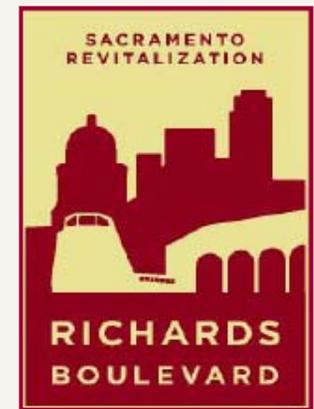
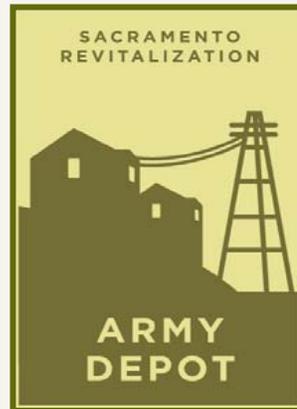
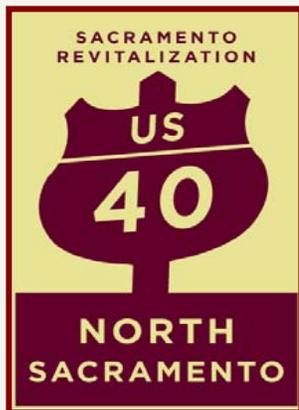
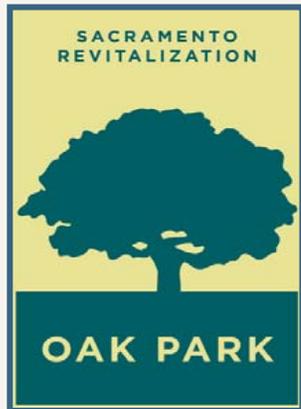
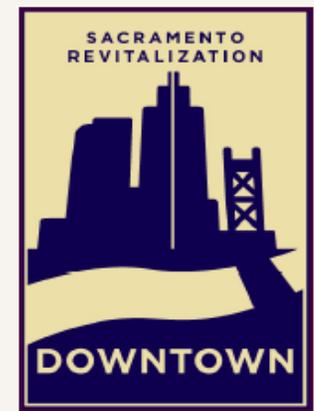
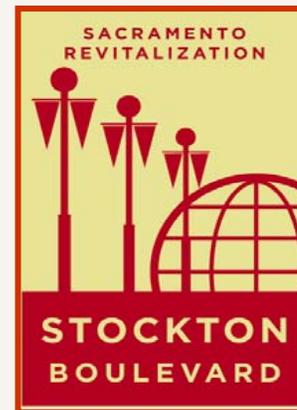
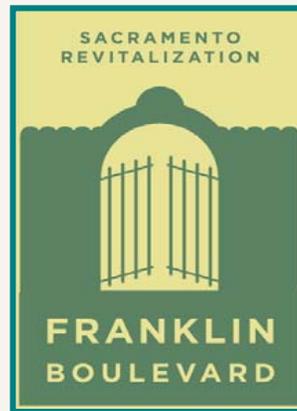
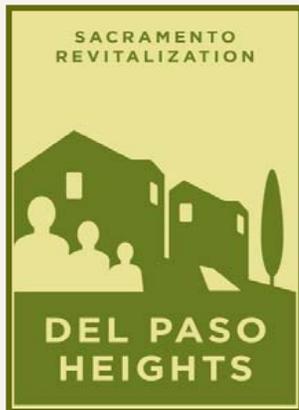
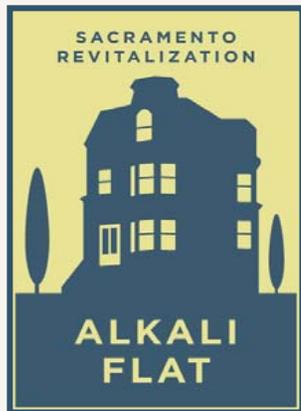


Redevelopment Agency of City of Sacramento

March 14, 2006 - Redevelopment Workshop



What is Redevelopment

Redevelopment Purpose

- **Eliminate** Blight
- **Reverse** physical deterioration
- **Create** economic vitality
- **Provide** affordable housing
- **Enhance** quality of life

Unique Powers of Redevelopment Agencies

- Purchase of **private property for resale** for private use
- Use **power of eminent domain** (condemnation)
- Collect and expend **property tax “increment”** for redevelopment
- Impose design controls and land use restrictions

