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

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

Prepared for the

CALIFORNIA
DEBT
ADVISORY
COMMISSION

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.)
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:

1. 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.

2. In the fiscal year ending June 30, 1984, $377,977,992 in tax increment revenue was received by redevelopment agencies in California.

3. 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.

4. 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
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,
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
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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

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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.

Exhibit N--Frozen Assessed Value as a Percent of Total Assessed Value by County 1983-84

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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

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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 "predominantly 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 predominantly 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

1. Legislative Body Designates Survey Area
2. Planning Commission Selects Project Area
3. Planning Commission Prepares Preliminary Plan
4. Preliminary Plan Submitted to Agency
5. Redevelopment Plan Prepared By Agency
6. Redevelopment Plan Submitted For Review and Comment
7. Public Hearing On Redevelopment Plan
8. Agency Approves And Finalizes Redevelopment Plan
9. Redevelopment Plan And Comments On Plan Submitted To Legislative Body
10. If Planning Commission Or Project Area Committee Recommend Against Approval Of Plan 2/3 vote Required For Approval
11. If Planning Comm. Or Project Area Comm. Recommend Approval of Plan Majority vote Required For Approval
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 3334.2 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 3334.2 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 3333.2 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 3334.1 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 3333.2 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

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<th>Report</th>
<th>Code</th>
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<td>County; State Bd. of Equalization</td>
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### Reports on Activities

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<td>Summary of Redevelopment Activities</td>
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<td>33080 et. seq.</td>
<td>State Controller; Dept. of Housing and Comm. Dev.</td>
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<td>Summary of Activities Involving Rehabilitation</td>
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<td>Statement of Indebtedness</td>
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### Other Reporting Requirements

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<td>Finding Regarding 20% Low-Moderate Income Housing Fund</td>
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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.
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

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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.

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<th>Counties with Indicated Distribution</th>
<th>Percentage Of Total</th>
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</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Population Grouping</th>
<th>Number of City Redevelopment Agencies</th>
<th>Cities Statewide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 10,000</td>
<td>63</td>
<td>169</td>
</tr>
<tr>
<td>10 - 25,000</td>
<td>58</td>
<td>99</td>
</tr>
<tr>
<td>25 - 50,000</td>
<td>66</td>
<td>81</td>
</tr>
<tr>
<td>50 - 100,000</td>
<td>50</td>
<td>57</td>
</tr>
<tr>
<td>Over 100,000</td>
<td>26</td>
<td>26</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>263</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>432</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Population Grouping</th>
<th>Number of County Redevelopment Agencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 100,000</td>
<td>1</td>
</tr>
<tr>
<td>100,001 - 500,000</td>
<td>3</td>
</tr>
<tr>
<td>500,001 - 1,000,000</td>
<td>4</td>
</tr>
<tr>
<td>1,000,000 - 5,000,000</td>
<td>1</td>
</tr>
<tr>
<td>Over 5,000,000</td>
<td>10</td>
</tr>
</tbody>
</table>

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.
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.

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

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

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

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>TOTAL</th>
<th>EST. PRIOR TO 1979</th>
<th>EST. IN 1979 OR LATER</th>
<th>INFORMATION NOT REPORTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>21</td>
<td>14</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Alpine</td>
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<tr>
<td>Amador</td>
<td>0</td>
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<td>Butte</td>
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<td>3</td>
<td></td>
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<tr>
<td>Calaveras</td>
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<td>--</td>
<td>--</td>
</tr>
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<td>Colusa</td>
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<td>--</td>
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<td>Contra Costa</td>
<td>22</td>
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<td>Del Norte</td>
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<td>--</td>
</tr>
<tr>
<td>El Dorado</td>
<td>1</td>
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<td>--</td>
<td>1</td>
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<tr>
<td>Fresno</td>
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<td>9</td>
<td>8</td>
<td>--</td>
</tr>
<tr>
<td>Glenn</td>
<td>1</td>
<td>1</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Humboldt</td>
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<td>3</td>
<td>1</td>
<td>--</td>
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<td>Imperial</td>
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<td>2</td>
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<td>Inyo</td>
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</tr>
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<tr>
<td>Orange</td>
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<td>14</td>
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<td>COUNTY</td>
<td>TOTAL</td>
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<td>EST. IN 1979 OR LATER</td>
<td>INFORMATION NOT REPORTED</td>
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<td>-----------------</td>
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<td>--------------------------</td>
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<td>Sacramento</td>
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<td>4</td>
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</tr>
<tr>
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</tr>
<tr>
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<tr>
<td>San Diego</td>
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<td>7</td>
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</tr>
<tr>
<td>San Francisco</td>
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<td>2</td>
<td>--</td>
</tr>
<tr>
<td>San Joaquin</td>
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</tr>
<tr>
<td>S. Luis Obispo</td>
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</tr>
<tr>
<td>Solano</td>
<td>12</td>
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<td>8</td>
<td>--</td>
</tr>
<tr>
<td>Sonoma</td>
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<td>3</td>
<td>3</td>
<td>--</td>
</tr>
<tr>
<td>Stanislaus</td>
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<td>--</td>
</tr>
<tr>
<td>Sutter</td>
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<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Tehama</td>
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<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Trinity</td>
<td>0</td>
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<td>--</td>
</tr>
<tr>
<td>Tulare</td>
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<td>3</td>
<td>1</td>
<td>--</td>
</tr>
<tr>
<td>Tuolumne</td>
<td>0</td>
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<td>--</td>
</tr>
<tr>
<td>Ventura</td>
<td>14</td>
<td>8</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Yolo</td>
<td>0</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Yuba</td>
<td>1</td>
<td>1</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

|                | 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

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

Total: 72 City Projects, 4-6 County Projects

*Specific number of projects not reported.*
<table>
<thead>
<tr>
<th>County</th>
<th>Number of Completed Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City Projects</td>
</tr>
<tr>
<td>Butte</td>
<td>1</td>
</tr>
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<td>Los Angeles</td>
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<td>Monterey</td>
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<td>San Diego</td>
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<tr>
<td>San Francisco</td>
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<td>San Joaquin</td>
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<tr>
<td>San Mateo</td>
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<tr>
<td>Santa Barbara</td>
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<tr>
<td>Tulare</td>
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</tr>
<tr>
<td>Ventura</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>16</td>
</tr>
</tbody>
</table>

*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

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

(a) Source - California Municipal Statistics.

(b) Of this amount, $320,754 is generated from county redevelopment projects.
**EXHIBIT G (CONTINUED)**

<table>
<thead>
<tr>
<th></th>
<th>Number of Projects Figure Based on</th>
<th>Revenue Generated From Projects Est. Prior to 1979</th>
<th>Revenue Generated From Projects Est. In 1979 Or Later</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tulare</td>
<td>462,930</td>
<td>462,930</td>
<td>0</td>
</tr>
<tr>
<td>Ventura</td>
<td>5,881,662</td>
<td>3,242,717</td>
<td>2,638,945</td>
</tr>
<tr>
<td>Yuba</td>
<td>205,636</td>
<td>205,636</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total (a)</strong></td>
<td><strong>361</strong></td>
<td><strong>$341,158,333</strong></td>
<td><strong>$37,130,413</strong></td>
</tr>
</tbody>
</table>

(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.

### CITIES

<table>
<thead>
<tr>
<th>Tax Sharing Agreement</th>
<th>Total</th>
<th>Percentage of Total</th>
<th>Established Prior 1979</th>
<th>Established Since 1979</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>154*</td>
<td>33%</td>
<td>33</td>
<td>117</td>
</tr>
<tr>
<td>No</td>
<td>283</td>
<td>61%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Info. Not Reported</td>
<td>30</td>
<td>6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>467</td>
<td>100%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### COUNTIES

<table>
<thead>
<tr>
<th>Tax Sharing Agreement</th>
<th>Total</th>
<th>Percentage of Total</th>
<th>Established Prior 1979</th>
<th>Established Since 1979</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>4</td>
<td>57%</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>No</td>
<td>3</td>
<td>43%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Info. Not Reported</td>
<td>0</td>
<td>0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>100%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.

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

*Includes the following local taxing agencies: sanitation district, cemetery 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

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

(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

<table>
<thead>
<tr>
<th>County</th>
<th>Total Debt</th>
<th>Debt incurred from Projects estab. Prior to 1979</th>
<th>Debt incurred from Projects estab. In 1979 or later</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>$ 91,780,560</td>
<td>$ 82,347,218</td>
<td>$ 9,433,342</td>
</tr>
<tr>
<td>Butte</td>
<td>$ 6,000,000</td>
<td>$ 6,000,000</td>
<td>0</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>$115,220,167</td>
<td>$115,220,167</td>
<td>0</td>
</tr>
<tr>
<td>Fresno</td>
<td>$61,136,247</td>
<td>40,015,018</td>
<td>21,123,229</td>
</tr>
<tr>
<td>Glenn</td>
<td>$192,748</td>
<td>$192,748</td>
<td>0</td>
</tr>
<tr>
<td>Humboldt</td>
<td>$12,561,440</td>
<td>$12,561,440</td>
<td>0</td>
</tr>
<tr>
<td>Imperial</td>
<td>$3,250,000</td>
<td>$2,150,000</td>
<td>1,100,000</td>
</tr>
<tr>
<td>Kings</td>
<td>$2,694,945</td>
<td>$1,728,945</td>
<td>966,000</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>$1,934,512,034 (a)</td>
<td>$1,859,104,715 (b)</td>
<td>$75,407,319 (c)</td>
</tr>
<tr>
<td>Marin</td>
<td>$5,025,000</td>
<td>$5,000,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Merced</td>
<td>$10,258,000</td>
<td>$10,258,000</td>
<td>0</td>
</tr>
<tr>
<td>Monterey</td>
<td>$32,506,198</td>
<td>$24,350,801</td>
<td>8,155,397</td>
</tr>
<tr>
<td>Napa</td>
<td>$6,200,000</td>
<td>$6,200,000</td>
<td>0</td>
</tr>
<tr>
<td>Orange</td>
<td>$218,983,066</td>
<td>$190,019,854</td>
<td>28,963,212</td>
</tr>
<tr>
<td>Placer</td>
<td>$110,000</td>
<td>0</td>
<td>110,000</td>
</tr>
<tr>
<td>Riverside</td>
<td>$101,139,090</td>
<td>$68,203,710</td>
<td>32,935,380</td>
</tr>
<tr>
<td>Sacramento</td>
<td>$12,041,690</td>
<td>$12,031,690</td>
<td>10,000</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>$214,538,029</td>
<td>$192,866,499</td>
<td>21,671,530</td>
</tr>
<tr>
<td>San Diego</td>
<td>$154,529,561</td>
<td>$144,024,044</td>
<td>10,505,517</td>
</tr>
<tr>
<td>San Francisco</td>
<td>$28,000,000</td>
<td>$28,000,000</td>
<td>0</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>$20,616,347</td>
<td>$20,133,000</td>
<td>483,347</td>
</tr>
</tbody>
</table>

(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)

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

(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.

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eliminated</td>
<td>To Be Eliminated</td>
</tr>
<tr>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>Cities</td>
<td>12,069</td>
</tr>
<tr>
<td>Counties</td>
<td>266</td>
</tr>
<tr>
<td>TOTAL</td>
<td>12,335</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provided</td>
<td>To Be Provided</td>
</tr>
<tr>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>Cities</td>
<td>26,450</td>
</tr>
<tr>
<td>Counties</td>
<td>346</td>
</tr>
<tr>
<td>TOTAL</td>
<td>26,796</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th></th>
<th>Commercial (Sq. Ft.)</th>
<th>Industrial (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Space</td>
<td>Rehab. Space</td>
</tr>
<tr>
<td>Cities</td>
<td>97,468,058</td>
<td>12,189,376</td>
</tr>
<tr>
<td>Counties</td>
<td>4,000</td>
<td>3,562</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>97,472,058</td>
<td>12,192,938</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>County</th>
<th>Units Elminated</th>
<th>Units To Be Eliminated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Low</td>
</tr>
<tr>
<td>Alameda</td>
<td>4,118</td>
<td>163</td>
</tr>
<tr>
<td>Butte</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>1,562</td>
<td>205</td>
</tr>
<tr>
<td>El Dorado</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Fresno</td>
<td>1,373</td>
<td>703</td>
</tr>
<tr>
<td>Glenn</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Humboldt</td>
<td>4</td>
<td>--</td>
</tr>
<tr>
<td>Imperial</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Kern</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Kings</td>
<td>4</td>
<td>--</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>20,122</td>
<td>3,603</td>
</tr>
<tr>
<td>Marin</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Merced</td>
<td>51</td>
<td>--</td>
</tr>
<tr>
<td>Monterey</td>
<td>666</td>
<td>255</td>
</tr>
<tr>
<td>Napa</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Orange</td>
<td>662</td>
<td>530</td>
</tr>
<tr>
<td>Riverside</td>
<td>340</td>
<td>164</td>
</tr>
<tr>
<td>Sacramento</td>
<td>2,358</td>
<td>--</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>50</td>
<td>14</td>
</tr>
<tr>
<td>San Diego</td>
<td>709</td>
<td>645</td>
</tr>
<tr>
<td>San Francisco</td>
<td>10,940</td>
<td>4,736</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>1,117</td>
<td>238</td>
</tr>
<tr>
<td>San Mateo</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td>107</td>
<td>80</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>562</td>
<td>311</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>1</td>
<td>--</td>
</tr>
<tr>
<td>Shasta</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Solano</td>
<td>397</td>
<td>--</td>
</tr>
</tbody>
</table>
EXHIBIT J—HOUSING UNITS ELIMINATED AND TO BE ELIMINATED BY COUNTY (Continued)

City Redevelopment Projects (cont.)

<table>
<thead>
<tr>
<th>County</th>
<th>Units Eliminated</th>
<th>Units To Be Eliminated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Low</td>
</tr>
<tr>
<td>Sonoma</td>
<td>428</td>
<td>--</td>
</tr>
<tr>
<td>Stanislaus</td>
<td>1</td>
<td>--</td>
</tr>
<tr>
<td>Tulare</td>
<td>421</td>
<td>286</td>
</tr>
<tr>
<td>Ventura</td>
<td>493</td>
<td>118</td>
</tr>
<tr>
<td>Yuba</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>46,504</td>
<td>12,069</td>
</tr>
</tbody>
</table>

County Redevelopment Projects (a)

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Low</th>
<th>Very Low</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>427</td>
<td>266</td>
<td>16</td>
<td>--</td>
</tr>
<tr>
<td>Total</td>
<td>46,931</td>
<td>12,335</td>
<td>11,957</td>
<td>3,139</td>
</tr>
</tbody>
</table>

(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

<table>
<thead>
<tr>
<th>County</th>
<th>Units Provided</th>
<th>Units To Be Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Low</td>
</tr>
<tr>
<td>Alameda</td>
<td>4,296</td>
<td>1,254</td>
</tr>
<tr>
<td>Butte</td>
<td>187</td>
<td>59</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>5,175</td>
<td>1,122</td>
</tr>
<tr>
<td>El Dorado</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Fresno</td>
<td>2,173</td>
<td>730</td>
</tr>
<tr>
<td>Glenn</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Humboldt</td>
<td>302</td>
<td>--</td>
</tr>
<tr>
<td>Imperial</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Kern</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Kings</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>25,653</td>
<td>9,680</td>
</tr>
<tr>
<td>Marin</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Merced</td>
<td>138</td>
<td>40</td>
</tr>
<tr>
<td>Monterey</td>
<td>404</td>
<td>404</td>
</tr>
<tr>
<td>Napa</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Orange</td>
<td>3,772</td>
<td>1,477</td>
</tr>
<tr>
<td>Placer</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Riverside</td>
<td>1,505</td>
<td>460</td>
</tr>
<tr>
<td>Sacramento</td>
<td>2,596</td>
<td>--</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>4,947</td>
<td>2,328</td>
</tr>
<tr>
<td>San Diego</td>
<td>2,057</td>
<td>830</td>
</tr>
<tr>
<td>San Francisco</td>
<td>9,649</td>
<td>4,638</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>1,018</td>
<td>437</td>
</tr>
<tr>
<td>San Mateo</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td>334</td>
<td>237</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>1,659</td>
<td>1,438</td>
</tr>
</tbody>
</table>

57
EXHIBIT K—HOUSING UNITS PROVIDED AND TO BE PROVIDED BY COUNTY (Continued)

City Redevelopment Projects (cont.)

