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Pleasant Hill Redevelopment Agency
Commons Plan Amendment Report to Council

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Appendix A:

Sources

Sources

Information presented in the Report to Council was compiled from the following sources:

Documents Related to Plan Amendment

- Pleasant Hill Redevelopment Agency, prepared by PBS&J. *DVC Plaza and Hookston Station Amendments to the Pleasant Hill Commons Redevelopment Plan: Draft Environmental Impact Report.* June 2008.
- Pleasant Hill Redevelopment Agency, prepared by Seifel Consulting Inc. *Pleasant Hill Commons Redevelopment Project Plan Amendment Preliminary Report.* June 9, 2008.
- Pleasant Hill Redevelopment Agency, prepared by Seifel Consulting Inc. *Pleasant Hill Redevelopment Feasibility Memorandum.* November 1, 2007.
- Pleasant Hill Redevelopment Agency, prepared by PBS&J. *Notice of Preparation/Initial Study for the DVC Plaza and Hookston Station Amendments to the Pleasant Hill Commons Redevelopment Plan.* March 2008.
- Pleasant Hill Redevelopment Agency. *Preliminary Plan for the Proposed Amendment No. 14 to the Redevelopment Plan for the Commons Redevelopment Project.* March 3, 2008.
- Pleasant Hill Redevelopment Agency. *Statement of Preparation of an Amendment to the Redevelopment Plan for the Commons Redevelopment Project.* March 4, 2008.

Documents Related to Project Area History and Planning

- City of Pleasant Hill. *Capital Improvement Plan (2007–2012).* June 19, 2006.
- City of Pleasant Hill website. "Pleasant Hill Profile." http://www.ci.pleasant-hill.ca.us, 2008.
- Nilsen, Adam. *Pleasant Hill.* Charleston, S.C.: Arcadia Publishing, 2007.
- Pleasant Hill Redevelopment Agency. *Five-Year Implementation Plan for the Commons and Schoolyard Redevelopment Projects (2000–2004).* December 1999.
- Pleasant Hill Redevelopment Agency. *Five-Year Implementation Plan (2005–2009) for the Pleasant Hill Commons and Schoolyard Redevelopment Projects.* November 2004.
- Pleasant Hill Redevelopment Agency. *Mid-Term Report on the Progress of the Five-Year Implementation Plan for the Pleasant Hill Commons and Schoolyard Redevelopment Projects (2005–2009).* September 2007.
- Stewart, Robert. City of Pleasant Hill website. "A History of Downtown Pleasant Hill." http://www.ci.pleasant-hill.ca.us, 2008.

Documents Related to Existing Conditions

- *Contra Costa County Retail Report: Year-End 2006.* Published by Terranomics. 2007.
- *Contra Costa County Retail Report: Year-End 2007.* Published by Terranomics. 2008.
- *ICSC Shopping Center Definitions*. International Council of Shopping Centers. 2004.

City of Pleasant Hill Persons Contacted

Robert Stewart, Redevelopment Agency
Mario Moreno, Public Works
Wanda Graham, Redevelopment Agency

Other Organizations and Persons Contacted

Mitch Avalon, Contra Costa County Flood Control & Water Conservation District

Real Estate Brokers and Property Owners Contacted

Robert Dishler, Jones Lang LaSalle
Sam Finne, Terranomics
Robert Lycette, Lycette Properties, Inc.
Wayne Macktinger, Taubman Shopping Centers
Paul Sinz, Contra Costa Properties, Inc.
Karnis Wong, CB Richard Ellis
Rick Zoubovitch, Developer's Diversified Realty

Appendix B:

Legal Description of the Added Area

Exhibit B-1

Legal Description

Pleasant Hill Redevelopment Agency
DVC Plaza Area

All that real property situate in the City of Pleasant Hill, County of Contra Costa, State of California, being portions of Rancho Las Juntas and Rancho Monte Del Diablo within the following described boundary:

Beginning on the southerly line of College Way, at the intersection with the southerly prolongation of the westerly line of College Drive as shown on the map titled Tract 2051, recorded on the 27th day of October, 1954, in Book 56 of Maps at Page 9 in the Office of the County Recorder, County of Contra Costa; thence, along said prolongation and said westerly line (56M9), Course 1, North 00° 21' 52" West 300.00 feet; thence, along a tangent curve concave to the southwest in a northerly and westerly direction, Course 2, having a radius of 20.00 feet, through a central angle of 90° 00' 00", an arc distance of 31.42 feet; to a point lying on the southerly line of Golf Club Road; thence, along said southerly line, Course 3, South 89° 39' 08" West, 1164.51 feet; thence, leaving said southerly line, Course 4, North 01° 04' 12" East 280.80 feet to a point lying on the southerly line of Lot 13 of Subdivision 3878, recorded on the 6th day of August, 1969, in Book 127 of Maps at Page 29, Office of the County Recorder, County of Contra Costa; thence, along said southerly line (127M29), Course 5, North 89° 39' 34" East, 19.99 feet, to the southeast corner of said Lot 13 (127M29); thence, along the easterly line of said Lot 13 (127M29) and a portion of the easterly line of Lot 12 (127M29), Course 6, North 01° 04' 14" East, 127.88 feet; thence, leaving said easterly lines (127M29) along the southwesterly prolongation of the northwesterly and westerly line, and along the northwesterly and westerly line of Old Quarry Road, as shown on the map of Subdivision 5654, recorded on the 29th day of September, 1980 in Book 246 of Maps at Page 8 in the Office of the County Recorder, Contra Costa County; thence, leaving said easterly lines (127M29), Course 7, North 33° 00' 00" East, 444.87 feet; thence, along a tangent curve concave to the northwest in a northeasterly and northerly direction, Course 8, having a radius of 570.00 feet, through a central angle of 41° 25' 12", an arc distance of 412.06 feet; thence, along a tangent curve concave to the southwest, in a westerly direction, Course 9, having a radius of 20.00 feet, through a central angle of 90° 10' 39" an arc distance of 31.48 feet, to a point lying on the southerly line of Chilpancingo Parkway (246M8); thence, along said southerly line (246M8), along a reverse curve concave to north, in a westerly direction, Course 10, having a radius of 2060.00 feet, through a central angle of 00° 06'

44" an arc distance of 4.03 feet; thence, leaving said southerly line (246M8), Course 11, North 07° 59' 07" West, 120.00 feet, to a point lying on the northerly line of Concord Ave. (also now known as Chilpancingo Parkway) as shown on that Parcel Map filed on the 9th day of March 1972 in Book 21 of Parcel Maps at Page 10 in the Office of the County Recorder, Contra Costa County; thence, along said northerly line (21PM10) and the prolongation thereof, in and easterly direction along a curve concave to the north the center of which bears North 07° 59' 07" west, in an easterly direction, Course 12, having a radius of 1940.00 feet, through a central angle of 11°08'51", an arc distance of 377.44 feet; thence, continuing along the northerly line of Chilpancingo Parkway and the prolongation thereof, Course 13, North 70° 52' 03" East, 742.32 feet; thence, along the northerly prolongation of, and along the easterly line of Contra Costa Blvd. as shown on that parcel map filed on the 11th day of June, 1968, in Book 4 of Parcel Maps at Page 2 in the Office of the County Recorder, Contra Costa County, Course 14, South 10° 05' 58" East, 400.10 feet; thence, along a curve concave to the southwest, the center of which bears South 72° 04' 11" West, in a southerly direction, Course 15, having a radius of 2050.00 feet, through a Central angle of 7° 52' 56", an arc distance of 282.02 feet; thence, Course 16, South 10° 02' 53" East, 14.50 feet; thence, along a curve concave to the northeast in a southerly and easterly direction, Course 17, having a radius of 20.00 feet, through a central angle of 87° 44' 18" an arc distance of 30.63 feet; thence, Course 18, North 82° 12' 49" East 4.19 feet; thence, Course 19, South 07° 47' 11" East, 33.00 feet; thence, leaving said easterly line (4PM2) and continuing along the easterly line of Contra Costa Blvd, Course 20, South 82° 12' 49" west, 22.11 feet; thence, Course 21, South 10° 02' 53" East, 1,177.12 feet; thence, leaving said easterly line, Course 22, South 79°56' 45" West, 103.38 feet to a point on the westerly line of Contra Costa Blvd. also being the northeast corner of Lot 27, as shown on said map of Tract 2051 (56 M 9); thence, along the northerly line of said lot 27 (56M9), Course 23, South 65° 24' 00" West, 108.11 feet to a point lying on the easterly line of said Harvard Drive (56 M 9); thence, Course 24, South 52° 54' 44" West, 63.42 feet to a point lying on the westerly line of said Harvard Drive (56M9); thence, along a curve concave to the southwest, the center of which bears South 81° 19' 04" West, in a northerly and westerly direction, Course 25, having a radius of 50.00 feet through a central angle of 81° 40' 56", an arc distance of 71.28 feet to a point lying on the southerly line of said College Way (56 M 9); thence, along said southerly line (56M9), Course 26, South 89° 38' 08" West, 255.13 feet to the Point of Beginning.

