameda	414,844,372	593,441,647	1,008,286,019	8,375,652	No
Oakland/Elmhurst	Alameda	11,523,884	5,901,670	17,425,554	85,119	No
Oakland/Oak Center	Alameda	20,801,384	12,508,510	33,309,894	208,536	No
Oakland/Peralta	Alameda					No
Oakland/Stanford/Adeline	Alameda	1,357,780	2,475,268	3,833,048	32,724	No
San Leandro/Plaza 1	Alameda	2,551,999	7,901,143	10,453,142	98,485	No
San Leandro/Plaza 2	Alameda	5,495,201	43,911,943	49,407,144	482,385	No
Chico/Municipal Airport	Butte					Yes
Chico/Southeast	Butte	43,493,244	47,211,820	90,705,064	508,471	Yes
Oroville/Oroville #1	Butte	204,217,525	70,629,295	274,846,820	768,447	No

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Share</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Antioch/Antioch Devel. Agency	Contra Costa	78,861,420	73,081,933	151,943,353	1,031,369	No
Brentwood/Re devel. Project	Contra Costa	18,621,845	4,574,050	23,195,895	45,740	No
Concord/Central Redev. Plan	Contra Costa	124,867,032	336,578,420	461,445,452	4,171,493	No
El Cerrito/Re devel. Project	Contra Costa	92,946,392	28,733,323	121,679,715	504,994	No
Hercules/Dynamite	Contra Costa					Yes
Pinole/Vista	Contra Costa	57,179,189	111,623,854	168,803,043	1,326,451	No
Pittsburg/Los Medano Com. Dev.	Contra Costa	230,214,764	227,676,080	457,890,844	2,834,806	Yes
Pleasant Hill/Pleasant Hill Com.	Contra Costa	14,139,616	52,788,799	66,928,415	745,839	No
Pleasant Hill/Schoolyard	Contra Costa	11,180,480	4,972,907	16,153,387	67,353	No
H-3 Richmond/1-A	Contra Costa	1,503,600	16,658,248	18,161,848	211,885	No
Richmond/10-A	Contra Costa	21,289,740	40,829,227	62,118,967	526,307	No
Richmond/10-B	Contra Costa	1,070,628	940,178	2,010,806	12,363	No
Richmond/11-A	Contra Costa	51,052,120	51,898,979	102,951,099	1,211,476	No
Richmond/12-A	Contra Costa	658,660	560,616	1,219,276	7,883	No
Richmond/8-A	Contra Costa	1,808,180	29,635,558	31,443,738	514,569	No
San Pablo/Bayview	Contra Costa	25,829,416	29,700,801	55,530,217	385,251	No
San Pablo/El Portal	Contra Costa	81,409,670	97,332,119	178,741,789	1,363,407	No
San Pablo/Oak Park	Contra Costa	3,949,820	15,915,413	19,865,233	197,299	No
San Pablo/Sheffield	Contra Costa	2,520,360	10,466,976	12,987,336	132,724	No
San Pablo/South Entrance	Contra Costa	2,405,804	13,081,067	15,486,871	195,382	No
Walnut Creek/Mt. Diablo	Contra Costa	11,000,200	10,059,265	21,059,465	137,470	No
Walnut Creek/South Broadway	Contra Costa	2,459,288	26,912,601	29,371,889	325,878	No
Placerville/Re devel. Project	El Dorado					Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharin</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Clovis/Community Devel. Proj.	Fresno	108,991,848	10,542,355	119,534,203	141,963	Yes
Coalinga/Coalinga	Fresno					No
Fresno/CBD	Fresno	43,662,240	25,716,804	69,379,044	381,118	No
Fresno/Convention Center	Fresno	28,977,910	3,590,464	32,568,374	40,249	No
Fresno/Fruit-Church	Fresno	1,879,432	12,305,684	14,185,116	158,782	No
Fresno/Mariposa	Fresno	21,698,336	38,062,563	59,760,899	482,393	No
Fresno/SW Gen. Neigh. Renew. Area	Fresno	38,355,080	71,548,554	109,903,634	838,417	No
Fresno/South Angus	Fresno	2,474,200	11,378,716	13,852,916	128,752	No
Fresno/W. Fresno Bus. Dis. Rehab.	Fresno	6,145,560	2,546,862	8,692,422	38,543	No
Fresno/West Fresno I	Fresno	2,991,440	8,379,969	11,371,409	111,065	No
Fresno/West Fresno II	Fresno	2,607,160	37,579,966	40,187,126	455,224	No
Fresno/West Fresno III	Fresno	43,116	165,190	208,306	2,199	No
Kingsburg/Project #1	Fresno					Yes
^H Mendota/Mendota Redev. Proj.	Fresno	24,737,556	(557,816)	24,159,740	0	Yes
Sanger/Academy	Fresno					Yes
Sanger/Downtown	Fresno					Yes
Sanger/Industrial Park	Fresno					Yes
Willows/Mendocino Gateway	Glenn	1,207,240	1,865,233	3,072,473	21,033	No
Arcata/Com. Develop. Area	Humboldt					Yes
Eureka/Century III-Phase I	Humboldt	1,695,800	4,128,869	5,824,669	58,795	No
Eureka/Century III-Phase II	Humboldt	3,117,040	6,922,514	10,039,554	98,577	No
Eureka/Tomorrow-Phase III	Humboldt	73,947,200	76,290,952	150,238,152	1,086,383	No

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Brawley/#1	Imperial	10,643,240	18,849,633	29,492,873	197,657	Yes
Calexico/CBD	Imperial					No
Calexico/Residential	Imperial					No
EI Centro/EI Centro	Imperial	46,127,400	49,624,439	95,751,839	561,054	No
Bakersfield/Downtown Red.Proj.	Kern	39,794,232	84,578,500	124,372,732	1,041,952	No
Corcoran/Industrial Sector	Kings	8,009,168	3,144,399	11,153,567	31,463	No
Hanford/Com.Red.Proj.	Kings	12,523,056	4,789,244	17,312,300	55,263	Yes
Alhambra/CBD	Los Angeles	6,801,420	9,332,274	16,133,694	113,235	No
Alhambra/Industrial	Los Angeles	97,871,108	240,552,851	338,423,959	2,497,834	No
Arcadia/Central Downtown	Los Angeles	38,240,520	50,586,393	88,826,913	602,343	No
Avalon/Redevel. Proj.	Los Angeles					Yes
Azusa/Cent. Bus. Dist.	Los Angeles	16,191,464	12,751,519	28,942,983	159,164	Yes
Azusa/West End	Los Angeles					Yes
Baldwin Park/Cent. Bus. Dist.	Los Angeles	32,896,636	(8,501,050)	24,395,586	245,509	Yes
Baldwin Park/Delta	Los Angeles					Yes
Baldwin Park/Puente-Merced	Los Angeles	1,043,140	246,173	1,289,313	5,256	No
Baldwin Park/San Gabriel River	Los Angeles	5,360,120	8,936,697	14,296,817	144,903	No
Baldwin Park/West Ramona Blvd.	Los Angeles	507,300	9,113,097	9,620,397	95,533	No
Bell/Cheli Industrial I	Los Angeles	497,740	46,996,171	47,493,911	571,177	No
Bell/Cheli Industrial II	Los Angeles	270,474	88,656	359,130	340	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Bell Gardens/Area #1	Los Angeles	23,794,540	26,490,810	50,285,350	480,343	No
Bell Gardens/Central City	Los Angeles	20,930,520	9,060,244	29,990,764	122,696	No
Burbank/City Centre	Los Angeles	51,205,200	80,522,328	131,727,528	841,388	Yes
Burbank/Golden State	Los Angeles	333,958,832	292,445,098	626,402,930	7,480,187	No
Burbank/West Olive	Los Angeles	50,000,580	120,732,031	170,732,611	1,322,452	No
Carson/Project Area #1	Los Angeles	14,428,460	129,345,210	143,773,670	1,776,915	No
Carson/Project Area #2	Los Angeles	106,165,280	170,590,105	276,755,385	3,353,949	Yes
Claremont/Village Project	Los Angeles	23,024,060	41,403,921	64,427,981	555,625	Yes
Commerce/Project Area I	Los Angeles	224,663,640	117,337,237	342,000,877	3,404,082	No
Commerce/Project Area III	Los Angeles					No
Commerce/Town Center	Los Angeles	3,114,260	19,553,990	22,668,250	203,868	No
Compton/Rosecrans	Los Angeles	5,197,232	5,070,968	10,268,200	0	No
Compton/Walnut Ind.	Los Angeles	212,916,920	235,929,689	448,846,609	6,141,750	No
Covina/#1	Los Angeles	49,291,560	124,099,764	173,391,324	1,841,925	No
Covina/#2	Los Angeles					Yes
Cudahy/Commerical-Indust.	Los Angeles	38,881,942	8,992,186	47,874,128	188,885	No
Culver City/Overland-Jefferson	Los Angeles	22,426,760	181,182,595	203,609,355	1,853,314	Yes
Culver City/Slauson-Sepulveda	Los Angeles	46,709,156	302,258,430	348,967,586	3,424,181	Yes
Culver City/Washington-Culver	Los Angeles	185,516,240	201,842,054	387,358,294	2,858,498	Yes
Downey/Downey Red. Plan	Los Angeles	37,685,856	13,089,320	50,775,176	289,761	No
Duarte/Amended Davis Addition	Los Angeles	2,841,980	92,390,844	95,232,824	1,061,126	No
Duarte/Huntington Dr. Phase II	Los Angeles	12,547,904	22,221,879	34,769,783	220,673	Yes
Duarte/Huntington Dr. Phase I	Los Angeles	2,417,840	33,488,144	35,905,984	338,226	Yes
Duarte/Las Lomas	Los Angeles	1,633,520	23,395,645	25,029,165	248,734	Yes
Duarte/Rancho Duarte Phase I	Los Angeles	1,661,552	6,868,395	8,529,947	26,676	Yes
Duarte/Rancho Duarte Phase II	Los Angeles	20,382,964	5,311,519	25,694,483	56,475	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
El Monte/Center Project	Los Angeles					Yes
El Monte/East Valley Mall	Los Angeles	352,720	4,013,823	4,366,543	50,980	No
El Monte/Garvey Gulch	Los Angeles	299,736	1,945,964	2,245,700	0	Yes
El Monte/Plaza	Los Angeles	782,280	3,918,777	4,701,057	49,822	No
Glendale/Central Red. Project	Los Angeles	99,673,040	343,658,623	443,331,663	3,991,823	Yes
Glendora/Project #1	Los Angeles	16,903,780	34,686,687	51,590,467	553,536	No
Glendora/Project #2	Los Angeles	4,621,420	11,764,977	16,386,397	173,874	No
Glendora/Project #3	Los Angeles	32,803,880	47,721,683	80,525,503	680,193	No
Glendora/Project #4	Los Angeles	796,140	12,480	808,620	17,836	No
Hawaiian Gardens/Proj. Area #1	Los Angeles	53,043,500	104,611,030	157,654,530	1,310,921	No
Hawthorne/Plaza	Los Angeles	4,167,208	67,924,459	72,091,667	786,434	No
Hidden Hills/Redevel. Project	Los Angeles					Yes
Huntington Park/CBD	Los Angeles	43,518,780	30,237,420	73,756,200	480,076	Yes
Huntington Park/Industrial	Los Angeles	46,672,960	1,804,531	48,477,491	347,192	Yes
Huntington Park/North	Los Angeles	109,930,092	(15,143,719)	94,786,373	232,131	Yes
Industry/Civic-Rec.-Indus. #1	Los Angeles	324,276,144	649,677,506	973,953,650	17,814,946	
Industry/Trans.-Dist.-Indus.#2	Los Angeles	42,475,620	74,416,877	116,892,497	1,647,569	
Industry/Trans.-Dist.-Indus.#3	Los Angeles	78,407,320	97,935,051	176,342,371	2,918,518	
Inglewood/Century	Los Angeles	66,329,940	20,689,334	87,019,274	233,748	No
Inglewood/In Town	Los Angeles	40,387,740	50,772,204	91,159,944	611,719	No
Inglewood/La Cienega	Los Angeles	27,743,328	60,179,185	87,922,513	690,538	No
Inglewood/Manchester Prairie	Los Angeles	33,349,760	46,111,330	79,461,090	435,665	No
Inglewood/N. Inglewood Indus.	Los Angeles	13,443,200	48,464,484	61,907,684	559,669	No
Irwindale/City Industrial	Los Angeles	139,061,564	318,328,281	457,389,845	4,355,612	No
Irwindale/Nora Fraijo (El Nido)	Los Angeles	79,980	230,375	310,355	2,381	No
Irwindale/Parque Del Norte	Los Angeles	40	347,137	347,177	4,245	No

H-7

Agency/Project	County	ASSESSED VALUE			Tax Increment Revenue	Tax Sharing
		Base Year	Increment	Total		
La Mirada/Beach Blvd.	Los Angeles	1,604,280	11,098,481	12,702,761	44,898	No
La Mirada/Indust.-Commer.	Los Angeles	30,247,920	65,148,535	95,396,455	993,773	No
La Mirada/Valley View Commer.	Los Angeles	2,241,080	(922,817)	1,318,263	42,621	No
La Verne/Central City	Los Angeles	138,924,327	35,256,453	174,180,780	225,226	Yes
Lakewood/Town Center	Los Angeles	74,352,500	73,956,667	148,309,167	1,002,571	No
Lancaster/Amargosa	Los Angeles					Yes
Lancaster/Cent. Bus. Dist.	Los Angeles	57,750,124	4,313,870	62,063,994	41,864	Yes
Lancaster/Fox Field	Los Angeles	15,257,115	2,339,238	17,596,353	21,199	Yes
Lancaster/Residential	Los Angeles					Yes
Long Beach/Downtown	Los Angeles	136,777,600	272,274,994	409,052,594	3,099,688	No
Long Beach/Poly High	Los Angeles	6,334,920	8,598,151	14,933,071	87,956	No
Long Beach/West Beach	Los Angeles	4,108,920	100,693,111	104,802,031	1,034,466	No
Long Beach/West L.B. Indus.	Los Angeles	231,436,108	340,075,491	571,511,599	3,819,406	No
Los Angeles/Adams Normandie	Los Angeles	44,363,028	37,139,866	81,502,894	379,975	No
Los Angeles/Beacon Street	Los Angeles	7,231,200	23,666,767	30,897,967	234,368	No
Los Angeles/Bunker Hill	Los Angeles	24,528,380	1,212,242,284	1,236,770,564	15,567,398	No
Los Angeles/Cent. Bus. Dist.	Los Angeles	1,536,435,920	1,607,488,095	3,143,924,015	16,698,137	Yes
Los Angeles/Chinatown	Los Angeles	111,246,780	59,105,888	170,352,668	933,614	No
Los Angeles/Crenshaw	Los Angeles					No
Los Angeles/Hoover	Los Angeles	13,263,540	43,833,829	57,097,369	478,887	
Los Angeles/LA Harbor Ind.	Los Angeles	9,866,420	37,229,803	47,096,223	406,865	
Los Angeles/Little Tokyo	Los Angeles	29,800,020	84,929,351	114,729,371	1,027,475	No
Los Angeles/Monterey Hills	Los Angeles	1,252,456	102,017,010	103,269,466	1,143,279	No
Los Angeles/Normandie/5	Los Angeles	25,905,636	37,667,483	63,573,119	402,889	No
Los Angeles/North Hollywood	Los Angeles	190,822,740	116,758,206	307,580,946	1,452,167	
Los Angeles/Pico Union I	Los Angeles	35,117,324	28,047,227	63,164,551	711,182	No
Los Angeles/Pico Union II	Los Angeles	53,462,680	45,247,879	98,710,559	619,833	No
Los Angeles/Rodeo-La Cienega	Los Angeles	2,069,345	7,459,611	9,528,956	66,807	No
Los Angeles/Watts	Los Angeles	8,185,540	2,591,890	10,777,430	12,245	No
Lynwood/Alameda	Los Angeles	46,801,320	5,864,785	52,666,105	267,897	No
Lynwood/Area A	Los Angeles	84,446,780	34,770,981	119,217,761	342,939	Yes

H-9

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Maywood/Commercial (Proj. #2)	Los Angeles	13,035,304	996,923	14,032,227	6,556	Yes
Maywood/Westside	Los Angeles	6,508,440	3,084,521	9,592,961	45,033	No
Monrovia/Central Redev. Proj. #1	Los Angeles	69,084,720	98,678,532	167,763,252	1,479,561	No
Montebello/Econ. Recovery	Los Angeles	79,628,018	15,517,048	95,145,066	114,327	No
Montebello/Montebello Hills	Los Angeles	44,124,580	159,010,064	203,134,644	2,201,154	No
Montebello/South Indust.	Los Angeles	52,730,700	70,034,323	122,765,023	1,694,844	No
Monterey Park/Atlantic-Garvey	Los Angeles	21,469,300	108,479,953	129,949,253	1,275,957	No
Monterey Park/Freeway #1	Los Angeles	937,120	15,664,149	16,601,269	173,995	No
Norwalk/Project #1	Los Angeles					
Paramount/Project #1	Los Angeles	171,671,172	185,566,772	365,237,944	3,225,558	Yes
Pasadena/Downtown	Los Angeles	83,870,304	348,778,016	432,648,320	3,577,464	No
Pasadena/Lake Washington	Los Angeles	7,928,566	2,186,255	10,114,821	11,362	Yes
Pasadena/Old Pasadena	Los Angeles					
Pasadena/Orange Grove	Los Angeles	2,128,040	32,576,492	34,704,532	431,322	No
Pasadena/Pepper	Los Angeles	5,337,360	8,396,164	13,733,524	138,826	No
Pasadena/San Gabriel Blvd.	Los Angeles	946,740	2,498,209	3,444,949	37,973	No
Pasadena/Villa Park	Los Angeles	12,357,640	13,307,005	25,664,645	140,697	No
Pico Rivera/Whittier Blvd.	Los Angeles	36,520,140	53,059,228	89,579,368	778,035	Yes
Pomona/Arrow-Towne	Los Angeles	2,618,560	3,684,438	6,302,998	19,537	Yes
Pomona/Downtown I (Proj. A-1)	Los Angeles	12,980,236	6,478,513	19,458,749	73,473	No
Pomona/Downtown II (Proj. A-2)	Los Angeles	33,399,540	23,458,783	56,858,323	279,572	No
Pomona/Holt Ave.-Indian Hill	Los Angeles	36,644,060	11,001,933	47,645,993	267,552	No
Pomona/Mission Corona Bus.	Los Angeles	2,742,143	1,204,633	3,946,776	12,772	Yes
Pomona/Mountain Meadows	Los Angeles	2,147,700	10,857,846	13,005,546	115,727	No
Pomona/Reservoir St. Indus.	Los Angeles	41,398,064	24,416,314	65,814,375	323,494	No
Pomona/Southwest Pomona	Los Angeles	29,433,620	233,186,766	262,620,386	1,366,736	Yes
Pomona/West Holt Ave.	Los Angeles	92,506,404	(15,536,389)	76,970,015	0	Yes

H-10

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Redondo Beach/Aviation H.S.	Los Angeles					Yes
Redondo Beach/Harbor Center	Los Angeles					No
Redondo Beach/Redondo Plaza	Los Angeles	6,991,880	98,665,929	105,657,809	984,738	No
Redondo Beach/South Bay Center	Los Angeles					Yes
Rosemead/Project Area 1	Los Angeles	47,632,060	161,922,694	209,554,754	1,810,272	No
San Dimas/Creative Growth	Los Angeles	9,804,740	33,782,834	43,587,574	740,653	Yes
San Fernando/Civic Center	Los Angeles	9,840,360	11,890,151	21,730,511	155,596	Yes
San Fernando/Project #1	Los Angeles	9,331,800	5,533,203	14,865,003	126,260	No
San Fernando/Project #2	Los Angeles	6,979,912	20,053,066	27,032,978	268,986	No
Santa Fe Springs/Consolidated	Los Angeles	314,862,196	642,321,769	957,183,965	7,779,108	Yes
Santa Fe Springs/Flood Ranch	Los Angeles	1,956,760	12,593,630	14,550,390	126,949	No
Santa Monica/Downtown	Los Angeles	4,113,400	84,895,797	89,009,197	841,187	No
Santa Monica/Ocean Park	Los Angeles	13,190,566	76,635,836	89,826,402	764,370	No
Sierra Madre/Sierra Madre Blvd.	Los Angeles	17,955,000	22,446,301	40,401,301	294,892	
Signal Hill/Project #1	Los Angeles	76,176,400	332,627,895	408,804,295	3,920,279	No
South Gate/Project #1	Los Angeles	143,885,617	168,555,612	312,441,229	2,728,038	No
South Pasadena/Altos De Mont.	Los Angeles	598,960	79,101,781	79,700,741	800,334	Yes
South Pasadena/Downtown	Los Angeles	7,906,108	16,516,293	24,422,401	188,952	No
Temple City/Rosemead Blvd.	Los Angeles	7,464,120	16,813,926	24,278,082	210,543	No
Torrance/Downtown	Los Angeles	28,599,000	11,054,041	39,653,041	137,715	Yes
Torrance/Industrial	Los Angeles					Yes
Torrance/Meadow Park	Los Angeles	4,105,180	34,637,803	38,742,983	431,864	No
Torrance/Sky Park	Los Angeles	2,131,820	24,166,655	26,298,475	241,313	No
Walnut/Improvement Project	Los Angeles	46,090,108	92,884,750	138,974,858	1,098,626	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
West Covina/CBD	Los Angeles	90,317,196	160,840,574	251,157,770	2,235,003	No
West Covina/East. Red. Proj.	Los Angeles	34,844,540	34,300,669	69,145,209	514,421	No
Whittier/Greenleaf Ave./Uptown	Los Angeles	22,752,640	29,424,858	52,177,498	335,238	No
Whittier/Whittier Blvd.	Los Angeles	33,810,708	8,561,816	42,372,527	173,201	No
Novato/Reg. Shopping Center	Marin					Yes
San Rafael/Central Red. Proj.	Marin	185,264,996	358,194,189	543,459,185	681,529	No
Tiburon/Redev. Project	Marin					Yes
Atwater/Downtown	Merced	21,408,680	25,124,619	46,533,299	317,256	No
Merced/15th St. Revitaliz.	Merced	2,020,160	2,381,858	4,402,018	24,426	No
Merced/Downtown	Merced	53,281,240	94,604,126	147,885,366	1,062,727	No
Monterey/Cannery Row	Monterey	21,540,290	41,594,251	63,134,541	144,336	No
Monterey/Custom House	Monterey	5,949,252	32,499,308	38,448,560	326,496	No
Monterey/Greater Downtown	Monterey					Yes
Salinas/Buena Vista	Monterey	1,782,900	8,104,216	9,887,116	94,828	
Salinas/Central City	Monterey	67,047,200	77,608,344	144,655,544	797,917	No
Salinas/Sunset Avenue	Monterey	63,160	1,811,638	1,874,798	18,134	No
Seaside/Gateway Heights	Monterey	4,456,232	12,812,524	17,268,756	134,928	No
Seaside/Laguna Grande	Monterey	5,136,480	12,847,253	17,983,733	142,428	No
Napa/Parkway Plaza	Napa	38,467,962	68,916,024	107,383,986	833,748	No