Redevelopment Activities

Eligible Activities

- Generally Bricks & Mortar Activities
- Planning
- Development
- Redesign
- Clearance
- Reconstruction
- Rehabilitation

In Eligible Activities

- General Government Services
- Police Services
- Code Enforcement
- Maintenance
- Long term property ownership
- On-going Business Operations

Redevelopment Area Requirements

- Predominantly urbanized
- Serious physical and economic blight
- Significant disinvestment
- Area cannot reasonably be improved by private or governmental action without redevelopment

Affordable Housing

- 20% set-aside for affordable housing (30% in DPH and Dwnntwn)
- Inclusionary Requirements (Build housing)
- Expenditure Requirements (By affordable levels)
- Replacement Housing Requirements
- Long term resale/rent controls (45 year and 55 year)

Affordable Housing

- Can aggregate housing funds
- Can spend funds outside redevelopment areas
- Must spend funds within 4 years of receiving tax increment

California Redevelopment

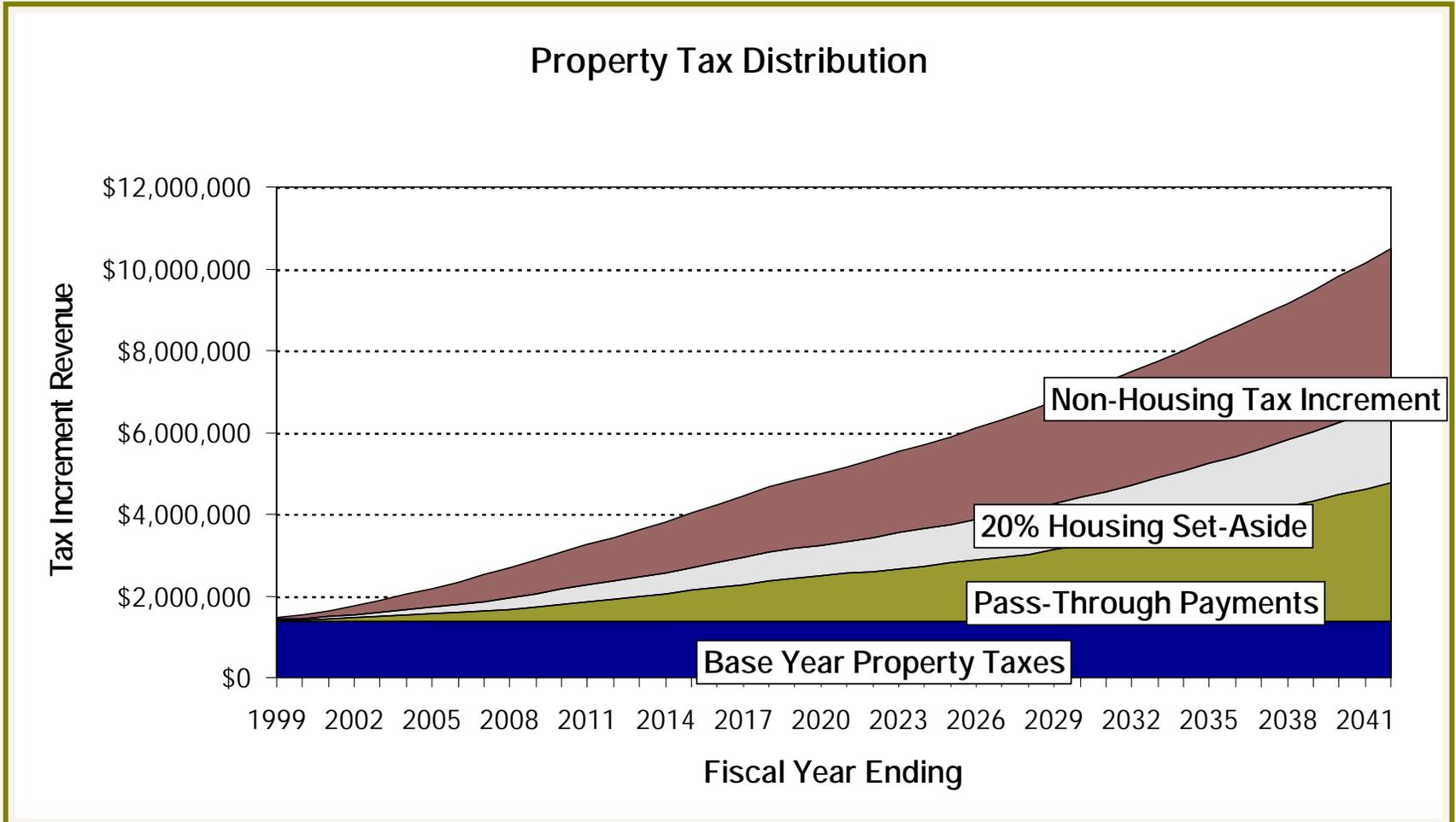
John F. Shirey
Executive Director
California Redevelopment Association