Containing an area of 49.50 acres, more or less.

LICENSED LAND SURVEYOR
CHRISTINE M. LEPTIEN-PARKS
NO. 7893
EXP. 12/31/09
STATE OF CALIFORNIA

Appendix C:

Photographic Documentation

Introduction

Appendix C provides photographs that illustrate existing conditions within the boundaries of the Added Area. The photographs, taken by the consultants in 2007 and 2008, are representative of the adverse conditions observed during that time.

Conditions Illustrated in the Photographs

The photographs illustrate a wide variety of conditions present in the Added Area. Many of the photographs document adverse conditions that may be used to support a finding that the Added Area is blighted and in need of redevelopment. Conditions illustrated in the photographs include, but are not limited to:

Conditions that Inhibit Viable Use or Capacity of Buildings or Lots (CRL Section 33031(a)(2))

The Added Area is characterized by conditions that hinder the viable use or capacity of building or lots. These conditions include lack of visibility from major thoroughfares, partial disuse of the parking area due to flooding and deteriorated signage. Such conditions contribute to blight in the Added Area.

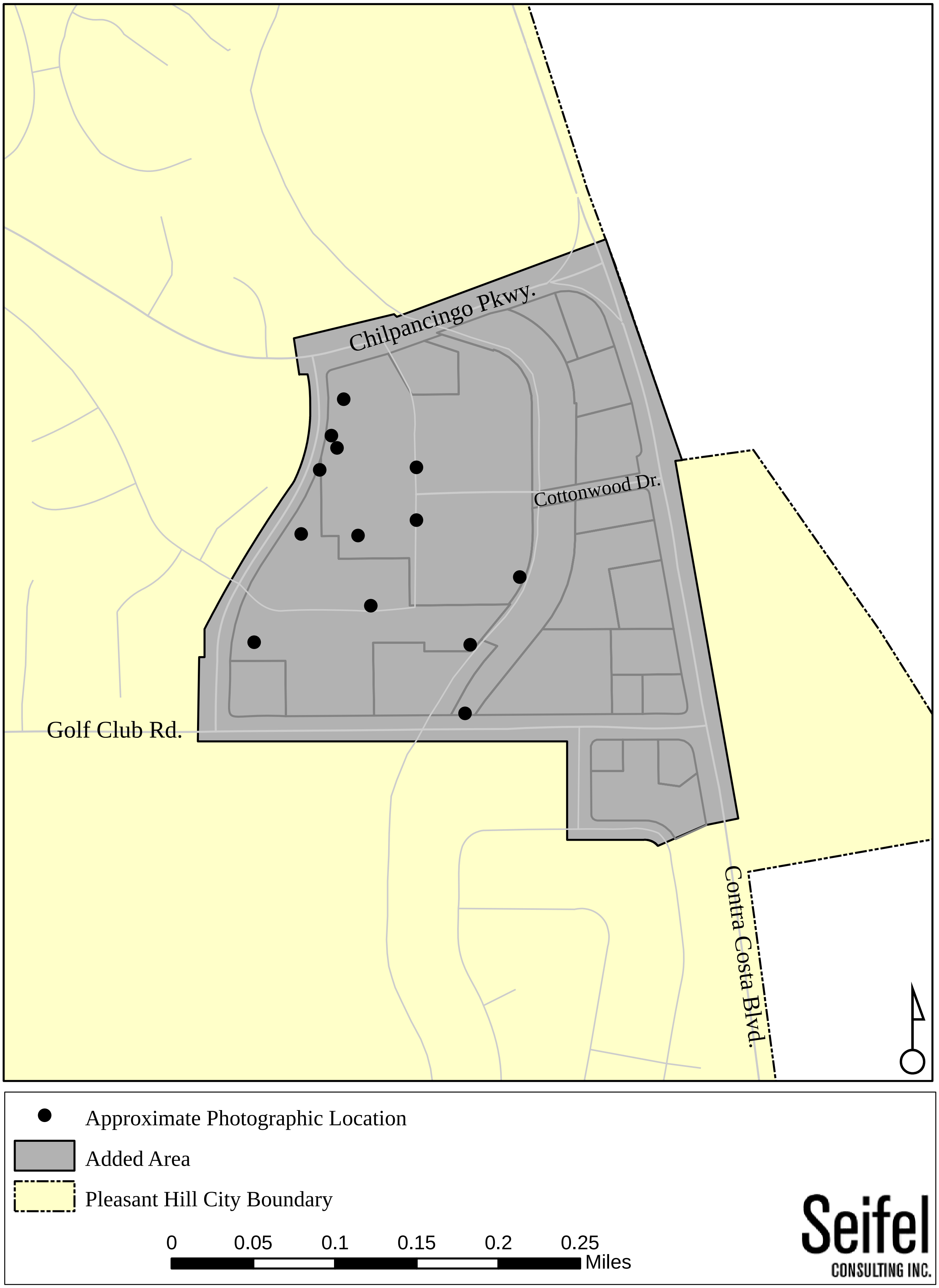
Inadequate Public Improvements (CRL Section 33030(c))

Photographs in the appendix also show a number of public improvement deficiencies. These include a substandard and deteriorated bridge and lack of curbs and sidewalks. These conditions contribute to blight in the Added Area.

Organization

Figure C-1 indicate the approximate location of the photographs in the Added Area. The pages following the map present the photographs in roughly a geographic procession through the Added Area.