H-11

H-12

Agency/Project	County	ASSESSED VALUE			Tax Increment Revenue	Tax Share
		Base Year	Increment	Total		
Anaheim/Alpha	Orange	226,733,456	830,476,055	1,057,209,511	11,668,851	Ye
Anaheim/River Valley	Orange					Ye
Brea/Area AB	Orange	198,139,041	520,442,243	718,581,284	6,530,905	Ye
Brea/Area C	Orange	2,710,480	63,604,539	66,315,019	705,451	Ye
Buena Park/Cent. Bus. Dist.	Orange	90,254,047	71,857,985	162,112,032	804,062	N
Costa Mesa/Downtown	Orange	26,221,740	59,595,323	85,817,063	674,524	N
Costa Mesa/Wallace Red. Proj.	Orange					N
Cypress/Civic Center	Orange	1,528,619	1,737,037	3,265,656	23,308	N
Fountain Valley/Civic Center	Orange	9,727,840	39,159,120	48,886,960	435,763	N
Fountain Valley/Industrial	Orange	43,566,360	179,421,094	222,987,454	2,312,078	N
Fullerton/Central Red. Project	Orange	80,277,092	131,399,282	211,676,374	1,544,381	Ye
Fullerton/E.Full'ton Red.Proj.	Orange	62,204,780	156,829,821	219,034,601	1,677,591	Ye
Fullerton/Orangefair	Orange	26,310,500	38,191,054	64,501,554	440,532	N
Garden Grove/Buena Clinton	Orange	15,606,580	4,799,957	20,406,537	58,935	N
Garden Grove/Community.	Orange	171,468,881	328,088,544	499,557,428	4,846,016	N
Huntington Beach/Main Pier	Orange	6,449,782	(294,038)	6,155,744	0	
Huntington Beach/Oakview	Orange					
Huntington Beach/Talbert Beach	Orange	2,072,491	83,976	2,156,467	1,011	
Huntington Beach/Yorktown Lake	Orange	2,155,107	1,627,882	3,782,989	18,156	
La Habra/Alpha 2	Orange					N
La Habra/Alpha 3	Orange					N
La Habra/Beta 1	Orange	6,566,505	1,244,169	7,810,674	13,082	N
La Habra/Beta 2	Orange	4,461,960	263,481	4,725,441	2,771	N
La Habra/Beta 3	Orange					N
La Habra/Downtown	Orange	1,539,400	13,191,439	14,730,839	139,209	Ye
La Habra/Gamma 1	Orange					N
La Palma/Centerpointe	Orange					Ye

ASSESSED VALUE

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Orange/Tustin St.	Orange					Yes
Placentia/Knott's Berry Farm Placentia/Mutual Prop.	Orange Orange					
San Clemente/Proj. Area No. 1	Orange	8,532,160	41,526,808	50,058,968	455,405	No
San Juan Capistrano/Cent.Red.	Orange					Yes
Santa Ana/Downtown Redev.	Orange	148,220,516	232,289,308	380,509,824	2,534,935	No
Santa Ana/Intercity	Orange	111,138,107	23,330,502	134,468,609	288,672	Yes
Santa Ana/North Harbor	Orange	54,626,115	14,319,111	68,945,226	172,233	Yes
Santa Ana/South Harbor	Orange	338,455,917	102,198,789	440,654,706	1,085,525	Yes
Santa Ana/South Main	Orange	437,744,298	114,339,022	552,083,320	1,212,177	Yes
Seal Beach/Riverfront	Orange	4,543,200	39,582,233	44,125,433	409,222	Yes
Seal Beach/Surfside	Orange	32,712,060	228,511	32,940,571	2,360	No
H-13 Stanton/	Orange					Yes
Tustin/South Central	Orange					No
Tustin/Town Center	Orange	58,436,229	113,381,699	171,817,928	1,311,119	No
Westminster/Com.Red.Proj. #1	Orange					Yes
Yorba Linda/YorbaLindaProjArea	Orange					Yes
Lincoln/Redevelop. Project	Placer					Yes
Banning/Downtown	Riverside	22,003,392	21,285,969	43,289,361	246,057	No
Cathedral City/Project #1	Riverside	50,996,269	1,140,567	52,136,836	12,586	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Coachella/#1	Riverside	11,295,708	238,259	11,533,967	2,826	Yes
Coachella/#2A/2B	Riverside					Yes
Corona/Area A	Riverside	61,454,108	127,979,971	189,434,079	1,509,984	No
Corona/Downtown	Riverside	2,196,024	7,537,178	9,733,202	106,181	No
Desert Hot Springs/Project #1	Riverside	66,311,957	15,931,042	82,242,999	175,865	No
Hemet/Hemet Project	Riverside	26,670,988	5,560,921	32,231,909	71,093	Yes
Indian Wells/Whitewater	Riverside	311,851,598	58,658,588	370,510,186	628,518	Yes
Indio/Centre Project	Riverside	66,932,063	36,755,842	103,687,905	401,075	Yes
La Quinta/La Quinta Red. Proj.	Riverside					Yes
Lake Elsinore/Rancho Laguna II	Riverside					Yes
Lake Elsinore/Rancho Laguna I	Riverside	36,908,068	32,787,005	69,695,073	342,936	Yes
Norco/Project #1	Riverside	12,962,260	4,935,366	17,897,626	56,063	Yes
Palm Desert/Project No. 1	Riverside	699,824,405	498,994,906	1,198,819,311	4,293,993	Yes
Palm Springs/Central Bus. Dis.	Riverside	39,386,220	40,268,619	79,654,839	526,265	No
Palm Springs/Ramon-Bogie	Riverside					Yes
Palm Springs/S. Palm Canyon	Riverside					Yes
Palm Springs/Tahquitz-Andreas	Riverside					Yes
Perris/Central Perris	Riverside					Yes
Perris/North Perris	Riverside					Yes
Rancho Mirage/Whitewater	Riverside	178,118,428	207,120,269	385,238,697	2,159,815	Yes

H-14

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Riverside/Airport Industrial	Riverside	34,729,564	53,105,715	87,835,279	558,902	No
Riverside/Arlington	Riverside	4,096,944	2,245,213	6,342,157	23,453	No
Riverside/Casa Blanca	Riverside	19,727,256	71,877,849	91,605,105	826,927	No
Riverside/Central Industrial	Riverside	19,327,076	17,799,549	37,126,625	254,018	No
Riverside/Eastside	Riverside	672,840	2,317,474	2,990,314	26,041	No
Riverside/Mall & Whitepark	Riverside	74,207,180	114,195,665	188,402,845	1,305,919	No
Riverside/Syc. Can./Box Spr.	Riverside					No
Galt/Live Oak	Sacramento					
Galt/Reynolds	Sacramento					
Isleton/	Sacramento					No
Sacramento/Alkali Flat(6)	Sacramento	13,594,172	29,259,900	42,854,072	328,500	No
± Sacramento/Cap Mall Ext.(3)	Sacramento	10,218,560	57,257,444	67,476,004	642,648	
± Sacramento/Capital Area	Sacramento	33,495,411	264,303	33,759,714	4,565	No
Sacramento/Capital Mall(2-A)	Sacramento	8,296,960	99,770,713	108,067,673	1,117,873	No
Sacramento/Del Paso Heights(5)	Sacramento	27,062,820	31,079,365	58,142,185	370,832	
Sacramento/Oak Park (#7)	Sacramento	65,070,464	55,191,375	120,261,839	620,027	No
Sacramento/Riverfront(4)	Sacramento	18,662,200	100,297,638	118,959,838	1,125,420	
Sacramento/Uptown(8)	Sacramento	133,804,144	225,709,553	359,513,697	2,535,124	
Adelanto/76-1 Imp. Off-Site	San Bernardino	171,860	1,239,411	1,411,271	12,895	No
Adelanto/Proj. Area 80-1 Ext.	San Bernardino	1,487,320	5,561,383	7,048,703	57,861	Yes
Barstow/Central Devel. Proj.	San Bernardino	41,334,400	87,673,525	129,007,925	1,078,871	No
Big Bear Lake/Big Bear Lake	San Bernardino					Yes
Big Bear Lake/Moonridge Imp.	San Bernardino					Yes
Chino/Central City	San Bernardino	48,835,659	64,540,612	113,376,271	799,175	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Colton/Downtown Project #2	San Bernardino	1,813,000	2,730,765	4,543,765	37,216	No
Colton/Downtown Project #1	San Bernardino	1,942,480	3,536,793	5,479,273	55,277	No
Colton/Downtown Project #4	San Bernardino	2,670,140	72,757,164	74,427,304	909,294	No
Colton/Santa Ana River Proj.	San Bernardino					No
Fontana/Downtown	San Bernardino	13,509,430	32,644,131	46,153,561	361,726	Yes
Fontana/Jurupa Hills	San Bernardino	14,446,410	12,883,705	27,330,115	141,180	Yes
Fontana/North Fontana	San Bernardino	53,935,277	10,151,192	64,086,496	112,932	
Fontana/Southwest Indus. Park	San Bernardino	6,863,564	50,315,026	57,178,590	549,162	Yes
Grand Terrace/Community	San Bernardino	170,137,660	81,902,359	252,040,019	1,018,566	Yes
Loma Linda/Project Area No. 1	San Bernardino	78,437,732	41,019,094	119,456,826	514,831	Yes
Montclair/Area I	San Bernardino	1,142,920	5,787,765	6,930,685	64,970	No
Montclair/Area II	San Bernardino	422,420	14,218,071	14,640,491	159,074	No
Montclair/Area III	San Bernardino					Yes
H-16 Montclair/Area IV	San Bernardino	26,375,793	1,142,533	27,518,326	12,783	Yes
Ontario/Center City	San Bernardino					Yes
Ontario/Cimarron	San Bernardino	3,032,090	48,945,977	51,978,067	563,746	Yes
Ontario/Project #1	San Bernardino	12,653,280	112,228,833	124,882,113	1,206,621	Yes
Ontario/Project #2	San Bernardino	16,856,219	5,392,421	22,248,640	62,396	Yes
Rancho Cucamonga/Rancho Cuca.	San Bernardino	445,792,566	139,335,026	585,127,592	1,558,077	Yes
Redlands/Downtown Dev. Project	San Bernardino	52,259,160	143,567,953	195,827,113	1,904,698	No
Rialto/Industrial Park (A&B)	San Bernardino	17,073,780	17,228,451	34,302,231	259,923	Yes

Agency/Project	County	ASSESSED VALUE			Tax Increment Revenue	Tax Sharing
		Base Year	Increment	Total		
San Bernardino/Central City W.	San Bernardino	118,080	1,063,859	1,181,939	12,574	No
San Bernardino/Central City E.	San Bernardino	9,649,720	20,844,796	30,494,516	298,923	No
San Bernardino/Central City S.	San Bernardino	44,726,760	44,204,578	88,931,338	759,471	No
San Bernardino/Central City N.	San Bernardino	49,990,160	89,121,772	139,111,932	1,270,800	No
San Bernardino/Meadowbrook	San Bernardino	47,998,792	109,086,608	157,085,400	1,643,928	No
San Bernardino/Northwest	San Bernardino	35,875,171	17,879,311	53,754,482	248,773	No
San Bernardino/S.E. Indus. Park	San Bernardino	9,638,880	179,729,725	189,368,605	2,299,607	No
San Bernardino/South Valle	San Bernardino					Yes
San Bernardino/State College	San Bernardino	12,181,720	112,590,252	124,771,972	1,580,684	No
San Bernardino/Tri-City	San Bernardino					Yes
Upland/Arrow-Benson	San Bernardino					Yes
Upland/Canyon Ridge	San Bernardino					Yes
Victorville/Bear Vly Rd.	San Bernardino	5,885,210	6,178,473	12,063,683	63,224	Yes
H-17 Carlsbad/Village Area	San Diego	48,131,064	8,401,587	56,532,651	94,099	No
Chula Vista/Bayfront-Town Cen.	San Diego	216,273,128	181,796,508	398,069,636	3,171,089	No
Chula Vista/Otay Valley	San Diego					Yes
Chula Vista/Town Centre II	San Diego					No
El Cajon/CBD	San Diego	8,113,800	7,866,680	15,980,480	106,670	No
La Mesa/Central Area	San Diego	6,407,964	24,424,611	30,832,575	258,451	No
National City/Downtown	San Diego	331,728,233	97,710,286	429,438,519	1,203,230	No
Oceanside/Downtown	San Diego	55,964,740	103,037,454	159,002,194	1,144,246	No
Poway/Paguay	San Diego					Yes

Agency/Project	County	ASSESSED VALUE			Tax Increment Revenue	Tax Sharing
		Base Year	Increment	Total		
San Diego/Columbia	San Diego	54,208,792	118,336,661	172,545,453	1,327,582	No
San Diego/Dells	San Diego	5,514,248	3,900,411	9,414,659	46,234	No
San Diego/Gaslamp Quarter	San Diego	31,799,694	2,760,647	34,560,341	35,995	No
San Diego/Horton Plaza	San Diego	18,772,388	103,345,228	122,117,616	1,119,597	No
San Diego/Linda Vista	San Diego	2,392,342	3,332,504	5,724,828	44,822	No
San Diego/Marina	San Diego	19,507,724	91,647,380	111,155,104	1,100,187	No
San Diego/Market Street	San Diego	104,560	6,666,916	6,771,476	71,303	No
San Diego/Mt. Hope	San Diego	18,757,002	476,605	19,233,607	5,097	No
San Marcos/Project Area #1	San Diego					Yes
Santee/Com. Redev. Project	San Diego	96,858,094	22,594,973	119,453,067	299,509	No
San Francisco/Bayview Indus.	San Francisco					No
San Francisco/Golden Gateway	San Francisco					No
San Francisco/Hunters Point	San Francisco					No
San Francisco/India Basin	San Francisco					No
San Francisco/Rincon Pt-S. Bch	San Francisco					No
San Francisco/Western Add.A-2	San Francisco					No
San Francisco/Yerba Buena	San Francisco	52,656,706	127,034,319	179,691,025	1,461,180	No
Ripon/Com. Redev. Project	San Joaquin					No
Stockton/All Nations	San Joaquin	234,840	2,956,972	3,191,812	32,367	No
Stockton/McKinley	San Joaquin	8,794,316	12,954,096	21,748,412	142,564	No
Stockton/Sharpe Lane Villas	San Joaquin	1,500,220	6,454,365	7,954,585	70,652	No
Stockton/West End	San Joaquin	14,325,884	44,288,046	58,613,930	486,570	No
Belmont/Los Castanos	San Mateo	135,599,270	35,638,711	171,237,981	371,391	Yes
Brisbane/Area #1	San Mateo	3,697,312	21,677,401	25,374,713	235,308	No
Brisbane/Area #2	San Mateo	51,061,315	10,928,265	61,989,580	117,708	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Daly City/Daly City Red. Proj.	San Mateo	27,796,432	12,711,566	40,507,998	148,899	No
Foster City/Community Develop.	San Mateo	31,143,857	24,083,622	55,227,479	257,454	Yes
Menlo Park/Las Pulgas	San Mateo	97,393,506	28,144,769	125,538,275	304,132	Yes
Redwood City/Project #2	San Mateo	39,762,984	8,072,080	47,835,064	82,125	Yes
San Mateo/Downtown	San Mateo	83,394,556	87,688,053	171,082,609	919,322	No
San Mateo/Shoreline	San Mateo	26,393,716	123,925,798	150,319,514	1,299,238	No
South San Francisco/Gateway	San Mateo	8,953,500	32,828,896	41,782,396	345,327	No
Santa Barbara/Central City	Santa Barbara	153,914,844	255,288,355	409,203,199	2,984,247	No
Santa Maria/Central City III	Santa Barbara	1,429,540	1,869,455	3,298,995	19,619	No
Santa Maria/Central City IV	Santa Barbara	16,257,592	45,138,483	61,396,075	555,389	No
Campbell/Central	Santa Clara					Yes
Milpitas/RDA	Santa Clara	18,743,207	425,053,953	443,797,160	5,678,339	Yes
Morgan Hill/OjoDeAgua Com.Dev.	Santa Clara	135,437,424	55,851,065	191,288,489	692,666	No
Mountain View/N. Bayshore	Santa Clara	37,260,676	150,425,862	187,686,538	1,816,094	No
Mountain View/Revitalization	Santa Clara	21,235,200	45,280,670	66,515,870	604,603	No
San Jose/Mayfair I	Santa Clara					No
San Jose/Merged Area	Santa Clara	543,577,824	2,150,434,309	2,694,012,133	30,390,411	No
San Jose/Park Center	Santa Clara	5,725,120	92,414,288	98,139,408	1,072,435	No
Santa Clara/Bayshore North	Santa Clara	8,837,956	533,246,199	542,084,155	6,164,042	No
Santa Clara/University	Santa Clara	6,660,320	14,902,166	21,562,486	198,255	No
Sunnyvale/Downtown Red. Proj.	Santa Clara	39,727,680	85,807,422	125,535,102	1,895,866	No

7
19

Agency/Project	County	ASSESSED VALUE			Tax Increment Revenue	Tax Sharing
		Base Year	Increment	Total		
Capitola/Red. Project	Santa Cruz	34,033,960	3,878,870	37,912,830	37,093	Yes
Santa Cruz/North Mall Pub.Imp.	Santa Cruz					Yes
Watsonville/Central Downtown	Santa Cruz	29,473,840	18,257,880	47,731,720	246,709	No
Watsonville/Westside Indus.	Santa Cruz					No
Redding/Canby-Hilltop Cypress Redding/Midtown Project #1	Shasta Shasta	5,083,900	4,507,000	9,590,900	45,070	Yes No
Fairfield/City Center	Solano	107,071,670	20,603,923	127,675,593	234,122	Yes
Fairfield/Cordelia	Solano					Yes
Fairfield/Highway 12	Solano	191,336,116	53,399,674	244,735,790	692,392	No
Fairfield/Regional Center	Solano	11,759,564	133,432,077	145,191,641	1,536,488	No
Suisun/Suisun Redevelopment	Solano	36,312,060	817,523	37,129,583	11,002	No
Vacaville/Interstate 505/80	Solano					Yes
Vacaville/Vacaville Com. Red.	Solano	113,302,611	9,481,958	122,784,469	106,811	No
Vallejo/Central	Solano					Yes
Vallejo/Flosden	Solano	1,961,977	22,477,204	24,439,181	254,400	Yes
Vallejo/Marina Vista	Solano	3,368,096	15,130,283	18,498,379	170,415	No
Vallejo/Southeast	Solano					Yes
Vallejo/Waterfront	Solano	2,228,088	23,230,224	24,458,312	262,390	No
Healdsburg/Sotoyome	Sonoma	109,749,436	57,115,627	166,865,063	660,314	Yes
Petaluma/CBD	Sonoma	19,401,920	16,661,390	36,063,310	203,719	No
Santa Rosa/Center Project	Sonoma	16,149,452	145,277,781	161,427,233	1,876,685	No
Santa Rosa/South Park #1	Sonoma	1,806,160	4,159,087	5,965,247	49,840	No
Sebastopol/Com. Dev. Agency	Sonoma					Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Sonoma/Com. Dev.	Sonoma					Yes
Modesto/Redev. Project	Stanislaus					Yes
Oakdale/Oakdale Redevel.	Stanislaus					No
Farmersville/Com. Redev. Proj.	Tulare					Yes
Tulare/Alpine	Tulare	9,549,512	38,762,995	48,312,507	413,768	Yes
Tulare/Downtown	Tulare	2,163,312	4,093,062	6,256,374	41,250	No
Visalia/A-11-1	Tulare	1,293,928	810,853	2,104,781	7,912	
H-21 Fillmore/Central Project	Ventura	101,888,670	25,747,080	127,635,750	264,916	Yes
Ojai/Downtown	Ventura	10,808,932	18,506,831	29,315,763	205,701	No
Oxnard/Cen. City Revit. Proj.	Ventura	61,729,848	92,473,059	154,202,907	1,156,640	No
Oxnard/Downtown	Ventura	8,310,384	6,222,097	14,532,481	76,543	No
Oxnard/Ormond Beach	Ventura					Yes
Port Hueneme/Central Com.	Ventura	17,176,816	113,897,674	131,074,490	1,278,176	No
Port Hueneme/Downtown R-7	Ventura	1,010,960	21,691,212	22,702,172	241,556	No
Simi Valley/Topo Canyon	Ventura					Yes
Simi Valley/West End	Ventura					Yes
Thousand Oaks/NE Greenwich	Ventura					No
Thousand Oaks/Thous.Oaks Blvd.	Ventura	152,584,211	193,970,585	346,554,796	2,374,029	Yes

<u>Agency/Project</u>	<u>County</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
		<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Ventura/Beachfront	Ventura	660,320	13,699,112	14,359,432	145,607	No
Ventura/Downtown	Ventura	10,845,204	6,439,677	17,284,881	68,476	No
Ventura/Mission Plaza	Ventura	950,552	6,586,779	7,537,331	70,018	No
Marysville/Plaza	Yuba	6,857,920	19,777,787	21,386,934	205,636	No

APPENDIX I--CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS

CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS--CITIES
1983-84

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Alameda/West End Comm. Impr.	Alameda				215,000
Berkeley/Savo Island	Alameda	390,000	2003	675,700	1,065,700
Berkeley/W. Berkeley Indus.	Alameda	1,310,000	1992	602,601	1,912,601
Emeryville/Emeryville	Alameda	2,310,000	2004	9,690,000	12,000,000
Fremont/Industrial	Alameda				8,900,000
Fremont/Irvington	Alameda	1,550,000	2005	0	1,550,000
Fremont/Niles	Alameda	0	--	0	0
Hayward/Downtown	Alameda	0	--		
Livermore/Livermore Red. Proj.	Alameda	0	--	218,342	218,342
Newark/RDA No. 2	Alameda				
Newark/RDA No. 3	Alameda				
Newark/RDA No. 4	Alameda				100,000
Newark/RDA No. 5	Alameda				
Oakland/Acorn	Alameda	2,925,000	2007	0	2,925,000
Oakland/Central District	Alameda	31,780,000	2009	16,339,030	48,119,030
Oakland/Elmhurst	Alameda	0		880,184	880,184
Oakland/Oak Center	Alameda	0	--	7,354,551	7,354,551
Oakland/Peralta	Alameda	0	--	0	0
Oakland/Stanford Adeline	Alameda	0	--	188,947	188,947
San Leandro/Plaza 1	Alameda	0	--	2,735,322	2,735,322
San Leandro/Plaza 2	Alameda	0	--	3,615,883	3,615,883
Chico/Municipal Airport	Butte				2,500,000
Chico/Southeast	Butte	0	--	3,500,000	3,500,000
Oroville/Oroville #1	Butte	0	--	0	0