<table>
<thead>
<tr>
<th>County</th>
<th>Units Provided</th>
<th></th>
<th>Units To Be Provided</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Low</td>
<td>Very Low</td>
<td>Other</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>48</td>
<td>--</td>
<td>--</td>
<td>34</td>
</tr>
<tr>
<td>Shasta</td>
<td>0</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Solano</td>
<td>1,175</td>
<td>983</td>
<td>--</td>
<td>192</td>
</tr>
<tr>
<td>Sonoma</td>
<td>135</td>
<td>29</td>
<td>43</td>
<td>45</td>
</tr>
<tr>
<td>Stanislaus</td>
<td>0</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Tulare</td>
<td>165</td>
<td>99</td>
<td>66</td>
<td>--</td>
</tr>
<tr>
<td>Ventura</td>
<td>1,322</td>
<td>165</td>
<td>351</td>
<td>146</td>
</tr>
<tr>
<td>Yuba</td>
<td>0</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>68,750</td>
<td>26,450</td>
<td>6,062</td>
<td>19,611</td>
</tr>
</tbody>
</table>

County Redevelopment Projects (a)

|          | 466            | 346     | --                  | --       | 992   | 462 | --       | --    |
| 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

<table>
<thead>
<tr>
<th>County</th>
<th>Commercial (Sq. Ft.)</th>
<th>Industrial (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Space</td>
<td>Rehab. Space</td>
</tr>
<tr>
<td>Alameda</td>
<td>1,940,750</td>
<td>760,203</td>
</tr>
<tr>
<td>Butte</td>
<td>100,000</td>
<td>--</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>3,341,388</td>
<td>660,500</td>
</tr>
<tr>
<td>El Dorado</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Fresno</td>
<td>1,514,000</td>
<td>1,266,000</td>
</tr>
<tr>
<td>Glenn</td>
<td>96,275</td>
<td>30,000</td>
</tr>
<tr>
<td>Humboldt</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Imperial</td>
<td>5,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Kern</td>
<td>272,000</td>
<td>82,000</td>
</tr>
<tr>
<td>Kings</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>47,638,685</td>
<td>4,406,413</td>
</tr>
<tr>
<td>Marin</td>
<td>1,009,212</td>
<td>--</td>
</tr>
<tr>
<td>Merced</td>
<td>284,394</td>
<td>186,525</td>
</tr>
<tr>
<td>Monterey</td>
<td>1,706,663</td>
<td>336,000</td>
</tr>
<tr>
<td>Napa</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Orange</td>
<td>3,796,430</td>
<td>2,051,634</td>
</tr>
<tr>
<td>Placer</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Riverside</td>
<td>3,038,200</td>
<td>333,750</td>
</tr>
<tr>
<td>Sacramento</td>
<td>3,000,000</td>
<td>800,000</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>7,055,594</td>
<td>325,690</td>
</tr>
<tr>
<td>San Diego</td>
<td>2,161,163</td>
<td>304,000</td>
</tr>
<tr>
<td>San Francisco</td>
<td>5,859,069</td>
<td>105,025</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>900,000</td>
<td>60,000</td>
</tr>
<tr>
<td>San Mateo</td>
<td>1,662,237</td>
<td>17,500</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td>619,483</td>
<td>--</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>7,667,481</td>
<td>191,449</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>61,000</td>
<td>45,000</td>
</tr>
</tbody>
</table>
City Redevelopment Projects (Continued)

<table>
<thead>
<tr>
<th>County</th>
<th>Commercial (Sq. Ft.)</th>
<th>Industrial (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Space</td>
<td>Rehab. Space</td>
</tr>
<tr>
<td>Shasta</td>
<td>300,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Solano</td>
<td>1,255,000</td>
<td>--</td>
</tr>
<tr>
<td>Sonoma</td>
<td>1,766,681</td>
<td>8,000</td>
</tr>
<tr>
<td>Stanislaus</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Tulare</td>
<td>135,700</td>
<td>--</td>
</tr>
<tr>
<td>Tuolumne</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ventura</td>
<td>281,653</td>
<td>129,687</td>
</tr>
<tr>
<td>Yuba</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>97,468,058</td>
<td>12,189,376</td>
</tr>
</tbody>
</table>

County Redevelopment Projects (a)

<table>
<thead>
<tr>
<th></th>
<th>Commercial (Sq. Ft.)</th>
<th>Industrial (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,000</td>
<td>3,562</td>
</tr>
<tr>
<td>Total</td>
<td>97,472,058</td>
<td>12,192,938</td>
</tr>
</tbody>
</table>

(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.
<table>
<thead>
<tr>
<th>Types of Improvement</th>
<th>Percentage of Projects Providing Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Works Improvements</td>
<td>47%</td>
</tr>
<tr>
<td>Public Buildings</td>
<td>28%</td>
</tr>
<tr>
<td>Park and Recreation Facilities</td>
<td>22%</td>
</tr>
<tr>
<td>Parking</td>
<td>18%</td>
</tr>
<tr>
<td>Other</td>
<td>22%</td>
</tr>
</tbody>
</table>

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 redevelop-ment 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:

<table>
<thead>
<tr>
<th>Population Grouping</th>
<th>Number of City Redevelopment Agencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 10,000</td>
<td>63</td>
</tr>
<tr>
<td>10 - 25,000</td>
<td>58</td>
</tr>
<tr>
<td>25 - 50,000</td>
<td>66</td>
</tr>
<tr>
<td>50 - 100,000</td>
<td>50</td>
</tr>
<tr>
<td>Over 100,000</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>263</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Population Grouping</th>
<th>Number of County Redevelopment Agencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 100,000</td>
<td>1</td>
</tr>
<tr>
<td>100 - 500,000</td>
<td>3</td>
</tr>
<tr>
<td>500 - 1,000,000</td>
<td>4</td>
</tr>
<tr>
<td>1,000 - 5,000,000</td>
<td>1</td>
</tr>
<tr>
<td>Over 5,000,000</td>
<td>10</td>
</tr>
</tbody>
</table>

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

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

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

$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**

<table>
<thead>
<tr>
<th>County</th>
<th>Frozen Assessed Value (a)</th>
<th>1963-84 Total Assessed Value (b)</th>
<th>Percent Frozen A.V. Of Total A.V.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>$945,108,807</td>
<td>$32,850,301,132</td>
<td>2.9%</td>
</tr>
<tr>
<td>Butte</td>
<td>117,841,115</td>
<td>4,416,661,552</td>
<td>2.7%</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>1,184,740,414</td>
<td>27,024,668,644</td>
<td>4.4%</td>
</tr>
<tr>
<td>Fresno</td>
<td>221,256,911</td>
<td>17,023,695,164</td>
<td>1.3%</td>
</tr>
<tr>
<td>Glenn</td>
<td>1,865,233</td>
<td>1,013,720,299</td>
<td>.2%</td>
</tr>
<tr>
<td>Humboldt</td>
<td>87,342,335</td>
<td>2,960,441,718</td>
<td>3.0%</td>
</tr>
<tr>
<td>Imperial</td>
<td>68,474,072</td>
<td>2,318,415,911</td>
<td>3.0%</td>
</tr>
<tr>
<td>Kern</td>
<td>84,576,500</td>
<td>25,124,380,979</td>
<td>.3%</td>
</tr>
<tr>
<td>Kings</td>
<td>7,933,643</td>
<td>2,067,845,408</td>
<td>.4%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>12,643,960,564</td>
<td>227,738,903,948</td>
<td>5.6%</td>
</tr>
<tr>
<td>Marin</td>
<td>358,194,189</td>
<td>9,673,406,036</td>
<td>3.7%</td>
</tr>
<tr>
<td>Merced</td>
<td>122,110,603</td>
<td>3,990,313,459</td>
<td>3.1%</td>
</tr>
<tr>
<td>Monterey</td>
<td>187,277,534</td>
<td>9,685,735,578</td>
<td>1.9%</td>
</tr>
<tr>
<td>Napa</td>
<td>68,916,024</td>
<td>3,456,466,590</td>
<td>2.0%</td>
</tr>
<tr>
<td>Orange</td>
<td>3,122,914,946</td>
<td>77,168,765,688</td>
<td>4.0%</td>
</tr>
<tr>
<td>Riverside</td>
<td>1,320,735,967</td>
<td>24,138,639,984</td>
<td>5.5%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>598,630,291</td>
<td>21,193,402,895</td>
<td>2.8%</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>1,535,501,624</td>
<td>26,516,267,841</td>
<td>5.8%</td>
</tr>
<tr>
<td>San Diego</td>
<td>753,703,478</td>
<td>61,119,741,257</td>
<td>1.2%</td>
</tr>
<tr>
<td>San Francisco</td>
<td>$127,034,319</td>
<td>$27,326,417,507</td>
<td>.5%</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>66,653,479</td>
<td>10,480,600,211</td>
<td>.6%</td>
</tr>
<tr>
<td>San Mateo</td>
<td>385,699,761</td>
<td>25,472,065,347</td>
<td>1.5%</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td>302,296,293</td>
<td>11,330,941,827</td>
<td>2.7%</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>3,553,415,934</td>
<td>50,267,604,226</td>
<td>7.1%</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>22,136,750</td>
<td>6,405,289,290</td>
<td>.3%</td>
</tr>
<tr>
<td>Shasta</td>
<td>4,507,000</td>
<td>3,914,573,355</td>
<td>.1%</td>
</tr>
<tr>
<td>Solano</td>
<td>278,572,866</td>
<td>6,990,012,337</td>
<td>4.0%</td>
</tr>
<tr>
<td>Sonoma</td>
<td>223,213,885</td>
<td>12,000,921,448</td>
<td>1.9%</td>
</tr>
<tr>
<td>Tulare</td>
<td>43,666,910</td>
<td>6,347,733,053</td>
<td>.7%</td>
</tr>
<tr>
<td>Ventura</td>
<td>499,204,106</td>
<td>19,685,774,468</td>
<td>2.5%</td>
</tr>
<tr>
<td>Yuba</td>
<td>19,777,787</td>
<td>1,157,662,683</td>
<td>1.7%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$28,927,331,023</strong></td>
<td><strong>$814,164,230,514</strong></td>
<td><strong>3.6%</strong></td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th>County</th>
<th>Percent Frozen A.V. of Total A.V.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merced</td>
<td>5.8%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>5.9%</td>
</tr>
<tr>
<td>Riverside</td>
<td>5.9%</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>6.3%</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>7.8%</td>
</tr>
</tbody>
</table>
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 0 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 0, 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 D—PERCENTAGE COUNTY’S SHARE OF TAX INCREMENT REVENUE IS OF TOTAL PROPERTY TAX REVENUE

<table>
<thead>
<tr>
<th>County</th>
<th>Tax Increment Revenue</th>
<th>County’s Share Of Total Property Tax Rev. Generated In County (a)</th>
<th>Estimate of County’s Share Of Tax Increment Revenue</th>
<th>Property Tax Revenue 1982-83(b)</th>
<th>Ratio: County’s Share To Total Property Tax Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>$13,332,929</td>
<td>28%</td>
<td>$3,733,052</td>
<td>$99,979,011</td>
<td>3.7%</td>
</tr>
<tr>
<td>Butte</td>
<td>1,276,918</td>
<td>20%</td>
<td>255,364</td>
<td>8,993,405</td>
<td>2.8%</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>15,949,939</td>
<td>24%</td>
<td>3,827,985</td>
<td>65,936,962</td>
<td>5.8%</td>
</tr>
<tr>
<td>Fresno</td>
<td>2,778,705</td>
<td>30%</td>
<td>633,612</td>
<td>50,966,469</td>
<td>1.6%</td>
</tr>
<tr>
<td>Glenn</td>
<td>21,033</td>
<td>33%</td>
<td>6,941</td>
<td>3,293,654</td>
<td>.2%</td>
</tr>
<tr>
<td>Humboldt</td>
<td>1,243,755</td>
<td>32%</td>
<td>398,002</td>
<td>9,643,088</td>
<td>4.1%</td>
</tr>
<tr>
<td>Imperial</td>
<td>756,711</td>
<td>32%</td>
<td>242,788</td>
<td>7,097,829</td>
<td>3.4%</td>
</tr>
<tr>
<td>Kern</td>
<td>1,041,952</td>
<td>42%</td>
<td>437,620</td>
<td>90,547,732</td>
<td>.5%</td>
</tr>
<tr>
<td>Kings</td>
<td>86,726</td>
<td>44%</td>
<td>38,159</td>
<td>8,520,287</td>
<td>.4%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>176,656,895</td>
<td>42%</td>
<td>74,195,896</td>
<td>933,331,614</td>
<td>7.9%</td>
</tr>
<tr>
<td>Marin</td>
<td>681,529</td>
<td>28%</td>
<td>190,828</td>
<td>27,290,52</td>
<td>.7%</td>
</tr>
<tr>
<td>Merced</td>
<td>1,404,409</td>
<td>39%</td>
<td>547,720</td>
<td>15,043,057</td>
<td>3.6%</td>
</tr>
<tr>
<td>Monterey</td>
<td>1,659,067</td>
<td>27%</td>
<td>447,948</td>
<td>25,027,039</td>
<td>1.6%</td>
</tr>
<tr>
<td>Napa</td>
<td>833,748</td>
<td>27%</td>
<td>225,112</td>
<td>9,114,268</td>
<td>2.5%</td>
</tr>
<tr>
<td>Orange</td>
<td>39,368,247</td>
<td>18%</td>
<td>7,086,289</td>
<td>143,186,478</td>
<td>4.9%</td>
</tr>
<tr>
<td>Riverside</td>
<td>13,528,517</td>
<td>27%</td>
<td>3,652,700</td>
<td>67,190,918</td>
<td>5.4%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>6,744,489</td>
<td>35%</td>
<td>2,360,746</td>
<td>73,487,192</td>
<td>3.2%</td>
</tr>
<tr>
<td>San Bernardino</td>
<td>19,619,258</td>
<td>27%</td>
<td>5,297,200</td>
<td>71,354,014</td>
<td>7.4%</td>
</tr>
<tr>
<td>San Diego</td>
<td>10,028,111</td>
<td>24%</td>
<td>2,406,747</td>
<td>138,485,484</td>
<td>1.7%</td>
</tr>
<tr>
<td>San Francisco</td>
<td>1,461,180</td>
<td>85%</td>
<td>1,242,003</td>
<td>226,616,886</td>
<td>.5%</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>732,153</td>
<td>38%</td>
<td>278,218</td>
<td>38,585,518</td>
<td>.7%</td>
</tr>
<tr>
<td>San Mateo</td>
<td>4,080,904</td>
<td>24%</td>
<td>979,417</td>
<td>21,402,539</td>
<td>4.6%</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td>3,559,255</td>
<td>28%</td>
<td>996,591</td>
<td>30,770,165</td>
<td>3.2%</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>48,612,771</td>
<td>26%</td>
<td>12,613,305</td>
<td>130,889,416</td>
<td>9.6%</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>283,802</td>
<td>27%</td>
<td>76,627</td>
<td>16,076,614</td>
<td>.5%</td>
</tr>
<tr>
<td>Shasta</td>
<td>45,070</td>
<td>25%</td>
<td>11,268</td>
<td>9,581,997</td>
<td>.1%</td>
</tr>
<tr>
<td>Solano</td>
<td>3,256,020</td>
<td>35%</td>
<td>1,143,807</td>
<td>23,617,618</td>
<td>4.8%</td>
</tr>
<tr>
<td>Sonoma</td>
<td>2,790,558</td>
<td>33%</td>
<td>920,884</td>
<td>38,472,200</td>
<td>2.4%</td>
</tr>
<tr>
<td>Tulare</td>
<td>462,930</td>
<td>41%</td>
<td>189,801</td>
<td>23,832,569</td>
<td>.8%</td>
</tr>
<tr>
<td>Ventura</td>
<td>5,881,662</td>
<td>28%</td>
<td>1,646,865</td>
<td>56,213,642</td>
<td>2.9%</td>
</tr>
<tr>
<td>Yuba</td>
<td>205,636</td>
<td>37%</td>
<td>76,085</td>
<td>4,051,623</td>
<td>1.9%</td>
</tr>
</tbody>
</table>

(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:

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

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, consider-
ation should be given to an overall limit on the amount of indebted-
ness an individual agency may incur. In the alternative, considera-
tion might be given to a limit on total redevelopment agency indebt-
edness 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 appropr-
iate to extend the provisions of Section 3333.2 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 financ-
ing 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 dif-
ference 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 dis-
trict for tax increment revenues that go to finance the activ-
ities 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.
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APPENDICES

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SB 936 REDEVELOPMENT STUDY TASK FORCE

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County Supervisors Association
1100 "K" Street, Suite 101
Sacramento, CA 95814
916/441-4011

RUGG, WILLIAM
Community Development Director
City of San Leandro
835 East 14th Street
San Leandro, CA 94577
415/577-3000

STEPHENS, HOWARD
Auditor-Controller
Riverside County
4080 Lemon Street, 11th Floor
Riverside, CA 92501
714/787-2898

STRETCH, JAMES
Deputy CAO
Humboldt County
County Administrative Office
County Courthouse, Room 111
Eureka, CA 95501
707/445-7266
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
1445 Ethan Way, Suite 101
Sacramento, California 95825
(916-525-9375)

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.