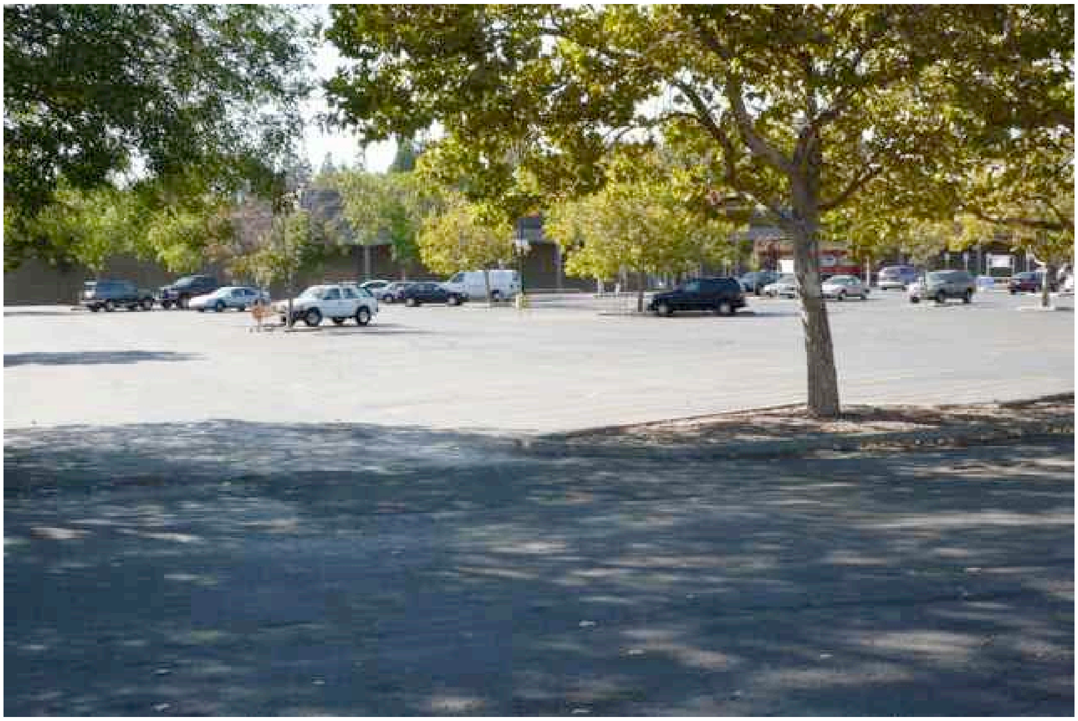
Appendix Figure C-1
Photographic Location Map
Added Area
Commons Redevelopment Project



Front of Kmart building: Obsolete and substandard design.

Front of Kmart Building: Structural deterioration.

Rear of DVC Plaza Shopping Center: Structural deterioration.



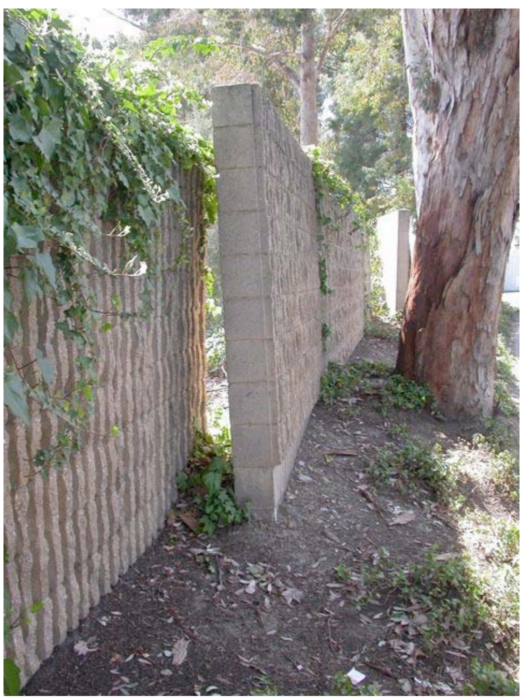
Parking lot of DVC Shopping Center: Lack of visibility from southeastern view.

Rear of DVC Plaza Shopping Center:
Building deterioration, broken gutter.

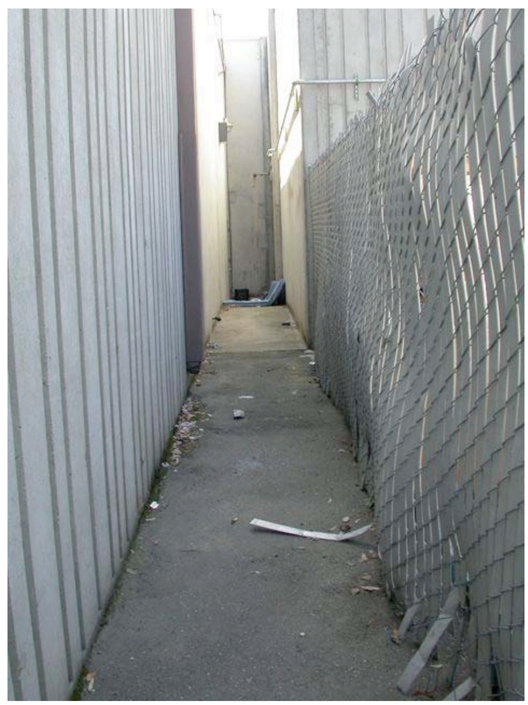
Rear of Kmart: Deteriorated fence, dry rot.

Parking lot next to Chilpancingo Park: Outdoor storage.

Safeway façade: Deteriorated roofing.



Rear of Safeway:
Deteriorated wall.



Rear of Safeway building: Evidence
of homeless encampment,
deteriorated fencing.

Golf Club Road Bridge: Substandard and deteriorated bridge, evidence of homeless encampment.

Appendix D:

Funding Sources

Appendix Table D-1
Description of Primary, Secondary, and Complementary Funding Sources
Commons Redevelopment Project Plan Amendment

Agency	Program Name	Funding Parameters/Terms & Conditions
Primary Sources		
Pleasant Hill Redevelopment Agency	Tax Increment	Tax increment (TI) revenue is generated by the increase in property values within a designated Redevelopment Project Area, and it is the primary source of financing for a Redevelopment Agency's programs. The Agency is obligated to dedicate 20 percent of tax increment revenue to affordable housing programs.
Funds generated by private sector	Developer and Property Owner Participation	Developer and property owner participation has been used as a means for funding redevelopment activities in many communities. For example, funds may be advanced to a city or agency in the form of a negotiated fee or grant, or a loan for public improvements that is repaid during the course of project implementation from tax increment revenues. Some agencies have development agreements with developers, by which developers contribute funding for specific improvements, such as infrastructure and street improvements. Property owners provide repayment on low interest loans or are required to provide private funds to match agency rehabilitation grants. Although the Agency anticipates pursuing such funding opportunities, participation cannot be relied on entirely. However, this source could supplement tax increment income.
Secondary Sources		
Pleasant Hill Redevelopment Agency	Interest Income	Some income will accrue to the Agency from the investment of tax increment revenues and tax increment bond proceeds. Income from this source could be made available for a variety of redevelopment activities. However, much, if not all, of the interest income will likely be offset by the need for the Agency to pay interest on indebtedness, including Agency issued bonds. Actual income from this source would also be influenced by the amount of money available for investment, term of the investment, and achievable interest rates.

Agency	Program Name	Funding Parameters/Terms & Conditions
Complementary Sources		
City of Pleasant Hill	Development Impact Fees	The City charges development impact fees on new private development within Pleasant Hill to mitigate specific consequences of new growth. Impact fees are used to increase levels of service for future residents and businesses that are needed as a result of new or increased demand on existing services and facilities. Under applicable state laws regarding the imposition of development impact fees, such fees can be imposed on a new private development only to the extent that a direct nexus or relationship exists between the need for public facilities caused by such new development and the level of fees imposed.
City of Pleasant Hill or Pleasant Hill Redevelopment Agency	Mello-Roos Community Facilities District (CFD)	The most common method for imposing special taxes in California is through a tax levied pursuant to the Mello-Roos Community Facilities Act of 1982 (the Mello-Roos Act), which authorizes certain public entities to form a Community Facilities District (CFD). The Mello-Roos Community Facilities Act authorized the formation of a special tax district to finance capital improvement projects and pay for ongoing operations and maintenance. A CFD can be formed in conjunction with the establishment of a redevelopment project to undertake new public projects to joint benefit. One of the key innovations of the Mello-Roos statute is that it allows for property owners to approve a parcel tax if there are less than 12 registered voters. Mello-Roos parcel taxes are levied on real property and collected on the county property tax bills. The taxes are calculated pursuant to a formula that is established during the formation proceedings and is effectively part of the voter approval. Mello-Roos taxes are commonly based on the size of property or the improvements on the property. The City or Agency can issue privately owned land and improvements.
Funds generated by private sector	Business Improvement District (BID)	A BID is a special type of assessment district that generates revenue to support enhanced services. Two types of BID mechanisms exist under California law: 1) Business Improvement Areas (BIAs); 2) Property Based Improvement District (PBIDs). BIAs have been used widely in the state and provide for an additional fee to be added to annual business licensing charges. However, due to the limited income generated through the business license fee, BIAs have typically had a relatively narrow scope of services. In 1994, the Property and Business Improvement District Law provided for an assessment of commercial property, thereby paving the way for a new generation of PBIDs to eventually replace the existing BIAs. The creation of a PBID requires petition support from business that would pay more than 50 percent of the annual fees to be collected in the proposed area. A PBID has a cap on assessments and a five year maximum life, requiring a new petition process. PBIDs require the creation of an advisory committee of property and business owners. PBID Funds are most effective when leveraged with CDBG funds and redevelopment funds.