15

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Antioch/Antioch Devel. Agency	Contra Costa	4,200,000	2004	300,000	4,500,000
Brentwood/Redevel. Project	Contra Costa	0	--		
Concord/Central Redev. Plan	Contra Costa	27,645,000	2010	0	27,645,000
El Cerrito/Redevel. Project	Contra Costa	0	--	1,005,000	1,005,000
Hercules/Dynamite	Contra Costa				
Pinole/Vista	Contra Costa	5,970,000	1995	1,479,363	7,449,363
Pittsburg/Los Medano Com. Dev.	Contra Costa	0	--	3,400,000	3,400,000
Pleasant Hill/Pleasant Hill Com.	Contra Costa	9,000,000	1987	0	9,000,000
Pleasant Hill/Schoolyard	Contra Costa	0	--	220,000	220,000
Richmond/1-A	Contra Costa	1,000,000	1990		
Richmond/10-A	Contra Costa	0	--	10,559,032	10,559,032
Richmond/10-B	Contra Costa	0	--	409,298	409,298
Richmond/11-A	Contra Costa	1,610,000	2000	30,533,819	32,143,819
Richmond/12-A	Contra Costa	0	--	181,655	181,655
Richmond/8-A	Contra Costa	3,260,000	1997	0	3,260,000
San Pablo/Bayview	Contra Costa	2,450,000	2003	0	2,450,000
San Pablo/El Portal	Contra Costa	7,645,000	2007	1,107,000	8,752,000
San Pablo/Oak Park	Contra Costa	1,345,000	2003	0	1,345,000
San Pablo/Sheffield	Contra Costa	955,000	2003	0	955,000
San Pablo/South Entrance	Contra Costa	1,945,000	1996	0	1,945,000
Walnut Creek/Mt. Diablo	Contra Costa	0	--		0
Walnut Creek/South Broadway	Contra Costa	3,815,000	1997		
Placerville/Redevel. Project	El Dorado				0

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Clovis/Community Devel. Proj.	Fresno	0	--	254,655	254,655
Coalinga/Coalinga	Fresno				125,000
Fresno/CBD	Fresno	0	--	14,353,481	14,353,481
Fresno/Convention Center	Fresno	0	--	19,763,574	19,763,574
Fresno/Fruit-Church	Fresno	0	--	730,541	730,541
Fresno/Mariposa	Fresno	0	--	5,267,055	5,267,055
Fresno/SW Gen.Neigh.Renew.Area	Fresno	0	--	7,802,946	7,802,946
Fresno/South Angus	Fresno	0	--	600,302	600,302
Fresno/W.Fresno Bus.Dis.Rehab.	Fresno	0	--	195,921	195,921
Fresno/West Fresno I	Fresno	0	--	1,927,898	1,927,898
Fresno/West Fresno II	Fresno	0	--	9,136,874	9,136,874
Fresno/West Fresno III	Fresno	0	--		
Kingsburg/Project #1	Fresno				45,000
Mendota/Mendota Redev. Proj.	Fresno	0	--	755,000	755,000
Sanger/Academy	Fresno				40,000
Sanger/Downtown	Fresno				50,000
Sanger/Industrial Park	Fresno				90,000
Willows/Mendocino Gateway	Glenn	180,000	1989	12,748	192,748
Arcata/Com. Develop. Area	Humboldt				0
Eureka/Century III-Phase II	Humboldt	0	--	1,053,356	1,053,356
Eureka/Century III-Phase I	Humboldt	0	--	1,199,302	1,199,302
Eureka/Tomorrow-Phase III	Humboldt	0	--	10,308,782	10,308,782

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Brawley/#1	Imperial	0	--	650,000	650,000
Calexico/CBD	Imperial				1,100,000
Calexico/Residential	Imperial				0
El Centro/El Centro	Imperial	1,500,000	1986	0	1,500,000
Bakersfield/Downtown Red.Proj.	Kern	6,130,000	2008		
Corcoran/Industrial Sector	Kings	0	--	966,000	966,000
Hanford/Com.Red.Proj.	Kings	0	--	1,728,945	1,728,945
Alhambra/CBD	Los Angeles	0	--	8,700,000	8,700,000
Alhambra/Industrial	Los Angeles	5,140,000	1999	33,860,000	39,000,000
Arcadia/Central Downtown	Los Angeles	0	--	2,089,319	2,089,319
Avalon/Redevel. Proj.	Los Angeles				130,000
Azusa/Cent. Bus. Dist.	Los Angeles	0	--	0	0
Azusa/West End	Los Angeles				0
Baldwin Park/Cent. Bus. Dist.	Los Angeles	0	--	165,858	165,858
Baldwin Park/Delta	Los Angeles				31,382
Baldwin Park/Puente-Merced	Los Angeles	0	--	411,181	411,181
Baldwin Park/San Gabriel River	Los Angeles	3,425,000	1986	2,230,256	5,655,256
Baldwin Park/West Ramona Blvd.	Los Angeles	0	--	936,535	936,535
Bell/Cheli Industrial I	Los Angeles	0	--	1,000,000	1,000,000
Bell/Cheli Industrial II	Los Angeles	0	--	25,000	25,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Bell Gardens/Area #1	Los Angeles	2,610,000	2002	135,000	2,745,000
Bell Gardens/Central City	Los Angeles	0	--	2,350,000	2,350,000
Burbank/City Centre	Los Angeles	0	--	49,938,985	49,938,985
Burbank/Golden State	Los Angeles	24,055,000	2008	37,757,376	61,812,376
Burbank/West Olive	Los Angeles	14,000,000	1983	19,225,985	33,225,985
Carson/Project Area #1	Los Angeles	13,305,000	2000	24,890,000	38,195,000
Carson/Project Area #2	Los Angeles	29,685,000	2008	430,000	30,115,000
Claremont/Village Project	Los Angeles	3,925,000	2009	581,000	4,506,000
Commerce/Project Area I	Los Angeles	8,635,000	2002	265,000	8,900,000
Commerce/Project Area III	Los Angeles				0
Commerce/Town Center	Los Angeles	0	--	0	0
Compton/Rosecrans	Los Angeles	0	--	0	0
Compton/Walnut Ind.	Los Angeles	18,740,000	2003	7,508,465	26,248,465
Covina/#1	Los Angeles	13,510,000	2009	18,224,462	31,734,462
Covina/#2	Los Angeles				1,600,000
Cudahy/Commerical-Indust.	Los Angeles	0	--	1,106,000	1,106,000
Culver City/Overland-Jefferson	Los Angeles	7,985,000	2002	15,100,321	23,085,321
Culver City/Slauson-Sepulveda	Los Angeles	15,725,000	1995	24,087,107	39,812,107
Culver City/Washington-Culver	Los Angeles	15,000,000	2009	46,930,272	61,930,272
Downey/Downey Red. Plan	Los Angeles	0	--	5,547,000	5,547,000
Duarte/Amended Davis Addition	Los Angeles	6,870,000	1998	2,736,000	9,516,000
Duarte/Huntington Dr. Phase I	Los Angeles	2,400,000	1889	73,000	2,473,000
Duarte/Huntington Dr. Phase II	Los Angeles	1,600,000	1889	0	1,600,000
Duarte/Las Lomas	Los Angeles	2,500,000	1997	0	2,500,000
Duarte/Rancho Duarte Phase I	Los Angeles	0	--	223,000	223,000
Duarte/Rancho Duarte Phase II	Los Angeles	0	--	223,000	223,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
El Monte/Center Project	Los Angeles				200,000
El Monte/East Valley Mall	Los Angeles	610,000	2005	0	610,000
El Monte/Garvey Gulch	Los Angeles	0	--	85,000	85,000
El Monte/Plaza	Los Angeles	755,000	2005	0	755,000
Glendale/Central Red. Project	Los Angeles	6,335,000	2003	1,784,696	8,119,696
Glendora/Project #1	Los Angeles	0	--	1,366,133	1,366,133
Glendora/Project #2	Los Angeles	0	--	560,195	560,195
Glendora/Project #3	Los Angeles	3,000,000	2008	0	3,000,000
Glendora/Project #4	Los Angeles	0	--	296,943	296,943
Hawaiian Gardens/Proj. Area #1	Los Angeles	7,280,000	2006	105,000	7,385,000
Hawthorne/Plaza	Los Angeles	3,585,000	2001	23,982,634	27,567,634
Hidden Hills/Redevel. Project	Los Angeles				100,000
Huntington Park/CBD	Los Angeles	3,375,000	2007	25,000	3,400,000
Huntington Park/Industrial	Los Angeles	2,500,000	1985	0	2,500,000
Huntington Park/North	Los Angeles	0	--	3,320,000	3,320,000
Industry/Civic-Rec.-Indus. #1	Los Angeles	256,695,000	2012	68,535,174	325,230,174
Industry/Trans.-Dist.-Indus.#2	Los Angeles	28,630,000	2013	49,992,465	78,622,465
Industry/Trans.-Dist.-Indus.#3	Los Angeles	28,800,000	2008	10,907,168	39,707,168
Inglewood/Century	Los Angeles	0	--	0	0
Inglewood/In Town	Los Angeles	4,370,000	2000	135,000	4,505,000
Inglewood/La Cienega	Los Angeles	3,310,000	2000	100,000	3,410,000
Inglewood/Manchester Prairie	Los Angeles	2,985,000	1999	100,000	3,085,000
Inglewood/N. Inglewood Indus.	Los Angeles	3,710,000	2000	120,000	3,830,000
Irwindale/City Industrial	Los Angeles	50,000,000	2004	0	50,000,000
Irwindale/Nora Fraijo (El Nido)	Los Angeles	0	--	223,668	223,668
Irwindale/Parque Del Norte	Los Angeles	0	--	308,758	308,758

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
La Mirada/Beach Blvd.	Los Angeles	0	--	24,000	24,000
La Mirada/Indust.-Commer.	Los Angeles	2,330,000	2002	0	2,330,000
La Mirada/Valley View Commer.	Los Angeles	0	--	700,000	700,000
La Verne/Central City	Los Angeles	0	--	2,599,987	2,599,987
Lakewood/Town Center	Los Angeles	6,000,000	2004	0	6,000,000
Lancaster/Amargosa	Los Angeles				100,000
Lancaster/Cent. Bus. Dist.	Los Angeles	0	--	4,071,037	4,071,037
Lancaster/Fox Field	Los Angeles	0	--	940,220	940,220
Lancaster/Residential	Los Angeles				432,500
Long Beach/Downtown	Los Angeles	4,775,000	2008	54,190,000	58,965,000
Long Beach/Poly High	Los Angeles	0	--	5,373,026	5,373,026
Long Beach/West Beach	Los Angeles	7,000,000	2009	2,267,000	9,267,000
Long Beach/West L.B. Indus.	Los Angeles	0	--	22,000,000	22,000,000
Los Angeles/Adams Normandie	Los Angeles	0	--	3,757,000	3,757,000
Los Angeles/Beacon Street	Los Angeles	0	--	2,716,000	2,716,000
Los Angeles/Bunker Hill	Los Angeles	19,320,000	1999	31,073,000	50,393,000
Los Angeles/Cent. Bus. Dist.	Los Angeles	79,250,000	2010	60,282,000	139,532,000
Los Angeles/Chinatown	Los Angeles	0	--	2,250,000	2,520,000
Los Angeles/Crenshaw	Los Angeles				0
Los Angeles/Hoover	Los Angeles	0	--	1,796,000	1,796,000
Los Angeles/LA Harbor Ind.	Los Angeles	1,220,000	1999	6,188,000	7,408,000
Los Angeles/Little Tokyo	Los Angeles	0	--	1,858,000	1,858,000
Los Angeles/Monterey Hills	Los Angeles	11,000,000	2010	3,633,000	14,633,000
Los Angeles/Normandie/5	Los Angeles	2,455,000	2000	1,938,000	4,393,000
Los Angeles/North Hollywood	Los Angeles	1,845,000	1992	5,853,000	7,698,000
Los Angeles/Pico Union I	Los Angeles	0	--	2,533,000	2,533,000
Los Angeles/Pico Union II	Los Angeles	0	--	3,448,000	3,448,000
Los Angeles/Rodeo-La Cienega	Los Angeles	0	--	684,000	684,000
Los Angeles/Watts	Los Angeles	0	--	11,951,000	11,951,000
Lynwood/Alameda	Los Angeles	0	--	719,409	719,409
Lynwood/Area A	Los Angeles	1,760,000	2001	1,882,477	3,642,477

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Maywood/Commercial (Proj. #2)	Los Angeles	0	--	1,700,000	1,700,000
Maywood/Westside	Los Angeles	0	--	66,000	66,000
Monrovia/Central Redev.Proj.#1	Los Angeles	6,650,000	1998	0	6,650,000
Montebello/Econ. Recovery	Los Angeles	0	--	11,784,772	11,784,772
Montebello/Montebello Hills	Los Angeles	12,100,000	2002	22,364,504	34,464,504
Montebello/South Indust.	Los Angeles	10,180,000	2002	31,989,859	42,169,859
Monterey Park/Atlantic-Garvey	Los Angeles	13,920,000	2002	0	13,920,000
Monterey Park/Freeway #1	Los Angeles	2,845,000	2002	2,400,000	5,245,000
Norwalk/Project #1	Los Angeles				55,000
Paramount/Project #1	Los Angeles	22,290,000	2002	3,815,000	26,105,000
Pasadena/Downtown	Los Angeles	58,000,000	2005	88,133,271	146,133,271
Pasadena/Lake Washington	Los Angeles	0	--	388,131	388,131
Pasadena/Old Pasadena	Los Angeles				
Pasadena/Orange Grove	Los Angeles	1,980,000	1995	460,865	2,440,865
Pasadena/Pepper	Los Angeles	325,000	1986	5,935,276	6,260,276
Pasadena/San Gabriel Blvd.	Los Angeles	0	--	61,851	61,851
Pasadena/Villa Parke	Los Angeles	0	--	2,045,261	2,045,261
Pico Rivera/Whittier Blvd.	Los Angeles	6,260,000	2005	440,000	6,700,000
Pomona/Arrow-Towne	Los Angeles	0	--	100,000	100,000
Pomona/Downtown I (Proj. A-1)	Los Angeles	1,000,000	1989	0	1,000,000
Pomona/Downtown II (Proj. A-2)	Los Angeles	3,100,000	1989	400,000	3,500,000
Pomona/Holt Ave.-Indian Hill	Los Angeles	0	--	0	0
Pomona/Mission Corona Bus.	Los Angeles	0	--	0	0
Pomona/Mountain Meadows	Los Angeles	3,030,000	1986	70,000	3,100,000
Pomona/Reservoir St. Indus.	Los Angeles	2,100,000	1987	0	2,100,000
Pomona/Southwest Pomona	Los Angeles	20,000,000	2007	0	20,000,000
Pomona/West Holt Ave.	Los Angeles	0	--	100,000	100,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Redondo Beach/Aviation H.S.	Los Angeles				0
Redondo Beach/Harbor Center	Los Angeles				0
Redondo Beach/Redondo Plaza	Los Angeles	0	--	6,750,000	6,750,000
Redondo Beach/South Bay Center	Los Angeles				0
Rosemead/Project Area 1.	Los Angeles	7,200,000	1990	1,300,000	8,500,000
San Dimas/Creative Growth	Los Angeles	3,500,000	1985	0	3,500,000
San Fernando/Civic Center	Los Angeles	0	--	500,000	500,000
San Fernando/Project #1	Los Angeles	0	--	500,000	500,000
San Fernando/Project #2	Los Angeles	2,675,000	2000	0	2,675,000
Santa Fe Springs/Consolidated	Los Angeles	35,955,000	2007	0	35,955,000
Santa Fe Springs/Flood Ranch	Los Angeles	1,675,000	1997	0	1,675,000
Santa Monica/Downtown	Los Angeles	0		14,100,000	14,100,000
Santa Monica/Ocean Park	Los Angeles	0		0	0
Sierra Madre/Sierra Madre Blvd.	Los Angeles	0	--	1,226,927	1,226,927
Signal Hill/Project #1	Los Angeles	0	--	14,699,227	14,699,227
South Gate/Project #1	Los Angeles	0	--	18,000,000	18,000,000
South Pasadena/Altos De. Mont.	Los Angeles	0	--	640,676	640,676
South Pasadena/Downtown	Los Angeles	0	--	500,000	500,000
Temple City/Rosemead Blvd.	Los Angeles	0	--	7,015,612	7,015,612
Torrance/Downtown	Los Angeles	0	--	823,773	823,773
Torrance/Industrial	Los Angeles				359,045
Torrance/Meadow Park	Los Angeles	0	--	926,846	926,846
Torrance/Sky Park	Los Angeles	2,650,000	2012	1,459,845	4,109,845
Walnut/Improvement Project	Los Angeles	3,475,000	2007	25,000	3,500,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
West Covina/CBD	Los Angeles	17,155,000	2006	3,475,677	20,630,677
West Covina/East. Red. Proj.	Los Angeles	3,230,000	2010	20,000	3,250,000
Whittier/Greenleaf Ave./Uptown	Los Angeles	1,850,000	2001	3,818,725	5,668,725
Whittier/Whittier Blvd.	Los Angeles	0	--	1,150,242	1,150,242
Novato/Reg. Shopping Center	Marin				25,000
San Rafael/Central Red. Proj.	Marin	4,660,000	1995	340,000	5,000,000
Tiburon/Redev. Project	Marin				
Atwater/Downtown	Merced	1,730,000	2008	20,000	1,750,000
Merced/15th St. Revitaliz.	Merced	0	--	8,000	8,000
Merced/Downtown	Merced	8,500,000	2008	0	8,500,000
Monterey/Cannery Row	Monterey	0	--	2,000,000	2,000,000
Monterey/Custom House	Monterey	0	--	11,380,000	11,380,000
Monterey/Greater Downtown	Monterey				5,725,000
Salinas/Buena Vista	Monterey	0	--	33,000	33,000
Salinas/Central City	Monterey	7,235,000	2013	2,457,801	9,692,801
Salinas/Sunset Avenue	Monterey	0	--	430,397	430,397
Seaside/Gateway Heights	Monterey	1,700,000	1989	84,000	1,784,000
Seaside/Laguna Grande	Monterey	0	--	1,461,000	1,461,000
Napa/Parkway Plaza	Napa	6,200,000	2009	0	6,200,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Anaheim/Alpha	Orange	64,000,000	2005	0	64,000,000
Anaheim/River Valley	Orange	0	--	0	0
Brea/Area AB	Orange	14,620,000	2003	33,685,355	48,305,355
Brea/Area C	Orange	5,500,000	2004	6,968,702	12,468,702
Buena Park/Cent. Bus. Dist.	Orange	4,000,000	1988	1,800,000	5,800,000
Costa Mesa/Downtown	Orange	4,715,000	2014		4,700,000
Costa Mesa/Wallace Red. Proj.	Orange	0	--	0	0
Cypress/Civic Center	Orange	0	--	972,000	972,000
Fountain Valley/Civic Center	Orange	0	--	684,483	684,483
Fountain Valley/Industrial	Orange	0	--	725,620	725,620
Fullerton/Central Red. Project	Orange	5,120,000	1980	8,135,136	13,255,136
Fullerton/E.Fullerton Red. Proj.	Orange	0	--	3,737,000	3,737,000
Fullerton/Orangefair	Orange	0	--	926,316	926,316
Garden Grove/Buena Clinton	Orange	0	--	90,000	90,000
Garden Grove/Community	Orange	9,885,000	2004	210,000	10,095,000
Huntington Beach/Main Pier	Orange	0	--	509,651	509,651
Huntington Beach/Oakview	Orange				25,770
Huntington Beach/Talbert Beach	Orange	0	--	3,034,375	3,034,375
Huntington Beach/Yorktown Lake	Orange	0	--		23,020
La Habra/Alpha 2	Orange				222,500
La Habra/Alpha 3	Orange				1,950
La Habra/Beta 1	Orange	0	--	117,000	117,000
La Habra/Beta 2	Orange	0	--	20,800	20,800
La Habra/Beta 3	Orange				680,548
La Habra/Downtown	Orange	1,030,000	2006	1,106,983	2,136,983
La Habra/Gamma 1	Orange				650
La Palma/Centerpointe	Orange				305,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Orange/Tustin St.	Orange				271,630
Placentia/Knott's Berry Farm	Orange				0
Placentia/Mutual Prop.	Orange				130,000
San Clemente/Proj. Area No. 1	Orange	0	--	1,000,741	1,000,741
San Juan Capistrano/Cent.Red.	Orange				
Santa Ana/Downtown Redev.	Orange	11,890,000	2003	11,644,198	23,534,198
Santa Ana/Intercity	Orange	0	--	1,452,395	1,452,395
Santa Ana/North Harbor	Orange	0	--	834,816	834,816
Santa Ana/South Harbor	Orange	0	--	806,119	806,119
Santa Ana/South Main	Orange	0	--	649,988	649,988
Seal Beach/Riverfront	Orange	3,650,000	2003	2,480,320	6,130,320
Seal Beach/Surfside	Orange	0	--	280,000	280,000
Stanton/Stanton	Orange				350,000
Tustin/South Central	Orange				125,000
Tustin/Town Center	Orange	4,450,000	2006	3,965,000	8,415,000
Westminster/Com.Red.Proj. #1	Orange				2,100,000
Yorba Linda/Yorba Linda Proj Area	Orange	0	--	65,000	65,000
Lincoln/Redevelop. Project	Placer				110,000
Banning/Downtown	Riverside	1,405,000	2008	24,995,000	26,400,000
Cathedral City/Project #1a	Riverside	0		84,900	84,900