Status of California Redevelopment

- Legislation
- Ballot Initiatives
- Redevelopment Reform

Redevelopment Investment

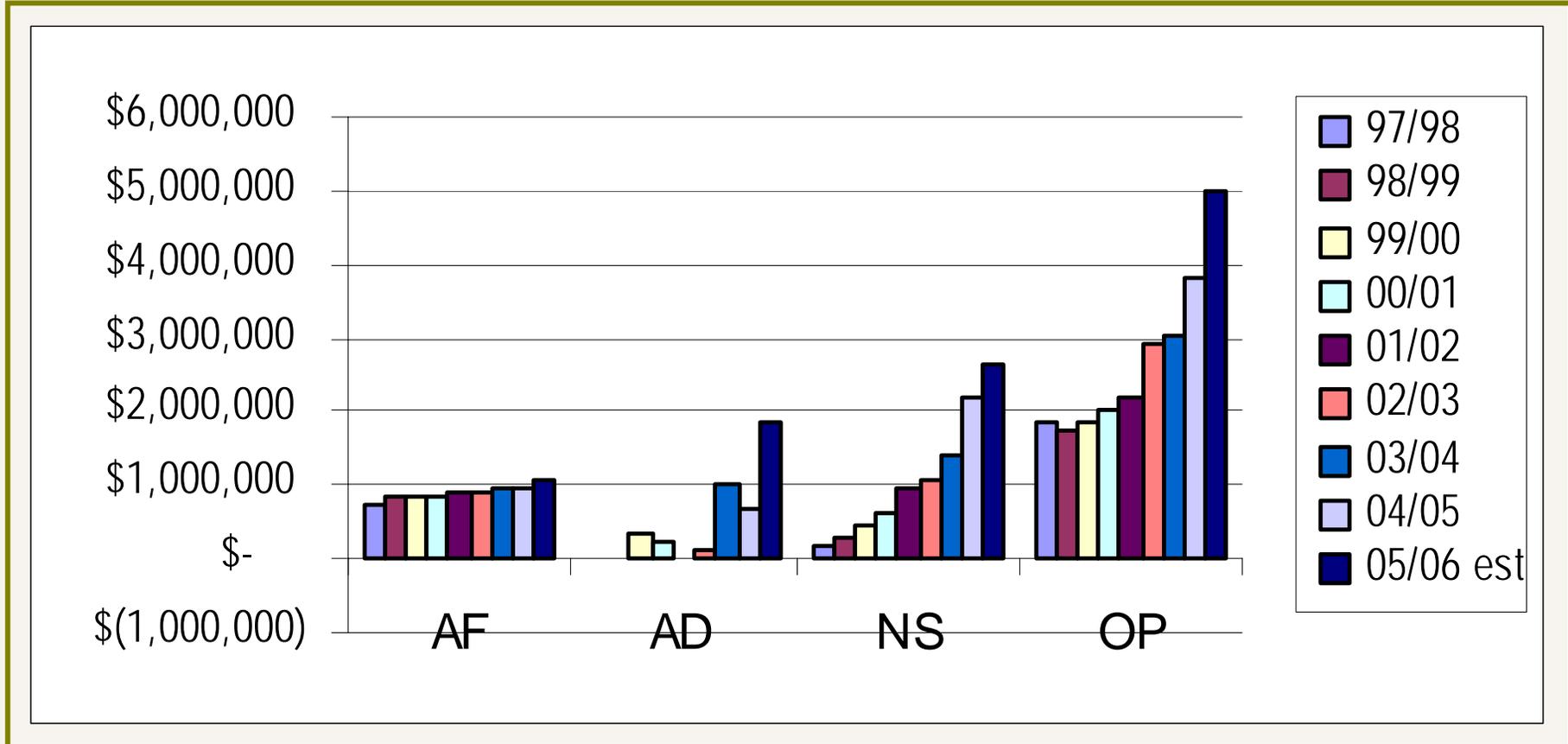
Tax Increment Chart



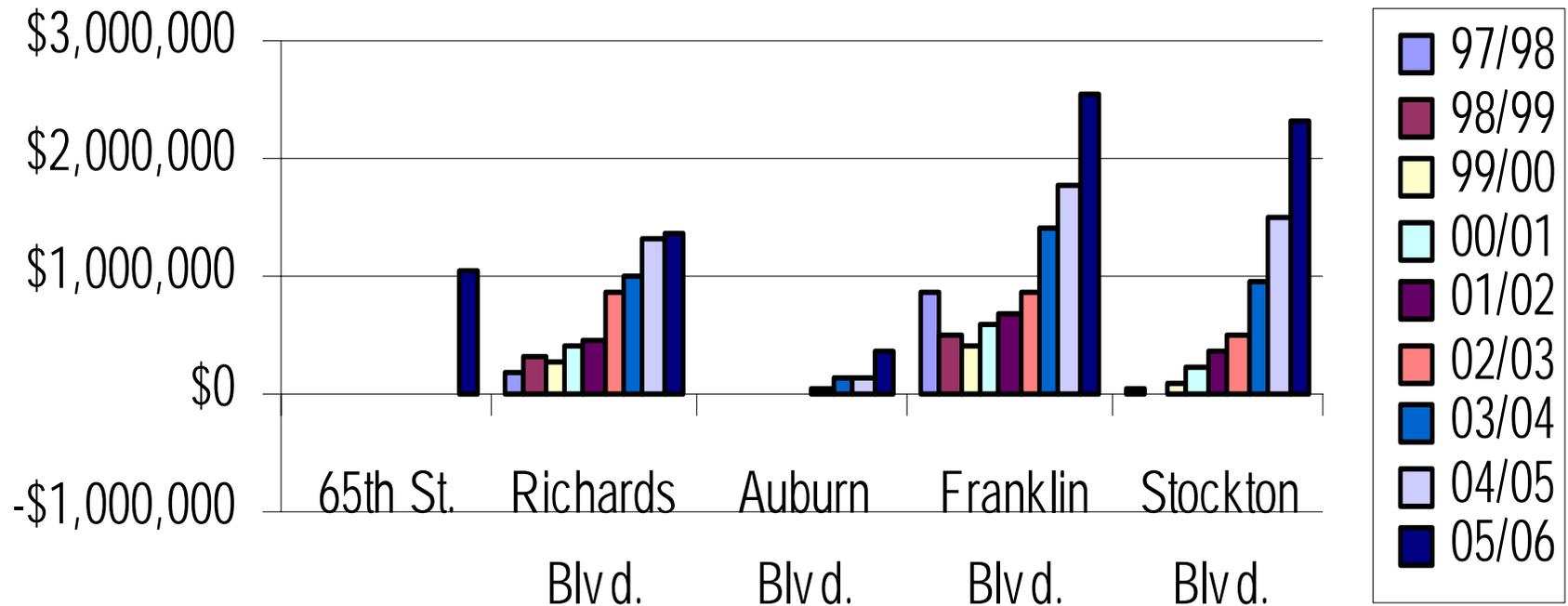
Breakdown of Tax Increment

- Every \$100 in tax increment translates to
 - \$20 for pass thru to taxing entities
 - \$2-10 property tax collection & ERAF
 - \$20 for Affordable Housing (\$30 for DPH and DWTWN)
 - \$50-58 for Redevelopment (\$40-48 for DPH & DWTWN)