Agency	Program Name	Funding Parameters/Terms & Conditions
Complementary Sources (continued)		
Funds generated by private sector	Assessment Districts	Assessment Districts enable a city to levy additional taxes on property within designated areas in order to finance improvements directly benefiting those areas. Bonds are issued to finance local improvements. Typically, an assessment district is formed to undertake a particular public improvement, and bonds are issued under one of two major assessment acts: the Improvement Act of 1911 and the Improvement Bond Act of 1915. Upon the issuance of bonds, the district has the power to assess all property owners included in the district in order to repay the borrowed funds. This has the advantage of placing the costs of public facilities directly on the benefited property owners.An assessment district can be established as its own jurisdiction, or it can be included under a city's taxing system, assuming that the improvement is located entirely within a city's jurisdiction. Assessment districts are not limited by Proposition 13 and Proposition 4, and have the advantage of placing the costs of public facilities directly on the benefited property owners. However, Proposition 218, a 1996 state constitutional amendment, assessment district and limited the improvements and activities that can be financed through an assessment district. Since the passage of Proposition 218, assessment districts can no longer levy property-related fees to pay for general governmental services or for other services – such as libraries, police, fire, etc. – that are not immediately available to the property owner.
Environmental Protection Agency (EPA)	Brownfields Cleanup Revolving Loan Program (BCRLF)	The purpose of the BCRLF program is providing financial assistance for the remediation of brownfields. Provided by the Environmental Protection Agency (EPA), it enables state and local governments to make low interest loans to carry out cleanup activities on properties that have an actual release or substantial threat of release of a hazardous substance that threatens public health or welfare. In previous years, the program has funded projects up to $1 million. The BCRLF program could assist funding site preparation and development activities.
Department of Public Works / MTC	Fuel Tax	The State of California imposes a tax on gasoline, aircraft jet fuel and diesel fuel sales. An interstate user tax and use fuel tax is also collected by the state. Approximately one-third of the gasoline, diesel fuel and use fuel tax revenues are distributed to local jurisdictions on a formula based on population and other factors.
California Infrastructure and Economic Development Bank (IBANK)	Infrastructure State Revolving Funds (ISRF)	The Infrastructure State Revolving Fund (ISRF) is low cost financing from the California Infrastructure and Economic Development Bank (IBANK) to public agencies for a wide variety of infrastructure projects with loan terms of up to 30 years to be repaid with local tax revenues. The interest rate is fixed for the term of financing and is set at 67 percent of tax-exempt "A" rated bonds with a weighted average life similar to IBANK financing. Eligible applicants include cities, counties, special districts, assessment districts, joint powers authorities and redevelopment agencies. Eligible projects include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational features, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment distribution, defense conversion, public safety facilities, and power and communication facilities. However, these funds would need to be repaid out of tax increment revenues and are not a direct source of funding.
Pacific Gas & Electric Company (PG&E), nominated by city, county, or municipal agency	Rule 20A Program	Projects are typically in areas of community that are used most by the general public. Must be legislated by the city for conversion to underground utilities. Need 85% concurrence from the property owners in the project area.

Appendix Table D-2
Description of Unlikely/Unavailable Funding Sources
Commons Redevelopment Project Plan Amendment

Agency	Program Name	Funding Parameters/Terms & Conditions
Unlikely/Unavailable Sources		
Economic Development Administration (EDA)	Technical Assistance Program	This promotes economic development to alleviate underemployment in distressed areas. It provides funds through grants or other cooperative agreements to fund feasibility studies and other projects leading to local economic development. The program assists in the long-range economic development of areas with severe unemployment and low-income families, and aids in the development of public facilities and private enterprise to help create permanent jobs. Projects funded through this program help to solve economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development. Many local technical assistance projects are used to determine the economic feasibility of various local development projects involving industrial, commercial and other activities. The technical assistance program could be a potential source of funding for economic development activities.
Department of Housing and Urban Development (HUD)	Community Development Block Grants (CDBG)	CDBG monies are allocated to fund activities such as public works, rehabilitation loans and grants, land acquisition, demolition, relocation for redevelopment, public services, affordable housing and social services. CDBG funded projects must principally benefit low and moderate income persons, aid in the prevention or elimination of blight, or address an urgent need.
Department of Housing and Urban Development (HUD)	Community Development Block Grants (CDBG) Section 108 Loan Guarantees	Section 108 is the loan guarantee provision of the CDBG program. Objective of funding is to provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects. All projects and activities must either principally benefit low and moderate income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. Maximum repayment period for Section 108 loan is 20 years. Currently, the Agency has three Section 108 loans, one of which has an imperative to use its funding in 2005 and be spent in its entirety by September 2006 (Loan 3). The City has the maximum allocation of Section 108 loans already.
Community Development Financial Institutions (CDFI)	New Market Tax Credits	NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated Community Development Entities (CDE). Substantially all of the qualified equity investment must be used by the CDE to provide investments in low income communities. Qualified CDEs apply to the CDFI Fund for an award of New Markets Tax Credits. The CDE seeks taxpayers to make Qualifying Equity Investments in the CDE. The CDE is required to use the qualifying equity investments to make Qualified Low-Income Community Investments in/to Qualified Active Low-Income Businesses (QALICBs) located in low income communities. The taxpayers are eligible to claim a tax credit equal to 5 percent of its equity investment in the CDE for each of the first three years and a 6 percent credit for each of the next four years (39 percent in total).
California Department of Insurance	California Organized Investment Network (COIN)	COIN facilitates the offering of a comprehensive array of investment products responsive to capital needs of low income and/or rural communities. COIN envisions no limit on the type or nature of capital investment that insurance companies may provide to eligible proposals. Broadly categorized, COIN-facilitated investment products may be versions of debt, equity or credit enhancement. To be eligible, proposals must satisfy each of the three guiding investment principles: 1) Provide safe, sound and solvent investments offering an acceptable financial return; 2) Provide investments in or benefiting low income and rural people or communities either directly or through intermediaries; 3) Add value to capital products and programs currently available. COIN administers the program by certifying Community Development Financial Institutions (CDFIs) that wish to receive qualified investments and by certifying the tax credits for investors.