1-13

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Coachella/#1	Riverside	0	--		
Coachella/#2A/2B	Riverside				
Corona/Area A	Riverside	7,750,000	2010	0	7,750,000
Corona/Downtown	Riverside	0	--	1,600,000	1,600,000
Desert Hot Springs/Project #1	Riverside	1,500,000	1989	0	1,500,000
Hemet/Hemet Project	Riverside	0	--	210,000	210,000
Indian Wells/Whitewater	Riverside	0	--	1,350,000	1,350,000
Indio/Centre Project	Riverside	2,800,000	2009	4,920,000	7,720,000
La Quinta/La Quinta Red. Proj.	Riverside				550,000
Lake Elsinore/Rancho Laguna II	Riverside				0
Lake Elsinore/Rancho Laguna I	Riverside	1,850,000	2009	0	1,850,000
Norco/Project #1	Riverside	0		200,000	200,000
Palm Desert/Project No. 1	Riverside	14,600,000	1997	3,800,000	18,400,000
Palm Springs/Central Bus. Dis.	Riverside	9,300,000	2008	200,000	9,500,000
Palm Springs/Ramon-Bogie	Riverside				20,000
Palm Springs/S. Palm Canyon	Riverside				20,000
Palm Springs/Tahquitz-Andreas	Riverside				27,000
Perris/Central Perris	Riverside				
Perris/North Perris	Riverside				443,480
Rancho Mirage/Whitewater	Riverside	11,210,000	1996		11,210,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Riverside/Airport Industrial	Riverside	1,480,000	2000	999,877	2,479,878
Riverside/Arlington	Riverside	0	--	35,204	35,205
Riverside/Casa Blanca	Riverside	4,325,000	1999	155,000	4,480,000
Riverside/Central Industrial	Riverside	0	--	335,645	335,645
Riverside/Eastside	Riverside	0	--	39,095	39,095
Riverside/Mall & Whitepark	Riverside	3,440,000	2000	1,493,887	4,933,887
Riverside/Syc. Can./Box Spr.	Riverside				0
Galt/Live Oak	Sacramento				0
Galt/Reynolds	Sacramento				0
Isleton/	Sacramento				10,000
Sacramento/Alkali Flat(6)	Sacramento	0	--	861,126	861,126
Sacramento/Cap. Mall Exten.(3)	Sacramento	825,000	1993	0	825,000
Sacramento/Capital Area	Sacramento	0	--	0	0
Sacramento/Capitol Mall(2-A)	Sacramento	0	--	1,572,525	1,572,525
Sacramento/Del Paso Heights(5)	Sacramento	0	--	553,750	553,750
Sacramento/Oak Park(7)	Sacramento	0	--	1,087,478	1,087,478
Sacramento/Riverfront(4)	Sacramento	0	--	2,252,697	2,252,697
Sacramento/Uptown(8)	Sacramento	0	--	4,879,114	4,879,114
Adelanto/76-1 Imp. Off-Site	San Bernardino	0	--		
Adelanto/Proj. Area 80-1 Ext.	San Bernardino	7,000,000	2015		
Barstow/Central Devel. Proj.	San Bernardino	5,000,000	2009	1,640,000	6,640,000
Big Bear Lake/Big Bear Lake	San Bernardino				1,143,175
Big Bear Lake/Moonridge Imp.	San Bernardino				20,000
Chino/Central City	San Bernardino	5,470,000	2013	1,530,000	7,000,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Colton/Downtown Project #1	San Bernardino	490,000	1996		
Colton/Downtown Project #2	San Bernardino	0	--	333,088	333,088
Colton/Downtown Project #4	San Bernardino	0	--	5,590,905	5,590,905
Colton/Santa Ana River Proj.	San Bernardino			75,000	75,000
Fontana/Downtown	San Bernardino	0	--	380,000	380,000
Fontana/Jurupa Hills	San Bernardino	0	--	64,000,000	64,000,000
Fontana/North Fontana	San Bernardino	0	--	0	0
Fontana/Southwest Indus. Park	San Bernardino	0	--	5,814,388	5,814,388
Grand Terrace/Community	San Bernardino	0	--	2,215,479	2,215,479
Loma Linda/Project Area No. 1	San Bernardino	0	--	887,596	887,596
Montclair/Area I	San Bernardino	0	--	40,000	40,000
Montclair/Area II	San Bernardino	0	--	715,500	715,500
Montclair/Area III	San Bernardino				120,590
Montclair/Area IV	San Bernardino	0	--	673,320	673,320
Ontario/Center City	San Bernardino				75,000
Ontario/Cimarron	San Bernardino	2,000,000	1985	0	2,000,000
Ontario/Project #1	San Bernardino	4,920,000	2007	80,000	5,000,000
Ontario/Project #2	San Bernardino	0	--	0	0
Rancho Cucamonga/Rancho Cuca.	San Bernardino	7,750,000	2014	2,000,000	9,750,000
Redlands/Downtown Dev. Project	San Bernardino	4,980,000	2000	10,558,899	15,538,899
Rialto/Industrial Park (A&B)	San Bernardino	0	--	120,000	120,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
San Bernardino/Central City E.	San Bernardino	2,000,000	1985	3,283,352	5,283,352
San Bernardino/Central City N.	San Bernardino	6,235,000	2007	10,065,356	16,300,356
San Bernardino/Central City S.	San Bernardino	3,910,000	1997	265,873	4,175,873
San Bernardino/Central City W.	San Bernardino	0	--	533,125	533,125
San Bernardino/Meadowbrook	San Bernardino	24,150,000	2005	3,079,978	27,229,978
San Bernardino/Northwest	San Bernardino	0	--	483,206	483,206
San Bernardino/S.E.Indus. Park	San Bernardino	16,465,000	2014	1,036,351	17,501,351
San Bernardino/South Valle	San Bernardino				1,750,000
San Bernardino/State College	San Bernardino	11,495,000	2008	10,184	11,505,184
San Bernardino/Tri-City	San Bernardino				146,825
Upland/Arrow-Benson	San Bernardino				95,571
Upland/Canyon Ridge	San Bernardino				400,268
Victorville/Bear Valley Rd.	San Bernardino	0	--	1,000,000	1,000,000
Carlsbad/Village Area	San Diego	0	--	1,100,000	1,100,000
Chula Vista/Bayfront-Town Cen.	San Diego	6,760,000	2007	29,055,000	35,815,000
Chula Vista/Otay Valley	San Diego				0
Chula Vista/Town Centre II	San Diego				0
El Cajon/CBD	San Diego	0	--	2,237,079	2,237,079
La Mesa/Central Area	San Diego	1,850,000	2002	2,759,630	4,609,630
National City/Downtown	San Diego	1,180,000	2001	8,320,000	9,500,000
Oceanside/Downtown	San Diego	8,270,000	2007	17,155,335	25,425,335
Poway/Paguay	San Diego				2,389,817

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
San Diego/Columbia	San Diego	0	--	17,600,000	17,600,000
San Diego/Dells	San Diego	0		7,104,000	7,104,000
San Diego/Gaslamp Quarter	San Diego	0	--	2,041,000	2,041,000
San Diego/Horton Plaza	San Diego	14,610,000	2002	9,390,000	24,000,000
San Diego/Linda Vista	San Diego	0	--	2,198,000	2,198,000
San Diego/Marina	San Diego	3,500,000	2003	11,500,000	15,000,000
San Diego/Market Street	San Diego	0	--	535,000	535,000
San Diego/Mt. Hope	San Diego	0		4,101,000	4,101,000
San Marcos/Project Area #1	San Diego				400,000
Santee/Com. Redev. Project	San Diego	0	--	473,700	473,700
San Francisco/Bayview Indus.	San Francisco				0
San Francisco/Golden Gateway	San Francisco				0
San Francisco/Hunters Point	San Francisco				0
San Francisco/India Basin	San Francisco				0
San Francisco/Rincon Pt-S. Bch	San Francisco				0
San Francisco/Western Add.A-2	San Francisco				0
San Francisco/Yerba Buena	San Francisco	0	--	28,000,000	28,000,000
Ripon/Com. Redev. Project	San Joaquin				160,347
Stockton/All Nations	San Joaquin	0	--	323,000	323,000
Stockton/McKinley	San Joaquin	0	--	8,000,000	8,000,000
Stockton/Sharpe Lane Villas	San Joaquin	0	--	1,633,000	1,633,000
Stockton/West End	San Joaquin	0	--	10,500,000	10,500,000
Belmont/Los Castanos	San Mateo	0	--	541,569	541,569
Brisbane/Area #1	San Mateo	14,850,000	2006	0	14,850,000
Brisbane/Area #2	San Mateo	0	--	197,000	197,000

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Daly City/Daly City Red. Proj.	San Mateo	0	--		
Foster City/Community Develop.	San Mateo	0	--	2,870,000	2,870,000
Menlo Park/Las Pulgas	San Mateo	0	--	6,000,000	6,000,000
Redwood City/Project #2	San Mateo	0	--	3,700,000	3,700,000
San Mateo/Downtown	San Mateo	0	--	1,778,000	1,778,000
San Mateo/Shoreline	San Mateo	0	--	12,130,000	12,130,000
South San Francisco/Gateway	San Mateo	6,500,000	1985	1,208,000	7,708,000
Santa Barbara/Central City	Santa Barbara	7,000,000	2004	0	7,000,000
Santa Maria/Central City III	Santa Barbara	0	--	42,709,540	42,709,540
Santa Maria/Central City IV	Santa Barbara	0	--	42,709,540	42,709,540
Campbell/Central	Santa Clara				237,350
Milpitas/RDA	Santa Clara	2,100,000	1995	42,900,000	45,000,000
Morgan Hill/OjoDeAgua Com.Dev.	Santa Clara	11,400,000	2011	1,227,176	12,627,176
Mountain View/N. Bayshore	Santa Clara	8,500,000	2008	0	8,500,000
Mountain View/Revitalization	Santa Clara	0	--	1,000,000	1,000,000
San Jose/Mayfair I	Santa Clara				0
San Jose/Merged Area	Santa Clara	114,080,000	2011		
San Jose/Park Center	Santa Clara	8,575,000	2003	6,520,000	15,095,000
Santa Clara/Bayshore North	Santa Clara	66,245,000	2008	0	66,245,000
Santa Clara/University	Santa Clara	1,113,800	1998	110,000	1,223,800
Sunnyvale/Downtown Red. Proj.	Santa Clara	12,320,000	2007	28,055,801	40,375,801

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Capitola/Red. Project	Santa Cruz	0	--	125,000	125,000
Santa Cruz/North Mall Pub.Imp.	Santa Cruz				3,500,000
Watsonville/Central Downtown	Santa Cruz	0	--	350,000	350,000
Watsonville/Westside Indus.	Santa Cruz	0	--	0	0
Redding/Canby-Hilltop Cypress	Shasta				2,132,000
Redding/Midtown Project #1	Shasta	0	--	1,500,000	1,500,000
Fairfield/City Center	Solano	2,300,000	2014	0	2,300,000
Fairfield/Cordelia	Solano				0
Fairfield/Highway 12	Solano	8,100,000	2014	12,514,475	20,614,475
Fairfield/Regional Center	Solano	12,105,000	2009	6,336,000	18,441,000
Suisun/Suisun Redevelopment	Solano	0	--	77,556	77,556
Vacaville/Interstate 505/80	Solano				262,000
Vacaville/Vacaville Com. Red.	Solano	0	--	388,000	388,000
Vallejo/Central	Solano				200,000
Vallejo/Flosden	Solano	0	--	1,100,000	1,100,000
Vallejo/Marina Vista	Solano	0	--	7,100,000	7,100,000
Vallejo/Southeast	Solano				50,000
Vallejo/Waterfront	Solano	1,490,000	1999	10,000	1,500,000
Healdsburg/Sotoyome	Sonoma	1,165,000	2004	793,000	1,958,000
Petaluma/CBD	Sonoma	0	--	300,000	300,000
Santa Rosa/Center Project	Sonoma	5,450,000	2003	3,606,667	9,056,667
Santa Rosa/South Park #1	Sonoma	0	--		
Sebastopol/Com. Dev. Agency	Sonoma				584,941

<u>Agency/Project</u>	<u>County</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Sonoma/Com. Dev.	Sonoma				350,000
Modesto/Redev. Project	Stanislaus				2,309,050
Oakdale/Oakdale Redevel.	Stanislaus				100,000
Farmersville/Com. Redev. Proj.	Tulare				0
Tulare/Alpine	Tulare	1,550,000	1995	4,863,340	6,413,340
Tulare/Downtown	Tulare	0	--	2,791,339	2,791,339
Visalia/A-11-1	Tulare	0	--		
Fillmore/Central Project	Ventura	0	--	200,000	200,000
Ojai/Downtown	Ventura	650,000	1998	0	650,000
Oxnard/Cen. City Revit. Proj.	Ventura	4,500,000	2005	206,912	4,706,912
Oxnard/Downtown	Ventura	0	--	2,455,000	2,455,000
Oxnard/Ormond Beach	Ventura				50,000
Port Hueneme/Central Com.	Ventura	7,400,000	2003	5,288,840	12,688,840
Port Hueneme/Downtown R-7	Ventura	0	--	3,313,508	3,313,508
Simi Valley/Tapo Canyon	Ventura				3,900,000
Simi Valley/West End	Ventura				0
Thousand Oaks/NE Greenwich	Ventura				229,512
Thousand Oaks/Thous.Oaks Blvd.	Ventura	0	--	7,165,711	7,165,711
Ventura/Beachfront	Ventura	1,370,000	1998	2,268,177	3,638,177
Ventura/Downtown	Ventura	0	--	9,823,254	9,823,254
Ventura/Mission Plaza	Ventura	0	--	1,873,260	1,873,260
Marvsville/Plaza	Yuba	0	--	2,250,721	2,250,721

APPENDIX J--HOUSING UNITS ELIMINATED

<u>Agency/Project</u>	<u>County</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Antioch/Antioch Devel. Agency	Contra Costa	4	0	4	0	0	0	0	0
Brentwood/Redevel. Project	Contra Costa	0	0	0	0	0	0	0	0
Concord/Central Redev. Plan	Contra Costa	28	11	14	3	51			
El Cerrito/Redevel. Project	Contra Costa	3	2	0	1	0	0	0	0
Hercules/Dynamite	Contra Costa	0	0	0	0	4	1	1	2
Pinole/Vista	Contra Costa	2	0	0	1	1			
Pittsburg/Los Medano Com. Dev.	Contra Costa	433	108	325	0	100	25	75	0
Pleasant Hill/Pleasant Hill Com.	Contra Costa	34				111			
Pleasant Hill/Schoolyard	Contra Costa	0	0	0	0	45			
Richmond/1-A	Contra Costa					0	0	0	0
Richmond/10-A	Contra Costa	890				0	0	0	0
Richmond/10-B	Contra Costa	0	0	0	0	0	0	0	0
Richmond/11-A	Contra Costa	0	0	0	0	0	0	0	0
Richmond/12-A	Contra Costa	0	0	0	0	0	0	0	0
Richmond/8-A	Contra Costa	168	84	84	0	0	0	0	0
San Pablo/Bayview	Contra Costa								
San Pablo/El Portal	Contra Costa								
San Pablo/Oak Park	Contra Costa								
San Pablo/Sheffield	Contra Costa								
San Pablo/South Entrance	Contra Costa								
Walnut Creek/Mt. Diablo	Contra Costa	0	0	0	0	0	0	0	0
Walnut Creek/South Broadway	Contra Costa	0	0	0	0	0	0	0	0
Placerville/Redevel. Project	El Dorado	0	0	0	0	10	8	2	0

<u>Agency/Project</u>	<u>County</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Clovis/Community Devel. Proj.	Fresno	0	0	0	0				
Coalinga/Coalinga	Fresno								
Fresno/CBD	Fresno	17	17	0	0	0	0	0	0
Fresno/Convention Center	Fresno	18	18		0	0	0	0	0
Fresno/Fruit-Church	Fresno	0	0	0	0	0	0	0	0
Fresno/Mariposa	Fresno	45	45		0	20	20		
Fresno/SW Gen.Neigh.Renew.Area	Fresno	666							
Fresno/South Angus	Fresno	249	249			0	0	0	0
Fresno/W.Fresno Bus.Dis.Rehab.	Fresno								
Fresno/West Fresno I	Fresno	95	94			0	0	0	0
Fresno/West Fresno II	Fresno	206	206			0	0	0	0
Fresno/West Fresno III	Fresno	69	69			0	0	0	0
Kingsburg/Kingsburg No. 1	Fresno	0	0	0	0	10	0	0	0
Mendota/Mendota Redev. Proj.	Fresno	5	5	0	0	10	10	0	0
Sanger/Academy	Fresno	0	0	0	0	30	30	0	0
Sanger/Downtown	Fresno	0	0	0	0	40	40	0	0
Sanger/Industrial Park	Fresno	0	0	0	0	0	0	0	0
Willows/Mendocino Gateway	Glenn					0	0	0	0
Arcata/Com. Develop. Area	Humboldt	0	0	0	0	0	0	0	0
Eureka/Century III-Phase I	Humboldt	0	0	0	0	0	0	0	0
Eureka/Century III-Phase II	Humboldt	4	0	4	0	0	0	0	0
Eureka/Tomorrow-Phase III	Humboldt	0	0	0	0	0	0	0	0

Agency/Project	County	UNITS ELIMINATED				UNITS TO BE ELIMINATED			
		Total	Low	Very Low	Other	Total	Low	Very Low	Other
La Mirada/Beach Blvd.	Los Angeles								
La Mirada/Indust.-Commer.	Los Angeles								
La Mirada/Valley View Commer.	Los Angeles								
La Verne/Central City	Los Angeles	0	0	0	0	0	0	0	0
Lakewood/Town Center	Los Angeles	0	0	0	0	0	0	0	0
Lancaster/Amargosa	Los Angeles	0	0	0	0				
Lancaster/Cent. Bus. Dist.	Los Angeles	0	0	0	0				
Lancaster/Fox Field	Los Angeles	0	0	0	0				
Lancaster/Residential	Los Angeles	0	0	0	0				
Long Beach/Downtown	Los Angeles	753	226	376	151	886	266	443	177
Long Beach/Poly High	Los Angeles	342	103	205	34	0	0	0	0
Long Beach/West Beach	Los Angeles	884	442	442	0	0	0	0	0
Long Beach/West L.B. Indus.	Los Angeles	30	9	6	15				
Los Angeles/Adams Normandie	Los Angeles	9	8	1	0	0	0	0	0
Los Angeles/Beacon Street	Los Angeles	222				0	0	0	0
Los Angeles/Bunker Hill	Los Angeles	7,310				0	0	0	0
Los Angeles/Cent. Bus. Dist.	Los Angeles	108	108		0	950	650	300	0
Los Angeles/Chinatown	Los Angeles	0	0	0	0	36	21	15	0
Los Angeles/Crenshaw	Los Angeles	0	0	0	0	0	0	0	0
Los Angeles/Hoover	Los Angeles	1,630				285	275	10	0
Los Angeles/LA Harbor Ind.	Los Angeles		0	0	0	0	0	0	0
Los Angeles/Little Tokyo	Los Angeles	312				300	200	100	0
Los Angeles/Monterey Hills	Los Angeles	61				0	0	0	0
Los Angeles/Normandie/5	Los Angeles	270	250	20	0	0	0	0	0
Los Angeles/North Hollywood	Los Angeles	18	16	2	0	328	176	120	32
Los Angeles/Pico Union I	Los Angeles	466	466		0	8	5	0	3
Los Angeles/Pico Union II	Los Angeles	34	34		0	0	0	0	0
Los Angeles/Rodeo-La Cienega	Los Angeles	0	0	0	0	0	0	0	0
Los Angeles/Watts	Los Angeles	618				0	0	0	0
Lynwood/Alameda	Los Angeles	0	0	0	0	0	0	0	0
Lynwood/Area A	Los Angeles	27				10			

<u>Agency/Project</u>	<u>County</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
West Covina/Central Bus. Dist.	Los Angeles	0	0	0	0	0	0	0	0
West Covina/Eastland Red.Proj.	Los Angeles	0	0	0	0	0	0	0	0
Whittier/Greenleaf Ave./Uptown	Los Angeles	70	59	11	0	0	0	0	0
Whittier/Whittier Blvd.	Los Angeles	0	0	0	0	8	8	0	0
Novato/Reg. Shopping Center	Marin	0	0	0	0	1			
San Rafael/Central Red. Proj.	Marin	0	0	0	0	0	0	0	0
Tiburon/Redev. Project	Marin	0	0	0	0	0	0	0	0
Atwater/Downtown	Merced	0	0	0	0	0	0	0	0
Merced/15th St. Revitaliz.	Merced	38	0	0	38	0	0	0	0
Merced/Downtown	Merced	13	0	13	0	0	0	0	0
Monterey/Cannery Row	Monterey	0	0	0	0	0	0	0	0
Monterey/Custom House	Monterey	110	40	70	0	0	0	0	0
Monterey/Greater Downtown	Monterey	0	0	0	0	0	0	0	0
Salinas/Buena Vista	Monterey	35	15	20	0	0	0	0	0
Salinas/Central City	Monterey	175	175	0	0	0	0	0	0
Salinas/Sunset Avenue	Monterey	75	25	25	25	0	0	0	0
Seaside/Gateway Heights	Monterey	231				0	0	0	0
Seaside/Laguna Grande	Monterey	40				0	0	0	0
Napa/Parkway Plaza	Napa	12	12	0	0	0	0	0	0

<u>Agency/Project</u>	<u>County</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Orange/Tustin St.	Orange	0	0	0	0	0	0	0	0
Placentia/Knott's Berry Farm	Orange	0	0	0	0	0	0	0	0
Placentia/Mutual Prop.	Orange	0	0	0	0	0	0	0	0
San Clemente/Proj. Area No. 1	Orange	18	0	0	18				
San Juan Capistrano/Cent.Red.	Orange	0	0	0	0	18	0	18	0
Santa Ana/Downtown Redev.	Orange	251	251	0	0	34			
Santa Ana/Intercity	Orange								
Santa Ana/North Harbor	Orange								
Santa Ana/South Harbor	Orange								
Santa Ana/South Main	Orange								
Seal Beach/Riverfront	Orange	0	0	0	0	0	0	0	0
Seal Beach/Surfside	Orange	0	0	0	0	0	0	0	0
Stanton/Stanton	Orange	0	0	0	0	0	0	0	0
Tustin/South Central	Orange	0	0	0	0	0	0	0	0
Tustin/Town Center	Orange	0	0	0	0	0	0	0	0
Westminster/Com.Red.Proj. #1	Orange	0	0	0	0	5	3	2	0
Yorba Linda/Yorba Linda Proj Area	Orange	0	0	0	0	0	0	0	0
Lincoln/Redevelop. Project	Placer	0	0	0	0	0	0	0	0
Banning/Downtown	Riverside	1	1	0	0	1	1	0	0
Cathedral City/Project #1	Riverside	0	0	0	0	0	0	0	0