[Signature]
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.)
8. 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
   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.
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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
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APPENDIX D--GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES
## General Characteristics of Redevelopment Agencies--Cities

**1983-84**

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APPENDIX E--REDEVELOPMENT PROJECTS COMPLETED
### REDEVELOPMENT PROJECTS COMPLETED--CITIES

#### 1983-84

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APPENDIX F--REDEVELOPMENT PROJECTS PLANNED
## REDEVELOPMENT PROJECTS PLANNED—CITIES
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<tr>
<td>Chico/Southeast</td>
<td>Butte</td>
<td>1980</td>
<td>2000</td>
<td>1200</td>
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<td>30%</td>
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<td>Oroville/Oroville #1</td>
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<td>1981</td>
<td>2000</td>
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<tr>
<td>Antioch/Antioch Devel. Agency</td>
<td>Contra Costa</td>
<td>1975</td>
<td>2006</td>
<td>1024</td>
<td>5%</td>
<td>95%</td>
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<td>Brentwood/Redevel. Project</td>
<td>Contra Costa</td>
<td>1982</td>
<td>2003</td>
<td>369</td>
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<tr>
<td>Concord/Central Redevel. Plan</td>
<td>Contra Costa</td>
<td>1974</td>
<td>2019</td>
<td>672</td>
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<td>5%</td>
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<td>El Cerrito/Redevel. Project</td>
<td>Contra Costa</td>
<td>1977</td>
<td>1997</td>
<td>391</td>
<td>0%</td>
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<td>Hercules/Dynamite</td>
<td>Contra Costa</td>
<td>1983</td>
<td>2013</td>
<td>577</td>
<td>30%</td>
<td>70%</td>
</tr>
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<td>Pinole/Vista</td>
<td>Contra Costa</td>
<td>1972</td>
<td>2017</td>
<td>1212</td>
<td>39%</td>
<td>61%</td>
</tr>
<tr>
<td>Pittsburg/Los Medano Com. Dev.</td>
<td>Contra Costa</td>
<td>1958</td>
<td>2020</td>
<td>5920</td>
<td>47%</td>
<td>53%</td>
</tr>
<tr>
<td>Pleasant Hill/Pleas.Hill Com.</td>
<td>Contra Costa</td>
<td>1974</td>
<td>2020</td>
<td>120</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Pleasant Hill/Schoolyard</td>
<td>Contra Costa</td>
<td>1978</td>
<td>2030</td>
<td>72</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Richmond/1-A</td>
<td>Contra Costa</td>
<td>1953</td>
<td>1990</td>
<td>122</td>
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<td>100%</td>
</tr>
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<td>Richmond/10-A</td>
<td>Contra Costa</td>
<td>1966</td>
<td>2010</td>
<td>107</td>
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<td>60%</td>
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<td>Richmond/10-B</td>
<td>Contra Costa</td>
<td>1972</td>
<td>2010</td>
<td>18</td>
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<td>Richmond/11-A</td>
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<td>2015</td>
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<td>10%</td>
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<td>2000</td>
<td>19</td>
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<td>100%</td>
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<td>Richmond/8-A</td>
<td>Contra Costa</td>
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<td>1997</td>
<td>64</td>
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<td>80%</td>
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<td>San Pablo/Bayview</td>
<td>Contra Costa</td>
<td>1976</td>
<td>2020</td>
<td>242</td>
<td>5%</td>
<td>95%</td>
</tr>
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<td>San Pablo/El Portal</td>
<td>Contra Costa</td>
<td>1971</td>
<td>2020</td>
<td>725</td>
<td>15%</td>
<td>85%</td>
</tr>
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<td>San Pablo/Oak Park</td>
<td>Contra Costa</td>
<td>1973</td>
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<td>134</td>
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<td>40%</td>
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<td>San Pablo/Sheffield</td>
<td>Contra Costa</td>
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<td>2020</td>
<td>32</td>
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<td>San Pablo/South Entrance</td>
<td>Contra Costa</td>
<td>1970</td>
<td>2020</td>
<td>39</td>
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<td>County</td>
<td>Date</td>
<td>Est. Comp. Date</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
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<td>Walnut Creek/Mt. Diablo</td>
<td>Contra Costa</td>
<td>1974</td>
<td>1994</td>
<td>19</td>
<td>40%</td>
<td>60%</td>
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<td>Walnut Creek/South Broadway</td>
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<td>45</td>
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<td>85%</td>
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<td>Placerville/ Redevel. Project</td>
<td>El Dorado</td>
<td>1981</td>
<td>2011</td>
<td>139</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Clovis/ Community Devel. Proj.</td>
<td>Fresno</td>
<td>1982</td>
<td>1200</td>
<td></td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Coalinga/Coalinga</td>
<td>Fresno</td>
<td>1982</td>
<td>2012</td>
<td>86</td>
<td>1%</td>
<td>99.9%</td>
</tr>
<tr>
<td>Fresno/Central Business District</td>
<td>Fresno</td>
<td>1961</td>
<td>2001</td>
<td>120</td>
<td>4%</td>
<td>96%</td>
</tr>
<tr>
<td>Fresno/Convention Center</td>
<td>Fresno</td>
<td>1971</td>
<td>2011</td>
<td>140</td>
<td>35%</td>
<td>65%</td>
</tr>
<tr>
<td>Fresno/Fruit-Church</td>
<td>Fresno</td>
<td>1969</td>
<td>1999</td>
<td>1900</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Fresno/Mariposa</td>
<td>Fresno</td>
<td>1969</td>
<td>1999</td>
<td>200</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Fresno/South Angus</td>
<td>Fresno</td>
<td>1959</td>
<td>1989</td>
<td>88</td>
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<td>100%</td>
</tr>
<tr>
<td>Fresno/West Fresno I</td>
<td>Fresno</td>
<td>1963</td>
<td>1998</td>
<td>108</td>
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<td>93%</td>
</tr>
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<td>Fresno/West Fresno II</td>
<td>Fresno</td>
<td>1968</td>
<td>1998</td>
<td>34</td>
<td>3%</td>
<td>97%</td>
</tr>
<tr>
<td>Kingsburg/Kingsburg No. 1</td>
<td>Fresno</td>
<td>1983</td>
<td>2005</td>
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<td></td>
</tr>
<tr>
<td>Mendota/Mendota Redevel. Proj.</td>
<td>Fresno</td>
<td>1982</td>
<td>2012</td>
<td></td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Sanger/Academy</td>
<td>Fresno</td>
<td>1983</td>
<td>1994</td>
<td>223</td>
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<td></td>
</tr>
<tr>
<td>Sanger/Downtown</td>
<td>Fresno</td>
<td>1983</td>
<td>1994</td>
<td>35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanger/Industrial Park</td>
<td>Fresno</td>
<td>1983</td>
<td>2013</td>
<td>404</td>
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<td></td>
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<tr>
<td>Willows/Mendocino Gateway</td>
<td>Glenn</td>
<td>1968</td>
<td>1993</td>
<td>9</td>
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<td>100%</td>
</tr>
<tr>
<td>Arcata/Com. Develop. Area</td>
<td>Humboldt</td>
<td>1983</td>
<td>2018</td>
<td>980</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Eureka/Century III-Phase I</td>
<td>Humboldt</td>
<td>1972</td>
<td>2018</td>
<td>15</td>
<td>0%</td>
<td>100%</td>
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<tr>
<td>Eureka/Century III-Phase II</td>
<td>Humboldt</td>
<td>1973</td>
<td>2018</td>
<td>53</td>
<td>0%</td>
<td>100%</td>
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<tr>
<td>Eureka/Tomorrow-Phase III</td>
<td>Humboldt</td>
<td>1973</td>
<td>2018</td>
<td>1190</td>
<td>0%</td>
<td>100%</td>
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<td>Brawley/#1</td>
<td>Imperial</td>
<td>1976</td>
<td>6</td>
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<td>Calexico/CBD</td>
<td>Imperial</td>
<td>1982</td>
<td>2022</td>
<td>183</td>
<td>20%</td>
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</tr>
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<td>Calexico/Residential</td>
<td>Imperial</td>
<td>1983</td>
<td>2023</td>
<td>328</td>
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<td>80%</td>
</tr>
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<td>El Centro/El Centro</td>
<td>Imperial</td>
<td>1978</td>
<td>2013</td>
<td>1000</td>
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<td>75%</td>
</tr>
<tr>
<td>Corcoran/industrial Sector</td>
<td>Kings</td>
<td>1981</td>
<td>2011</td>
<td>196</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Hanford/Com. Red. Project</td>
<td>Kings</td>
<td>1975</td>
<td>2003</td>
<td>720</td>
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<td>50%</td>
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<td>Alhambra/CBD</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2020</td>
<td>32</td>
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<td>100%</td>
</tr>
<tr>
<td>Alhambra/Industrial</td>
<td>Los Angeles</td>
<td>1969</td>
<td>2010</td>
<td>570</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Arcadia/Central Downtown</td>
<td>Los Angeles</td>
<td>1973</td>
<td>236</td>
<td>2%</td>
<td></td>
<td>98%</td>
</tr>
<tr>
<td>Avalon/Redevel. Proj.</td>
<td>Los Angeles</td>
<td>1983</td>
<td>675</td>
<td>35%</td>
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<td>65%</td>
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<tr>
<td>Azusa/West End</td>
<td>Los Angeles</td>
<td>1983</td>
<td>2023</td>
<td>1150</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Baldwin Park/Cent. Bus. Dist.</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2022</td>
<td>130</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Baldwin Park/Delta</td>
<td>Los Angeles</td>
<td>1983</td>
<td>2018</td>
<td>70</td>
<td>60%</td>
<td>40%</td>
</tr>
<tr>
<td>Baldwin Park/Puente-Merced</td>
<td>Los Angeles</td>
<td>1978</td>
<td>2018</td>
<td>17</td>
<td>95%</td>
<td>5%</td>
</tr>
<tr>
<td>Baldwin Park/San Gabriel River</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2011</td>
<td>189</td>
<td>35%</td>
<td>65%</td>
</tr>
<tr>
<td>Baldwin Park/West Ramona Blvd.</td>
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<td>1979</td>
<td>2014</td>
<td>14</td>
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<td>90%</td>
</tr>
<tr>
<td>Bell /Cheli Industrial I</td>
<td>Los Angeles</td>
<td>1976</td>
<td>1990</td>
<td>130</td>
<td>0%</td>
<td>100%</td>
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<tr>
<td>Bell /Cheli Industrial II</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2000</td>
<td>160</td>
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<td>Bell Gardens/Area #1</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2012</td>
<td>320</td>
<td>20%</td>
<td>65%</td>
</tr>
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<td>Bell Gardens/Central City</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2014</td>
<td>138</td>
<td>40%</td>
<td>60%</td>
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<td>Burbank/City Centre</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2011</td>
<td>212</td>
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<td>90%</td>
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<td>Los Angeles</td>
<td>1970</td>
<td>2010</td>
<td>1113</td>
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<tr>
<td>Burbank/West Olive</td>
<td>Los Angeles</td>
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<td>2015</td>
<td>128</td>
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<td>95%</td>
</tr>
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<td>Carson/Project Area #1</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2000</td>
<td>650</td>
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<td>Agency/Project</td>
<td>County</td>
<td>Date Est.</td>
<td>Date Comp.</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
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<td>-----------</td>
<td>------------</td>
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<td>---------------------</td>
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</tr>
<tr>
<td>Carson/Project Area #2</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2008</td>
<td>7.00</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Claremont/Village Project</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2009</td>
<td>159</td>
<td>25%</td>
<td>75%</td>
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<tr>
<td>Commerce/Project Area I</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2006</td>
<td>640</td>
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<td>100%</td>
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<td>Commerce/Project Area III</td>
<td>Los Angeles</td>
<td>1984</td>
<td>2014</td>
<td>56</td>
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<td>Commerce/Town Center</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2019</td>
<td>110</td>
<td>0%</td>
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<td>Compton/Rosecrans</td>
<td>Los Angeles</td>
<td>1969</td>
<td>2001</td>
<td>101</td>
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<td>0%</td>
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<tr>
<td>Compton/Walnut Ind.</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2005</td>
<td>186</td>
<td>15%</td>
<td>85%</td>
</tr>
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<td>Covina/1</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2004</td>
<td>400</td>
<td>20%</td>
<td>80%</td>
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<td>Covina/2</td>
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<td>1983</td>
<td>2008</td>
<td>90</td>
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<td>Cudahy/Commercial-Indust.</td>
<td>Los Angeles</td>
<td>1977</td>
<td>2012</td>
<td>330</td>
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<tr>
<td>Culver City/Overland-Jefferson</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2004</td>
<td>184</td>
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<td>Culver City/Slauson-Sepulveda</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2006</td>
<td>306</td>
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<td>95%</td>
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<td>Culver City/West Los Angeles-Culver</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2006</td>
<td>526</td>
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<td>Downey/Downey Red. Plan</td>
<td>Los Angeles</td>
<td>1978</td>
<td>2010</td>
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<td>99%</td>
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<td>Duarte/Amended Davis Addition</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2004</td>
<td>118</td>
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<td>95%</td>
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<td>Los Angeles</td>
<td>1979</td>
<td>2008</td>
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<td>60%</td>
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<td>Duarte/Huntington Drive Phase II</td>
<td>Los Angeles</td>
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<td>2008</td>
<td>106</td>
<td>60%</td>
<td>40%</td>
</tr>
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<td>Duarte/Las Lomas</td>
<td>Los Angeles</td>
<td>1978</td>
<td>2016</td>
<td>116</td>
<td>50%</td>
<td>50%</td>
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<td>Duarte/Rancho Duarte Phase I</td>
<td>Los Angeles</td>
<td>1981</td>
<td>2005</td>
<td>70</td>
<td>90%</td>
<td>10%</td>
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<td>1981</td>
<td>2005</td>
<td>90</td>
<td>75%</td>
<td>25%</td>
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<td>El Monte/Center Proj.</td>
<td>Los Angeles</td>
<td>1983</td>
<td>2025</td>
<td>57</td>
<td>1%</td>
<td>99%</td>
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<td>El Monte/East Valley Mall</td>
<td>Los Angeles</td>
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<td>El Monte/Garvey Gulch</td>
<td>Los Angeles</td>
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<td>1990</td>
<td>2</td>
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<td>El Monte/Plaza</td>
<td>Los Angeles</td>
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<td>Los Angeles</td>
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<td>Glendora/Project #1</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2004</td>
<td>997</td>
<td>70%</td>
<td>30%</td>
</tr>
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<td>Glendora/Project #2</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2006</td>
<td>35</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Glendora/Project #3</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2006</td>
<td>301</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Glendora/Project #4</td>
<td>Los Angeles</td>
<td>1982</td>
<td>1995</td>
<td>3</td>
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<td>100%</td>
</tr>
<tr>
<td>Hawaiian Gardens/Proj. Area #1</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2004</td>
<td>640</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Hawthorne/Plaza</td>
<td>Los Angeles</td>
<td>1969</td>
<td>2002</td>
<td>35</td>
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</tr>
<tr>
<td>Hidden Hills/Redevelop. Project</td>
<td>Los Angeles</td>
<td>1984</td>
<td>2003</td>
<td>937</td>
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</tr>
<tr>
<td>Huntington Park/CBD</td>
<td>Los Angeles</td>
<td>1972</td>
<td>1977</td>
<td>139</td>
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<td>Huntington Park/Industrial</td>
<td>Los Angeles</td>
<td>1977</td>
<td>1995</td>
<td>210</td>
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<td>95%</td>
</tr>
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<td>Huntington Park/North</td>
<td>Los Angeles</td>
<td>1980</td>
<td>2000</td>
<td>315</td>
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<td>Industry/Civic-Rec.-Indus. #1</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2001</td>
<td>4129</td>
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<td>Industry/Trans.-Dist.-Indus. #3</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2002</td>
<td>691</td>
<td>17%</td>
<td>83%</td>
</tr>
<tr>
<td>Industry/Trans.-Dist.-Indus. #2</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2003</td>
<td>1183</td>
<td>66%</td>
<td>34%</td>
</tr>
<tr>
<td>Inglewood/Century</td>
<td>Los Angeles</td>
<td>1981</td>
<td>2000</td>
<td>483</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Inglewood/In Town</td>
<td>Los Angeles</td>
<td>1970</td>
<td>2000</td>
<td>150</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Inglewood/La Cienega</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2006</td>
<td>115</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Inglewood/Manchester Prairie</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2000</td>
<td>200</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Inglewood/N. Inglewood Indust.</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2005</td>
<td>154</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Irwindale/City Industrial</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2001</td>
<td>0%</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Irwindale/Nora Fraitjo (El Nido)</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2002</td>
<td>3</td>
<td>100%</td>
<td>0%</td>
</tr>
<tr>
<td>Irwindale/Parque Del Norte</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2003</td>
<td>2</td>
<td>100%</td>
<td>0%</td>
</tr>
<tr>
<td>La Mirada/Beach Blvd.</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2001</td>
<td>28</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Mirada/Indust.-Commer.</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2003</td>
<td>369</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Mirada/Valley View Comer.</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2001</td>
<td>20</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Verne/Central City</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2011</td>
<td>800</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Lakewood/Town Center</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2004</td>
<td>292</td>
<td>3%</td>
<td>97%</td>
</tr>
<tr>
<td>Agency/Project</td>
<td>County</td>
<td>Date Est.</td>
<td>Date Comp.</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>------------</td>
<td>-----------</td>
<td>------------</td>
<td>--------------</td>
<td>---------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Lancaster/Amargosa</td>
<td>Los Angeles</td>
<td>1983</td>
<td></td>
<td>4600</td>
<td>26%</td>
<td>74%</td>
</tr>
<tr>
<td>Lancaster/Fox Field</td>
<td>Los Angeles</td>
<td>1982</td>
<td></td>
<td>3300</td>
<td>90%</td>
<td>10%</td>
</tr>
<tr>
<td>Lancaster/Residential</td>
<td>Los Angeles</td>
<td>1979</td>
<td></td>
<td>600</td>
<td>38%</td>
<td>62%</td>
</tr>
<tr>
<td>Long Beach/Downtown</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2010</td>
<td>421</td>
<td>2%</td>
<td>98%</td>
</tr>
<tr>
<td>Long Beach/Poly High</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2003</td>
<td>80</td>
<td>2%</td>
<td>98%</td>
</tr>
<tr>
<td>Long Beach/West Beach</td>
<td>Los Angeles</td>
<td>1964</td>
<td>2009</td>
<td>20</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Long Beach/West L.B. Indus.</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2025</td>
<td>13050</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Los Angeles/Adams Normandie</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2003</td>
<td>427</td>
<td>3%</td>
<td>97%</td>
</tr>
<tr>
<td>Los Angeles/Beacon Street</td>
<td>Los Angeles</td>
<td>1969</td>
<td>1990</td>
<td>60</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Los Angeles/Bunker Hill</td>
<td>Los Angeles</td>
<td>1959</td>
<td>2013</td>
<td>133</td>
<td>17%</td>
<td>83%</td>
</tr>
<tr>
<td>Los Angeles/Chinatown</td>
<td>Los Angeles</td>
<td>1980</td>
<td>2013</td>
<td>230</td>
<td>3%</td>
<td>97%</td>
</tr>
<tr>
<td>Los Angeles/Crenshaw</td>
<td>Los Angeles</td>
<td>1984</td>
<td>2014</td>
<td>45</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Los Angeles/Hoover</td>
<td>Los Angeles</td>
<td>1966</td>
<td>2013</td>
<td>571</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Los Angeles/LA Harbor Ind.</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2013</td>
<td>232</td>
<td>80%</td>
<td>20%</td>
</tr>
<tr>
<td>Los Angeles/Little Tokyo</td>