Agency	Program Name	Funding Parameters/Terms & Conditions
Unlikely/Unavailable Sources (continued)		
Community Capital Investment Initiative (CCII) and the Bay Area Family of Funds		The Bay Area Family of Funds consists of the following three funds: 1) Bay Area Smart Growth Fund will invest equity in real estate developments, including mixed use, mixed income, commercial, housing and industrial uses. Projects returns in the mid teens. 2) Bay Area Equity Fund will invest equity in profitable growing businesses capable of generating substantial job and wealth creation in 46 target neighborhoods. 3) California Environmental Redevelopment Fund will invest in environmental remediation and redevelopment, primarily clean up activities. The goals for the CCII are to: build healthy and self-reliant communities, create and recycle wealth for residents, community organizations, and institutions, reduce poverty, increase household income, and produce high quality jobs, increase the number of community-serving and region-serving businesses, expand affordable housing and home ownership among current residents, create new and improved services and amenities, avoid displacement and mitigate adverse community impacts.
Small Business Administration (SBA)		A number of SBA funding programs are available, ranging from small business loans, special loans and equity investment programs. All financing options tailor to small business needs. Loans programs include Basic 7(1) Loan Guaranty, Certified Development Company (CDC), Microloan and Loan Prequalification. Special loan programs include the Export Working Capital Program that provides short-term working capital to exporters, and International Trade Loan. SBA's investment program consists of privately owned and managed investment firms that provide venture capital and start-up financing to small businesses.
Department of Housing and Urban Development (HUD)	Brownfield Economic Development Inititiative (BEDI)	The Brownfield Economic Development Initiative (BEDI) is a federal grant designed to help local governments redevelop brownfields. Brownfields are defined as abandoned, idled, or underutilized properties, including industrial and commercial facilities where expansion or redevelopment is complicated by the possible presence of environmental contamination. A BEDI grant award from the Department of Housing and Urban Development (HUD) must be linked with a new Section 108-guaranteed loan commitment secured by the City's CDBG funds. Both Section 108 loan guarantee proceeds and BEDI grant funds are initially made available by HUD to local government agencies eligible for assistance under HUD's Community Development Block Grant (CDBG) program. A local government may re-loan the Section 108 loan proceeds and provide BEDI funds to a business or other public entity eligible to carry out a specific approved brownfields economic development project, or the public entity may carry out the eligible project itself. In either case, BEDI grant funds and the Section 108 proceeds must be used to support the same eligible BEDI project. This funding could assist in the remediation of sites, making them economically viable to develop.

Agency	Program Name	Funding Parameters/Terms & Conditions
Unlikely/Unavailable Sources (continued)		
Department of Transportation administered via Metropolitan Transportation Commission	Safe, Accountable, Flexible, and Efficient Transportation Equality Act of 2003 (SAFETEA) (formerly TEA-21)	The goal of SAFETEA is to address the significant transportation challenges in the areas of safety, security, congestion, intermodal connectivity and timely project delivery. SAFETEA is currently being considered for reauthorization (formerly TEA-21). If authorized the program would provide over $210 billion in funding for highway and safety programs and $46 billion in funding for public transportation programs from FY 2003/04 through FY 2008/09. The House and Senate approved a bill to extend authorizations for TEA-21 including federal highway, highway safety and transit programs until June 20, 2004. The bill, H.R. 3087, authorizes $14.73 billion for highway programs and $3.04 billion for transit. A considerable number of safety, finance, highway, environmental, public transportation, planning and research programs are funded under SAFETEA (and TEA-21) including the Congestion Mitigation and Air Quality Improvement Program (CMAQ), Highway Safety Improvement Program, Transportation Infrastructure Finance and Innovation Act Program, Surface Transportation Program (STP), and Transportation and Community and System Preservation Program (TSCP). SA funds for the Bay Area are administered by the Metropolitan Transportation Commission (MTC).
Department of Transportation	SAFETEA (formerly TEA-21) - Congestion Management Air Quality Improvement Program (CMAQ)	The primary purpose of the CMAQ Program is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide and particulate matter that reduce transportation related emission.
Department of Transportation	SAFETEA (formerly TEA-21) - Surface Transportation Program (STP)	The STP provides flexible funds to be used on surface transportation projects. At least 10 percent of STP funds must be spent on projects that enhance the transportation systems such as scenic beautification, historical preservation, and bicycle and pedestrian facilities.
Department of Transportation	SAFETEA (formerly TEA-21) - Transportation and Community and System Preservation Program (TCSP)	The TCSP provides funding for planning grants, implementation grants, and research to investigate and address the relationship between transportation and community and system preservation. The states, local governments, and metropolitan planning organizations (MPOs) are eligible for discretionary grants to plan and implement strategies which improve the efficiency of the transportation system, reduce environmental impacts of transportation, reduce the need for costly future public infrastructure investments, ensure efficient access to jobs, services and centers of trade, and examine development patterns and identify strategies to encourage private sector development patterns which achieve these goals.

Agency	Program Name	Funding Parameters/Terms & Conditions
Unlikely/Unavailable Sources (continued)		
Metropolitan Transportation Commission (MTC)	Transportation for Livable Communities (TLC)	The TLC program offers three kinds of financial assistance: Planning Grants, Capital Grants and the Housing Incentive Program. Planning Grants are awarded to help sponsors refine and elaborate promising project ideas, such as design guidelines for Main Street Programs and implementation plans. Capital Grants directly support construction and help turns plans into reality, such as streetscape improvements, transit villages and pedestrian plazas. Funding for Capital Grants comes from SAFTEA-LU funds. The Housing Incentive Program awards grants to cities and counties that build high density housing within one-third mile of a major transit station or corridor with peak period service intervals of 15 minutes or less. Projects must be at least 25 units per acre. Additional grants are available if affordable units are included.
Metropolitan Transportation Commission (MTC)	Transportation Development Act (TDA)	TDA funds are generated statewide through a one-quarter cent tax on retail sales in each county. TDA funds may be used for transit projects, special transit projects for disabled persons, and bicycle and pedestrian purposes.
Metropolitan Transportation Commission (MTC)	Measure 2 Transit Funding	Regional Measure 2 is projected to raise $125 million each year to ease congestion in the Transbay bridge corridors and enhance the convenience and reliability of the Bay Area's public transit system. Administered by the MTC, the revenue is generated by a $1 toll increase, effective July 1, 2004, on the region's seven state-owned toll bridges, not including the Golden Gate Bridge. Although a significant portion of this money is aimed at large regional projects such as the first leg of the planned BART extension to Silicon Valley, redevelopment of San Francisco's Transbay Terminal, and the seismic retrofit of the Transbay BART tube, approximately 38 percent of total annual Measure 2 funds are dedicated to provide critically needed operating funds for rail, express and local bus and ferry service.
Bay Area Air Quality Management District (BAAQMD)	Transportation Fund for Clean Air (TFCA)	The Bay Area Air Quality Management District (BAAQMD) manages the Transportation Fund for Clean Air (TFCA) Regional Fund. The TFCA program awards grants for transportation projects that reduce motor vehicle emissions. Approximately $25.5 million was available for distribution in the Bay Area by the BAAQMD for FY 2006/07. Eligible projects include the purchase of low emission, alternative fuel vehicles with a gross vehicle weight of 10,000 pounds or more, including school buses and transit buses; shuttle and feeder bus service to train stations; ridesharing programs; bicycle facility improvements; arterial management projects that improve the flow of traffic on major roadways; transit information projects; and smart growth and traffic calming projects. TFCA grants could assist with circulation issues and incompatible uses, but are typically small grants.
Department of Housing and Urban Development (HUD)	HOME	HOME provides formula grants to states and localities that communities use often in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. Local jurisdictions eligible for at least $500,000 under the formula ($335,000 in years when Congress appropriates less than $1.5 billion for HOME) can receive an allocation. HOME assisted rental housing must comply with certain rent limitations. Program has a maximum per unit subsidy limit and maximum purchase price limit.