1-12

Agency/Project	County	UNITS ELIMINATED				UNITS TO BE ELIMINATED			
		Total	Low	Very Low	Other	Total	Low	Very Low	Other
Riverside/Airport Industrial	Riverside	0	0	0	0	0	0	0	0
Riverside/Arlington	Riverside	3	3	0	0	0	0	0	0
Riverside/Casa Blanca	Riverside	48	48	0	0	3	3	0	0
Riverside/Central Industrial	Riverside	13	13	0	0	0	0	0	0
Riverside/Eastside	Riverside	47	47	0	0	0	0	0	0
Riverside/Mall & Whitepark	Riverside	29	29	0	0	0	0	0	0
Riverside/Syc. Can./Box Spr.	Riverside	0	0	0	0	0	0	0	0
Galt/Live Oak	Sacramento	0	0	0	0	0	0	0	0
Galt/Reynolds	Sacramento	0	0	0	0	0	0	0	0
Isleton/	Sacramento	0	0	0	0	0	0	0	0
Sacramento/Alkali Flat	Sacramento	0	0	0	0	0	0	0	0
Sacramento/Capitol Area	Sacramento								
Sacramento/Capitol Mall Exten.	Sacramento	*				0	0	0	0
Sacramento/Capitol Mall	Sacramento	2272*				0	0	0	0
Sacramento/Del Paso Heights	Sacramento	86				0	0	0	0
Sacramento/Oak Park	Sacramento	0	0	0	0	5			
Sacramento/Riverfront	Sacramento	*				0	0	0	0
Sacramento/Uptown	Sacramento	*				0	0	0	0
Adelanto/76-1 Imp. Off-Site	San Bernardino	0	0	0	0	0	0	0	0
Adelanto/Proj. Area 80-1 Ext.	San Bernardino								
Barstow/Central Devel. Proj.	San Bernardino	6	0	0	6	0	0	0	0
Big Bear Lake/Big Bear Lake	San Bernardino	0	0	0	0	0	0	0	0
Big Bear Lake/Moonridge Imp.	San Bernardino	0	0	0	0	0	0	0	0
Chino/Central City	San Bernardino	3	0	0	3	100	50	0	50

111

<u>Agency/Project</u>	<u>County</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Colton/Downtown Project #1	San Bernardino	0	0	0	0	0	0	0	0
Colton/Downtown Project #2	San Bernardino	0	0	0	0	0	0	0	0
Colton/Downtown Project #4	San Bernardino	0	0	0	0	0	0	0	0
Colton/Santa Ana River Proj.	San Bernardino	0	0	0	0	0	0	0	0
Fontana/Downtown	San Bernardino	0	0	0	0	0	0	0	0
Fontana/Jurupa Hills	San Bernardino	0	0	0	0	0	0	0	0
Fontana/North Fontana	San Bernardino	0	0	0	0	0	0	0	0
Fontana/Southwest Indus. Park	San Bernardino	0	0	0	0	0	0	0	0
Grand Terrace/Community	San Bernardino	0	0	0	0	0	0	0	0
Loma Linda/Project Area No. 1	San Bernardino	0	0	0	0	0	0	0	0
Montclair/Area I	San Bernardino	0	0	0	0	0	0	0	0
Montclair/Area II	San Bernardino	0	0	0	0	0	0	0	0
Montclair/Area III	San Bernardino	0	0	0	0	1	0	0	0
Montclair/Area IV	San Bernardino	0	0	0	0	0	0	0	0
Ontario/Center City	San Bernardino	0	0	0	0	50	25	10	15
Ontario/Cimarron	San Bernardino	0	0	0	0	0	0	0	0
Ontario/Project #1	San Bernardino	0	0	0	0	0	0	0	0
Ontario/Project #2	San Bernardino	0	0	0	0	0	0	0	0
Rancho Cucamonga/Rancho Cuca.	San Bernardino	0	0	0	0	0	0	0	0
Redlands/Downtown Dev. Project	San Bernardino					18	18	0	0
Rialto/Industrial Park (A&B)	San Bernardino	0	0	0	0	0	0	0	0

115

<u>Agency/Project</u>	<u>County</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
San Bernardino/Central City E.	San Bernardino	14	0	14	0	0	0	0	0
San Bernardino/Central City N.	San Bernardino	10	0	10	0	0	0	0	0
San Bernardino/Central City S.	San Bernardino	13	10	3	0	7	0	7	0
San Bernardino/Central City W.	San Bernardino	4	4	0	0	0	0	0	0
San Bernardino/Meadowbrook	San Bernardino					0	0	0	0
San Bernardino/Northwest	San Bernardino	0	0	0	0	6	6	0	0
San Bernardino/S.E.Indus. Park	San Bernardino	0	0	0	0	0	0	0	0
San Bernardino/South Valle	San Bernardino	0	0	0	0	0	0	0	0
San Bernardino/State College	San Bernardino	0	0	0	0	0	0	0	0
San Bernardino/Tri-City	San Bernardino	0	0	0	0	0	0	0	0
Upland/Arrow-Benson	San Bernardino	0	0	0	0	0	0	0	0
Upland/Canyon Ridge	San Bernardino	0	0	0	0	4	0	0	4
Victorville/Bear Valley Road	San Bernardino	0	0	0	0	0	0	0	0
Carlsbad/Village Area	San Diego	0	0	0	0	0	0	0	0
Chula Vista/Bayfront-Town Cen.	San Diego	34	30	4	0	2	2	0	0
Chula Vista/Otay Valley	San Diego	0	0	0	0	0	0	0	0
Chula Vista/Town Centre II	San Diego	0	0	0	0	0	0	0	0
El Cajon/CBD	San Diego	27	17	0	10	129	89	0	40
La Mesa/Central Area	San Diego	50				0	0	0	0
National City/Downtown	San Diego	0	0	0	0	2	1	0	1
Oceanside/Downtown	San Diego	0	0	0	0	660	660	0	0
Poway/Paguay	San Diego	0	0	0	0				

Agency/Project	County	UNITS ELIMINATED				UNITS TO BE ELIMINATED			
		Total	Low	Very Low	Other	Total	Low	Very Low	Other
San Diego/Columbia	San Diego	60	60	0	0	60	60	0	0
San Diego/Dells	San Diego	65	65	0	0	13	5	4	4
San Diego/Gaslamp Quarter	San Diego	0	0	0	0	100			
San Diego/Horton Plaza	San Diego	458	458	0	0	0	0	0	0
San Diego/Linda Vista	San Diego	0	0	0	0	0	0	0	0
San Diego/Marina	San Diego	10	10	0	0	48	48	0	0
San Diego/Market Street	San Diego	0	0	0	0	0	0	0	0
San Diego/Mt. Hope	San Diego	5	5	0	0	0	0	0	0
San Marcos/Project Area #1	San Diego	0	0	0	0	0	0	0	0
Santee/Com. Redev. Project	San Diego	0	0	0	0				
San Francisco/Bayview Indus.	San Francisco	0	0	0	0	0	0	0	0
San Francisco/Golden Gateway	San Francisco	1318	659	659	0	0	0	0	0
San Francisco/Hunters Point	San Francisco	1059	0	1059	0	0	0	0	0
San Francisco/India Basin	San Francisco	89	0	89	0	0	0	0	0
San Francisco/Rin.Pt.-S. Bch.	San Francisco	0	0	0	0	0	0	0	0
San Francisco/Western Add.A-2	San Francisco	4239	1832	1314	1102	25	0	25	0
San Francisco/Yerba Buena	San Francisco	4235	2245	1567	424	150	0	150	0
Ripon/Com. Redev. Project	San Joaquin	0	0	0	0	0	0	0	0
Stockton/All Nations	San Joaquin	0	0	0	0	0	0	0	0
Stockton/McKinley	San Joaquin	283	130	153	0	30	15	15	0
Stockton/Sharps Lane Villa	San Joaquin	123	34	89	0	0	0	0	0
Stockton/West End	San Joaquin	771	74	697	0	0	0	0	0
Belmont/Los Castanos	San Mateo	0	0	0	0	0	0	0	0
Brisbane/Area #1	San Mateo	0	0	0	0	0	0	0	0
Brisbane/Area #2	San Mateo	0	0	0	0	0	0	0	0

6-11-8

APPENDIX K--HOUSING UNITS PROVIDED

RESULTS OF REDEVELOPMENT-HOUSING PROVIDED--CITIES
1983-84

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Alameda/West End Comm. Impr.	Alameda										
Berkeley/Savo Island	Alameda	90				0	0	0	0	98%	14
Berkeley/W. Berkeley Indus.	Alameda	62	22	40	0	33	22	7	4	100%	
Emeryville/Emeryville	Alameda	150	112	36		1475	250	25	1200	100%	75
Fremont/Industrial	Alameda	0	0	0	0	0	0	0	0	0%	0
Fremont/Irvington	Alameda	450				165	60			100%	0
Fremont/Niles	Alameda	60	52	8	0	0	0	0	0	85%	5
Hayward/Downtown	Alameda	406	14	0	392					100%	
Livermore/Livermore Red. Proj.	Alameda	0	0	0	0	200	100	100	0	75%	0
Newark/RDA No. 2	Alameda	528	528	0	0	0	0	0	0	100%	0
Newark/RDA No. 3	Alameda	150	150	0	0	950	950	0	0	100%	0
Newark/RDA No. 4	Alameda	0	0	0	0	800	800	0	0	100%	0
Newark/RDA No. 5	Alameda	0	0	0	0	0	0	0	0	0%	0
Oakland/Acorn	Alameda	1134	170	964	0	0	0	0	0	95%	0
Oakland/Central District	Alameda	35	0	35	0	1265	750	515	0	86%	0
Oakland/Elmhurst	Alameda	75	75	0	0	75	75	0	0	100%	0
Oakland/Oak Center	Alameda	697	70	627	0	200	20	180	0	90%	950
Oakland/Peralta	Alameda	178	28	150	0	150	50	100	0	100%	66
Oakland/Stanford Adeline	Alameda	33	33	0	0	10	10	0	0	100%	0
San Leandro/Plaza 1	Alameda	0	0	0	0	0	0	0	0	0%	0
San Leandro/Plaza 2	Alameda	248	0	0	248	3	3	0	0	0%	0
Chico/Municipal Airport	Butte	0	0	0	0					0%	0
Chico/Southeast	Butte	187	59	93	35					100%	0
Oroville/Oroville #1	Butte	0	0	0	0	45	45	0	0	0%	120

<u>Agency/Project</u>	<u>County</u>	<u>UNITS PROVIDED</u>				<u>UNITS TO BE PROVIDED</u>				<u>% New Stock</u>	<u>Units Rehab</u>
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>		
Antioch/Antioch Devel. Agency	Contra Costa	212	191	0	21	350	280	0	70	100%	
Brentwood/Redevel. Project	Contra Costa	0	0	0	0					0%	0
Concord/Central Redev. Plan	Contra Costa	28	11	14	3	1513	290	0	1223	0%	
El Cerrito/Redevel. Project	Contra Costa	79	53	0	26	283	63	63	157	100%	0
Hercules/Dynamite	Contra Costa	0	0	0	0					0	
Pinole/Vista	Contra Costa	0	0	0	0						0
Pittsburg/Los Medano Com. Dev.	Contra Costa	1272				600				100%	310
Pleasant Hill/Pleasant Hill Com.	Contra Costa	335				150					0
Pleasant Hill/Schoolyard	Contra Costa	26				700					0
Richmond/1-A	Contra Costa	700			414	0	0	0	0	100%	0
Richmond/10-A	Contra Costa	732	173	0	559	0	0	0	0	100%	0
Richmond/10-B	Contra Costa	0	0	0	0	0	0	0	0	0%	0
Richmond/11-A	Contra Costa	135				2300				100%	0
Richmond/12-A	Contra Costa	3				0	0	0	0	100%	0
Richmond/8-A	Contra Costa	0	0	0	0	0	0	0	0	0%	0
San Pablo/Bayview	Contra Costa	135	23								37
San Pablo/El Portal	Contra Costa	1046	377	181							42
San Pablo/Oak Park	Contra Costa	114	12								3
San Pablo/Sheffield	Contra Costa	130	54								7
San Pablo/South Entrance	Contra Costa	228	228	228	0	0					2
Walnut Creek/Mt. Diablo	Contra Costa	0	0	0	0	0	0	0	0	0%	0
Walnut Creek/South Broadway	Contra Costa	0	0	0	0	0	0	0	0	0%	0
Placerville/Redevel. Project	El Dorado	0	0	0		354	254	25	75	95%	0

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Clovis/Community Devel. Proj.	Fresno	0	0	0	0	61					
Coalinga/Coalinga	Fresno					50	25	5	20		0
Fresno/CBD	Fresno	424	424		0	202	0	202	0		
Fresno/Convention Center	Fresno	18	18								
Fresno/Fruit-Church	Fresno	0	0	0	0	53	53	0	0		
Fresno/Mariposa	Fresno	307			88	350					
Fresno/SW Gen.Neigh.Renew.Area	Fresno	900	288	612		0				100%	
Fresno/South Angus	Fresno	524				0	0	0	0		
Fresno/W.Fresno Bus.Dis.Rehab.	Fresno	0	0	0	83	0	0	0	0		0
Fresno/West Fresno I	Fresno	0	0	0	0	0	0	0	0	0%	0
Fresno/West Fresno II	Fresno	0	0	0	0	0	0	0	0	0%	0
Fresno/West Fresno III	Fresno	0	0	0	0	0	0	0	0	0%	0
Kingsburg/Kingsburg No. 1	Fresno	0	0	0	0	10	10	0	0	0%	0
Mendota/Mendota Redev. Proj.	Fresno	0	0	0	0	20	20	0	0	0%	0
Sanger/Academy	Fresno	0	0	0	0	40	20	20	0	10%	0
Sanger/Downtown	Fresno	0	0	0	0	75	75	0	0	35%	0
Sanger/Industrial Park	Fresno	0	0	0	0	0	0	0	0	0%	0
Willows/Mendocino Gateway	Glenn	0	0	0	0	0	0	0	0	0%	0
Arcata/Com. Develop. Area	Humboldt	0	0	0	0						0
Eureka/Century III-Phase I	Humboldt	88				0	0	0	0	90%	
Eureka/Century III-Phase II	Humboldt	8				15				100%	
Eureka/Tomorrow-Phase III	Humboldt	206				0	0	0	0	100%	

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Bell Gardens/Area #1	Los Angeles	0	0	0	0	0	0	0	0	0%	
Bell Gardens/Central City	Los Angeles	0	0	0	0	50				0%	
Burbank/City Centre	Los Angeles	280	280	0	0	0	0	0	0	0%	0
Burbank/Golden State	Los Angeles	0	0	0	0	0	0	0	0		0
Burbank/West Olive	Los Angeles	0	0	0	0	199	32	47	120	60%	0
Carson/Project Area #1	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Carson/Project Area #2	Los Angeles	131	115	16	0	355	330	25	0	100%	35
Claremont/Village Project	Los Angeles	0	0	0	0	100	60	40	0	100%	0
Commerce/Project Area I	Los Angeles	143	75	68	0	210	210	0	0	60%	100
Commerce/Project Area III	Los Angeles										
Commerce/Town Center	Los Angeles	238	212	26	0	0	0	0	0	100%	0
Compton/Police Substation	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Compton/Town Center	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Covina/#1	Los Angeles	0	0	0	0	0	0	0	0		0
Covina/#2	Los Angeles	0	0	0	0	183	183	0	0	100%	0
Cudahy/Commerical-Indust.	Los Angeles	0	0	0	0	100	100	0	0	100%	0
Culver City/Overland-Jefferson	Los Angeles	0	0	0	0	150	100	50	0	0%	0
Culver City/Slauson-Sepulveda	Los Angeles	0	0	0	0	125	125	0	0	88%	0
Culver City/Washington-Culver	Los Angeles	18	7	11	0	284	260	24	0	73%	9
Downey/Downey Red. Plan	Los Angeles	360	175	0	185	230				100%	
Duarte/Amended Davis Addition	Los Angeles	555	105	0	450	0	0	0	0	100%	0
Duarte/Huntington Dr. Phase I	Los Angeles	118	0	0	118	100	0	0	100	100%	0
Duarte/Huntington Dr. Phase II	Los Angeles	56	0	0	56	50	0	0	50	100%	0
Duarte/Las Lomas	Los Angeles	272	0	0	272	35	0	0	35	100%	0
Duarte/Rancho Duarte Phase I	Los Angeles	76	76	0	0	35	0	0	35	100%	0
Duarte/Rancho Duarte Phase II	Los Angeles	16	16	0	0	50	0	0	50	100%	0

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
El Monte/Center	Los Angeles	0	0	0	0	51	39	12	0	90%	0
El Monte/East Valley Mall	Los Angeles	0	0	0	0	0	0	0	0	0%	0
El Monte/Garvey Gulch	Los Angeles	0	0	0	0	0	0	0	0	0%	0
El Monte/Plaza	Los Angeles	6	6	0	0	0	0	0	0	100%	0
Glendale/Central Red. Project	Los Angeles	88	0	0	88	900	0	0	900		
Glendora/Project #1	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Glendora/Project #2	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Glendora/Project #3	Los Angeles	18	0	0	18	400	50	0	350	95%	0
Glendora/Project #4	Los Angeles	105	105	0	0	0	0	0	0	100%	0
Hawaiian Gardens/Proj. Area #1	Los Angeles	150				150				0%	150
Hawthorne/Plaza	Los Angeles	0	0	0	0	0	0	0	0	0%	
Hidden Hills/Re devel. Project	Los Angeles	0	0	0	0	75	0	0	75	100%	0
Huntington Park/CBD	Los Angeles	140	0	0	140	156	140	0	16	100%	199
Huntington Park/Industrial	Los Angeles	0	0	0	0	0	0	0	0	0%	5
Huntington Park/North	Los Angeles	178	0	0	178	285	10	0	275	100%	179
Industry/Civic-Rec.-Indus. #1	Los Angeles	10	0	0	10				10	90%	
Industry/Trans.-Dist.-Indus.#2	Los Angeles	6	0	0	6						
Industry/Trans.-Dist.-Indus.#3	Los Angeles	0	0	0	0						
Inglewood/Century	Los Angeles	111			0	43			10	100%	0
Inglewood/In Town	Los Angeles	410				82			75	100%	0
Inglewood/La Cienega	Los Angeles	0	0	0	0	238				0%	0
Inglewood/Manchester Prairie	Los Angeles	0	0	0	0	11				0%	0
Inglewood/N. Inglewood Indus.	Los Angeles	0	0	0	0	12				0%	0
Irwindale/City Industrial	Los Angeles	0	0	0	0	0	0	0	0		
Irwindale/Nora Fraijo (El Nido)	Los Angeles	13	13	0	0	0	0	0	0	0%	0
Irwindale/Parque Del Norte	Los Angeles	7	7	0	0	0	0	0	0	0%	0

K-7

<u>Agency/Project</u>	<u>County</u>	<u>UNITS PROVIDED</u>				<u>UNITS TO BE PROVIDED</u>				<u>% New Stock</u>	<u>Units Rehab</u>
		<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>		
La Mirada/Beach Blvd.	Los Angeles										
La Mirada/Indust.-Commer.	Los Angeles										
La Mirada/Valley View Commer.	Los Angeles										
La Verne/Central City	Los Angeles	0	0	0	0					100%	30
Lakewood/Town Center	Los Angeles	81	81	0	0	14	0	0	14	100%	0
Lancaster/Amargosa	Los Angeles	82	0	0	82					0%	0
Lancaster/Cent. Bus. Dist.	Los Angeles	16	0	0	16					0%	0
Lancaster/Fox Field	Los Angeles	0	0	0	0					0%	0
Lancaster/Residential	Los Angeles	1480	0	0	1480					0%	0
Long Beach/Downtown	Los Angeles	0	0	0	0	1463	248	0	1215	100%	0
Long Beach/Poly High	Los Angeles	563	516	47	0	33	33	0	0	100%	0
Long Beach/West Beach	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Long Beach/West L.B. Indus.	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Los Angeles/Adams Normandie	Los Angeles	51	48	3	0	198	132	66	0	88%	538
Los Angeles/Beacon Street	Los Angeles	293	293		0	0	0	0	0	25%	0
Los Angeles/Bunker Hill	Los Angeles	2572	1167		1405	1307	0	0	1307	70%	0
Los Angeles/Cent. Bus. Dist.	Los Angeles	1489	1217		272	2250	650	300	1300	80%	213
Los Angeles/Chinatown	Los Angeles	527	270	257	0	160	160	0	0	95%	132
Los Angeles/Crenshaw	Los Angeles	0	0	0	0	70	50	20	0	100%	0
Los Angeles/Hoover	Los Angeles	1169	827		342	742	595	42	105	30%	68
Los Angeles/LA Harbor Ind.	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Los Angeles/Little Tokyo	Los Angeles	568	439		129	500	200	100	200	50%	0
Los Angeles/Monterey Hills	Los Angeles	1366	136		1230	484	142	0	342	97%	0
Los Angeles/Normandie/5	Los Angeles	287	243		44	56	0	0	56	70%	830
Los Angeles/North Hollywood	Los Angeles	492	302	190	0	1180	735	225	220	82%	422
Los Angeles/Pico Union I	Los Angeles	493	493		0	76	66	10	0	10%	485
Los Angeles/Pico Union II	Los Angeles	59	55	4	0	13	10	3	0	50%	903
Los Angeles/Rodeo-La Cienega	Los Angeles	182	22	0	160	140	26	20	94	100%	0
Los Angeles/Watts	Los Angeles	458	458		0	114	114	0	0	0%	0
Lynwood/Alameda	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Lynwood/Area A	Los Angeles							100%	0		0

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Redondo Beach/Aviation H.S.	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Redondo Beach/Harbor Center	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Redondo Beach/Redondo Plaza	Los Angeles	1139	136			0	0	0	0	100%	0
Redondo Beach/South Bay Center	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Rosemead/Project Area 1	Los Angeles	0	0	0	0	0	0	0	0	0%	50
San Dimas/Creative Growth	Los Angeles	132	107	25	0					83%	0
San Fernando/Civic Center	Los Angeles	0	0	0	0					0%	0
San Fernando/Project #1	Los Angeles	0	0	0	0	0	0	0	0	0%	0
San Fernando/Project #2	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Santa Fe Springs/Consolidated	Los Angeles	67	33	34	0	217	89	0	128	92%	0
Santa Fe Springs/Flood Ranch	Los Angeles	335	271	0	64	0	0	0	0	90%	45
Santa Monica/Downtown	Los Angeles	5	3			35	15			100%	
Santa Monica/Ocean Park	Los Angeles	106	106	0	0	288	135	0	153	100%	
Sierra Madre/Sierra Madre Blvd.	Los Angeles	0	0	0	0					100%	
Signal Hill/Project #1	Los Angeles										
South Gate/Project #1	Los Angeles	0	0	0	0	140	140	0	0	100%	0
South Pasadena/Altos DeMonterey	Los Angeles	720				0	0	0	0		0
South Pasadena/Downtown	Los Angeles	0	0	0	0	0	0	0	0	0%	0
Temple City/Rosemead Blvd.	Los Angeles					0	0	0	0	0%	0
Torrance/Downtown	Los Angeles	0	0	0	0	56	50	6	0	100%	0
Torrance/Industrial	Los Angeles	0	0	0	0	0	0	0	0		
Torrance/Meadow Park	Los Angeles	13	13	0	0	30	30	0	0	100%	0
Torrance/Sky Park	Los Angeles	0	0	0	0	0	0	0	0		
Walnut/Improvement Project	Los Angeles	1000				1000				100%	0

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Riverside/Airport Industrial	Riverside	0	0	0	0	0	0	0	0	0%	0
Riverside/Arlington	Riverside	0	0	0	0	0	0	0	0	0%	1
Riverside/Casa Blanca	Riverside	42	42	0	0	11	11	0	0	75%	88
Riverside/Central Industrial	Riverside	0	0	0	0	0	0	0	0	0%	2
Riverside/Eastside	Riverside	18	18	0	0	0	0	0	0	0%	93
Riverside/Mall & Whitepark	Riverside	0	0	0	0	0	0	0	0	0	182
Riverside/Syc. Can./Box Spr.	Riverside	0	0	0	0	0	0	0	0	0%	0
Galt/Live Oak	Sacramento	0	0	0	0	0	0	0	0	0%	0
Galt/Reynolds	Sacramento	0	0	0	0	0	0	0	0	0%	0
Isleton/	Sacramento										
Sacramento/Alkali Flat	Sacramento	207				18				0%	0
Sacramento/Capitol Area	Sacramento										
Sacramento/Capitol Mall	Sacramento	1836*				2000*				0%	0
Sacramento/Capitol Mall Exten.	Sacramento	*	0	0	0	*				0%	0
Sacramento/Del Paso Heights	Sacramento	410				0	0	0	0	70%	267
Sacramento/Oak Park	Sacramento	143				32				0%	0
Sacramento/Riverfront	Sacramento	*	0	0	0	*				0%	0
Sacramento/Uptown	Sacramento	*	0	0	0	*				0%	0
Adelanto/76-1 Imp. Off-Site	San Bernardino	0	0	0	0	0	0	0	0	0%	0
Adelanto/Proj. Area 80-1 Ext.	San Bernardino										
Barstow/Central Devel. Proj.	San Bernardino	132	132	0	0						
Big Bear Lake/Big Bear Lake	San Bernardino	50	0	0	50	1650	0	0	1650	0%	0
Big Bear Lake/Moonridge Imp.	San Bernardino	0	0	0	0	400	0	0	400	0%	0
Chino/Central City	San Bernardino	6	6	0	0	100	70	30	0	0%	100

*Figures included in total units noted under the Capital Mall Project Area.

