

Life After Redevelopment

Planners Institute
League of California Cities
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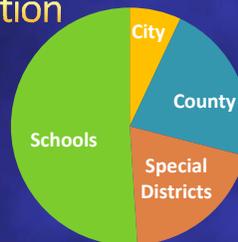
The Purposes of Redevelopment

Urban revitalization – blighted areas

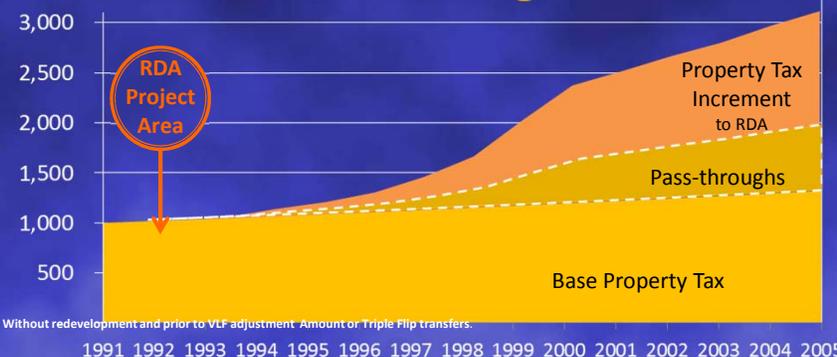
- Infrastructure rehabilitation and improvement
- Affordable housing development
- Brownfield remediation
- Military base re-use
- Business attraction/retention - jobs development

Property Tax Allocation example project area

Base property tax
allocation before
redevelopment
project



Tax Increment Financing



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Federal and State Programs Community and Economic Development

Grants, subsidized financing & loans to agencies

- CDBG Grants
- Federal Transportation Funds
- State G.O. Bonds
- State Gasoline Tax
- Infrastructure State Revolving Fund (ISRF) I-Bank
- Safe Drinking Water State Revolving Fund Calif Dept Public Health
- Clean Water State Revolving Fund, Cleanup Abatement Acct State Water Resources Control Board
- Energy Efficiency Financing Calif Energy Commission
- Green Manufacturing Sales and Use Tax Exclusion (SB 71)

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Federal and State Programs Community and Economic Development

Tax credits, incentives, subsidized financing & loans
to businesses & individuals

- HUD Housing Funding
- Federal Housing Tax Credits
- Federal New Markets Tax Credits
- US Historic Preservation Tax Incentives
- Federal Investment Tax Credit (ITC)
- U.S. Small Business Administration
- State Enterprise Zones
- Conduit Revenue Bond Financing
- USDA rural assistance
- Recycling Market Development Zone loans
Calif Dept of Resources

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Local Tools Community and Economic Development

- Revenue Raising
 - Local Taxes - general purpose or special purpose (e.g., add-on sales tax, utility users tax, hotel tax, parcel tax, etc.)
 - General Obligation Bonds (ad valorem tax)
 - Transportation Sales Taxes
 - Mello-Roos Special Taxes (CFDs)*
 - Special Benefit Assessments*
 - Developer Agreements, Fees and Exactions*

***Financing Districts**
*using these tools
perhaps in combination*

- Business Imprvmt Districts
- Special Financing Districts

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Local Tools

Community and Economic Development

- Financing with Identified Revenue Streams
 - Revenue bonds and limited obligation bonds
 - Certificates of Participation / Lease Revenue Bonds
 - Infrastructure Financing Districts
 - tax increment financing (see SB214 Wolk)
 - Marks-Roos JPA bonds
 - interagency bond pooling using existing powers
 - Public-Private Partnerships

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Looking Forward

- Many existing tools – but
 - Massive loss of resources
 - Matching funds for federal / state / private programs
- New tax increment financing tool

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