Agency	Program Name	Funding Parameters/Terms & Conditions
Unlikely/Unavailable Sources (continued)		
California Tax Credit Allocation Committee (CTCAC)	Low Income Housing Tax Credits	The California Tax Credit Allocation Committee (CTCAC) administers two Low-Income Housing Tax Credit Programs – a federal, or 9%, program and a state, or 4%, program. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements.
Economic Development Administration (EDA)	Public Works Grants	Federal Public Works grants provide investment to support the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment. Projects must also contribute to the long-term economic development of the area by creating or retaining permanent jobs and raising income levels. Sponsored by the EDA, eligible activities include infrastructure development such as water and sewer facilities, industrial access roads, rail spurs, port improvements, skill-training facilities, technology-related infrastructure, as well as demolition, renovation and construction of publicly-owned buildings. This grant could contribute to the improvement of public facilities that help attract, retain or enhance local employment.
California State Department of Parks and Recreation	Proposition 40, California Clean Water, Clean Air, Safe Neighborhood Park, and Coastal Protection Act of 2002	Proposition 40, the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (2002 Resources Bond) provides funding for several types of projects, two of which are historic preservation and open space. Historic preservation programs are administered by the California Cultural and Historical Endowment in the California State Library Office, and open space programs are administered by California Department of Parks and Recreation. Funding is dedicated to preserving historic and cultural resources. Proposition 40 also provides funds for local assistance grants for open space. The relevant bond act programs for open space are:1) Roberti-Z'Berg-Harris (RZH) Urbanized Area Grant Program is targeted at urgent park and recreation needs in heavily populated communities with economically disadvantaged areas, and it requires a local match of three-sevenths of the state grant amount. Eligible activities include acquisition, development/rehabilitation, special major maintenance of park and recreation lands, and innovative recreation programs; 2) State Urban Parks and Healthy Communities Grant Program provides grants for the acquisition and development of properties for active recreational purposes, and requires a local match of one-third of the state grant amount or one-quarter of the total project amount. Eligible projects include acquisition and/or development of property for active recreational purposes such as athletic fields, swimming pools and permanent play structures.
California State Library	Public Library Fund (PLF)	The Public Library Fund (PLF) provides direct state aid to California public libraries for basic public library service. It is intended to embody the state's interest in the general diffusion of information and knowledge through free public libraries, encourage lifelong learning, supplement the system of free public education, help libraries serve as sources of information and inspiration to all persons, and furnish a resource for continuing education. Funding is based on the population of the library's service area. Libraries must formally apply for this funding, and this funding could support the improvement of public library facilities.

Agency	Program Name	Funding Parameters/Terms & Conditions
Unlikely/Unavailable Sources (continued)		
California Arts Council (CAC)	State-Local Partnership Program (SLPP)	During the 2000-2001 year, the CAC awarded 1,720 grants totaling $29.0 million in 18 grant categories. The State Local Partnership Program currently funds county arts agencies in 51 out of 58 counties. County government annually approves a resolution of support for the county arts agency's application to the state for funding. Contra Costa does participate in this program, and this funding directly supports the County Arts Commission.
National Trust for Historic Preservation	National Preservation Loan Fund (NPLF)	Maximum terms and amounts generally 5 years and $150,000 for site-specific projects. NPLF is a more flexible fund than ICVF in terms of project criteria. NPLF provides funding for a variety of preservation projects. These may include establishing or expanding local and statewide preservation revolving funds, acquiring and/or rehabilitating historic buildings, sites, structures and districts, and preserving National Historic Landmarks. Projects must demonstrate a community revitalization aspect that ensure the project's impact will be far-reaching. The program includes project based loans for one specific building and lines of credit for rehabbing several buildings in the area. * Terms range from two to five years depending on the use of the funds; repayment schedules are flexible. * Collateral is required for all loans. * Closing fees are charged. * Interest rate is currently six percent.
Seld administered, National Parks Service	Historic Rehabilitation Tax Credits	Two tier tax credit equal to 20% of the cost of rehabilitating certified historic buildings. Credit cannot be claimed on "tax exempt use" or on federal grant funds used for rehabilitation.
Office of Historic Preservation	Mills Act Property Tax Abatement Program	Provides eligible historic private property owners the opportunity to actively participate in the restoration of their properties while receiving property tax relief. Owner must enter into a ten year contract with a participating city to rehabilitate the building in exchange for a reduction in local property taxes. Owner-occupied single family residences and income-producing commercial properties may qualify. Eligible properties must be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county or city official register. Local jurisdictions adopt ordinance to participate in program. (Richmond does not appear to have adopted an ordinance for the Mills Act.)

Appendix E:

Tax Increment Projections

Appendix Table E-1
Summary of Tax Increment Projections
Commons Redevelopment Project - Added Area

Summary of Assumptions	
Growth Assumptions	
FY 2008/09 Secured Assessed Value:	$68,865,701
FY 2008/09 State Board Assessed Value:	$0
FY 2008/09 Unsecured Assessed Value:	$8,220,452
FY 2008/09 Total Assessed Value:	$77,086,153
Annual Inflationary Adjustment: 2% of Secured AV	
Reassessed Property Assessments: 1% of Secured AV	
Development Per Absorption Analysis	
Annual Growth in State Board Assessed Value:	0.0%
Annual Growth in Unsecured Assessed Value:	0.0%
Annual Growth in Unitary Payments:	0.0%
Tax Increment Generation	
Project Adopted between 8/21/08 and 12/1/08	
Property Tax Rate:	1.0%
Tax Increment Cap:	N/A
County Property Tax Admin Fee:	1.0%
Pass-Through Payments and Housing Set-Aside are calculated based on Incremental Tax Revenues.	
Agency Administration Cost	
Percent of TI to Agency net of Housing and Pass-Throughs:	11.0%
Present Value Discount Rate	
Present value discounted to FY 2008/09 at:	5.5%

Appendix Table E-2
Summary of Projected Tax Increment Revenue
From 2009/10 Through End of Project
Commons Redevelopment Project - Added Area

	Added Area
Future Value Dollars (Nominal)	
County Distribution of Basic Incremental Taxes	
Incremental Tax Revenues	$101,639,522
Less: County Property Tax Admin Fee	1,016,395
Tax Revenues Remitted to Agency	100,623,127
TI Available to Agency After Obligations	
Tax Revenues Remitted to Agency	100,623,127
Less: Pass-Throughs to Taxing Entities	32,263,815
TI Available to Agency After Obligations	68,359,312
Projected Use of TI Funds	
Agency Administration (Non-Hsg)	5,283,455
TI Available for Housing Programs	20,327,904
TI Available for Non-Housing Projects	42,747,953
Total TI Funds Used by Agency	68,359,312
Subtotal, TI for Housing & Projects	*63,075,857*
Present Value Dollars (Constant)	
County Distribution of Basic Incremental Taxes	
Incremental Tax Revenues	23,311,830
Less: County Property Tax Admin Fee	233,118
Tax Revenues Remitted to Agency	23,078,712
TI Available to Agency After Obligations	
Tax Revenues Remitted to Agency	23,078,712
Less: Pass-Throughs to Taxing Entities	6,741,175
TI Available to Agency After Obligations	16,337,536
Projected Use of TI Funds	
Agency Administration (Non-Hsg)	1,284,269
TI Available for Housing Programs	4,662,366
TI Available for Non-Housing Projects	10,390,902
Total TI Funds Used by Agency	16,337,536
Subtotal, TI for Housing & Projects	*15,053,268*

Appendix Table E-3A
Tax Increment Projections
Commons Redevelopment Project - Added Area
(In Future Value or Nominal Dollars)