<td>Los Angeles</td>
<td>1970</td>
<td>2013</td>
<td>66</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Los Angeles/Monterey Hills</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2010</td>
<td>211</td>
<td>28%</td>
<td>72%</td>
</tr>
<tr>
<td>Los Angeles/Normandie/5</td>
<td>Los Angeles</td>
<td>1969</td>
<td>2002</td>
<td>210</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Los Angeles/North Hollywood</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2014</td>
<td>740</td>
<td>1%</td>
<td>99%</td>
</tr>
<tr>
<td>Los Angeles/Pico Union I</td>
<td>Los Angeles</td>
<td>1970</td>
<td>2013</td>
<td>155</td>
<td>1%</td>
<td>99%</td>
</tr>
<tr>
<td>Los Angeles/Pico Union II</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2013</td>
<td>227</td>
<td>1%</td>
<td>99%</td>
</tr>
<tr>
<td>Los Angeles/Rodeo-La Cienega</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2024</td>
<td>24</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Los Angeles/Watts</td>
<td>Los Angeles</td>
<td>1968</td>
<td>1993</td>
<td>107</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Lynwood/Alameda</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2015</td>
<td>170</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Lynwood/Area A</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2020</td>
<td>564</td>
<td>8%</td>
<td>92%</td>
</tr>
<tr>
<td>Maywood/Commercial (Proj. #2)</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2017</td>
<td>64</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Maywood/Westside</td>
<td>Los Angeles</td>
<td>1978</td>
<td>2013</td>
<td>40</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Monrovia/Central Redevelop #1</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2013</td>
<td>450</td>
<td>2%</td>
<td>98%</td>
</tr>
<tr>
<td>Montebello/Econ. Recovery</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2012</td>
<td>333</td>
<td>13%</td>
<td>87%</td>
</tr>
<tr>
<td>Montebello/Montebello Hills</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2010</td>
<td>997</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Montebello/South Indust.</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2008</td>
<td>280</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Monterey Park/Atlantic-Garvey</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2002</td>
<td>442</td>
<td>25%</td>
<td>75%</td>
</tr>
<tr>
<td>Monterey Park/Freeway #1</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2002</td>
<td>25</td>
<td>24%</td>
<td>76%</td>
</tr>
<tr>
<td>Norwalk/Project #1</td>
<td>Los Angeles</td>
<td>1984</td>
<td>2019</td>
<td>598</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Paramount/Project #1</td>
<td>Los Angeles</td>
<td>1973</td>
<td>2000</td>
<td>1240</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Pasadena/Downtown</td>
<td>Los Angeles</td>
<td>1970</td>
<td>2020</td>
<td>340</td>
<td>0%</td>
<td>100%</td>
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<tr>
<td>Pasadena/Lake Washington</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2010</td>
<td>21</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Pasadena/Old Pasadena</td>
<td>Los Angeles</td>
<td>1983</td>
<td>1992</td>
<td>73</td>
<td>0%</td>
<td>100%</td>
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<tr>
<td>Pasadena/Orange Grove</td>
<td>Los Angeles</td>
<td>1973</td>
<td>1995</td>
<td>41</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Pasadena/Pepper</td>
<td>Los Angeles</td>
<td>1964</td>
<td>2022</td>
<td>102</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Pasadena/San Gabriel Blvd.</td>
<td>Los Angeles</td>
<td>1973</td>
<td>1988</td>
<td>9</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Pasadena/Villa Park</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2010</td>
<td>109</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Pico Rivera/Whittier Blvd.</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2004</td>
<td>250</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Pomona/Arrow-Towne</td>
<td>Los Angeles</td>
<td>1981</td>
<td>2021</td>
<td>80</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>Pomona/Downtown II (Proj. A-2)</td>
<td>Los Angeles</td>
<td>1959</td>
<td>1999</td>
<td>105</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Pomona/Holt Ave.-Indian Hill</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2009</td>
<td>265</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Pomona/Mission Corona Bus.</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2022</td>
<td>30</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>Pomona/Mountain Meadows</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2006</td>
<td>151</td>
<td>2%</td>
<td>80%</td>
</tr>
<tr>
<td>Pomona/Reservoir St. Indus.</td>
<td>Los Angeles</td>
<td>1978</td>
<td>2008</td>
<td>331</td>
<td>15%</td>
<td>85%</td>
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<tr>
<td>Agency/Project</td>
<td>County</td>
<td>Date Est.</td>
<td>Date Comp.</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>--------------</td>
<td>-----------</td>
<td>------------</td>
<td>--------------</td>
<td>---------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Pomona/Southwest Pomona</td>
<td>Los Angeles</td>
<td>1980</td>
<td>2010</td>
<td>2400</td>
<td>40%</td>
<td>60%</td>
</tr>
<tr>
<td>Pomona/West Holt Ave.</td>
<td>Los Angeles</td>
<td>1982</td>
<td>2022</td>
<td>1000</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Redondo Beach/Aviation H.S.</td>
<td>Los Angeles</td>
<td>1984</td>
<td>1995</td>
<td>38</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Redondo Beach/Harbor Center</td>
<td>Los Angeles</td>
<td>1980</td>
<td>5</td>
<td>0%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Redondo Beach/Redondo Plaza</td>
<td>Los Angeles</td>
<td>1964</td>
<td>1995</td>
<td>52</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Redondo Beach/South Bay Center</td>
<td>Los Angeles</td>
<td>1983</td>
<td>2009</td>
<td>63</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Rosemead/Project Area 1</td>
<td>Los Angeles</td>
<td>1972</td>
<td>1990</td>
<td>511</td>
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<td></td>
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<tr>
<td>San Dimas/Creative Growth</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2018</td>
<td>333</td>
<td>21%</td>
<td>79%</td>
</tr>
<tr>
<td>San Fernando/Civic Center</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2010</td>
<td>365</td>
<td>20%</td>
<td>80%</td>
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<td>San Fernando/Project #1</td>
<td>Los Angeles</td>
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<td>1995</td>
<td>34</td>
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<td>100%</td>
</tr>
<tr>
<td>San Fernando/Project #2</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2001</td>
<td>56</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Santa Fe Springs/Consolidated</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2011</td>
<td>2931</td>
<td>25%</td>
<td>75%</td>
</tr>
<tr>
<td>Santa Fe Springs/Flood Ranch</td>
<td>Los Angeles</td>
<td>1966</td>
<td>2006</td>
<td>65</td>
<td>1%</td>
<td>99%</td>
</tr>
<tr>
<td>Santa Monica/Downtown</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2008</td>
<td>10</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Santa Monica/Ocean Park</td>
<td>Los Angeles</td>
<td>1960</td>
<td>2006</td>
<td>30</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Sierra Madre/Sierra Madre Blvd.</td>
<td>Los Angeles</td>
<td>1978</td>
<td>1998</td>
<td>50</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Signal Hill/Project #1</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2024</td>
<td>840</td>
<td>60%</td>
<td>40%</td>
</tr>
<tr>
<td>South Gate/Project #1</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2009</td>
<td>1400</td>
<td></td>
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</tr>
<tr>
<td>South Pasadena/Altos De. Mont.</td>
<td>Los Angeles</td>
<td>1954</td>
<td>1985</td>
<td>700</td>
<td>100%</td>
<td>0%</td>
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<tr>
<td>South Pasadena/Downtown</td>
<td>Los Angeles</td>
<td>1975</td>
<td>1985</td>
<td>10</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Temple City/Rosemead Blvd.</td>
<td>Los Angeles</td>
<td>1972</td>
<td>2002</td>
<td>69</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Torrance/Downtown</td>
<td>Los Angeles</td>
<td>1979</td>
<td>2014</td>
<td>89</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Torrance/Industrial</td>
<td>Los Angeles</td>
<td>1983</td>
<td>2013</td>
<td>292</td>
<td>.5%</td>
<td>99.5%</td>
</tr>
<tr>
<td>Torrance/Meadow Park</td>
<td>Los Angeles</td>
<td>1967</td>
<td>1986</td>
<td>56</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Torrance/Sky Park</td>
<td>Los Angeles</td>
<td>1976</td>
<td>2013</td>
<td>30</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Walnut/Improvement Project</td>
<td>Los Angeles</td>
<td>1979</td>
<td>3700</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Covina/CBD</td>
<td>Los Angeles</td>
<td>1971</td>
<td>2006</td>
<td>615</td>
<td>6%</td>
<td>94%</td>
</tr>
<tr>
<td>West Covina/East. Red. Proj.</td>
<td>Los Angeles</td>
<td>1975</td>
<td>2010</td>
<td>130</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Whittier/Greenleaf Ave./Uptown</td>
<td>Los Angeles</td>
<td>1974</td>
<td>2009</td>
<td>137</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Whittier/Whittier Blvd.</td>
<td>Los Angeles</td>
<td>1978</td>
<td>2013</td>
<td>238</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Novato/Reg. Shopping Center</td>
<td>Marin</td>
<td>1983</td>
<td>2013</td>
<td>400</td>
<td>100%</td>
<td>0%</td>
</tr>
<tr>
<td>San Rafael/Central Red. Proj.</td>
<td>Marin</td>
<td>1972</td>
<td>1770</td>
<td></td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Tiburon/Redev. Project</td>
<td>Marin</td>
<td>1983</td>
<td>2003</td>
<td>55</td>
<td>70%</td>
<td>30%</td>
</tr>
<tr>
<td>Atwater/Downtown</td>
<td>Merced</td>
<td>1976</td>
<td>2003</td>
<td>800</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Merced/15th St. Revitaliz.</td>
<td>Merced</td>
<td>1960</td>
<td>1985</td>
<td>43</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Merced/Downtown</td>
<td>Merced</td>
<td>1974</td>
<td>2008</td>
<td>700</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Monterey/Cannery Row</td>
<td>Monterey</td>
<td>1982</td>
<td>2024</td>
<td>120</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Monterey/CUSTOM House</td>
<td>Monterey</td>
<td>1957</td>
<td>2014</td>
<td>40</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Monterey/Greater Downtown</td>
<td>Monterey</td>
<td>1983</td>
<td>2024</td>
<td>251</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Salinas/Buena Vista</td>
<td>Monterey</td>
<td>1960</td>
<td>1987</td>
<td>60</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Salinas/Central City</td>
<td>Monterey</td>
<td>1974</td>
<td>2005</td>
<td>393</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salinas/Sunset Avenue</td>
<td>Monterey</td>
<td>1983</td>
<td>2000</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seaside/Gateway Heights</td>
<td>Monterey</td>
<td>1967</td>
<td>2015</td>
<td>72</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Seaside/Laguna Grande</td>
<td>Monterey</td>
<td>1969</td>
<td>2000</td>
<td>165</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Napa/Parkway Plaza</td>
<td>Napa</td>
<td>1969</td>
<td>2009</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anaheim/Alpha</td>
<td>Orange</td>
<td>1973</td>
<td>2005</td>
<td>2500</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Anaheim/River Valley</td>
<td>Orange</td>
<td>1983</td>
<td>2018</td>
<td>166</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Brea/Area AB</td>
<td>Orange</td>
<td>1972</td>
<td>2005</td>
<td>2200</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Brea/Area C</td>
<td>Orange</td>
<td>1976</td>
<td>2010</td>
<td>260</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Buena Park/Cent. Bus. Dist.</td>
<td>Orange</td>
<td>1979</td>
<td>2019</td>
<td>500</td>
<td>8%</td>
<td>92%</td>
</tr>
<tr>
<td>Costa Mesa/Downtown</td>
<td>Orange</td>
<td>1973</td>
<td>2015</td>
<td>200</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Agency/Project</td>
<td>County</td>
<td>Date Est.</td>
<td>Date Comp.</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------------</td>
<td>-----------</td>
<td>------------</td>
<td>--------------</td>
<td>---------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Costa Mesa/Wallace Red. Proj.</td>
<td>Orange</td>
<td>1979</td>
<td></td>
<td>75</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Cypress/Civic Center</td>
<td>Orange</td>
<td>1982</td>
<td>2002</td>
<td>60</td>
<td>47%</td>
<td>53%</td>
</tr>
<tr>
<td>Fountain Valley/Civic Center</td>
<td>Orange</td>
<td>1976</td>
<td>2005</td>
<td>55</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Fountain Valley/Industrial</td>
<td>Orange</td>
<td>1976</td>
<td>2005</td>
<td>550</td>
<td>35%</td>
<td>65%</td>
</tr>
<tr>
<td>Fullerton/Central Red. Project</td>
<td>Orange</td>
<td>1974</td>
<td>2019</td>
<td>710</td>
<td>2%</td>
<td>99.8%</td>
</tr>
<tr>
<td>Fullerton/E. Fullerton Red. Proj.</td>
<td>Orange</td>
<td>1974</td>
<td>2019</td>
<td>1101</td>
<td>.7%</td>
<td>99.3%</td>
</tr>
<tr>
<td>Fullerton/Orangefair</td>
<td>Orange</td>
<td>1973</td>
<td>2018</td>
<td>183</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Garden Grove/Buena Clinton</td>
<td>Orange</td>
<td>1980</td>
<td>2010</td>
<td>38</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Garden Grove/Community</td>
<td>Orange</td>
<td>1981</td>
<td>2021</td>
<td>1335</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Huntington Beach/Main Pier</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>336</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Huntington Beach/Oakview</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>68</td>
<td>19%</td>
<td>81%</td>
</tr>
<tr>
<td>Huntington Beach/Talbert Beach</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>25</td>
<td>76%</td>
<td>24%</td>
</tr>
<tr>
<td>Huntington Beach/Yorktown Lake</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>30</td>
<td>43%</td>
<td>56%</td>
</tr>
<tr>
<td>La Habra/Alpha 2</td>
<td>Orange</td>
<td>1983</td>
<td>1990</td>
<td>5</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Habra/Alpha 3</td>
<td>Orange</td>
<td>1983</td>
<td>2028</td>
<td>2</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Habra/Beta 1</td>
<td>Orange</td>
<td>1982</td>
<td>2027</td>
<td>24</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Habra/Beta 2</td>
<td>Orange</td>
<td>1982</td>
<td>2027</td>
<td>18</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Habra/Beta 3</td>
<td>Orange</td>
<td>1983</td>
<td>2027</td>
<td>33</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Habra/Downtown</td>
<td>Orange</td>
<td>1975</td>
<td>2009</td>
<td>41</td>
<td></td>
<td></td>
</tr>
<tr>
<td>La Habra/Gamma 1</td>
<td>Orange</td>
<td>1983</td>
<td>2028</td>
<td>11</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>La Palma/Centerpointe</td>
<td>Orange</td>
<td>1983</td>
<td></td>
<td>158</td>
<td>32%</td>
<td>68%</td>
</tr>
<tr>
<td>Orange/Tustin St.</td>
<td>Orange</td>
<td>1983</td>
<td>2028</td>
<td>364</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Placentia/Knott's Berry Farm</td>
<td>Orange</td>
<td>1983</td>
<td>2003</td>
<td>19</td>
<td>100%</td>
<td>0%</td>
</tr>
<tr>
<td>Placentia/Mutual Prop.</td>
<td>Orange</td>
<td>1983</td>
<td>2003</td>
<td>2</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>San Clemente/Project Area No. 1</td>
<td>Orange</td>
<td>1975</td>
<td>2000</td>
<td>56</td>
<td>11%</td>
<td>89%</td>
</tr>
<tr>
<td>San Juan Capistrano/Cent.Red.</td>
<td>Orange</td>
<td>1983</td>
<td>2028</td>
<td>904</td>
<td>80%</td>
<td>20%</td>
</tr>
<tr>
<td>Santa Ana/Downtown Redevelopment</td>
<td>Orange</td>
<td>1973</td>
<td>2010</td>
<td>694</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Santa Ana/InterCity</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>536</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Santa Ana/North Harbor</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>428</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Santa Ana/South Harbor</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>1050</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Santa Ana/South Main</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>1500</td>
<td>25%</td>
<td>75%</td>
</tr>
<tr>
<td>Seal Beach/Riverfront</td>
<td>Orange</td>
<td>1969</td>
<td>2003</td>
<td>137</td>
<td>85%</td>
<td>15%</td>
</tr>
<tr>
<td>Seal Beach/Surfside</td>
<td>Orange</td>
<td>1982</td>
<td>1990</td>
<td>34</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Stanton/Stanton</td>
<td>Orange</td>
<td>1983</td>
<td>2013</td>
<td>200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tustin/South Central</td>
<td>Orange</td>
<td>1982</td>
<td>2012</td>
<td>260</td>
<td>.5%</td>
<td>99.5%</td>
</tr>
<tr>
<td>Tustin/Town Center</td>
<td>Orange</td>
<td>1976</td>
<td></td>
<td>331</td>
<td>1%</td>
<td>99%</td>
</tr>
<tr>
<td>Westminster/Com. Red. Proj. No. 1</td>
<td>Orange</td>
<td>1983</td>
<td>2023</td>
<td>180</td>
<td>17%</td>
<td>83%</td>
</tr>
<tr>
<td>Yorba Linda/Yorba Linda Proj.Area</td>
<td>Orange</td>
<td>1983</td>
<td>2028</td>
<td>2640</td>
<td>99%</td>
<td>1%</td>
</tr>
<tr>
<td>Lincoln/Redevelop. Project</td>
<td>Placer</td>
<td>1982</td>
<td>2012</td>
<td>1000</td>
<td>45%</td>
<td>55%</td>
</tr>
<tr>
<td>Banning/Downtown</td>
<td>Riverside</td>
<td>1978</td>
<td>2015</td>
<td>1700</td>
<td>64%</td>
<td>36%</td>
</tr>
<tr>
<td>Cathedral City/Proj. #1</td>
<td>Riverside</td>
<td>1982</td>
<td>2027</td>
<td>357</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Coachella/1</td>
<td>Riverside</td>
<td>1981</td>
<td>2021</td>
<td>488</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coachella/#2A/2B</td>
<td>Riverside</td>
<td>1982</td>
<td>2022</td>
<td>500</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Corona/Area A</td>
<td>Riverside</td>
<td>1979</td>
<td>2012</td>
<td>1600</td>
<td>35%</td>
<td>65%</td>
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<tr>
<td>Corona/Downtown</td>
<td>Riverside</td>
<td>1969</td>
<td>2001</td>
<td>23</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Desert Hot Springs/Project #1</td>
<td>Riverside</td>
<td>1982</td>
<td>2007</td>
<td>928</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Hemet/Hemet Project</td>
<td>Riverside</td>
<td>1982</td>
<td>2007</td>
<td>2600</td>
<td>90%</td>
<td>10%</td>
</tr>
<tr>
<td>Indian Wells/Whitewater</td>
<td>Riverside</td>
<td>1982</td>
<td>2002</td>
<td>8320</td>
<td>75%</td>
<td>25%</td>
</tr>
<tr>
<td>Indio/Centre Project</td>
<td>Riverside</td>
<td>1982</td>
<td>2022</td>
<td>909</td>
<td>34%</td>
<td>66%</td>
</tr>
<tr>
<td>La Quinta/La Quinta Red. Proj.</td>
<td>Riverside</td>
<td>1983</td>
<td></td>
<td>5400</td>
<td>44%</td>
<td>56%</td>
</tr>
<tr>
<td>Lake Elsinore/Rancho Laguna I</td>
<td>Riverside</td>
<td>1980</td>
<td>2009</td>
<td>1900</td>
<td>60%</td>
<td>40%</td>
</tr>
<tr>
<td>Agency/Project</td>
<td>County</td>
<td>Date Est.</td>
<td>Date Comp.</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td>--------------</td>
<td>-----------</td>
<td>------------</td>
<td>--------------</td>
<td>---------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Lake Elsinore/Rancho Laguna II</td>
<td>Riverside</td>
<td>1983</td>
<td>2011</td>
<td>2533</td>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>Norco/Project #1</td>
<td>Riverside</td>
<td>1981</td>
<td>2010</td>
<td>5000</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Palm Desert/Project No. 1</td>
<td>Riverside</td>
<td>1975</td>
<td>1997</td>
<td>5820</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Palm Springs/Central Bus. Dis.</td>
<td>Riverside</td>
<td>1973</td>
<td>2013</td>
<td>440</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Palm Springs/Ramon-Bogie</td>
<td>Riverside</td>
<td>1983</td>
<td>2013</td>
<td>150</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Palm Springs/S. Palm Canyon</td>
<td>Riverside</td>
<td>1983</td>
<td>2013</td>
<td>164</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Palm Springs/Tahquitz-Andreas</td>
<td>Riverside</td>
<td>1983</td>
<td>2014</td>
<td>580</td>
<td>2%</td>
<td>80%</td>
</tr>
<tr>
<td>Perris/Central Perris</td>
<td>Riverside</td>
<td>1983</td>
<td>2014</td>
<td>449</td>
<td>95%</td>
<td>5%</td>
</tr>
<tr>
<td>Rancho Mirage/Whitewater</td>
<td>Riverside</td>
<td>1979</td>
<td>1999</td>
<td>5160</td>
<td>70%</td>
<td>30%</td>
</tr>
<tr>
<td>Riverside/Airport Industrial</td>
<td>Riverside</td>
<td>1976</td>
<td>2011</td>
<td>1500</td>
<td>25%</td>
<td>75%</td>
</tr>
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<td>Riverside/Arlington</td>
<td>Riverside</td>
<td>1976</td>
<td>2013</td>
<td>40</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Riverside/Casa Blanca</td>
<td>Riverside</td>
<td>1976</td>
<td>2011</td>
<td>725</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Riverside/Central Industrial</td>
<td>Riverside</td>
<td>1977</td>
<td>2012</td>
<td>292</td>
<td>1%</td>
<td>90%</td>
</tr>
<tr>
<td>Riverside/Eastside</td>
<td>Riverside</td>
<td>1972</td>
<td>1997</td>
<td>30</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Riverside/Mall &amp; Whitepark</td>
<td>Riverside</td>
<td>1971</td>
<td>2013</td>
<td>526</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Riverside/Syc. Can./Box Spr.</td>
<td>Riverside</td>
<td>1983</td>
<td>2018</td>
<td>1300</td>
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<td>10%</td>
</tr>
<tr>
<td>Galt/Live Oak</td>
<td>Sacramento</td>
<td>1983</td>
<td>8</td>
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<td>5%</td>
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</tr>
<tr>
<td>Galt/Reynolds</td>
<td>Sacramento</td>
<td>1983</td>
<td>67</td>
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<td>0%</td>
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</tr>
<tr>
<td>Isleton/</td>
<td>Sacramento</td>
<td>1972</td>
<td>3000</td>
<td>50</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Sacramento/Alkali Flat (6)</td>
<td>Sacramento</td>
<td>1980</td>
<td>2000</td>
<td>50</td>
<td>15%</td>
<td>85%</td>
</tr>
<tr>
<td>Sacramento/Capital Area</td>
<td>Sacramento</td>
<td>1980</td>
<td>2000</td>
<td>100</td>
<td>60%</td>
<td>40%</td>
</tr>
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<td>Sacramento/Capitol Mall (2-A)</td>
<td>Sacramento</td>
<td>1955</td>
<td>2003</td>
<td>30</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Sacramento/Capitol Mall Exten.(3)</td>
<td>Sacramento</td>
<td>1960</td>
<td>2005</td>
<td>20</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Sacramento/Del Paso Heights (5)</td>
<td>Sacramento</td>
<td>1970</td>
<td>2004</td>
<td>1000</td>
<td>4%</td>
<td>96%</td>
</tr>
<tr>
<td>Sacramento/Oak Park (7)</td>