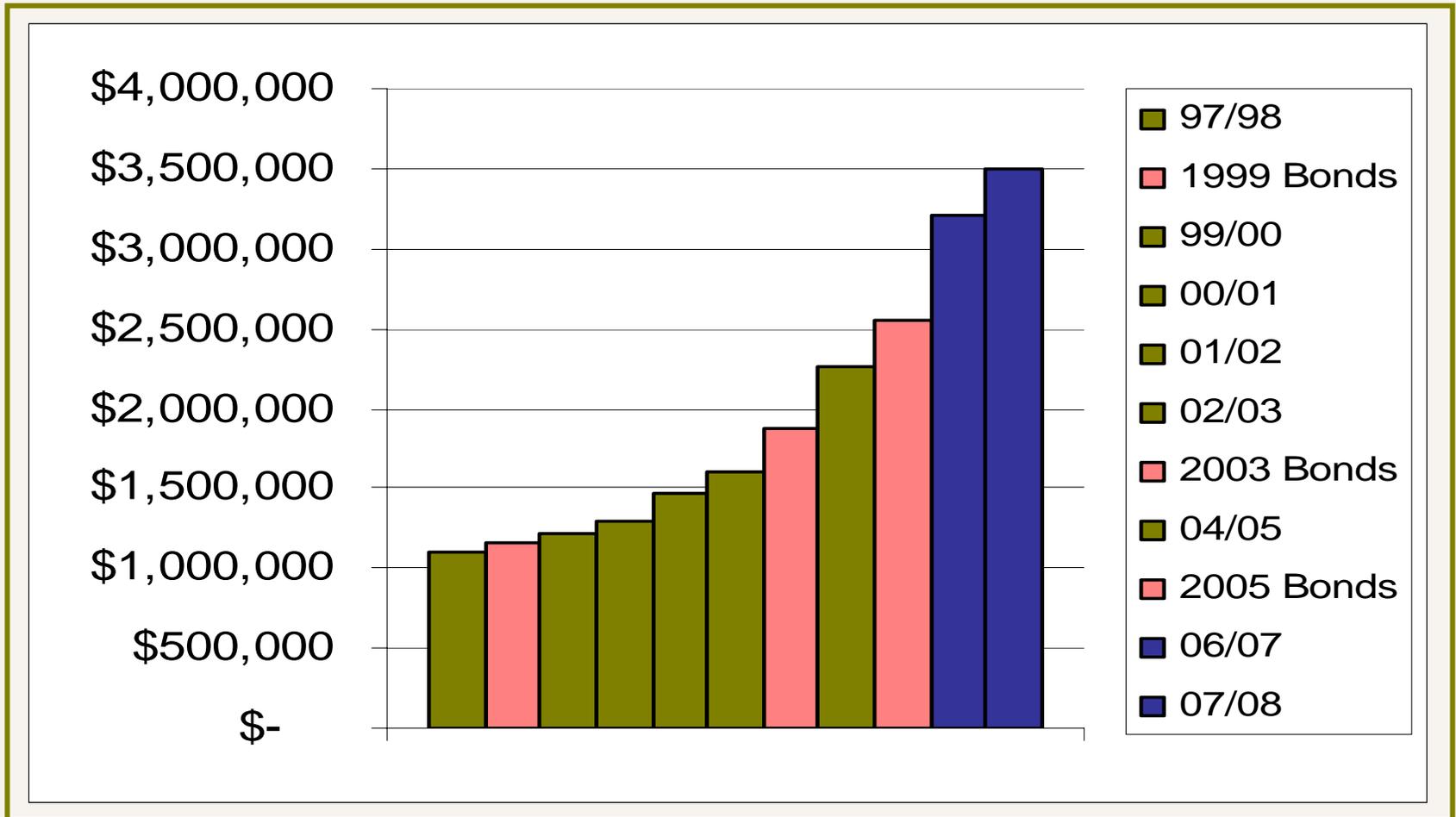
Select City Project Areas Tax Increment



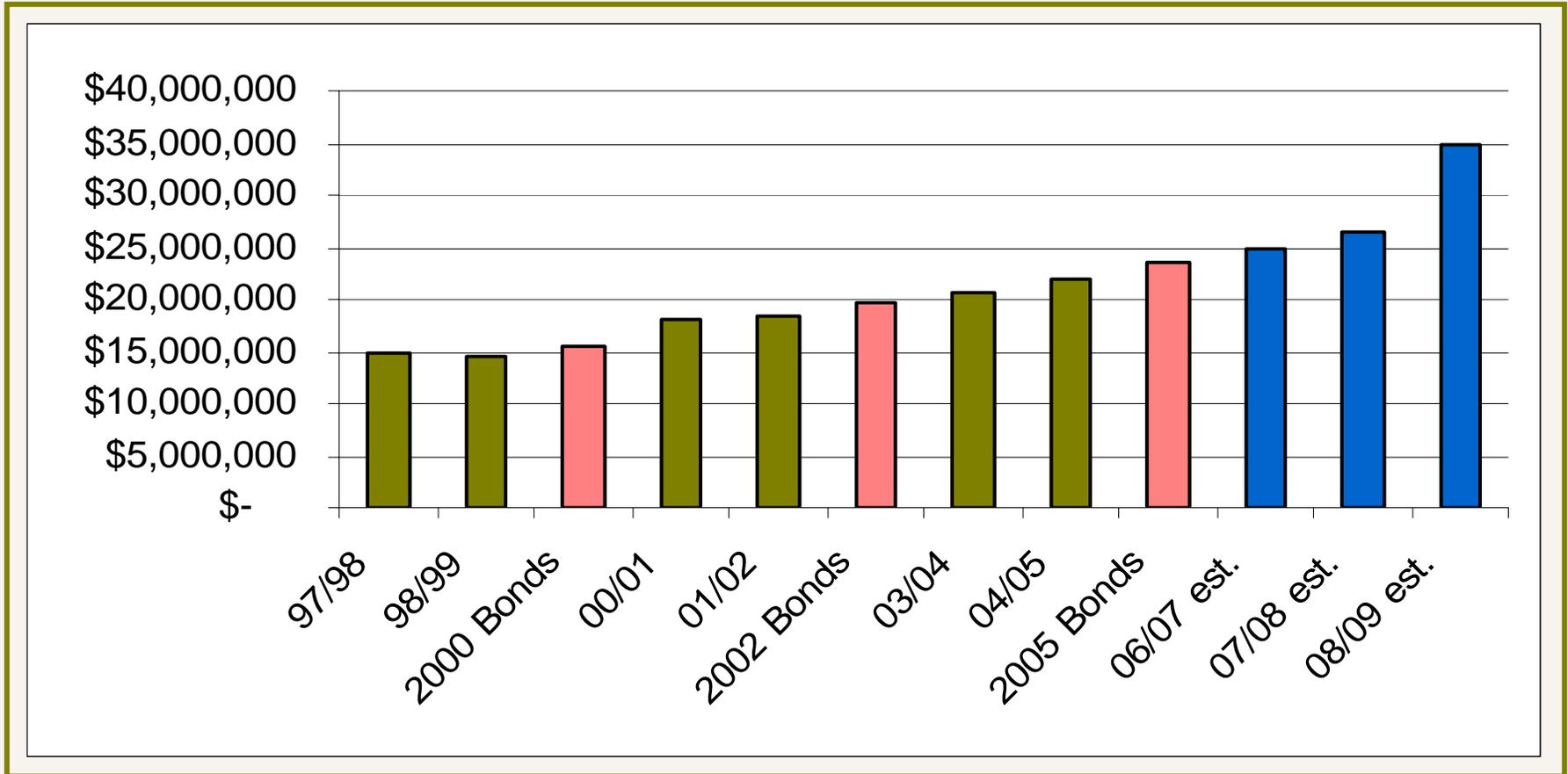
Redevelopment Areas – Boulevards & Street



Del Paso Heights TI & Bonding History



Merged Downtown TI History & Future Growth Potential



Downtown Bonds

- 2000 Bonds - \$22.1 million
- 2002 Bonds - \$52.2 million
- 2005 Bonds - \$114.4 million
- 2009 Bonds - \$100 million estimate

Quick Facts

- \$1 M in TI can yield \$10M in project funds
- 3 to 5 years of steady TI growth to issue first debt
- \$1 in redevelopment spending generates \$14 in economic activity
- 2nd largest funder of affordable housing after federal government

Local Policies on Redevelopment

- Policy for Establishing New Redevelopment Areas
(2001)
- 25% Expenditure goal for Affordable Housing
(Nov 2004)
- Aggregation of Affordable Housing Funds
(Nov 2004)
- Citizen Participation Policy (PAC/RACs)
(Nov. 2001; updated 2005)

City of Sacramento Redevelopment Areas

Redevelopment Agency of the City of Sacramento - Project Areas