Year (N)	Fiscal Year	County Distribution of Basic Incremental Taxes (1) Incremental Tax Revenues*	(2) County Admin Fee	(3) Net Taxes Remitted to Agency	Agency Obligations (4) Pass-Through Payments	(5) Non-Hsg Agency Admin	Net Tax Increment Available for Housing Programs (6) Annual	(7) Cumulative	Net Tax Increment Available for Non-Housing Projects (8) Annual	(9) Cumulative
0	2008/ 09									
1	2009/ 10	27,753	278	27,475	5,551	1,801	5,551	5,551	14,573	14,573
2	2010/ 11	49,245	492	48,753	9,849	3,196	9,849	15,400	25,859	40,432
3	2011/ 12	71,382	714	70,668	14,276	4,633	14,276	29,676	37,483	77,914
4	2012/ 13	102,843	1,028	101,814	20,569	6,675	20,569	50,245	54,003	131,917
5	2013/ 14	208,669	2,087	206,582	41,734	13,543	41,734	91,978	109,572	241,489
6	2014/ 15	388,228	3,882	384,345	77,646	25,196	77,646	169,624	203,858	445,348
7	2015/ 16	574,818	5,748	569,070	114,964	37,306	114,964	284,588	301,837	747,185
8	2016/ 17	765,406	7,654	757,752	153,081	49,675	153,081	437,669	401,915	1,149,099
9	2017/ 18	960,078	9,601	950,477	192,016	62,309	192,016	629,684	504,137	1,653,236
10	2018/ 19	1,163,707	11,637	1,152,070	232,741	75,525	232,741	862,426	611,063	2,264,299
11	2019/ 20	1,298,818	12,988	1,285,829	294,640	80,457	259,764	1,122,189	650,969	2,915,268
12	2020/ 21	1,361,861	13,619	1,348,242	330,645	81,975	272,372	1,394,562	663,250	3,578,518
13	2021/ 22	1,428,450	14,284	1,414,165	355,022	85,080	285,690	1,680,251	688,373	4,266,891
14	2022/ 23	1,497,137	14,971	1,482,166	380,168	88,283	299,427	1,979,679	714,288	4,981,179
15	2023/ 24	1,567,989	15,680	1,552,309	406,106	91,587	313,598	2,293,277	741,019	5,722,198
16	2024/ 25	1,641,072	16,411	1,624,661	432,861	94,994	328,214	2,621,491	768,592	6,490,790
17	2025/ 26	1,710,854	17,109	1,693,745	459,338	98,146	342,171	2,963,662	794,091	7,284,881
18	2026/ 27	1,782,839	17,828	1,765,011	485,709	101,501	356,568	3,320,230	821,234	8,106,114
19	2027/ 28	1,856,984	18,570	1,838,414	512,871	104,956	371,397	3,691,626	849,191	8,955,305
20	2028/ 29	1,933,353	19,334	1,914,020	540,847	108,515	386,671	4,078,297	877,986	9,833,291
21	2029/ 30	2,012,014	20,120	1,991,893	569,664	112,181	402,403	4,480,700	907,646	10,740,937
22	2030/ 31	2,093,034	20,930	2,072,103	599,344	115,957	418,607	4,899,307	938,196	11,679,133
23	2031/ 32	2,176,484	21,765	2,154,720	629,915	119,846	435,297	5,334,603	969,662	12,648,794
24	2032/ 33	2,262,439	22,624	2,239,814	661,403	123,852	452,488	5,787,091	1,002,071	13,650,866
25	2033/ 34	2,350,972	23,510	2,327,462	693,836	127,977	470,194	6,257,285	1,035,454	14,686,320
26	2034/ 35	2,442,160	24,422	2,417,739	727,242	132,227	488,432	6,745,718	1,069,837	15,756,157
27	2035/ 36	2,536,085	25,361	2,510,724	761,650	136,604	507,217	7,252,935	1,105,253	16,861,410
28	2036/ 37	2,632,827	26,328	2,606,499	797,090	141,113	526,565	7,779,500	1,141,730	18,003,140
29	2037/ 38	2,732,472	27,325	2,705,147	833,594	145,756	546,494	8,325,994	1,179,302	19,182,442
30	2038/ 39	2,835,106	28,351	2,806,754	871,192	150,540	567,021	8,893,015	1,218,001	20,400,444
31	2039/ 40	2,940,818	29,408	2,911,410	921,641	154,177	588,164	9,481,179	1,247,429	21,647,872
32	2040/ 41	3,049,703	30,497	3,019,206	973,604	157,923	609,941	10,091,120	1,277,738	22,925,611
33	2041/ 42	3,161,853	31,619	3,130,235	1,027,126	161,781	632,371	10,723,490	1,308,957	24,234,568
34	2042/ 43	3,277,369	32,774	3,244,595	1,082,253	165,756	655,474	11,378,964	1,341,113	25,575,681
35	2043/ 44	3,396,350	33,963	3,362,386	1,139,034	169,849	679,270	12,058,234	1,374,233	26,949,915
36	2044/ 45	3,518,900	35,189	3,483,711	1,197,518	174,065	703,780	12,762,014	1,408,347	28,358,262
37	2045/ 46	3,645,126	36,451	3,608,675	1,257,757	178,408	729,025	13,491,039	1,443,485	29,801,747
38	2046/ 47	3,775,140	37,751	3,737,389	1,319,803	182,881	755,028	14,246,067	1,479,676	31,281,423
39	2047/ 48	3,909,054	39,091	3,869,963	1,383,710	187,489	781,811	15,027,878	1,516,954	32,798,377
40	2048/ 49	4,046,985	40,470	4,006,515	1,449,535	192,234	809,397	15,837,275	1,555,349	34,353,726
41	2049/ 50	4,189,054	41,891	4,147,164	1,517,334	197,122	837,811	16,675,086	1,594,897	35,948,623
42	2050/ 51	4,335,386	43,354	4,292,032	1,587,168	202,157	867,077	17,542,163	1,635,631	37,584,253
43	2051/ 52	4,486,107	44,861	4,441,246	1,659,096	207,342	897,221	18,439,384	1,677,586	39,261,840
44	2052/ 53	4,641,350	46,413	4,594,936	1,733,182	212,683	928,270	19,367,654	1,720,801	40,982,641
45	2053/ 54	4,801,250	48,013	4,753,238	1,809,491	218,185	960,250	20,327,904	1,765,312	42,747,953
TOTAL		**101,639,522**	**1,016,395**	**100,623,127**	**32,263,815**	**5,283,455**	**20,327,904**		**42,747,953**	
Cumulative										
To:	2018/ 19	4,312,129	43,121	4,269,008	862,426	279,857	862,426		2,264,299	
To:	2028/ 29	20,391,486	203,915	20,187,571	5,060,632	1,215,351	4,078,297		9,833,291	
To:	2038/ 39	44,465,077	444,651	44,020,426	12,205,564	2,521,403	8,893,015		20,400,444	
To:	2053/ 54	101,639,522	1,016,395	100,623,127	32,263,815	5,283,455	20,327,904		42,747,953	

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.
Assumptions:
County Admin Fee as a % of Incremental Tax Revenues: 1%
Pass-Through Payments and Housing Set-Aside are calculated based on Incremental Tax Revenues.
Non-Housing Agency Admin as a % of TI net of Housing Set-Aside & Pass-Throughs: 11%
TI for Housing Programs as a % of Incremental Tax Revenues: 20%

Appendix Table E-3B
Tax Increment Projections
Commons Redevelopment Project - Added Area
(In Present Value or Constant 2008/09 Dollars)