<td>Sacramento</td>
<td>1973</td>
<td>2013</td>
<td>1300</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Sacramento/Riverfront (4)</td>
<td>Sacramento</td>
<td>1966</td>
<td>2005</td>
<td>90</td>
<td>5%</td>
<td>95%</td>
</tr>
<tr>
<td>Sacramento/Uptown (8)</td>
<td>Sacramento</td>
<td>1972</td>
<td>2002</td>
<td>80</td>
<td>2%</td>
<td>98%</td>
</tr>
<tr>
<td>Adelanto/76-1 Imp. Off-Site</td>
<td>San Bernardino</td>
<td>1976</td>
<td>1986</td>
<td>80</td>
<td>95%</td>
<td>5%</td>
</tr>
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<td>Adelanto/Proj. Area 80-1 Ext.</td>
<td>San Bernardino</td>
<td>1976</td>
<td>80</td>
<td>95%</td>
<td>5%</td>
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</tr>
<tr>
<td>Barstow/Central Devel. Proj.</td>
<td>San Bernardino</td>
<td>1973</td>
<td>2015</td>
<td>1700</td>
<td>10%</td>
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</tr>
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<td>Big Bear Lake/Big Bear Lake</td>
<td>San Bernardino</td>
<td>1982</td>
<td>2012</td>
<td>940</td>
<td>10%</td>
<td>90%</td>
</tr>
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<td>Big Bear Lake/Moonridge Imp.</td>
<td>San Bernardino</td>
<td>1983</td>
<td>2013</td>
<td>480</td>
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<tr>
<td>Chino/Central City</td>
<td>San Bernardino</td>
<td>1972</td>
<td>2020</td>
<td>730</td>
<td>10%</td>
<td>90%</td>
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<td>Colton/Downtown Project #1</td>
<td>San Bernardino</td>
<td>1962</td>
<td>2005</td>
<td>18</td>
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</tr>
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<td>San Bernardino</td>
<td>1966</td>
<td>2006</td>
<td>15</td>
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<td>San Bernardino</td>
<td>1975</td>
<td>2015</td>
<td>436</td>
<td>7%</td>
<td>30%</td>
</tr>
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<td>Colton/Santa Ana River Proj.</td>
<td>San Bernardino</td>
<td>1983</td>
<td>2022</td>
<td>425</td>
<td>60%</td>
<td>40%</td>
</tr>
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<td>Fontana/Downtown</td>
<td>San Bernardino</td>
<td>1994</td>
<td>151</td>
<td>3%</td>
<td>97%</td>
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<tr>
<td>Fontana/Jurupa Hills</td>
<td>San Bernardino</td>
<td>2004</td>
<td>2560</td>
<td>95%</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Fontana/North Fontana</td>
<td>San Bernardino</td>
<td>2030</td>
<td>9280</td>
<td>95%</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Fontana/Southwest Indus. Park</td>
<td>San Bernardino</td>
<td>2027</td>
<td>1660</td>
<td>80%</td>
<td>20%</td>
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</tr>
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<td>Grand Terrace/Community</td>
<td>San Bernardino</td>
<td>1981</td>
<td>2005</td>
<td>2220</td>
<td>0%</td>
<td>100%</td>
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<td>Loma Linda/Project Area No. 1</td>
<td>San Bernardino</td>
<td>1980</td>
<td>2015</td>
<td>1110</td>
<td>10%</td>
<td>90%</td>
</tr>
<tr>
<td>Montclair/Area I</td>
<td>San Bernardino</td>
<td>1978</td>
<td>2019</td>
<td>11</td>
<td>0%</td>
<td>100%</td>
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<tr>
<td>Montclair/Area II</td>
<td>San Bernardino</td>
<td>1979</td>
<td>2014</td>
<td>38</td>
<td>7%</td>
<td>93%</td>
</tr>
<tr>
<td>Montclair/Area III</td>
<td>San Bernardino</td>
<td>1983</td>
<td>2023</td>
<td>418</td>
<td>25%</td>
<td>75%</td>
</tr>
<tr>
<td>Montclair/Area IV</td>
<td>San Bernardino</td>
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<td>226</td>
<td>21%</td>
<td>79%</td>
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<tr>
<td>Ontario/Center City</td>
<td>San Bernardino</td>
<td>1983</td>
<td>2003</td>
<td>375</td>
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<td>100%</td>
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<td>Ontario/Cimarron</td>
<td>San Bernardino</td>
<td>1980</td>
<td>1996</td>
<td>105</td>
<td>0%</td>
<td>100%</td>
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<td>Ontario/Project #1</td>
<td>San Bernardino</td>
<td>1978</td>
<td>1992</td>
<td>3000</td>
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<td>16%</td>
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<td>Date</td>
<td>Est. Comp.</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
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</tr>
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<td>Ontario/Project #2</td>
<td>San Bernardino</td>
<td>1982</td>
<td>2000</td>
<td>414</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Rancho Cucamonga/Rancho Cuca</td>
<td>San Bernardino</td>
<td>1981</td>
<td>2020</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Bernardino/Central City N.</td>
<td>San Bernardino</td>
<td>1973</td>
<td>2013</td>
<td>278</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>San Bernardino/Central City W.</td>
<td>San Bernardino</td>
<td>1976</td>
<td>2021</td>
<td>4</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>San Bernardino/Central City E.</td>
<td>San Bernardino</td>
<td>1975</td>
<td>2021</td>
<td>225</td>
<td>35%</td>
<td>65%</td>
</tr>
<tr>
<td>San Bernardino/Central City S.</td>
<td>San Bernardino</td>
<td>1975</td>
<td>2021</td>
<td>590</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>San Bernardino/Meadowbrook</td>
<td>San Bernardino</td>
<td>1965</td>
<td>2005</td>
<td>193</td>
<td>10%</td>
<td>90%</td>
</tr>
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<td>San Bernardino/Northwest</td>
<td>San Bernardino</td>
<td>1982</td>
<td>2022</td>
<td>1500</td>
<td>65%</td>
<td>35%</td>
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<td>San Bernardino/S. E. Indus. Park</td>
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<td>2021</td>
<td>870</td>
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<td>60%</td>
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<td>San Bernardino/South Valle</td>
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<td>2024</td>
<td>289</td>
<td>36%</td>
<td>64%</td>
</tr>
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<td>San Bernardino/State College</td>
<td>San Bernardino</td>
<td>1970</td>
<td>2010</td>
<td>1800</td>
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<td>50%</td>
</tr>
<tr>
<td>San Bernardino/Tri-City</td>
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<td>2023</td>
<td>378</td>
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<td>0%</td>
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<td>Upland/Arrow-Benson</td>
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<td>1984</td>
<td>2024</td>
<td>30</td>
<td>95%</td>
<td>5%</td>
</tr>
<tr>
<td>Upland/Canyon Ridge</td>
<td>San Bernardino</td>
<td>1983</td>
<td>2022</td>
<td>350</td>
<td>95%</td>
<td>5%</td>
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<tr>
<td>Victorville/Bear Valley Road</td>
<td>San Bernardino</td>
<td>1981</td>
<td>1993</td>
<td>1140</td>
<td>95%</td>
<td>5%</td>
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<td>Carlsbad/Village Area</td>
<td>San Diego</td>
<td>1981</td>
<td>2006</td>
<td>300</td>
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<td>98%</td>
</tr>
<tr>
<td>Chula Vista/Bayfront-Town Cen.</td>
<td>San Diego</td>
<td>1976</td>
<td>2016</td>
<td>988</td>
<td>52%</td>
<td>48%</td>
</tr>
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<td>Chula Vista/Otay Valley</td>
<td>San Diego</td>
<td>1983</td>
<td>2024</td>
<td>750</td>
<td>85%</td>
<td>15%</td>
</tr>
<tr>
<td>Chula Vista/Town Centre II</td>
<td>San Diego</td>
<td>1978</td>
<td>2018</td>
<td>68</td>
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<td>100%</td>
</tr>
<tr>
<td>El Cajon/CBD</td>
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<td>1973</td>
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<td>49</td>
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</tr>
<tr>
<td>La Mesa/Central Area</td>
<td>San Diego</td>
<td>1973</td>
<td>2020</td>
<td>56</td>
<td>8%</td>
<td>92%</td>
</tr>
<tr>
<td>National City/Downtown</td>
<td>San Diego</td>
<td>1969</td>
<td>2006</td>
<td>2080</td>
<td>2%</td>
<td>98%</td>
</tr>
<tr>
<td>Oceanside/Downtown</td>
<td>San Diego</td>
<td>1975</td>
<td>2010</td>
<td>375</td>
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<tr>
<td>Poway/Paguy</td>
<td>San Diego</td>
<td>1983</td>
<td>2023</td>
<td>8200</td>
<td>71%</td>
<td>29%</td>
</tr>
<tr>
<td>San Diego/Columbia</td>
<td>San Diego</td>
<td>1976</td>
<td>2014</td>
<td>156</td>
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<td>San Diego/Dells</td>
<td>San Diego</td>
<td>1976</td>
<td>1999</td>
<td>65</td>
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<td>67%</td>
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<td>San Diego/Gaslamp Quarter</td>
<td>San Diego</td>
<td>1982</td>
<td>2012</td>
<td>38</td>
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<td>San Diego/Horton Plaza</td>
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<td>1972</td>
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<td>42</td>
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<td>1972</td>
<td>2007</td>
<td>12</td>
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<td>100%</td>
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<tr>
<td>San Diego/Marina</td>
<td>San Diego</td>
<td>1976</td>
<td>2009</td>
<td>125</td>
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<tr>
<td>San Diego/Market Street</td>
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<td>2011</td>
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<td>San Diego/Mt. Hope</td>
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<td>1999</td>
<td>160</td>
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<td>San Marcos/Project Area #1</td>
<td>San Diego</td>
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<td>2023</td>
<td>2480</td>
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<td>65%</td>
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<tr>
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<td>San Diego</td>
<td>1982</td>
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<td>1263</td>
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<tr>
<td>San Francisco/Bayview Indus.</td>
<td>San Francisco</td>
<td>1980</td>
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<td>San Francisco/Golden Gateway</td>
<td>San Francisco</td>
<td>1959</td>
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<td>51</td>
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<tr>
<td>San Francisco/Hunters Point</td>
<td>San Francisco</td>
<td>1969</td>
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<td>San Francisco/India Basin</td>
<td>San Francisco</td>
<td>1969</td>
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<td>126</td>
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<td>San Francisco/Rincon Pts.-S. Beach</td>
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<td>1981</td>
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<td>San Francisco/Yerba Buena</td>
<td>San Francisco</td>
<td>1966</td>
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<td>1990</td>
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<td>40%</td>
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<td>1990</td>
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<td>95%</td>
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<td>Date Est.</td>
<td>Comp. Date</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
</tr>
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<td>-----------</td>
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</tr>
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<td>1976</td>
<td>2006</td>
<td>59</td>
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<td>Foster City/Community Develop.</td>
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<td>1981</td>
<td>2016</td>
<td>2592</td>
<td>25%</td>
<td>75%</td>
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<td>Menlo Park/Las Pulgas</td>
<td>San Mateo</td>
<td>1981</td>
<td>2005</td>
<td>850</td>
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<td>80%</td>
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<td>San Mateo</td>
<td>1982</td>
<td>2027</td>
<td>332</td>
<td>26%</td>
<td>74%</td>
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<td>San Mateo/Downtown</td>
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<td>1981</td>
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<td>166</td>
<td>0%</td>
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<td>San Mateo/Shoreline</td>
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<td>2001</td>
<td>704</td>
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<td>60%</td>
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<td>South San Francisco/Gateway</td>
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<td>1981</td>
<td>1995</td>
<td>175</td>
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<td>Santa Barbara/Central City</td>
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<td>1972</td>
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<td>850</td>
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<td>Santa Maria/Central City III</td>
<td>Santa Barbara</td>
<td>1969</td>
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<td>19</td>
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<td>1972</td>
<td>2016</td>
<td>62</td>
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<td>Campbell/Central</td>
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<td>1983</td>
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<td>260</td>
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<td>95%</td>
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<td>Milpitas/RDA</td>
<td>Santa Clara</td>
<td>1976</td>
<td>2005</td>
<td>1320</td>
<td>62%</td>
<td>38%</td>
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<td>Mountain View/N. Bayshore</td>
<td>Santa Clara</td>
<td>1970</td>
<td>2010</td>
<td>1500</td>
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</tr>
<tr>
<td>Mountain View/Revitalization</td>
<td>Santa Clara</td>
<td>1976</td>
<td>1994</td>
<td>100</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>San Jose/Mayfair I</td>
<td>Santa Clara</td>
<td>1971</td>
<td>1984</td>
<td>12</td>
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<td>100%</td>
</tr>
<tr>
<td>San Jose/Merged Area</td>
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<td>1968</td>
<td>2015</td>
<td>7281</td>
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<tr>
<td>San Jose/Park Center</td>
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<td>1955</td>
<td>55</td>
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<td>95%</td>
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<tr>
<td>Santa Clara/Bayshore North</td>
<td>Santa Clara</td>
<td>1973</td>
<td>2019</td>
<td>1200</td>
<td>14%</td>
<td>85%</td>
</tr>
<tr>
<td>Santa Clara/University</td>
<td>Santa Clara</td>
<td>1961</td>
<td>2019</td>
<td>21</td>
<td>36%</td>
<td>64%</td>
</tr>
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<td>Sunnyvale/Downtown Redev. Proj.</td>
<td>Santa Clara</td>
<td>1975</td>
<td>2007</td>
<td>35</td>
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<td>Capitol/Red. Project</td>
<td>Santa Cruz</td>
<td>1982</td>
<td>2017</td>
<td>95</td>
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<td>67%</td>
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<tr>
<td>Santa Cruz/North Mall Pub.Imp.</td>
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<td>1984</td>
<td>2005</td>
<td>25</td>
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<td>99%</td>
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<td>Watsonville/Central Downtown</td>
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<td>1998</td>
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</tr>
<tr>
<td>Watsonville/Westside:Industrial</td>
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<td>1973</td>
<td>1998</td>
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</tr>
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<td>Redding/Canby-Hilltop Cypress</td>
<td>Shasta</td>
<td>1981</td>
<td>2000</td>
<td>1260</td>
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<td>Redding/Midtown Project #1</td>
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<td>1967</td>
<td>2000</td>
<td>12</td>
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<td>100%</td>
</tr>
<tr>
<td>Fairfield/City Center</td>
<td>Solano</td>
<td>1982</td>
<td>2032</td>
<td>811</td>
<td>5%</td>
<td>95%</td>
</tr>
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<td>Fairfield/Cordelia</td>
<td>Solano</td>
<td>1983</td>
<td>2031</td>
<td>2637</td>
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<td>Fairfield/Highway 12</td>
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<td>1980</td>
<td>2030</td>
<td>1760</td>
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<td>1976</td>
<td>2011</td>
<td>500</td>
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<td>70%</td>
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<tr>
<td>Suisun/Suisun Redevelopment</td>
<td>Solano</td>
<td>1982</td>
<td>2012</td>
<td>400</td>
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<td>80%</td>
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<td>Vacaville/Interstate 505/80</td>
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<td>1983</td>
<td>2013</td>
<td>3300</td>
<td>80%</td>
<td>20%</td>
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<td>Vacaville/Vacaville Com. Red.</td>
<td>Solano</td>
<td>1982</td>
<td>2017</td>
<td>1400</td>
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<td>40%</td>
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<td>Vallejo/Central</td>
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<td>167</td>
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<td>Vallejo/Flosden</td>
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<td>327</td>
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<td>Vallejo/Marina Vista</td>
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<td>1960</td>
<td>2000</td>
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<td>Vallejo/Southeast</td>
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<td>1983</td>
<td>2024</td>
<td>1593</td>
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<td>10%</td>
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<tr>
<td>Vallejo/Waterfront</td>
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<td>1973</td>
<td>2000</td>
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<td>80%</td>
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<tr>
<td>Healdsburg/Sotoyome</td>
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<td>1981</td>
<td>2006</td>
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<td>Petaluma/CBD</td>
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<td>1976</td>
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<td>Santa Rosa/Center Project</td>
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<td>1986</td>
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<td>Sebastopol/Com. Dev. Agency</td>
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<td>1983</td>
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<td>Sonoma/Com. Dev.</td>
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<td>Modesto/Redev. Project</td>
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<td>1982</td>
<td>2011</td>
<td>28</td>
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<td>Oakdale/Oakdale Redevel.</td>
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<td>1983</td>
<td>1998</td>
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<td>80%</td>
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<td>Farmersville/Com. Redev. Proj.</td>
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<td>1983</td>
<td>2003</td>
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<td>100%</td>
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<td>Tulare/Alpine</td>
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<td>2003</td>
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<tr>
<td>Tulare/Downtown</td>
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<td>1990</td>
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<tr>
<td>Visalia/A-11-1</td>
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<td></td>
<td>7</td>
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<td>Agency/Project</td>
<td>County</td>
<td>Est. Date</td>
<td>Comp. Date</td>
<td>Size (Acres)</td>
<td>Percent Vacant Land</td>
<td>Percent Dev. Land</td>
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<td>-----------</td>
<td>------------</td>
<td>--------------</td>
<td>---------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Fillmore/Central Project</td>
<td>Ventura</td>
<td>1981</td>
<td>2016</td>
<td>10%</td>
<td>90%</td>
<td></td>
</tr>
<tr>
<td>Ojai/Downtown</td>
<td>Ventura</td>
<td>1972</td>
<td>1998</td>
<td>5%</td>
<td>95%</td>
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</tr>
<tr>
<td>Oxnard/Downtown</td>
<td>Ventura</td>
<td>1968</td>
<td>1998</td>
<td>0%</td>
<td>100%</td>
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</tr>
<tr>
<td>Oxnard/Ormond Beach</td>
<td>Ventura</td>
<td>1983</td>
<td>2023</td>
<td>63%</td>
<td>37%</td>
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</tr>
<tr>
<td>Port Hueneme/Central Com.</td>
<td>Ventura</td>
<td>1973</td>
<td>2003</td>
<td>415</td>
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<td></td>
</tr>
<tr>
<td>Port Hueneme/Downtown R-7</td>
<td>Ventura</td>
<td>1983</td>
<td>2013</td>
<td>54%</td>
<td>46%</td>
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</tr>
<tr>
<td>Simi Valley/Tapo Canyon</td>
<td>Ventura</td>
<td>1983</td>
<td>2013</td>
<td>741</td>
<td>92%</td>
<td>8%</td>
</tr>
<tr>
<td>Simi Valley/West End</td>
<td>Ventura</td>
<td>1972</td>
<td>14</td>
<td>100%</td>
<td>0%</td>
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</tr>
<tr>
<td>Thousand Oaks/NE Greenwich</td>
<td>Ventura</td>
<td>1979</td>
<td>2022</td>
<td>1179</td>
<td>50%</td>
<td>50%</td>
</tr>
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<td>Thousand Oaks/Thous.Oaks Blvd.</td>
<td>Ventura</td>
<td>1966</td>
<td>1998</td>
<td>15</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Ventura/Beachfront</td>
<td>Ventura</td>
<td>1978</td>
<td>2013</td>
<td>151</td>
<td>4%</td>
<td>96%</td>
</tr>
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<td>1972</td>
<td>1997</td>
<td>21</td>
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<td>100%</td>
</tr>
<tr>
<td>Ventura/Mission Plaza</td>
<td>Ventura</td>
<td>1974</td>
<td>2004</td>
<td>85</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Marysville/Plaza</td>
<td>Yuba</td>
<td>1974</td>
<td>2004</td>
<td>85</td>
<td>0%</td>
<td>100%</td>
</tr>
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</table>
APPENDIX H: CURRENT PROJECT FINANCING
## CURRENT PROJECT FINANCING--CITIES
### 1983-84