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehab
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
San Bernardino/Central City E.	San Bernardino	258	235	23						5%	0
San Bernardino/Central City N.	San Bernardino	311	150	161						3%	0
San Bernardino/Central City S.	San Bernardino	0	0	0	0						0
San Bernardino/Central City W.	San Bernardino	0	0	0	0	0	0	0	0		0
San Bernardino/Meadowbrook	San Bernardino	306	306			0	0	0	0		0
San Bernardino/Northwest	San Bernardino	219				135					0
San Bernardino/S.E. Indus. Park	San Bernardino	0	0	0	0	0	0	0	0	0%	0
San Bernardino/South Valle	San Bernardino	0	0	0	0	0	0	0	0		0
San Bernardino/State College	San Bernardino	1069	1069	0	0	396					0
San Bernardino/Tri-City	San Bernardino	0	0	0	0	700		0	0	0	
Upland/Arrow-Benson	San Bernardino	0	0	0	0	750	150	0	600	100%	0
Upland/Canyon Ridge	San Bernardino	0	0	0	0	1200	0	0	1200	100%	0
Victorville/Bear Valley Road	San Bernardino	0	0	0	0	500	250	0	250	0%	0
Carlsbad/Village Area	San Diego	0	0	0	0	0	0	0	0		10
Chula Vista/Bayfront-Town Cen.	San Diego	459	164	20	275	90	0	90	0	100%	0
Chula Vista/Otay Valley	San Diego	0	0	0	0	0	0	0	0	0%	0
Chula Vista/Town Centre II	San Diego	0	0	0	0	0	0	0	0	0%	0
El Cajon/CBD	San Diego	129	89	0	40					100%	0
La Mesa/Central Area	San Diego	128	0	128	0	84	0	0	84	100%	0
National City/Downtown	San Diego	200	149	50	1	150	100	50	0	100%	220
Oceanside/Downtown	San Diego	96			4	4360	460			83%	7
Poway/Paguay	San Diego	0	0	0	0	4045	1045	0	3000	100%	0

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Units Rehat
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Daly City/Daly City Red. Proj.	San Mateo	0	0	0	0					0%	0
Foster City/Community Develop.	San Mateo	0	0	0	0	1026	153	102	951	100%	0
Menlo Park/Las Pulgas	San Mateo	0	0	0	0	28				0%	
Redwood City/Project #2	San Mateo	0	0	0	0	750	175	50		70%	0
San Mateo/Downtown	San Mateo	0	0	0	0	378	75	67	236	100%	0
San Mateo/Shoreline	San Mateo	0	0	0	0	411	66	26	319	100%	0
South San Francisco/Gateway	San Mateo	0	0	0	0	0	0	0	0	0%	0
Santa Barbara/Central City	Santa Barbara	100	3	97	0	211	25	186	0	100%	69
Santa Maria/Central City III	Santa Barbara	234	234	0	0	0	0	0	0	100%	0
Santa Maria/Central City IV	Santa Barbara	0	0	0	0	0	0	0	0		0
Campbell/Central	Santa Clara	70	0	0	70	400	100	50	250	100%	0
Milpitas/RDA	Santa Clara	1124	1124	0	0	984	809	175	0	100%	0
Morgan Hill/OjoDeAgua Com.Dev.	Santa Clara	148	27	0	121	369	34	0	335	100%	0
Mountain View/N. Bayshore	Santa Clara	0	0	0	0	0	0	0	0		
Mountain View/Revitalization	Santa Clara	0	0	0	0	0	0	0	0		
San Jose/Mayfair I	Santa Clara	117	87	30	0	0	0	0	0	100%	10
San Jose/Merged Area	Santa Clara	200	200	0	0	180	180	0	0	100%	0
San Jose/Park Center	Santa Clara	0	0	0	0	0	0	0	0	0%	0
Santa Clara/Bayshore North	Santa Clara										0
Santa Clara/University	Santa Clara					350	70	0	280	100%	0
Sunnyvale/Downtown Red. Proj.	Santa Clara	0	0	0	0	0	0	0	0	100%	46

K-19

Agency/Project	County	UNITS PROVIDED				UNITS TO BE PROVIDED				% New Stock	Unit Reha.
		Total	Low	Very Low	Other	Total	Low	Very Low	Other		
Capitola/Redev. Project	Santa Cruz	14				7				0%	0
Santa Cruz/North Mall Pub.Imp.	Santa Cruz										
Watsonville/Central Downtown	Santa Cruz	34	0	0	34					100%	63
Watsonville/Westside Indus.	Santa Cruz	0	0	0	0	0	0	0	0	0%	0
Redding/Canby-Hilltop Cypress	Shasta	0	0	0	0	21	7	7	7	100%	7
Redding/Midtown Project #1	Shasta	0	0	0	0	0	0	0	0	0%	0
Fairfield/City Center	Solano	0	0	0	0	0	0	0	0	0%	0
Fairfield/Cordelia	Solano	0	0	0	0	0	0	0	0	0%	0
Fairfield/Highway 12	Solano	287	287	0	0	0	0	0	0	0%	0
Fairfield/Regional Center	Solano	0	0	0	0	0	0	0	0	0%	0
Suisun/Suisun Redevelopment	Solano	0	0	0	0						0
Vacaville/Interstate 505/80	Solano	0	0	0	0	0	0	0	0	0%	0
Vacaville/Vacaville Com. Red.	Solano	0	0	0	0	0	0	0	0	0%	0
Vallejo/Central	Solano	0	0	0	0	0	0	0	0	0%	30
Vallejo/Flosden	Solano	176	78	0	98	24	14	0	10	100%	45
Vallejo/Marina Vista	Solano	712	618	0	94	88	0	0	88	100%	0
Vallejo/Southeast	Solano	0	0	0	0	2900	0	0	2900	100%	0
Vallejo/Waterfront	Solano	0	0	0	0	0	0	0	0	0%	0
Healdsburg/Sotoyome	Sonoma	70	25	0	45	488	174	40	274	100%	65
Petaluma/CBD	Sonoma	0	0	0	0	0	0	0	0	0%	0
Santa Rosa/Center Project	Sonoma	0	0	0	0	0	0	0	0		0
Santa Rosa/South Park #1	Sonoma	47	4	43	0	0	0	0	0	65%	0
Sebastopol/Com. Dev. Agency	Sonoma	18				94				100%	12

APPENDIX L--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED

RESULTS OF REDEVELOPMENT--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES--CITIES
1983-84

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Alameda/West End Comm. Impr.	Alameda	19,650	136,203			Marina; Streets
Berkeley/Savo Island	Alameda	800		0		
Berkeley/W. Berkeley Indus.	Alameda					Utilities
Emeryville/Emeryville	Alameda	0	0	0	200,000	
Fremont/Industrial	Alameda	0	0	0	0	
Fremont/Irvington	Alameda	75,000	0	0	0	0 Fire Station; Streets; Infrastructure
Fremont/Niles	Alameda	0	0	0	0	0 Streets; Infrastructure
Hayward/Downtown	Alameda	150,000	400,000	0	0	0 Parking; Semi-Mall
Livermore/Livermore Red. Proj.	Alameda	0	0	0	0	
Newark/RDA No. 2	Alameda					
Newark/RDA No. 3	Alameda					
Newark/RDA No. 4	Alameda					
Newark/RDA No. 5	Alameda					
Oakland/Acorn	Alameda	164,300	0	284,900	0	0 Fire Station; Health Clinic; Streets
Oakland/Central District	Alameda	1,206,500	0	0	0	0 Garages; Streets
Oakland/Elmhurst	Alameda	0	0	0	0	0 Streets; Curbs
Oakland/Oak Center	Alameda	0	0	75,000	0	0 School; Park; Streets; Curbs
Oakland/Peralta	Alameda	0	0	0	0	0 College; Curbs; Streets
Oakland/Stanford Adeline	Alameda	0	0	0	0	0 Curbs; Streets

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
San Leandro/Plaza 1	Alameda	168,000	77,000	0	0	Malls; Plaza; Parking
San Leandro/Plaza 2	Alameda	156,500	147,000	0	0	Malls; Mini-park; Parking; Parking Garage
Chico/Municipal Airport	Butte	0	0	0	0	
Chico/Southeast	Butte	100,000	0	0	0	Police Bldg.; Roads
Oroville/Oroville #1	Butte	0	0	0	0	Fire/Police Station; Ext. of Water & Sewer lines
Antioch/Antioch Devel. Agency	Contra Costa	100,000	30,000	200,000	100,000	City Hall; Comm. Center
Brentwood/Redevel. Project	Contra Costa	0	0	0	0	
Concord/Central Redev. Plan	Contra Costa	1,200,300	438,500	0	0	Streets; Parks
El Cerrito/Redevel. Project	Contra Costa	82,000	63,000	0	4,000	Streets
Hercules/Dynamite	Contra Costa	0	0	0	0	
Pinole/Vista	Contra Costa	325,000	0	0	0	Police & Fire Safety Bldg.
Pittsburg/Los Medano Com. Dev.	Contra Costa	0	0	0	0	
Pleasant Hill/Pleasant Hill Com.	Contra Costa	120,000	0	0	0	
Pleasant Hill/Schoolyard	Contra Costa	0	0	0	0	
Richmond/1-A	Contra Costa	0	0	0	0	Church; Library; Park Rec. Center; Fire Station
Richmond/10-A	Contra Costa	900,000	129,000	0	0	
Richmond/10-B	Contra Costa	0	0	0	0	Community Center; Park
Richmond/11-A	Contra Costa	0	0	0	0	Marina Park; Berths; Boardwalk

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDE
		New Space	Rehab Space	New Space	Rehab Space	
Richmond/12-A	Contra Costa	0	0	0	0	Community Center; Park Fire Station; City Service Center
Richmond/8-A	Contra Costa	209,088	0	200,000	0	
San Pablo/Bayview	Contra Costa	5,000	0	0	50,000	
San Pablo/El Portal	Contra Costa		0		0	
San Pablo/Oak Park	Contra Costa		0		0	
San Pablo/Sheffield	Contra Costa	0	0	0	0	
San Pablo/South Entrance	Contra Costa		0	0	0	
Walnut Creek/Mt. Diablo	Contra Costa	100,000				
Walnut Creek/South Broadway	Contra Costa	300,000	0	0	0	
Placerville/Redevel. Project	El Dorado	0	0	0	0	
Clovis/Community Devel. Proj.	Fresno	0	0	0	0	
Coalinga/Coalinga	Fresno	70,000	0	0	0	
Fresno/CBD	Fresno	700,000	1,000,000			Parking; Mall; Streets; Utilities; Parking Lots Convention; Parking; Mall; Streets; Utilities Streets; Utilities Mall; Streets; Utilities Neighborhood Centers; Schools; Parks; Streets; Utilities
Fresno/Convention Center	Fresno	590,000				
Fresno/Fruit-Church	Fresno			50,000		
Fresno/Mariposa	Fresno					
Fresno/SW Gen. Neigh. Renew. Area	Fresno					
Fresno/South Angus	Fresno	0	30,000	0	0	0 Recreation Park
Fresno/W. Fresno Bus. Dis. Rehab.	Fresno	100,000	230,000	0	0	0 Streets; Utilities; Parking Lots
Fresno/West Fresno I	Fresno					Streets; Utilities
Fresno/West Fresno II	Fresno					Muni. Serv. Center; Streets; Utilities

L-4

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDE</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Fresno/West Fresno III	Fresno	0	0	0	0	Muni. Serv. Center; Streets; Utilities
Kingsburg/Kingsburg No. 1	Fresno	0	0	0	0	
Mendota/Mendota Redev. Proj.	Fresno	0	0	0	0	Curbs; Gutters; Side- walks; Streets; Utili- ties; Landscape
Sanger/Academy	Fresno	54,000	6,000	21,000	4,000	
Sanger/Downtown	Fresno	0	0	0	0	
Sanger/Industrial Park	Fresno	0	0	70,000	16,000	
Willows/Mendocino Gateway	Glenn	96,275	30,000	0	0	Parking; Plaza
Arcata/Com. Develop. Area	Humboldt					
Eureka/Century III-Phase I	Humboldt			0	0	
Eureka/Century III-Phase II	Humboldt			0	0	Parking; Sewers; Parks; Red. Mall; KLM Mall
Eureka/Tomorrow-Phase III	Humboldt			30,000	0	City Corporate Yards; Sr. Center; Fire Facility; Parking; Sewers; Malls; Docks; Parks
Brawley/#1	Imperial	5,000	10,000	0	0	
Calxico/CBD	Imperial	0		0		Street Imp.; Parking; Water Mains
Calxico/Residential	Imperial	0		0		Street Imp.; Water Mains; Water Sewer Plant

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
EI Centro/EI Centro	Imperial	0	0	0	0	Fire Station; Streets; Curbs; Gutters; Sewer
Bakersfield/Downtown Red.Proj.	Kern	272,000	82,000	0	0	Police Bldg.; Civic Audit.
Corcoran/Industrial Sector	Kings	0	0	37,500	12,000	
Hanford/Com.Red.Proj.	Kings	0	0	442,000	0	Water & Sewer; Streets
Alhambra/CBD	Los Angeles	200,000	17,000	0	0	Streets; Sewer; Utilities
Alhambra/Industrial	Los Angeles	285,000	0	800,000	0	Streets; Sewer; Utilities
Arcadia/Central Downtown	Los Angeles	277,364	0	0	0	
Avalon/Redevel. Proj.	Los Angeles	0	0	0	0	Sewers; Storm Drains; Streets; Sidewalks
Azusa/Cent. Bus. Dist.	Los Angeles		2,000	0	0	
Azusa/West End	Los Angeles	0	0	0	75,000	
Baldwin Park/Cent. Bus. Dist.	Los Angeles	0	0	0	0	Office
Baldwin Park/Delta	Los Angeles	0	0	0	0	
Baldwin Park/Puente-Merced	Los Angeles	0	0	0	0	
Baldwin Park/San Gabriel River	Los Angeles	0	0	950,600	0	
Baldwin Park/West Ramona Blvd.	Los Angeles	0	0	0	0	
Bell/Cheli Industrial I	Los Angeles	0	0	2,000,000	0	Streets
Bell/Cheli Industrial II	Los Angeles	0	0	0	0	
Bell Gardens/Area #1	Los Angeles	0	0	165,000		Various Pub. Works Bldgs.
Bell Gardens/Central City	Los Angeles	80,000	17,000	0		

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Burbank/City Centre	Los Angeles	500,000	120,000			
Burbank/Golden State	Los Angeles			1,500,000		Streets
Burbank/West Olive	Los Angeles	429,000	25,000	42,000		0 Landscape; Graphic Improvements
Carson/Project Area #1	Los Angeles	0	0	0		0
Carson/Project Area #2	Los Angeles	0	0	0		0
Claremont/Village Project	Los Angeles		0	70,000		0 City Hall; Parking; Streets; Drains
Commerce/Project Area I	Los Angeles	300,000	125,000	1,100,000	250,000	Park
Commerce/Project Area III	Los Angeles	40,000				
Commerce/Town Center	Los Angeles	80,000		220,000		Park
Compton/Rosecrans	Los Angeles					
Compton/Walnut Ind.	Los Angeles					
L-7 Covina/#1	Los Angeles	350,000				0 City Yard
Covina/#2	Los Angeles	50,000	50,000	0		0
Cudahy/Commerical-Indust.	Los Angeles	3,530	0	0		0 Park
Culver City/Overland-Jefferson	Los Angeles	35,100	137,600	188,500	96,100	Parking Lot; 40-Acre Park
Culver City/Slauson-Sepulveda	Los Angeles	2,358,000	0	75,200	0	0 Fire Stat.; 10-Acre Park; Sewers
Culver City/Washington-Culver	Los Angeles	395,000	202,500	5,500	15,000	Maintenance Bldg.; 40-Acre Park; Parking; Offices
Downey/Downey Red. Plan	Los Angeles	113,000	3,753	7,000		Telephone Switching Fac.; Hotel

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDE
		New Space	Rehab Space	New Space	Rehab Space	
Duarte/Amended Davis Addition	Los Angeles	0	0	692,600	0	Civic Center
Duarte/Huntington Dr. Phase I	Los Angeles	14,000	0	0	0	
Duarte/Huntington Dr. Phase II	Los Angeles	40,000	0	0	0	
Duarte/Las Lomas	Los Angeles	0	0	0	0	Golf Course & Clubhouse
Duarte/Rancho Duarte Phase I	Los Angeles	0	0	0	0	
Duarte/Rancho Duarte Phase II	Los Angeles	0	0	0	0	
El Monte/Center Proj.	Los Angeles	0	0	0	0	
El Monte/East Valley Mall	Los Angeles	53,000	0	0	0	
El Monte/Garvey Gulch	Los Angeles	29,000	0	0	0	Offsite Imp.
El Monte/Plaza	Los Angeles	60,000	0	0	0	
Glendale/Central Red. Project	Los Angeles	2,883,802	12,000	0	0	Streets
Glendora/Project #1	Los Angeles	65,000	0	60,000	0	
Glendora/Project #2	Los Angeles	90,000	50,000	0	0	
Glendora/Project #3	Los Angeles	170,000	135,000	40,000	0	
Glendora/Project #4	Los Angeles	0	0	0	0	
Hawaiian Gardens/Proj. Area #1	Los Angeles	122,000	0	0	0	
Hawthorne Plaza	Los Angeles	840,000	0	0	0	
Hidden Hills/Redevel. Project	Los Angeles	0	0	0	0	
Huntington Park/Cen. Bus. Dis.	Los Angeles	0	0	0	0	Streets; Utilities
Huntington Park/Industrial	Los Angeles	40,800	0	160,042	8,800	Streets; Utilities
Huntington Park/North	Los Angeles	8,200	0	12,736	0	Streets; Utilities
Industry/Civic-Rec.-Indus. #1	Los Angeles	2,164,153		12,836,067		City Offices; Post Office Sheriff Station; County Fire Station; Conf. Center; Conv. Center; Historic Pres.; Gallery; Public Works Imp.
Industry/Trans.-Dist.-Indus.#2	Los Angeles	23,400		2,599,575		Public Works Imp.; Infra- structure Impr.