<table>
<thead>
<tr>
<th>Agency/Project</th>
<th>County</th>
<th>ASSESSED VALUE</th>
<th>Tax Increment Revenue</th>
<th>Tax Sharing</th>
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<tbody>
<tr>
<td><strong>Agency/Project</strong></td>
<td><strong>County</strong></td>
<td><strong>Base Year</strong></td>
<td><strong>Increment</strong></td>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>Alameda/West End Comm. Impr.</td>
<td>Alameda</td>
<td>1,998,876</td>
<td>3,876,004</td>
<td>5,874,880</td>
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<tr>
<td>Berkeley/Savo Island</td>
<td>Alameda</td>
<td>16,995,800</td>
<td>28,033,602</td>
<td>44,989,402</td>
</tr>
<tr>
<td>Berkeley/W. Berkeley Indus.</td>
<td>Alameda</td>
<td>121,054,932</td>
<td>104,826,075</td>
<td>225,881,007</td>
</tr>
<tr>
<td>Emeryville/Emeryville</td>
<td>Alameda</td>
<td>11,353,704</td>
<td>42,727,746</td>
<td>54,081,450</td>
</tr>
<tr>
<td>Fremont/Industrial</td>
<td>Alameda</td>
<td>4,532,768</td>
<td>6,390,425</td>
<td>10,923,193</td>
</tr>
<tr>
<td>Fremont/Irvington</td>
<td>Alameda</td>
<td>66,381,944</td>
<td>50,397,017</td>
<td>116,778,961</td>
</tr>
<tr>
<td>Fremont/Niles</td>
<td>Alameda</td>
<td>78,172,169</td>
<td>7,777,633</td>
<td>85,949,802</td>
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<tr>
<td>Livermore/Livermore Red. Proj.</td>
<td>Alameda</td>
<td>16,479,400</td>
<td>34,940,124</td>
<td>51,419,524</td>
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<td>Newark/RDA No. 2</td>
<td>Alameda</td>
<td>414,844,372</td>
<td>593,441,647</td>
<td>1,008,286,019</td>
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<td>Newark/RDA No. 3</td>
<td>Alameda</td>
<td>11,523,884</td>
<td>5,901,670</td>
<td>17,425,554</td>
</tr>
<tr>
<td>Newark/RDA No. 4</td>
<td>Alameda</td>
<td>20,801,384</td>
<td>12,508,510</td>
<td>33,309,894</td>
</tr>
<tr>
<td>Newark/RDA No. 5</td>
<td>Alameda</td>
<td>1,357,780</td>
<td>2,475,268</td>
<td>3,833,048</td>
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<td>Oakland/Acorn</td>
<td>Alameda</td>
<td>2,551,999</td>
<td>7,901,143</td>
<td>10,453,142</td>
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<td>Oakland/Central District</td>
<td>Alameda</td>
<td>5,495,201</td>
<td>43,911,943</td>
<td>49,407,144</td>
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<td>San Leandro/Plaza 1</td>
<td>Alameda</td>
<td>43,493,244</td>
<td>47,211,820</td>
<td>90,705,064</td>
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<td>San Leandro/Plaza 2</td>
<td>Alameda</td>
<td>204,217,525</td>
<td>70,629,295</td>
<td>274,846,820</td>
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<td>Chico/Municipal Airport</td>
<td>Butte</td>
<td></td>
<td></td>
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<tr>
<td>Chico/Southeast</td>
<td>Butte</td>
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</tr>
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<td>Oroville/Oroville #1</td>
<td>Butte</td>
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</tr>
<tr>
<td>Agency/Project</td>
<td>County</td>
<td>Base Year</td>
<td>Increment</td>
<td>Total</td>
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<tr>
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<td>-------------</td>
<td>-----------</td>
<td>-----------</td>
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</tr>
<tr>
<td>Antioch/Antioch Devel. Agency</td>
<td>Contra Costa</td>
<td>78,861,420</td>
<td>73,081,933</td>
<td>151,943,353</td>
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<td>Brentwood/Redevel. Project</td>
<td>Contra Costa</td>
<td>18,621,845</td>
<td>4,574,050</td>
<td>23,195,895</td>
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<td>Concord/Central Redevel. Plan</td>
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<td>336,578,420</td>
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<td>El Cerrito/Redevel. Project</td>
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<td>Hercules/Dynamite</td>
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<td>Pinole/Vista</td>
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<td>111,623,854</td>
<td>168,803,043</td>
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<td>230,214,764</td>
<td>227,676,080</td>
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<td>52,788,799</td>
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<td>4,972,907</td>
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<td>Contra Costa</td>
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<td>16,658,248</td>
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<td>Contra Costa</td>
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<td>County</td>
<td>Base Year</td>
<td>Increment</td>
<td>Total</td>
</tr>
<tr>
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<td>---------</td>
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<td>Fresno/CBD</td>
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<td>25,716,804</td>
<td>69,379,044</td>
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<td>Fresno/Convention Center</td>
<td>Fresno</td>
<td>28,977,910</td>
<td>3,590,464</td>
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<td>Fresno/Fruit-Church</td>
<td>Fresno</td>
<td>1,879,432</td>
<td>12,305,684</td>
<td>14,185,116</td>
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<td>Fresno/Mariposa</td>
<td>Fresno</td>
<td>21,698,336</td>
<td>38,062,563</td>
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<td>Fresno/South Angus</td>
<td>Fresno</td>
<td>2,474,200</td>
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<td>8,379,969</td>
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<td>Fresno/West Fresno II</td>
<td>Fresno</td>
<td>2,607,160</td>
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<td>Fresno/West Fresno III</td>
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<td>43,116</td>
<td>165,190</td>
<td>208,306</td>
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<td>Kingsburg/Project #1</td>
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<td>Mendota/Mendota Redev. Proj.</td>
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<td>24,737,556</td>
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<td>Fresno</td>
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<td>Sanger/Downtown</td>
<td>Fresno</td>
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<tr>
<td>Sanger/Industrial Park</td>
<td>Fresno</td>
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<tr>
<td>Willows/Mendocino Gateway</td>
<td>Glenn</td>
<td>1,207,240</td>
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<td>Humboldt</td>
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<td>Humboldt</td>
<td>1,695,800</td>
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<td>Tax Increment Revenue</td>
<td>Tax Sharing</td>
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<td>Brawley/#1</td>
<td>Imperial</td>
<td>10,643,240</td>
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<td>Calexico/CBD</td>
<td>Imperial</td>
<td>18,849,633</td>
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<td>El Centro/El Centro</td>
<td>Imperial</td>
<td>46,127,400</td>
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<td>141,879,239</td>
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<td>Kings</td>
<td>8,009,168</td>
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<td>Hanford/Com.Red.Proj.</td>
<td>Kings</td>
<td>12,523,056</td>
<td>4,789,244</td>
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<td>Alhambra/CBD</td>
<td>Los Angeles</td>
<td>6,801,420</td>
<td>9,332,274</td>
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<td>Alhambra/Industrial</td>
<td>Los Angeles</td>
<td>97,871,106</td>
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<td>38,240,520</td>
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<td>Avalon/Redevel. Proj.</td>
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<td>12,523,056</td>
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<td>Azusa/West End</td>
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<td>Baldwin Park/Delta</td>
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<td>32,896,836</td>
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<td>Baldwin Park/Puente-Merced</td>
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<td>507,300</td>
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<td>497,740</td>
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<td>Bell Gardens/Area #1</td>
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<td>23,794,540</td>
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<td>Commerce/Project Area I</td>
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<td>Cudahy/Commerical-Indust.</td>
<td>Los Angeles</td>
<td>185,516,240</td>
<td>201,842,054</td>
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<td>Culver City/Overland-Jefferson</td>
<td>Los Angeles</td>
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<tr>
<td>Culver City/Stlauson-Sepulveda</td>
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<td>46,709,156</td>
<td>302,258,430</td>
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<tr>
<td>Culver City/Washington-Culver</td>
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<td>185,516,240</td>
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<td>Downey/Downey Red. Plan</td>
<td>Los Angeles</td>
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<td>Duarte/Amended Davis Addition</td>
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<td>Duarte/Huntington Dr. Phase II</td>
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<td>Base Year</td>
<td>Increment</td>
<td>Total</td>
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<tr>
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<tr>
<td>El Monte/Center Project</td>
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<td>El Monte/East Valley Mall</td>
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<td>299,736</td>
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<td>La Mirada/Beach Blvd.</td>
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<td>Montebello/South Indust.</td>
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<td>Marin</td>
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<td>Tiburon/Redev. Project</td>
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<td>Salinas/Buena Vista</td>
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<td>Monterey</td>
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<td>Anaheim/Alpha</td>
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<td>Huntington Beach/Main Pier</td>
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<td>Placentia/Mutual Prop.</td>
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<td>Tustin/South Central</td>
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<td>Riverside</td>
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<td>4,935,366</td>
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<td>Indio/Centre Project</td>
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<td>498,994,906</td>
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<td>Palm Springs/Rancho-Bogie</td>
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<td>Rancho Mirage/Whitewater</td>
<td>Riverside</td>
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<td>Base Year</td>
<td>Increment</td>
<td>Total</td>
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<td>Riverside/Airport Industrial</td>
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<td>Galt/Live Oak</td>
<td>Sacramento</td>
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<td>Galt/Reynolds</td>
<td>Sacramento</td>
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<td>Isleton/</td>
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<tr>
<td>Sacramento/Alkali Flat(6)</td>
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<td>13,594,172</td>
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<td>Sacramento/Cap Mall Ext.(3)</td>
<td>Sacramento</td>
<td>10,218,560</td>
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<td>Sacramento/Capital Area</td>
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<td>Sacramento/Capital Mall(2-A)</td>
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<tr>
<td>Sacramento/Del Paso Heights(5)</td>
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<td>27,062,820</td>
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<td>Sacramento/Oak Park (#7)</td>
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<td>Sacramento/Uptown(8)</td>
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<td>Adelanto/76-1 Imp. Off-Site</td>
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<td>Big Bear Lake/Big Bear Lake</td>
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<td>Big Bear Lake/Moonridge Imp.</td>
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<td>San Bernardino</td>
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<td>San Bernardino</td>
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<td>San Bernardino/Central City W.</td>
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<td>118,080</td>
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<td>Victorville/Bear Vly Rd.</td>
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<td>Chula Vista/Town Centre II</td>
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<tr>
<td>El Cajon/CBD</td>
<td>San Diego</td>
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<td>Tax Sharing</td>
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<td>San Diego</td>
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<td>3,332,504</td>
<td>5,724,828</td>
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APPENDIX I--CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS
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APPENDIX J--HOUSING UNITS ELIMINATED
### RESULTS OF REDEVELOPMENT-HOUSING ELIMINATED--CITIES
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APPENDIX K--HOUSING UNITS PROVIDED
## RESULTS OF REDEVELOPMENT-HOUSING PROVIDED--CITIES
### 1983-84