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Industry/Trans.-Dist.-Indus.#3	Los Angeles	0		2,716,396		Interchange; Water line; P.W. Imp.; Infrastructure Impr.
Inglewood/Century	Los Angeles	0	0	3,200		Streets
Inglewood/In Town	Los Angeles	282,500	45,000	0		Parking
Inglewood/La Cienega	Los Angeles	1,136,219	0	474,243	105,000	Utilities
Inglewood/Manchester Prairie	Los Angeles	396,000	0	0		Traffic Control; Street Lighting
Inglewood/N. Inglewood Indus.	Los Angeles	0	0	809,000		City Service Center; Water Treatment Plan; Streets; 9-Acre Park w/Facilities
Irwindale/City Industrial	Los Angeles	0	0	6,000,000		
Irwindale/Nora Fraijo(El Nido)	Los Angeles	0	0	0	0	
Irwindale/Parque Del Norte	Los Angeles	0	0	0	0	
6-7 La Mirada/Beach Blvd.	Los Angeles					
La Mirada/Indust.-Commer.	Los Angeles					
La Mirada/Valley View Commer.	Los Angeles					
La Verne/Central City	Los Angeles	260,000	10,000	120,000	0	Alleys; Drains; Parking; Highway Medians; Streets; Sidewalks; Walkways; etc
Lakewood/Town Center	Los Angeles	650,000	1,250,000	0	0	Sheriff Station; Civic Center Bldg.
Lancaster/Amargosa	Los Angeles	175,000	37,500	0	0	Drains; Streets
Lancaster/Cent. Bus. Dist.	Los Angeles	175,000	62,500	87,500	75,000	City Hall; Streets
Lancaster/Fox Field	Los Angeles	0	0	120,000	0	EDA Grant Match; Streets
Lancaster/Residential	Los Angeles	0	0	0	0	Court; School Admin.; Streets; Museum; Drains

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Long Beach/Downtown	Los Angeles	3,414,492	205,400	0	0	City Hall; Library; State Office Bldg.; Convention Center; Theaters; Sports Area; Sidewalks; Curbs; Street Signs; Lights; Signals & Furniture; Parking; Parks; Lagoons; Fishing Piers; Amphitheaters; Fountains
Long Beach/Poly High	Los Angeles	84,100	0	0	0	Streets
Long Beach/West Beach	Los Angeles	1,165,000	0	0	0	Streets; Landscaping
Long Beach/West L.B. Indus.	Los Angeles	0	0	0	0	Streets; Lighting; Sewers
Los Angeles/Adams Normandie	Los Angeles	0	0	0	0	Rec. Center Expans.; Street Trees
Los Angeles/Beacon Street	Los Angeles	287,000	0	0	0	Pub. Off. Bldg.; Streets; Parks; Pub. Improvmts
L-10 Los Angeles/Bunker Hill	Los Angeles	9,300,000	0	0	0	Streets; Ped. Bridges; Pub. Improvmts
Los Angeles/Cent. Bus. Dist.	Los Angeles	5,490,000	750,000	805,000	105,000	Parks; Streets; Pub. Improvmts
Los Angeles/Chinatown	Los Angeles	60,000	0	0	0	Pub. Improvmts
Los Angeles/Crenshaw	Los Angeles	0	0	0	0	
Los Angeles/Hoover	Los Angeles	260,000	0	0	0	Daycare Center; Museum; Streets; Pub. Improvmts; Library; Post Office
Los Angeles/LA Harbor Ind.	Los Angeles	233,500	0	0	0	Streets; Drainage
Los Angeles/Little Tokyo	Los Angeles	630,506	175,000	0	0	Streets; Plaza; Pub. Improvmts
Los Angeles/Monterey Hills	Los Angeles	9,000	0	0	0	Streets; Drainage
Los Angeles/Normandie/5	Los Angeles	0	0	0	0	Park; Alleys
Los Angeles/North Hollywood	Los Angeles	160,000	0	0	0	Pub. Improvmts
Los Angeles/Pico Union I	Los Angeles	16,000	0	0	0	Pub. Improvmts; Street Trees
Los Angeles/Pico Union II	Los Angeles	95,000	0	0	0	Park Improvmts; Pub. Improvmts; Street Trees
Los Angeles/Rodeo-La Cienega	Los Angeles	0	0	0	0	

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Los Angeles/Watts	Los Angeles	120,000	0	0	0	School; Health Center; Post Office; Streets; Pub. Improvemts
Lynwood/Alameda	Los Angeles	0	0	84,900		
Lynwood/Area A	Los Angeles	66,840		0	117,000	
Maywood/Commercial (Proj. #2)	Los Angeles	0	0	0	0	
Maywood/Westside	Los Angeles	15,000	0	0	0	
Monrovia/Central Redev.Proj.#1	Los Angeles	850,000	60,000	900,000	50,000	Offsites
Montebello/Econ. Recovery	Los Angeles	0	0	0	0	
Montebello/Montebello Hills	Los Angeles	56,512	0	0	0	
Montebello/South Indust.	Los Angeles	130,827	116,160	162,990	276,481	
Monterey Park/Atlantic-Garvey	Los Angeles	599,000		0	0	City Hall; Library
Monterey Park/Freeway #1	Los Angeles	210,000		0	0	Police; Fire Station
Norwalk/Project #1	Los Angeles	0	0	0	0	
Paramount/Project #1	Los Angeles					
Pasadena/Downtown	Los Angeles	2,350,000	6,000	0	0	Conf. Exh. Center; Streets
Pasadena/Lake Washington	Los Angeles	0	0	0	0	
Pasadena/Old Pasadena	Los Angeles	0	0	0	0	
Pasadena/Orange Grove	Los Angeles	80,000	0	0	0	Assistance to Hist. Soc. Museum; Streets
Pasadena/Pepper	Los Angeles	0	0	75,000	10,000	Com. Center; Streets; Park; Swimming Pool
Pasadena/San Gabriel Blvd.	Los Angeles	0	0	120,000	0	Streets
Pasadena/Villa Park	Los Angeles	5,000	0	0	0	Com. Center; Park; Swimming Pool
Pico Rivera/Whittier Blvd.	Los Angeles	400,000	100,000	0	0	

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDE</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Pomona/Arrow-Towne	Los Angeles	0	0	0	0	
Pomona/Downtown I (Proj. A-1)	Los Angeles	108,000	28,000	0	0	
Pomona/Downtown II (Proj. A-2)	Los Angeles	60,000	0	114,459	0	
Pomona/Holt Ave.-Indian Hill	Los Angeles	240,000	240,000	0	0	
Pomona/Mission Corona Bus.	Los Angeles	0	0	0	0	
Pomona/Mountain Meadows	Los Angeles	0	0	0	0	
Pomona/Reservoir St. Indus.	Los Angeles	100,000	0	0	0	
Pomona/Southwest Pomona	Los Angeles	193,000	0	0	0	Elementary School
Pomona/West Holt Ave.	Los Angeles	53,640	0	0	0	Welfare Office
Redondo Beach/Aviation H.S.	Los Angeles	0	0	0	0	
Redondo Beach/Harbor Center	Los Angeles	0	0	0	0	
Redondo Beach/Redondo Plaza	Los Angeles	60,000	0	0	0	Parking Structure
Redondo Beach/South Bay Center	Los Angeles	0	0	0	0	
Rosemead/Project Area 1	Los Angeles	1,500,000	0	0	0	Rec. Center; Streets
L-12 San Dimas/Creative Growth	Los Angeles	187,000	65,000	208,335	20,000	
San Fernando/Civic Center	Los Angeles	0		120,000		
San Fernando/Project #1	Los Angeles	40,000				
San Fernando/Project #2	Los Angeles	10,000				
Santa Fe Springs/Consolidated	Los Angeles	300,000	0	540	0	
Santa Fe Springs/Flood Ranch	Los Angeles	0	0	0	0	
Santa Monica/Downtown	Los Angeles	570,000	0	0	0	
Santa Monica/Ocean Park	Los Angeles	0	0	0	0	Beach Imp.; Park
Sierra Madre/Sierra Madre Blvd.	Los Angeles		12,000	0	0	
Signal Hill/Project #1	Los Angeles					Library; Police Station; Pub. Works Fac.; City Hall Rehab.; Reservoir; Water Lines; Parks; Sewers; Streets; Water Wells; Medians

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
So. Pasadena/Altos DeMonterey	Los Angeles	0	0	0	0	
South Pasadena/Downtown	Los Angeles	50,000	20,000			
South Gate/Project #1	Los Angeles	83,000	0	100,000	0	Bus Terminal
Temple City/Rosemead Blvd.	Los Angeles	254,000	0	0		
Torrance/Downtown	Los Angeles	33,000	84,000	0	0	Parking
Torrance/Industrial	Los Angeles	0	0	0	0	
Torrance/Meadow Park	Los Angeles	216,000	0	291,000	0	
Torrance/Sky Park	Los Angeles	410,000	0	0	0	
Walnut/Improvement Project	Los Angeles		0	0	0	Fire Station; Library; Drains; Streets
West Covina/CBD	Los Angeles	1,513,200	0	0	0	
West Covina/East. Red. Proj.	Los Angeles	300,000	260,000	0	0	
Whittier/Greenleaf Ave./Uptown	Los Angeles	96,000	0	0	0	
Whittier/Whittier Blvd.	Los Angeles	0	0	0	0	
Novato/Reg. Shopping Center	Marin	1,009,212	0	0	0	Streets; Traffic Signals; Water Mains; Sewers; Gas Transmission Lines; Cable TV Facilities; Landscapin
San Rafael/Central Red. Proj.	Marin	0	0	0	0	Roads; Parking; Streets; Parking Garage; Real Estate
Tiburon/Redev. Project	Marin	0	0	0	0	

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Atwater/Downtown	Merced	0		0		Curb; Gutter; Sidewalk; Storm drain; Sewer; Landscaping; Overhangs; Street Furniture
Merced/15th St. Revitaliz. Merced/Downtown	Merced Merced	83,000 201,394	186,525	590,690	42,450	Parking (2) Main Street; Main Street Square; Arbor Walks North & South
Monterey/Cannery Row	Monterey	0	36,000	0		0 Parking Lot
Monterey/Custom House	Monterey	1,306,663	150,000	0		0 Conv. Center; Parking Garage
Monterey/Greater Downtown	Monterey	0	0	0		0
Salinas/Buena Vista	Monterey	0	0			
Salinas/Central City	Monterey	100,000	150,000	0		0 Mall; Parking
Salinas/Sunset Avenue	Monterey	0	0	0		0
Seaside/Gateway Heights	Monterey	300,000		0		
Seaside/Laguna Grande	Monterey			0		Parks; Parking
Napa/Parkway Plaza	Napa					Parking
Anaheim/Alpha	Orange	300,000	30,000	0		0 City Hall
Anaheim/River Valley	Orange					
Brea/Area AB	Orange	1,000,000	0	1,000,000		0 Civic Center; Streets; etc
Brea/Area C	Orange	200,000	0			0 Fire Station; Streets; etc
Buena Park/Cent. Bus. Dist.	Orange	387,000		320,000		0 Streets; Sewer

L-14

L-15

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Costa Mesa/Downtown	Orange	0				0 Fire Station; Comm. Center; Library; Water System; Infrastructure Improvements; Streets
Costa Mesa/Wallace Red. Proj.	Orange					
Cypress/Civic Center	Orange	31,700	0	0	0	
Fountain Valley/City Center	Orange	400,000	0	1,500,000		Police Fac.; Storm Drains; Street Pavements; Signals; Sewers
Fountain Valley/Industrial	Orange	0	0			0 Police Fac.; Storm Drains; Street Pavements; Signals; Sewers
Fullerton/Central Red. Project	Orange	42,619	301,397	0		0 Streets; Sidewalks; Traffic Signals; Street Lighting; Landscaping; Parking; Utilities; UCTD Bus Facility
Fullerton/E.Fullerton Red. Proj.	Orange	0	0	0		0 Arboretum; Street Lighting; Storm Drains; Street Widening; Landscaping; Park
Fullerton/Orangefair	Orange	24,400	546,972	0		0 Streets; Sidewalks; Traffic Signals; Street Lighting; Landscaping; Utilities
Garden Grove/Buena Clinton	Orange	0	0	0	0	
Garden Grove/Community	Orange		500,000		125,000	
Huntington Beach/Main Pier	Orange	0	0	0	0	
Huntington Beach/Oakview	Orange	375,000	0	0	0	Daycare Comm. Center
Huntington Beach/Talbert Beach	Orange	0	0	100,000	0	
Huntington Beach/Yorktown Lake	Orange	0	0	0	0	0 City Hall

L-16

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
La Habra/Alpha 2	Orange	36,000	0	0	0	
La Habra/Alpha 3	Orange	0	0	0	0	
La Habra/Beta 1	Orange	0	0	0	0	
La Habra/Beta 2	Orange	20,000	0	15,600	0	
La Habra/Beta 3	Orange	0	0	155,000	0	Utilities; Sewers
La Habra/Downtown	Orange	113,500	167,000	0	0	Civic Center; Library; Children's Museum; Comm. Theater; Parking; 10-Acre Park
La Habra/Gamma 1	Orange	0	0	0	0	
La Palma/Centerpointe	Orange	0	0	0	0	
Orange/Tustin St.	Orange	160,000	0	0	0	
Placentia/Knott's Berry Farm	Orange	0	0	238,600		
Placentia/Mutual Prop.	Orange	0	0		121,000	
San Clemente/Proj. Area No. 1	Orange		6,265			Roadways; Off-Street Parking; Landscaping; Utilities; Pier Recon- struction
San Juan Capistrano/Cent.Red.	Orange					
Santa Ana/Downtown Redev.	Orange	500,000	500,000	0	0	Parking; Bus Terminal; Park Transportation Center
Santa Ana/Intercity	Orange					
Santa Ana/North Harbor	Orange					
Santa Ana/South Harbor	Orange					
Santa Ana/South Main	Orange					
Seal Beach/Riverfront	Orange	51,211	0	0	0	Com. Center; Police; Pub. Wks. Maint. Yard; Library; Sr. Citizen's Center; Sewers; Linear Park; Streets
Seal Beach/Surfside	Orange	0	0	0	0	Revetment (sea wall)

L-17

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Stanton/	Orange	155,000	0	100,000	0	Solid Waste Transf. Stat
Tustin/South Central	Orange	0	0	0	0	
Tustin/Town Center	Orange	0	0	0	0	
Westminster/Com.Red.Proj. #1	Orange	0	0	0	0	
Yorba Linda/YorbaLindaProjArea	Orange	0	0	0	0	Bridge; Over/Underpasses Streets; Water Facilitie
Lincoln/Redevelop. Project	Placer	0	0	0	0	Historical Civic Center
Banning/Downtown	Riverside	0	0	0	0	City Hall
Cathedral City/Project #1	Riverside	0	0	0	0	Streets; Sewers; Signals Curbs; Gutters
Coachella/#1	Riverside					
Coachella/#2A/2B	Riverside					
Corona/Area A	Riverside	50,000	0	300,000	0	Flood Control
Corona/Downtown	Riverside	212,000	0	0	0	Library; Parking Lot
Desert Hot Springs/Project #1	Riverside	200,000	1,000	0	0	
Hemet/Hemet Project	Riverside	0	0	0	0	
Indian Wells/Whitewater	Riverside	0	0	0	0	
Indio/Centre Project	Riverside	1,200	31,000	0	0	Museum; Cultural Fac.
La Quinta/La Quinta Red. Proj.	Riverside	0	0	0	0	Sewers; Storm Drains

81-18

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Lake Elsinore/Rancho Laguna I	Riverside	0	0	0	0	
Lake Elsinore/Rancho Laguna II	Riverside	0	0	0	0	
Norco/Project #1	Riverside	0	0	0	0	Sewer Plant; Storm Drains Street Imp.; School Site
Palm Desert/Project No. 1	Riverside	1,500,000		0	0	Fire Station; Info. Center/Chamber of Comm.; Flood Control; Parking; Drainage; Traffic Circ. Improvements; Streets; Utilities
Palm Springs/Central Bus. Dis.	Riverside	477,000	224,000	0	0	Museum & Office (His- torical Society); Utili- ties; Streets; Curbs; Gutters; Sidewalks; Flood Control; Parking; Walk- ways; Lighting; Landscape
Palm Springs/Ramon-Bogie	Riverside	0	0	0	0	
Palm Springs/S. Palm Canyon	Riverside	0	0	0	0	
Palm Springs/Tahquitz-Andreas	Riverside	0	0	0	0	
Perris/Central Perris	Riverside	0	0	0	0	
Perris/North Perris	Riverside	0	0	100,000	0	
Rancho Mirage/Whitewater	Riverside	0	0	0	0	Flood Control; Bridges
Riverside/Airport Industrial	Riverside	28,000	0	536,400	0	
Riverside/Arlington	Riverside	0	0	0	0	
Riverside/Casa Blanca	Riverside	16,400	0	493,000	175,000	
Riverside/Central Industrial	Riverside	0	35,000	54,500	160,000	
Riverside/Eastside	Riverside	0	0	0	0	
Riverside/Mall & Whitepark	Riverside	553,600	42,750	0	0	
Riverside/Syc. Can./Box Spr.	Riverside	0	0	0	0	

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Galt/Live Oak	Sacramento	0	0	0	0	Sewer Line
Galt/Reynolds	Sacramento	0	0	0	0	Storm Drains
Isleton/	Sacramento	0	0	0	0	
Sacramento/Alkali Flat	Sacramento	0	0	0	0	
Sacramento/Capitol Area	Sacramento					
Sacramento/Capitol Mall	Sacramento	3,000,000	800,000	0	0	Museums (2)
Sacramento/Capitol Mall Exten.	Sacramento	0	0	0	0	
Sacramento/Del Paso Heights	Sacramento	0	0	0	0	Com. Center Library
Sacramento/Oak Park	Sacramento	0	0	0	0	Com. Center
Sacramento/Riverfront	Sacramento	0	0	0	0	
Sacramento/Uptown	Sacramento	0	0	0	0	
Adelanto/76-1 Imp. Off-Site	San Bernardino	0	0	0	0	Off-Site Improvements
Adelanto/Proj. Area 80-1 Ext.	San Bernardino					Water Main; Water Wells; Sewer Trunk
Barstow/Central Devel. Proj.	San Bernardino	313,000	22,000	5,000	0	Fire Hall; Swimming Pool
Big Bear Lake/Big Bear Lake	San Bernardino	0	0	0	0	
Big Bear Lake/Moonridge Imp.	San Bernardino	0	0	0	0	
Chino/Central City	San Bernardino	0	0	0	0	City Hall; Median Landscp.
Colton/Downtown Project #1	San Bernardino	400,000	100,000	0	0	
Colton/Downtown Project #2	San Bernardino	300,000	100,000	0	0	
Colton/Downtown Project #4	San Bernardino	750,000	0	50,000	0	
Colton/Santa Ana River Proj.	San Bernardino	0	0	0	0	
Fontana/Downtown	San Bernardino		0	0	0	
Fontana/Jurupa Hills	San Bernardino	0	0	0	0	Convention Center
Fontana/North Fontana	San Bernardino	0	0	0	0	
Fontana/Southwest Indus. Park	San Bernardino	0	0		0	

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDE
		New Space	Rehab Space	New Space	Rehab Space	
Grand Terrace/Community	San Bernardino	0	0	0	0	City Hall; Library; Fire Station
Loma Linda/Project Area No. 1	San Bernardino	0	0	0	0	
Montclair/Area I	San Bernardino	65,530	39,990	0	0	Parking
Montclair/Area II	San Bernardino	0	0	0	0	Storm Drains
Montclair/Area III	San Bernardino	83,040	10,200	90,320	0	
Montclair/Area IV	San Bernardino	234,433	0	59,885	0	Streets
Ontario/Center City	San Bernardino	0	0	0	0	
Ontario/Cimarron	San Bernardino	0	0	0	0	
Ontario/Project #1	San Bernardino	0	0	0	0	Off-site Street & Utility Improvements
Ontario/Project #2	San Bernardino	0	0	0	0	Fire Station
Rancho Cucamonga/Rancho Cuca.	San Bernardino	0	0	0	0	
Redlands/Downtown Dev. Project	San Bernardino	205,000	0	0	0	
Rialto/Industrial Park (A&B)	San Bernardino	3,000	0	49,500	3,500	Warehouse
San Bernardino/Central City E.	San Bernardino	36,769		0	0	Fire Station; YWCA; Park
San Bernardino/Central City S.	San Bernardino	384,990		0	0	
San Bernardino/Central City W.	San Bernardino	23,276	0	0	0	Library
San Bernardino/Central City N.	San Bernardino	341,118	53,500	0	0	Parking Dist.; Library; Light Opera; Auditorium; Soc. Serv. Bldg.; Sr. Citizen Center; Police Dept.
San Bernardino/Meadowbrook	San Bernardino	2,000,000		0	0	Parking; Mall; Com. Center
San Bernardino/Northwest	San Bernardino	0	0	0	0	Fire Station
San Bernardino/S.E. Indus. Park	San Bernardino	1,200,000	0	2,000,000	0	Streets
San Bernardino/South Valle	San Bernardino	0	0	0	0	Streets
San Bernardino/State College	San Bernardino	168,438	0	439,411	0	Fire Station; Golf Course; Pub. Enterp. Center
San Bernardino/Tri-City	San Bernardino	0	0	0	0	Proposed Fire Station

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDE</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Upland/Arrow-Benson	San Bernardino	0	0	0	0	
Upland/Canyon Ridge	San Bernardino	0	0	0	0	
Victorville/Bear Valley Road	San Bernardino	250,000	0	30,000	0	Fire Station; Park
Carlsbad/Village Area	San Diego	0	60,000		13,000	
Chula Vista/Bayfront-Town Cen.	San Diego	100,000	40,000	0	0	Roads; Parking; Sidewalks County Court
Chula Vista/Otay Valley	San Diego	0	0	200,000	0	
Chula Vista/Town Centre II	San Diego	0	0	0	0	
El Cajon/CBD	San Diego	29,663	500	0	0	City Hall; Rec. Center; Performing Arts Center
L-21 La Mesa/Central Area	San Diego	140,000	30,000	0	0	
National City/Downtown	San Diego		0		0	
Oceanside/Downtown	San Diego	31,500	42,500	0	0	
Poway/Paguay	San Diego	0	0	0	0	
San Diego/Columbia	San Diego					
San Diego/Dells	San Diego	0	0	8,400,000	0	
San Diego/Gaslamp Quarter	San Diego		100,000			Historic House; Sidewalks
San Diego/Horton Plaza	San Diego	1,600,000				Park
San Diego/Linda Vista	San Diego	80,000	31,000			Park
San Diego/Marina	San Diego					Park
San Diego/Market Street	San Diego			221,000		
San Diego/Mt. Hope	San Diego	0	0	6,690,000	0	
San Marcos/Project Area #1	San Diego	180,000	0	0	0	
Santee/Com. Redev. Project	San Diego					

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDE</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
San Francisco/Bayview Indus.	San Francisco	0	0	0	0	
San Francisco/Golden Gateway	San Francisco	3,800,000	0	0	0	Parks/Recreation
San Francisco/Hunters Point	San Francisco	0	0	0	0	Neighborhood Facs.; Parks & Recreation
San Francisco/India Basin	San Francisco	0	0	1,200,000	0	
San Francisco/Rin.Pt.-So. Bch.	San Francisco	0	0	0	0	
San Francisco/Western Add.A-2	San Francisco	759,069	15,000	0	0	Comm. Cult. Center; Parks & Recreation
San Francisco/Yerba Buena	San Francisco	1,300,000	90,025	650,000	0	
Ripon/Com. Redev. Project	San Joaquin	0	0	0	0	Park
Stockton/All Nations	San Joaquin	0	0	0	0	
Stockton/McKinley	San Joaquin	0	0	0	0	Park
Stockton/Sharpe Lane Villas	San Joaquin	0	0	0	0	Park
Stockton/West End	San Joaquin	900,000	60,000	0	0	Police Station; Ped. Mall Parking; Marina; Pub. Promenade along Channel
Belmont/Los Castanos	San Mateo	0	0	0	0	
Brisbane/Area #1	San Mateo	104,000	0	0	0	Harbor Master/Pub. Safety Station; Marina; Restrooms; Fishing Pier; Roads; Parking; Landscaping; Lighting; Utilities; Maintenance Facility
Brisbane/Area #2	San Mateo	0	0	0	0	Streets; Road Access; Utilities
Daly City/Daly City Red. Proj.	San Mateo	32,000	17,500	0	0	

<u>Agency/Project</u>	<u>County</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
		<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Foster City/Community Develop.	San Mateo	0	0	0	0	
Menlo Park/Las Pulgas	San Mateo	0	0	0	0	
Redwood City/Project #2	San Mateo	0	0	0	0	
San Mateo/Downtown	San Mateo	0	0	0	0	0 Pub. Works Improvemnts
San Mateo/Shoreline	San Mateo	1,290,237	0	0	0	0 Lagoon pump structure
South San Francisco/Gateway	San Mateo	236,000	0	0	0	Streets; Storm Drains; Sewers; Water Systems; Highways
Santa Barbara/Central City	Santa Barbara	0	0	0	0	
L-23 Santa Maria/Central City III	Santa Barbara	95,678	0	0	0	0 Park; Perimeter Land- scape; Streets
Santa Maria/Central City IV	Santa Barbara	523,805	0	0	0	0 Parking; Perimeter Land- scape; Streets
Campbell/Central	Santa Clara	15,000	70,000	0	0	
Milpitas/RDA	Santa Clara	364,657	0	3,094,929	0	0 Library; Com. Center; Cit Hall Remodel; Flood Control Channel Widening; Channel Bridge; PG&E Tower Relocation; Sewers; Levee Improvemts; State Highway 17/Montague Inter change Reconstruct.
Morgan Hill/OjoDeAgua Com.Dev.	Santa Clara	218,597	0	320,515	0	

L-24

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Mountain View/N. Bayshore	Santa Clara	0	0	0	0	0 Park Facilities
Mountain View/Revitalization	Santa Clara	0	0	0	0	0 Parking Imp.
San Jose/Mayfair I	Santa Clara	0		0		
San Jose/Merged Area	Santa Clara	2,400,000	51,000	2,162,000	250,000	Com. Center; Streets Streets; Parks; Flood Control; Parking Garage; Conv. Center; State & Fed. Off. Bldg; Cent. for Perform'g Arts; Con- vention Center Expans.; Com. Center; Parks Improvmts Convention Center; Center for Performing Arts; Parks; Streets
San Jose/Park Center	Santa Clara	1,500,000		0		
Santa Clara/Bayshore North	Santa Clara	2,353,000	0	3,754,000		0 College; Conv. Center; Golf Course; Theme Park
Santa Clara/University	Santa Clara	163,000	0	0		0 Courthouse; Mall
Sunnyvale/Downtown Red. Proj.	Santa Clara	653,227	70,449	0		0 Streets; Sewers; Water System; Street Lighting; Parking Structure
Capitola/Redev. Project	Santa Cruz	6,000	0	0		0 Fire Station
Santa Cruz/North Mall Pub.Imp.	Santa Cruz					Parking; Public Parking
Watsonville/Central Downtown	Santa Cruz	55,000	45,000	0		0 Police; Library
Watsonville/Westside Indus.	Santa Cruz					
Redding/Canby-Hilltop Cypress	Shasta	100,000	50,000	0		0 Thoroughfare
Redding/Midtown Project #1	Shasta	200,000	30,000	0		0 Mall; Parking; Bldg. Rehab.; Private Const.

L-25

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Fairfield/City Center	Solano	0	0	0	0	
Fairfield/Cordelia	Solano	0	0	2,000,000	0	
Fairfield/Highway 12	Solano	0	0	500,000	0	Bypass
Fairfield/Regional Center	Solano	1,000,000	0	0	0	Senior Center; School Building
Suisun/Suisun Redevelopment	Solano	0	0	0	0	Streets; Water Lines; Sewers; Sidewalks; Curbs; Gutters
Vacaville/Interstate 505/80	Solano					
Vacaville/Vacaville Com. Red.	Solano	50,000				
Vallejo/Central	Solano					
Vallejo/Flosden	Solano					
Vallejo/Marina Vista	Solano	205,000				City Hall; Library; Parks
Vallejo/Southeast	Solano					
Vallejo/Waterfront	Solano		0	100,000		
Healdsburg/Sotoyome	Sonoma	150,000	10,000	0	0	Center; Motel; Other
Petaluma/CBD	Sonoma	0	0	0	0	
Santa Rosa/Center Project	Sonoma	1,505,484	0	0	0	Parking; Parks & Plazas
Santa Rosa/South Park #1	Sonoma	17,197	0	0	0	Park & Playground
Sebastopol/Com. Dev. Agency	Sonoma	94,000	8,000	0	0	
Sonoma/Com. Dev.	Sonoma					Storm Drains; Streets; Parking; Traffic Signals
Modesto/Redev. Project	Stanislaus	0	0	0	0	

Agency/Project	County	COMMERCIAL (SQ FT)		INDUSTRIAL (SQ FT)		PUBLIC FACILITIES PROVIDED
		New Space	Rehab Space	New Space	Rehab Space	
Oakdale/Oakdale Redevel.	Stanislaus	0	0	0	0	
Farmersville/Com. Redev. Proj.	Tulare	0	0	0	0	
Tulare/Alpine	Tulare	132,000	0	0	0	Bell Tower; Arches; Mall School Parking
Tulare/Downtown	Tulare	0	0	175,000	0	
Visalia/A-11-1	Tulare	3,700				Parking; Conv. Center
Fillmore/Central Project	Ventura	0		0		
Ojai/Downtown	Ventura	41,268		0	0	Public Plaza; Parking
Oxnard/Cen. City Revit. Proj.	Ventura	0	0	0	0	
Oxnard/Downtown	Ventura	120,585	97,025			
Oxnard/Ormond Beach	Ventura		0	0	0	
Port Hueneme/Central Com.	Ventura		32,662	0	0	Cultural Bldg; Road; Median; Landscape
Port Hueneme/Downtown R-7	Ventura	0	0	0	0	
Simi Valley/Topo Canyon	Ventura	0	0	494,000		
Simi Valley/West End	Ventura	0	0	0		
Thousand Oaks/NE Greenwich	Ventura	0	0	0	0	
Thousand Oaks/Thous.Oaks Blvd.	Ventura	0	0	0	0	
Ventura/Beachfront	Ventura	5,800	0	0	0	Parking
Ventura/Mission Plaza	Ventura	12,000	0	0	0	Historical; Museum
Ventura/Downtown	Ventura	102,000	0	26,000	0	Street Imp.; Drainage; Sidewalks
Marysville/Plaza	Yuba			90,000	30,000	Parking

APPENDIX M--REDEVELOPMENT AGENCIES

REDEVELOPMENT AGENCIES--COUNTIES
1983-84

<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Alameda	1,105,379	No
Alpine	1,198	No
Amador	19,314	No
Butte	14,3851	No
Calaveras	20,710	No
Colusa	12,791	No
Contra Costa	657,252	Yes
Del Norte	18,217	No
El Dorado	85,812	Yes
Fresno	533,124	No
Glenn	21,350	No
Humboldt	108,024	No
Imperial	92,110	No
Inyo	17,895	No
Kern	403,089	No
Kings	73,738	No
Lake	36,366	No
Lassen	22,865	No
Los Angeles	7,669,413	Yes
Madera	63,116	No
Marin	222,952	No
Mariposa	11,963	No
Mendocino	66,738	No
Merced	134,560	No
Modoc	8,948	No
Mono	8,577	No
Monterey	290,444	Yes
Napa	99,199	No
Nevada	51,645	No
Orange	1,931,570	Yes
Placer	117,247	No
Plumas	17,340	No

<u>County</u>	<u>Population</u>	<u>Agency Activated</u>
Riverside	663,923	Yes
San Benito	25,005	No
San Bernardino	893,157	Yes
San Diego	1,924,679	No
San Joaquin	347,342	No
San Luis Obispo	155,345	No
San Mateo	588,164	Yes
Santa Barbara	298,660	No
Santa Clara	1,295,071	No
Santa Cruz	1,313,052	No
Shasta	119,449	No
Sierra	3,149	No
Siskiyou	39,732	No
Solano	235,203	Yes
Sonoma	299,827	Yes
Stanislaus	265,902	No
Sutter	52,246	No
Tehama	38,888	No
Trinity	12,298	No
Tulare	245,751	No
Tuolumne	33,920	No
Ventura	529,899	No
Yolo	113,374	No
Yuba	49,733	No

Note: The Counties of Sacramento and San Francisco have been excluded from these tables in that each has a redevelopment agency held jointly with its respective City.

APPENDIX N--GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES

GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES--COUNTIES

1983-84

<u>Redevelopment Agency</u>	<u>Date Est.</u>	<u>Number of Current Projects</u>	<u>Nature of Gov. Body</u>
Contra Costa	1984	1	Board of Supervisors
El Dorado	1982	0	Board of Supervisors
Los Angeles	1969	5	Board of Supervisors
Monterey	1972	0	Board of Supervisors
Orange	1982	0	Board of Supervisors
Riverside	1984	0	Board of Supervisors
San Bernardino	1980	0	Board of Supervisors
San Mateo	1969	0	Board of Supervisors
Solano	1983	1	Board of Supervisors
Sonoma	1984	0	Board of Supervisors

APPENDIX O--REDEVELOPMENT PROJECTS COMPLETED

REDEVELOPMENT PROJECTS COMPLETED--COUNTIES
1983-84

<u>Agency/Project</u>	<u>Year Project Plan Adopted</u>	<u>Year Project Plan Completed</u>
Los Angeles/Hick's Camp San Mateo	1972	1983 Prior 1974

APPENDIX P--REDEVELOPMENT PROJECTS PLANNED

REDEVELOPMENT PROJECTS PLANNED--COUNTIES
1983-84

<u>Redevelopment Agency</u>	<u>Number of Planned Projects</u>
Los Angeles	1 - 3
Sonoma	3

APPENDIX Q--NATURE OF CURRENT PROJECT AREAS

NATURE OF CURRENT PROJECT AREAS--COUNTIES
1983-84

<u>Agency/Project</u>	<u>Date Est.</u>	<u>Est. Comp. Date</u>	<u>Size (Acres)</u>	<u>Percent Vacant Land</u>	<u>Percent Dev. Land</u>
Contra Costa/Pleasant Hilla	1984	2010	125	0%	100%
Los Angeles/East Compton	1984	2029	58	6%	94%
Los Angeles/Lancaster	1975	2005	11	30%	70%
Los Angeles/Maravilla	1973	2003	218	5%	95%
Los Angeles/Valley Blvd.	1982	2012	257		
Los Angeles/Willowbrook	1977	2012	365	9%	91%
Solano/Collinsville-Montezuma	1983	2033	10350	100%	0%

APPENDIX R--CURRENT PROJECT FINANCING

CURRENT PROJECT FINANCING--COUNTIES
1983-84

<u>Agency/Project</u>	<u>ASSESSED VALUE</u>			<u>Tax Increment Revenue</u>	<u>Tax Sharing</u>
	<u>Base Year</u>	<u>Increment</u>	<u>Total</u>		
Contra Costa/Pleasant Hill					Yes
Los Angeles/East Compton					Yes
Los Angeles/Lancaster	8,360	63,310	71,670	816	No
Los Angeles/Maravilla	19,997,980	18,014,974	38,012,954	203,322	No
Los Angeles/Valley Blvd.					Yes
Los Angeles/Willowbrook	16,368,080	12,066,983	28,435,063	116,616	No
Solano/Collinsville-Montezuma					Yes

APPENDIX S--CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS

CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS--COUNTIES
1983-84

<u>Agency/Project</u>	<u>Tax Allocation Bonded Debt</u>	<u>Maturity Date</u>	<u>Other Debt</u>	<u>Total Debt</u>
Contra Costa/Pleasant Hill				0
Los Angeles/East Compton				0
Los Angeles/Lancaster	0	--	710,176	710,176
Los Angeles/Maravilla	0	--	2,700,000	2,700,000
Los Angeles/Valley Blvd.				34,136
Los Angeles/Willowbrook	0	--	117,613	117,613
Solano/Collinsville-Montezuma				

APPENDIX T--HOUSING UNITS ELIMINATED

RESULTS OF REDEVELOPMENT-HOUSING ELIMINATED--COUNTIES
1983-84

<u>Agency/Project</u>	<u>UNITS ELIMINATED</u>				<u>UNITS TO BE ELIMINATED</u>			
	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>
Contra Costa/Pleasant Hill	75	50				0	0	0
Los Angeles/East Compton		0	0	0	111			
Los Angeles/Lancaster	120					0	0	0
Los Angeles/Maravilla	153	153	0	0	15	15	0	0
Los Angeles/Valley Blvd.		0	0	0	204	204	0	0
Los Angeles/Willowbrook	79	63	16	0	13	13	0	0
Solano/Collinsville-Montezuma		0	0	0	4	0	0	4

APPENDIX U--HOUSING UNITS PROVIDED

RESULTS OF REDEVELOPMENT-HOUSING PROVIDED--COUNTIES
1983-84

<u>Agency/Project</u>	<u>UNITS PROVIDED</u>			<u>UNITS TO BE PROVIDED</u>				<u>% New Stock</u>	<u>Units Rehab</u>
	<u>Total</u>	<u>Low</u>	<u>Very Low</u>	<u>Other</u>	<u>Total</u>	<u>Low</u>	<u>Very Low</u>		
Contra Costa/Pleasant Hills		0	0	0	400				0
Los Angeles/East Compton		0	0	0	124	124	0	0	0%
Los Angeles/Lancaster	120				130				100%
Los Angeles/Maravilla	179	179	0	0	60	60	0	0	60%
Los Angeles/Valley Blvd.		0	0	0	223	223	0	0	0%
Los Angeles/Willowbrook	167	167	0	0	55	55	0	0	0%
Solano/Collinsville-Montezuma		0	0	0		0	0	0	0%

APPENDIX V--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED

RESULTS OF REDEVELOPMENT--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES--COUNTIES
1983-84

<u>Agency/Project</u>	<u>COMMERCIAL (SQ FT)</u>		<u>INDUSTRIAL (SQ FT)</u>		<u>PUBLIC FACILITIES PROVIDED</u>
	<u>New Space</u>	<u>Rehab Space</u>	<u>New Space</u>	<u>Rehab Space</u>	
Contra Costa/Pleasant Hill	0	0	0	0	
Los Angeles/East Compton	0	0	0	0	
Los Angeles/Lancaster	0	0	0	0	Rec. Center; Park
Los Angeles/Maravilla	4,000	2,500	0	0	
Los Angeles/Valley Blvd.	0	1,062	10,400	0	Road Construction; Sewers; Sidewalks; Storm Drains; Undergrounding of Utilities
Los Angeles/Willowbrook	0	0	0	0	
Solano/Collinsville-Montezuma	0	0	0	0	

APPENDIX W--APPLICATION OF EMPLOYMENT
AND PERSONAL INCOME MULTIPLIERS

APPLICATION OF EMPLOYMENT AND PERSONAL INCOME MULTIPLIERS

Employment and personal income multipliers, as developed by the Lawrence Berkeley Laboratory at the University of California of Berkeley, have been utilized in this study to determine (1) job creation and (2) personal income generation as a result of redevelopment activity statewide. Given a specific dollar amount of input, an appropriate multiplier can be applied resulting in the determination of jobs created and personal income generated within the identified industry (i.e., construction), within those industries that directly support the identified industry (i.e. lumber, wood products, and concrete), and within those industries that service households and others resulting from increased employment (i.e. retailing and service industries).

In this study, the employment and personal income multipliers were applied toward new construction activities resulting from redevelopment, specifically the construction of new housing units, and commercial and industrial space. Specific applications of the employment and personal income multipliers to this construction activity are illustrated on the following pages. Application of the employment and personal income multipliers to the construction of 69,216 housing units and 173,235,591 square feet of commercial and industrial space result in the following:

	<u>Total Over 15 Year Period</u>	<u>Annually</u>
Job Creation	370,732	24,716
Personal Income Generation	\$8,055,672,225	\$537,044,815

HOUSING CONSTRUCTION: APPLICATION OF EMPLOYMENT AND PERSONAL INCOME
MULTIPLIERS

69,216	Housing Units Constructed Over 15 Year Period
<u>x 1200</u>	Average Size of Unit Constructed (Sq. ft.)
83,059,200	Total Square Feet Constructed
<u>x \$40</u>	Construction Cost/Square Foot
\$3,322,368,000	Total Construction Cost Over 15 Year Period

. JOB CREATION

\$3,322.368	Million Dollars Input Into Construction Industry
<u>x .0395</u>	Employment Multiplier
131.234	1000's of Jobs Created

Total Jobs Created Over 15 Year Period: 131,234
Jobs Created Annually: 8,749

. PERSONAL INCOME GENERATION

\$3,322,368,000	Total Dollars Input Into Construction Industry Over 15 Years
<u>x .8583</u>	Personal Income Multiplier
\$2,851,588,454	

Personal Income Generated Over 15 Year Period: \$2,851,588,454
Personal Income Generated Annually: \$ 190,105,897

COMMERCIAL/INDUSTRIAL CONSTRUCTION: APPLICATION OF EMPLOYMENT AND
PERSONAL INCOME MULTIPLIERS

173,235,591	Square Feet Constructed Over 15 Year Period
<u>x \$ 35</u>	Construction Cost/Square Foot
\$6,063,245,685	Total Construction Cost Over 15 Year Period

JOB CREATION

\$6,063.246	Million Dollars Input Into Construction Industry Over 15 Years
<u>x .0395</u>	Employment Multiplier
239.498	1000's of Jobs Created

Total Jobs Created Over 15 Year Period: 239,498
Jobs Created Annually: 15,967

PERSONAL INCOME GENERATION

\$6,063,245,685	Total Dollars Input Into Construction Industry Over 15 Years
<u>x .8583</u>	Personal Income Multiplier
\$5,204,083,771	

Personal Income Generated Over 15 Year Period: \$5,204,083,771
Personal Income Generated Annually: 346,938,918

As indicated, a total of \$537,044,815 in personal income is generated annually from new construction resulting from redevelopment activity. This income, in turn, generates approximately \$43,000,000 annually in State income and sales tax revenue, as the following illustrates.

• State Income Tax

\$537,044,815	Annual Personal Income
<u> x .04</u>	Average State Tax Rate
\$ 21,481,793	State Income Tax Revenue

• State Sales Tax

- Personal Income

\$537,044,815	Annual Personal Income
<u> x .40</u>	40% of Personal Income Goes Toward Direct Purchase of Taxable Goods
\$214,817,926	
<u> x .0625</u>	Sales Tax Rate
\$ 13,426,120	

State Sales Tax (5%) = \$10,740,896

Local Sales Tax (1.25%) = \$ 2,685,224

- Major Construction Material

\$219,685,931 (a)	Taxable Sales for Materials
<u> x .0625</u>	Sales Tax Rate
\$ 13,730,371	

State Sales Tax (5%) = \$10,984,297

Local Sales Tax (1.25%) = \$ 2,746,074

(a) For method of determining this figure, refer to next page.

Taxable sales for materials was determined through the application of the personal income multiplier as follows:

. Total Project Costs Annually (housing construction and comm./ indust. constr.)	: \$625,707,579
. Less Annual Personal Income Generated Within the Construction Industry Only (determined through application of personal income multiplier of .2978, which applies only to the construction industry)	:-\$186,335,717
. Results in Total "Other Costs"	: \$439,371,862
. Assumes 50% Material Costs	<u> x .50</u>
. Total Material Costs	\$219,685,931

APPENDIX X--ESTIMATE OF STATE COST RESULTING FROM REDEVELOPMENT

ESTIMATE OF STATE COST RESULTING FROM REDEVELOPMENT

	<u>Tax Increment Revenue (a)</u>	<u>Business Inventory Subvention</u>	<u>Remaining Tax Increment</u>	<u>School Percent (b)</u>	<u>School Portion</u>
Alameda	\$ 13,332,329	\$ 1,323,472	\$ 12,008,857	.28	\$ 3,362,480
Butte	1,276,918	--	1,276,918	.58	740,612
Contra Costa	15,949,939	2,057,849	13,892,090	.33	4,584,390
Fresno	2,778,705	248,196	2,530,509	.44	1,113,424
Glenn	21,033	1,595	19,438	.54	10,497
Humboldt	1,243,755	--	1,243,755	.45	559,690
Imperial	758,711	--	758,711	.49	371,768
Kern	1,041,952	63,000	978,952	.42	411,160
Kings	86,726	--	86,726	.39	33,823
Los Angeles	176,656,895(c)	35,312,790	141,344,105	.22	31,095,703
Marin	681,529	48,529	633,000	.44	278,520
Merced	1,404,409	117,192	1,287,217	.43	553,503
Monterey	1,659,067	56,485	1,602,582	.51	817,317
Napa	833,748	32,599	801,149	.53	424,609
Orange	39,368,274	3,465,549	35,902,725	.52	18,669,417
Riverside	13,528,517	240,231	13,288,286	.42	5,581,080
Sacramento	6,744,989	81,895	6,663,094	.33	2,198,821
San Bernardino	19,619,258	549,206	19,070,052	.35	6,674,518
San Diego	10,028,111	1,425,395	8,602,716	.53	4,559,439
San Francisco	1,461,180	--	1,461,180	.09	131,506
San Joaquin	732,153	2,564	729,589	.35	255,356
San Mateo	4,080,904	3,479	4,077,425	.52	2,120,261
Santa Barbara	3,559,255	417,914	3,141,341	.49	1,539,257
Santa Clara	48,512,711	4,460,680	44,052,031	.50	22,026,016
Santa Cruz	283,802	17,808	265,994	.53	140,977
Shasta	45,070	--	45,070	.58	26,141
Solano	3,268,020	101,923	3,166,097	.34	1,076,473
Sonoma	2,790,558	27,520	2,763,038	.48	1,326,258
Tulare	462,930	23,403	439,527	.44	193,392
Ventura	5,881,662	118,822	5,762,840	.40	2,305,136
Yuba	205,636	7,858	197,778	.45	89,000
	<u>\$378,298,746</u>	<u>\$50,205,954</u>	<u>\$328,092,792</u>		<u>\$113,270,544</u>

(a) Source - California Municipal Statistics

(b) State Board of Equalization, 1982-83 Annual Report

(c) Of this amount, \$320,754 is generated from county redevelopment projects