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<td>Total Low Very Low Other</td>
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<td>Buena Park/Cent. Bus. Dist.</td>
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Agency/Project

Count_

Iotal

Riverside/Airport Industrial
Riverside/Arlington
Riverside/Casa Blanca
Riverside/Central Industrial
Riverside/Eastslde
Riverslde/Mal| & Whitepark
Riverslde/Syc. Can./Box Spr.

Riverside
Riverside
Riverside
Riverside
Riverside
Riverside
Riverside

Galt/Live Oak
Galt/Reynolds

Sacramento
Sacramento

Isleton/

Sacramento

Sacramento/Alkall Flat
Sacramento/Capltol Area
SacramentolCapltol Mall
Sacramento/CapitolMall Exten.
Sacramento/Del Paso Heights
Sacramento/Oak Park
Sacramento/Riverfront
SacramentolUpto_m

Sacramento
Sacramento
Sacramento
Sacramento
Sacramento
Sacramento
Sacramento
Sacramento

Adelanto/76-I Imp. Off-Site
Adelanto/Proj. Area 80-1 Ext.

San Bernardino
San Bernardino

Barstow/Central Devel. Proj.

UNITS PROVIDED
Low Very Low Other

UNITS TO BE PROVIDED
Total Low Very Low
Other

% New
Stock

Un'its
Rehab

0
0
42
0
18
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0
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42
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18
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0%
75%
0%
0%
0
0%

0
1
88
2
93
182
0

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0%

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18

0%

0

2000*
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0
32
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*

0%
0%
70%
0%
0%
0%

0
0
267
0
0
0

0%

0

207
1836"
*
410
143
*
*

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0

0

0

0

San Bernardlno

132

132

0

0

Big Bear Lake/Big Bear Lake
Big Bear Lake/Moonrldge Imp.

San Bernardino
San Bernardino

50
0

0
0

0
0

50
0

1650
400

0
0

0
0

1650
400

0%
0%

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.

t

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<th>Units Rehab</th>
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APPENDIX L--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED
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- Church; Library; Park Rec. Center; Fire Station
- Community Center; Park
- Marina Park; Berths; Boardwalk
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<td>Hidden Hills/Redevel. Project</td>
<td>Los Angeles</td>
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<td>Huntington Park/Cen. Bus. Dis.</td>
<td>Los Angeles</td>
<td>40,800</td>
<td>0</td>
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<td>Los Angeles</td>
<td>8,200</td>
<td>0</td>
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<td>Huntington Park/North</td>
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<td>Industry/Civic-Rec.-Indus. #1</td>
<td>Los Angeles</td>
<td>2,164,153</td>
<td>12,836,067</td>
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<td>Industry/Trans.-Dist.-Indus.#2</td>
<td>Los Angeles</td>
<td>23,400</td>
<td>2,599,575</td>
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<td>Public Works Imp.; Infra-structure Imp.</td>
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<td>2,716,396</td>
<td>Interchange; Water line; P.W. Imp.; Infrastructure Impr.</td>
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<td>3,200</td>
<td>Streets</td>
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<td>Inglewood/In Town</td>
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<td>282,500</td>
<td>0</td>
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<td>Inglewood/La Cienega</td>
<td>Los Angeles</td>
<td>1,136,219</td>
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<td>Inglewood/Manchester Prairie</td>
<td>Los Angeles</td>
<td>396,000</td>
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<td>Los Angeles</td>
<td>0</td>
<td>809,000</td>
<td>City Service Center; Water Treatment Plan; Streets;</td>
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<td></td>
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<td>9-Acre Park w/Facilities</td>
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<tr>
<td>Irwindale/City Industrial</td>
<td>Los Angeles</td>
<td>0</td>
<td>6,000,000</td>
<td>0 Alleys; Drains; Parking; Highway Medians; Streets;</td>
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<td>Irwindale/Nora Frieljo(El Nido)</td>
<td>Los Angeles</td>
<td>0</td>
<td>0</td>
<td>Sidewalks; Walkways; etc</td>
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<td>Irwindale/Parque Del Norte</td>
<td>Los Angeles</td>
<td>0</td>
<td>0</td>
<td>0 Sheriff Station; Civic Center Bldg.</td>
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<td></td>
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<td></td>
<td></td>
<td>0 Drains; Streets</td>
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<td></td>
<td></td>
<td>0 EDA Grant Match; Streets</td>
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<td>0 Court; School Admin.; Streets</td>
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<td></td>
<td>Streets; Museum; Drains</td>
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<tr>
<td>L-9</td>
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<td>La Mirada/Beach Blvd.</td>
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<td>La Mirada/Indust.-Commer.</td>
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<td>La Mirada/Valley View Commer.</td>
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<tr>
<td>La Verne/Central City</td>
<td>Los Angeles</td>
<td>260,000</td>
<td>120,000</td>
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<tr>
<td></td>
<td></td>
<td>10,000</td>
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<tr>
<td>Lakewood/Town Center</td>
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<td>Lancaster/Amargosa</td>
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<td>Lancaster/Fox Field</td>
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<td>PUBLIC FACILITIES PROVIDED</td>
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<td>Rehab Space</td>
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<tr>
<td>Long Beach/Downtown</td>
<td>Los Angeles</td>
<td>3,414,492</td>
<td>205,400</td>
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<tr>
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<td>84,100</td>
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<td>Streets; Landscaping Streets; Lighting; Sewers</td>
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<td>0</td>
<td>0 Streets; Ped. Bridges; Pub. Improvements</td>
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<td>0 Daycare Center; Museum; Streets; Pub. Improvements</td>
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<td>Los Angeles/Crenshaw</td>
<td>Los Angeles</td>
<td>0</td>
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<td>Library; Post Office</td>
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<td>175,000</td>
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<td>Rehab Space</td>
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<tr>
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<td>Montebello/Econ. Recovery</td>
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<td>Police; Fire Station</td>
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<td>PUBLIC FACILITIES PROVIDE</td>
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<td></td>
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<td>New Space</td>
<td>Rehab Space</td>
<td>New Space</td>
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<tr>
<td>Pomona/Arrow-Towne</td>
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<td>Pomona/Downtown I (Proj. A-1)</td>
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<td>Pomona/Mission Corona Bus.</td>
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<td>Pomona/Mountain Meadows</td>
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<td>Redondo Beach/Aviation H.S.</td>
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<td>Redondo Beach/Harbor Center</td>
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<td>Redondo Beach/Redondo Plaza</td>
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<td>Library; Police Station; Pub. Works Fac.; City Hall Rehab.; Reservoir; Water Lines; Parks; Sewers; Streets; Water Wells; Medians</td>
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<td>COMMERCIAL (SQ FT)</td>
<td>INDUSTRIAL (SQ FT)</td>
<td>PUBLIC FACILITIES PROVIDI</td>
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<td></td>
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<td>Rehab Space</td>
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<td>So. Pasadena/Altos DeMonterey</td>
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<td>33,000</td>
<td>84,000</td>
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<td>Torrance/Industrial</td>
<td>Los Angeles</td>
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<td>Torrance/Meadow Park</td>
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<td>Torrance/Sky Park</td>
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<td>Walnut/Improvement Project</td>
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<tr>
<td>West Covina/CBD</td>
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<tr>
<td>West Covina/East. Red. Proj.</td>
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<td>300,000</td>
<td>260,000</td>
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<tr>
<td>Whittier/Greenleaf Ave./Uptown</td>
<td>Los Angeles</td>
<td>96,000</td>
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<tr>
<td>Whittier/Whittier Blvd.</td>
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<td>0</td>
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<tr>
<td>Novato/Reg. Shopping Center</td>
<td>Marin</td>
<td>1,009,212</td>
<td>0</td>
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<tr>
<td>San Rafael/Central Red. Proj.</td>
<td>Marin</td>
<td>0</td>
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<td>Tiburon/Redev. Project</td>
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<tr>
<td>Atwater/Downtown</td>
<td>Merced</td>
<td>New Space: 0</td>
<td>Rehab Space: 0</td>
<td>Curb; Gutter; Sidewalk; Storm drain; Sewer; Landscaping; Overhangs; Street Furniture</td>
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<td>Merced/15th St. Revitaliz.</td>
<td>Merced</td>
<td>83,000</td>
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<td>Parking (2) Main Street; Main Street Square; Arbor Walks North &amp; South</td>
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<td>Merced</td>
<td>201,394</td>
<td>186,525</td>
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<td>Monterey/Cannery Row</td>
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<td>Monterey/Custom House</td>
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<td>Salinas/Buena Vista</td>
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<td>150,000</td>
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<tr>
<td>Seaside/Gateway Heights</td>
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<td>Seaside/Laguna Grande</td>
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<tr>
<td>Napa/Parkway Plaza</td>
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<tr>
<td>Anaheim/Alpha</td>
<td>Orange</td>
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<td>30,000</td>
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<tr>
<td>Anaheim/River Valley</td>
<td>Orange</td>
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<td>0</td>
<td>0 Civic Center; Streets; etc</td>
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<tr>
<td>Brea/Area AB</td>
<td>Orange</td>
<td>1,000,000</td>
<td>0</td>
<td>0 Fire Station; Streets; etc</td>
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<tr>
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<td>Orange</td>
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<td>Buena Park/Cent. Bus. Dist.</td>
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<td>PUBLIC FACILITIES PROVIDED</td>
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<tr>
<td></td>
<td></td>
<td>New Space</td>
<td>Rehab Space</td>
<td>Fire Station; Comm. Center; Library; Water System; Infrastructure Improvements; Streets</td>
</tr>
<tr>
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<td>31,700</td>
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<td>Police Fac.; Storm Drains; Street Pavements; Signals; Sewers</td>
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<td>1,500,000</td>
<td>Streets; Sidewalks; Traffic Signals; Street Lighting; Landscaping; Parking; Utilities; OCTD Bus Facility</td>
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<td>Arborretum; Street Lighting; Storm Drains; Street Widening; Landscaping; Park</td>
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<td>301,397</td>
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<tr>
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<tr>
<td>San Juan Capistrano/Cent. RED.</td>
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<tr>
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<td>Orange</td>
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<tr>
<td>Santa Ana/North Harbor</td>
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<td></td>
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<td>Banning/Downtown</td>
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<td>Cathedral City/Project #1</td>
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<td>Hemet/Hemet Project</td>
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<td>Rehab Space</td>
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<td>Lake Elsinore/Rancho Laguna I</td>
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<tr>
<td>Galt/Live Oak</td>
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<td>0 Sewer Line</td>
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<td>Galt/Reynolds</td>
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<td>Sacramento</td>
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<tr>
<td>Sacramento/Alkali Flat</td>
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<td>Sacramento/Capitol Mall</td>
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<tr>
<td>Sacramento/Del Paso Heights</td>
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<td>Sacramento/Oak Park</td>
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<tr>
<td>Sacramento/Riverfront</td>
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<tr>
<td>Adelanto/76-1 Imp. Off-Site</td>
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<td>Adelanto/Proj. Area 80-1 Ext.</td>
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<td>Water Main; Water Wells;</td>
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<td>Barstow/Central Devel. Proj.</td>
<td>San Bernardino</td>
<td>313,000</td>
<td>22,000</td>
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<td>Big Bear Lake/Big Bear Lake</td>
<td>San Bernardino</td>
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<td>Big Bear Lake/Moonridge Imp.</td>
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<td>Fontana/Jurupa Hills</td>
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<td>Grand Terrace/Community</td>
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<td>Loma Linda/Project Area No. 1</td>
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<td>Montclair/Area I</td>
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<td>San Diego/Horton Plaza</td>
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<td>INDUSTRIAL (SQ FT)</td>
<td>PUBLIC FACILITIES PROVIDE</td>
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<td>INDUSTRIAL (SQ FT)</td>
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<td>Streets; Water Lines; Sewers; Sidewalks; Curbs; Gutters</td>
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<td>Vacaville/Interstate 505/80</td>
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<td>Santa Rosa/South Park #1</td>
<td>Sonoma</td>
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<td>Sebastopol/Com. Dev. Agency</td>
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<td>Storm Drains; Streets; Parking; Traffic Signals</td>
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<td>County</td>
<td>COMMERCIAL (SQ FT)</td>
<td>INDUSTRIAL (SQ FT)</td>
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<td>Fillmore/Central Project</td>
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<td>Ojai/Downtown</td>
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APPENDIX M--REDEVELOPMENT AGENCIES
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<td>Amador</td>
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<td>Calaveras</td>
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<td>Population</td>
<td>Agency Activated</td>
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<td>Shasta</td>
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<td>Yuba</td>
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APPENDIX N--GENERAL CHARACTERISTICS OF REDEVELOPMENT AGENCIES
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<tr>
<th>Redevelopment Agency</th>
<th>Date Est.</th>
<th>Number of Current Projects</th>
<th>Nature of Gov. Body</th>
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<tr>
<td>Contra Costa</td>
<td>1984</td>
<td>1</td>
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<tr>
<td>El Dorado</td>
<td>1982</td>
<td>0</td>
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<tr>
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<td>1969</td>
<td>5</td>
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<td>1972</td>
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<td>1980</td>
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APPENDIX O--REDEVELOPMENT PROJECTS COMPLETED
<table>
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<th>Agency/Project</th>
<th>Year Project Plan Adopted</th>
<th>Year Project Plan Completed</th>
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APPENDIX P--REDEVELOPMENT PROJECTS PLANNED
## REDEVELOPMENT PROJECTS PLANNED--COUNTIES
### 1983-84

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<thead>
<tr>
<th>Redevelopment Agency</th>
<th>Number of Planned Projects</th>
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<tr>
<td>Los Angeles</td>
<td>1 - 3</td>
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<td>Sonoma</td>
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P-2
APPENDIX Q--NATURE OF CURRENT PROJECT AREAS
<table>
<thead>
<tr>
<th>Agency/Project</th>
<th>Date Est.</th>
<th>Date Comp.</th>
<th>Size (Acres)</th>
<th>Percent Vacant Land</th>
<th>Percent Dev. Land</th>
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<td>Contra Costa/Pleasant Hilla</td>
<td>1984</td>
<td>2010</td>
<td>125</td>
<td>0%</td>
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<tr>
<td>Los Angeles/East Compton</td>
<td>1984</td>
<td>2029</td>
<td>58</td>
<td>6%</td>
<td>94%</td>
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<tr>
<td>Los Angeles/Lancaster</td>
<td>1975</td>
<td>2005</td>
<td>11</td>
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<td>70%</td>
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<tr>
<td>Los Angeles/Maravilla</td>
<td>1973</td>
<td>2003</td>
<td>218</td>
<td>5%</td>
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<td>1982</td>
<td>2012</td>
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<tr>
<td>Los Angeles/Willowbrook</td>
<td>1977</td>
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<td>365</td>
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<tr>
<td>Solano/Collinsville-Montezuma</td>
<td>1983</td>
<td>2033</td>
<td>10350</td>
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APPENDIX R--CURRENT PROJECT FINANCING
## CURRENT PROJECT FINANCING--COUNTIES
### 1983-84

<table>
<thead>
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<th>Agency/Project</th>
<th>Base Year</th>
<th>Increment</th>
<th>Total</th>
<th>Tax Increment Revenue</th>
<th>Tax Sharing</th>
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<td>Contra Costa/Pleasant Hill</td>
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<td>63,310</td>
<td>71,670</td>
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<td>Los Angeles/East Compton</td>
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<td>18,014,974</td>
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<td>16,368,080</td>
<td>12,066,983</td>
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<tr>
<td>Solano/Collinsville-Montezuma</td>
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APPENDIX S--CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS
## CURRENT OUTSTANDING REDEVELOPMENT INDEBTEDNESS--COUNTIES
### 1983-84

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<th>Tax Allocation Bonded Debt</th>
<th>Maturity Date</th>
<th>Other Debt</th>
<th>Total Debt</th>
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<tr>
<td>Los Angeles/East Compton</td>
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<td>Los Angeles/Maravilla</td>
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<td>Los Angeles/Willowbrook</td>
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<td>Solano/Collinsville-Montezuma</td>
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APPENDIX T--HOUSING UNITS ELIMINATED
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<th>UNITS TO BE ELIMINATED</th>
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<tbody>
<tr>
<td>Contra Costa/Pleasant Hill</td>
<td>75</td>
<td>50</td>
<td>0</td>
<td>0</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/East Compton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>111</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/Lancaster</td>
<td>120</td>
<td></td>
<td></td>
<td>0</td>
<td></td>
<td>15</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/Maravilla</td>
<td>153</td>
<td>153</td>
<td>0</td>
<td>0</td>
<td></td>
<td>204</td>
<td>204</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/Valley Blvd.</td>
<td>79</td>
<td>63</td>
<td>16</td>
<td>0</td>
<td></td>
<td>13</td>
<td>13</td>
<td>0</td>
</tr>
<tr>
<td>Solano/Collinsville-Montezuma</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

1-3
APPENDIX U--HOUSING UNITS PROVIDED
# RESULTS OF REDEVELOPMENT-HOUSING PROVIDED--COUNTIES
## 1983-84

<table>
<thead>
<tr>
<th>Agency/Project</th>
<th>UNITS PROVIDED</th>
<th>UNITS TO BE PROVIDED</th>
<th>% New Stock</th>
<th>Units Rehab</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Low Very Low Other</td>
<td>Total Low Very Low Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contra Costa/Pleasant Hilla</td>
<td>0 0 0 0 400</td>
<td>0 0 124 124 0 0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/East Compton</td>
<td>0 0 0 0 124</td>
<td>0 0 130</td>
<td>100%</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/Lancaster</td>
<td>120 179 179 0 60 60 0 0</td>
<td>130 60 60 0 0</td>
<td>60%</td>
<td>23</td>
</tr>
<tr>
<td>Los Angeles/Maravilla</td>
<td>179 179 0 0 60 60 0 0</td>
<td>130 60 60 0 0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Los Angeles/Valley Blvd.</td>
<td>0 0 0 0 223 223 0 0</td>
<td>130 223 223 0 0</td>
<td>0%</td>
<td>31</td>
</tr>
<tr>
<td>Los Angeles/Willowbrook</td>
<td>167 167 0 0 55 55 0 0</td>
<td>130 55 55 0 0</td>
<td>0%</td>
<td>31</td>
</tr>
<tr>
<td>Solano/Collinsville-Montezuma</td>
<td>0 0 0 0 0 0 0 0</td>
<td>130 0 0 0</td>
<td>0%</td>
<td>0</td>
</tr>
</tbody>
</table>
APPENDIX V--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES PROVIDED
## RESULTS OF REDEVELOPMENT--COMMERCIAL, INDUSTRIAL, AND PUBLIC FACILITIES--COUNTIES

### 1983-84

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

<table>
<thead>
<tr>
<th></th>
<th>Total Over 15 Year Period</th>
<th>Annually</th>
</tr>
</thead>
<tbody>
<tr>
<td>Job Creation</td>
<td>370,732</td>
<td>24,716</td>
</tr>
<tr>
<td>Personal Income</td>
<td>$8,055,672,225</td>
<td>$537,044,815</td>
</tr>
<tr>
<td>Generation</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
HOUSING CONSTRUCTION: APPLICATION OF EMPLOYMENT AND PERSONAL INCOME MULTIPLIERS

69,216 Housing Units Constructed Over 15 Year Period
x 1200 Average Size of Unit Constructed (Sq. ft.)
83,059,200 Total Square Feet Constructed
x $40 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
x .0395 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
x .8583 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
x $35 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
x .0395 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
x .8583 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

\[
\begin{align*}
\text{Annual Personal Income} & = 537,044,815 \\
\text{Average State Tax Rate} & = .04 \\
\text{State Income Tax Revenue} & = 21,481,793
\end{align*}
\]

. State Sales Tax

- Personal Income

\[
\begin{align*}
\text{Annual Personal Income} & = 537,044,815 \\
\text{40% of Personal Income Goes Toward} & = .40 \\
\text{Sales Tax Rate} & = .0625 \\
\text{State Sales Tax (5%)} & = 10,740,896 \\
\text{Local Sales Tax (1.25%)} & = 2,685,224
\end{align*}
\]

- Major Construction Material

\[
\begin{align*}
\text{Taxable Sales for Materials} & = 219,685,931 \\
\text{Sales Tax Rate} & = .0625 \\
\text{State Sales Tax (5%)} & = 10,984,297 \\
\text{Local Sales Tax (1.25%)} & = 2,746,074
\end{align*}
\]

(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:

1. Total Project Costs Annually: $625,707,579
   (housing construction and comm./indust. constr.)

2. Less Annual Personal Income Generated Within the Construction Industry Only: -$186,335,717
   (determined through application of personal income multiplier of .2978, which applies only to the construction industry)

3. Results in Total "Other Costs": $439,371,862

4. Assumes 50% Material Costs

5. Total Material Costs: $219,685,931
APPENDIX X -- ESTIMATE OF STATE COST RESULTING FROM REDEVELOPMENT
## ESTIMATE OF STATE COST RESULTING FROM REDEVELOPMENT

<table>
<thead>
<tr>
<th>County</th>
<th>Tax Increment Revenue (a)</th>
<th>Business Inventory Subvention</th>
<th>Remaining Tax Increment</th>
<th>School Percent (b)</th>
<th>School Portion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>13,332,329</td>
<td>1,323,472</td>
<td>12,009,857</td>
<td>.28</td>
<td>3,362,480</td>
</tr>
<tr>
<td>Butte</td>
<td>2,776,918</td>
<td>2,057,849</td>
<td>1,719,072</td>
<td>.58</td>
<td>740,512</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>15,949,939</td>
<td></td>
<td>13,892,090</td>
<td>.32</td>
<td>4,584,330</td>
</tr>
<tr>
<td>Fresno</td>
<td>2,776,918</td>
<td>2,620,196</td>
<td>1,156,722</td>
<td>.44</td>
<td>1,113,424</td>
</tr>
<tr>
<td>Glenn</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>.44</td>
<td>1,113,424</td>
</tr>
<tr>
<td>Humboldt</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>.44</td>
<td>1,113,424</td>
</tr>
<tr>
<td>Imperial</td>
<td>758,717</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>.44</td>
<td>1,113,424</td>
</tr>
<tr>
<td>Kern</td>
<td>1,156,722</td>
<td>63,000</td>
<td>1,156,722</td>
<td>.44</td>
<td>1,113,424</td>
</tr>
<tr>
<td>Kings</td>
<td>1,156,722</td>
<td>66,726</td>
<td>1,156,722</td>
<td>.44</td>
<td>1,113,424</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>176,656,895</td>
<td>35,312,790</td>
<td>141,344,105</td>
<td>.22</td>
<td>31,095,703</td>
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<tr>
<td>Marin</td>
<td>681,529</td>
<td>46,529</td>
<td>635,000</td>
<td>.44</td>
<td>278,520</td>
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<tr>
<td>Merced</td>
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<td>117,192</td>
<td>1,039,530</td>
<td>.43</td>
<td>553,503</td>
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<tr>
<td>Monterey</td>
<td>1,156,722</td>
<td>56,485</td>
<td>1,099,237</td>
<td>.43</td>
<td>553,503</td>
</tr>
<tr>
<td>Napa</td>
<td>833,748</td>
<td>32,599</td>
<td>801,149</td>
<td>.43</td>
<td>311,578</td>
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<tr>
<td>Orange</td>
<td>39,368,274</td>
<td>3,465,549</td>
<td>35,902,725</td>
<td>.52</td>
<td>18,669,417</td>
</tr>
<tr>
<td>Riverside</td>
<td>13,526,517</td>
<td>240,231</td>
<td>13,286,286</td>
<td>.42</td>
<td>5,681,080</td>
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<tr>
<td>Sacramento</td>
<td>6,744,969</td>
<td>81,895</td>
<td>6,663,074</td>
<td>.33</td>
<td>2,198,821</td>
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<td>San Bernardino</td>
<td>19,619,258</td>
<td>549,206</td>
<td>19,070,052</td>
<td>.35</td>
<td>6,674,158</td>
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<td>San Diego</td>
<td>10,028,111</td>
<td>1,425,396</td>
<td>8,602,716</td>
<td>.53</td>
<td>4,559,439</td>
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<tr>
<td>San Francisco</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>1,156,722</td>
<td>.53</td>
<td>4,559,439</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>732,153</td>
<td>2,564</td>
<td>729,590</td>
<td>.35</td>
<td>256,356</td>
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<tr>
<td>San Mateo</td>
<td>4,080,904</td>
<td>3,479</td>
<td>4,077,425</td>
<td>.52</td>
<td>2,120,261</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td>3,559,255</td>
<td>417,914</td>
<td>3,141,341</td>
<td>.49</td>
<td>1,539,257</td>
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<tr>
<td>Santa Clara</td>
<td>48,512,711</td>
<td>4,460,680</td>
<td>44,052,031</td>
<td>.50</td>
<td>22,026,016</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>283,802</td>
<td>17,808</td>
<td>265,994</td>
<td>.53</td>
<td>140,977</td>
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<tr>
<td>Shasta</td>
<td>45,070</td>
<td>45,070</td>
<td>45,070</td>
<td>.58</td>
<td>26,141</td>
</tr>
<tr>
<td>Solano</td>
<td>3,268,020</td>
<td>101,923</td>
<td>3,166,097</td>
<td>.34</td>
<td>1,076,473</td>
</tr>
<tr>
<td>Sonoma</td>
<td>2,790,558</td>
<td>77,520</td>
<td>2,713,038</td>
<td>.48</td>
<td>1,326,285</td>
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<tr>
<td>Tulare</td>
<td>462,930</td>
<td>23,403</td>
<td>439,527</td>
<td>.44</td>
<td>193,392</td>
</tr>
<tr>
<td>Ventura</td>
<td>5,881,662</td>
<td>118,822</td>
<td>5,762,840</td>
<td>.40</td>
<td>2,305,136</td>
</tr>
<tr>
<td>Yuba</td>
<td>205,636</td>
<td>7,858</td>
<td>197,778</td>
<td>.45</td>
<td>89,000</td>
</tr>
</tbody>
</table>

| Total          | 378,298,746               | 50,205,954                    | 328,092,792             | .45                | 113,270,544   |

(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