		County Distribution of Basic Incremental Taxes			Agency Obligations		Net Tax Increment Available for Housing Programs		Net Tax Increment Available for Non-Housing Projects	
		(1)	(2)	(3)	(4)	(5)				
		Incremental	County	Net Taxes	Pass-	Non-Hsg				
Year	Fiscal	Tax	Admin	Remitted	Through	Agency	(6)	(7)	(8)	(9)
(N)	Year	Revenues*	Fee	to Agency	Payments	Admin	Annual	Cumulative	Annual	Cumulative
0	2008/ 09									
1	2009/ 10	26,306	263	26,043	5,261	1,707	5,261	5,261	13,813	13,813
2	2010/ 11	44,244	442	43,802	8,849	2,871	8,849	14,110	23,233	37,046
3	2011/ 12	60,790	608	60,182	12,158	3,945	12,158	26,268	31,921	68,967
4	2012/ 13	83,016	830	82,186	16,603	5,388	16,603	42,871	43,592	112,559
5	2013/ 14	159,660	1,597	158,063	31,932	10,362	31,932	74,803	83,837	196,396
6	2014/ 15	281,560	2,816	278,745	56,312	18,273	56,312	131,115	147,847	344,244
7	2015/ 16	395,151	3,952	391,200	79,030	25,645	79,030	210,146	207,494	551,738
8	2016/ 17	498,738	4,987	493,750	99,748	32,368	99,748	309,893	261,887	813,625
9	2017/ 18	592,972	5,930	587,043	118,594	38,484	118,594	428,488	311,370	1,124,994
10	2018/ 19	681,270	6,813	674,457	136,254	44,214	136,254	564,742	357,735	1,482,729
11	2019/ 20	720,727	7,207	713,520	163,499	44,646	144,145	708,887	361,229	1,843,959
12	2020/ 21	716,314	7,163	709,151	173,913	43,117	143,263	852,150	348,857	2,192,816
13	2021/ 22	712,169	7,122	705,047	177,000	42,417	142,434	994,584	343,196	2,536,012
14	2022/ 23	707,501	7,075	700,426	179,656	41,720	141,500	1,136,084	337,551	2,873,563
15	2023/ 24	702,354	7,024	695,331	181,908	41,025	140,471	1,276,555	331,927	3,205,489
16	2024/ 25	696,768	6,968	689,800	183,784	40,333	139,354	1,415,908	326,329	3,531,819
17	2025/ 26	688,527	6,885	681,642	184,859	39,499	137,705	1,553,614	319,579	3,851,398
18	2026/ 27	680,092	6,801	673,291	185,281	38,719	136,018	1,689,632	313,273	4,164,670
19	2027/ 28	671,447	6,714	664,732	185,443	37,950	134,289	1,823,922	307,050	4,471,720
20	2028/ 29	662,616	6,626	655,990	185,364	37,191	132,523	1,956,445	300,911	4,772,631
21	2029/ 30	653,626	6,536	647,090	185,062	36,443	130,725	2,087,170	294,859	5,067,491
22	2030/ 31	644,499	6,445	638,054	184,553	35,706	128,900	2,216,070	288,895	5,356,385
23	2031/ 32	635,256	6,353	628,904	183,855	34,980	127,051	2,343,121	283,018	5,639,403
24	2032/ 33	625,918	6,259	619,659	182,982	34,264	125,184	2,468,305	277,230	5,916,633
25	2033/ 34	616,504	6,165	610,339	181,947	33,560	123,301	2,591,605	271,531	6,188,163
26	2034/ 35	607,030	6,070	600,960	180,765	32,867	121,406	2,713,011	265,922	6,454,085
27	2035/ 36	597,513	5,975	591,538	179,448	32,185	119,503	2,832,514	260,403	6,714,488
28	2036/ 37	587,968	5,880	582,088	178,008	31,514	117,594	2,950,108	254,973	6,969,461
29	2037/ 38	578,408	5,784	572,624	176,455	30,854	115,682	3,065,789	249,634	7,219,095
30	2038/ 39	568,847	5,688	563,158	174,800	30,205	113,769	3,179,559	244,385	7,463,480
31	2039/ 40	559,296	5,593	553,703	175,281	29,322	111,859	3,291,418	237,241	7,700,721
32	2040/ 41	549,767	5,498	544,269	175,511	28,469	109,953	3,401,371	230,337	7,931,057
33	2041/ 42	540,270	5,403	534,867	175,506	27,644	108,054	3,509,425	223,663	8,154,720
34	2042/ 43	530,813	5,308	525,505	175,285	26,846	106,163	3,615,588	217,211	8,371,931
35	2043/ 44	521,406	5,214	516,192	174,864	26,075	104,281	3,719,869	210,972	8,582,903
36	2044/ 45	512,057	5,121	506,936	174,258	25,329	102,411	3,822,281	204,937	8,787,841
37	2045/ 46	502,773	5,028	497,745	173,482	24,608	100,555	3,922,835	199,100	8,986,941
38	2046/ 47	493,560	4,936	488,624	172,550	23,910	98,712	4,021,547	193,452	9,180,393
39	2047/ 48	484,424	4,844	479,580	171,474	23,234	96,885	4,118,432	187,986	9,368,379
40	2048/ 49	475,372	4,754	470,618	170,267	22,580	95,074	4,213,506	182,696	9,551,075
41	2049/ 50	466,407	4,664	461,743	168,939	21,947	93,281	4,306,788	177,575	9,728,650
42	2050/ 51	457,535	4,575	452,960	167,502	21,335	91,507	4,398,295	172,616	9,901,266
43	2051/ 52	448,760	4,488	444,272	165,965	20,741	89,752	4,488,047	167,814	10,069,081
44	2052/ 53	440,085	4,401	435,684	164,337	20,166	88,017	4,576,063	163,163	10,232,244
45	2053/ 54	431,513	4,315	427,198	162,628	19,609	86,303	4,662,366	158,658	10,390,902
TOTAL		**23,311,830**	**233,118**	**23,078,712**	**6,741,175**	**1,284,269**	**4,662,366**		**10,390,902**	
Cumulative										
To:	2018/ 19	2,823,708	28,237	2,795,471	564,742	183,259	564,742		1,482,729	
To:	2028/ 29	9,782,224	97,822	9,684,402	2,365,450	589,876	1,956,445		4,772,631	
To:	2038/ 39	15,897,793	158,978	15,738,815	4,173,324	922,453	3,179,559		7,463,480	
To:	2053/ 54	23,311,830	233,118	23,078,712	6,741,175	1,284,269	4,662,366		10,390,902	

* Based on revenues from Basic Tax Increment (1.0%), exclusive of bond overrides.

Assumptions:
Present value discounted to FY 2008/09 at: 5.5%

Appendix Table E-4A
Tax Revenues
Commons Redevelopment Project - Added Area
(In Future Value or Nominal Dollars)

		First & Second Payments to Agency			Supplemental Payments		Total Basic Tax Revenues		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Year (N)	Fiscal Year	Secured, State Board, Unsecured AV	Increase in AV Over Base	First & Second Payments	Supplemental Secured Assessments	Supplemental Secured Payments	First & Second Payments	Supplemental Secured Payments	Incremental Tax Revenues
0	2008/ 09	77,086,153							
1	2009/ 10	79,152,124	2,065,971	20,660	709,317	7,093	20,660	7,093	27,753
2	2010/ 11	81,280,074	4,193,921	41,939	730,596	7,306	41,939	7,306	49,245
3	2011/ 12	83,471,863	6,385,710	63,857	752,514	7,525	63,857	7,525	71,382
4	2012/ 13	85,729,405	8,643,252	86,433	1,641,035	16,410	86,433	16,410	102,843
5	2013/ 14	88,920,620	11,834,467	118,345	9,032,404	90,324	118,345	90,324	208,669
6	2014/ 15	99,567,027	22,480,874	224,809	16,341,891	163,419	224,809	163,419	388,228
7	2015/ 16	117,735,849	40,649,696	406,497	16,832,148	168,321	406,497	168,321	574,818
8	2016/ 17	136,758,304	59,672,151	596,722	16,868,448	168,684	596,722	168,684	765,406
9	2017/ 18	156,197,510	79,111,357	791,114	16,896,465	168,965	791,114	168,965	960,078
10	2018/ 19	176,053,516	98,967,363	989,674	17,403,359	174,034	989,674	174,034	1,163,707
11	2019/ 20	196,813,536	119,727,383	1,197,274	10,154,370	101,544	1,197,274	101,544	1,298,818
12	2020/ 21	210,739,767	133,653,614	1,336,536	2,532,490	25,325	1,336,536	25,325	1,361,861
13	2021/ 22	217,322,643	140,236,490	1,402,365	2,608,465	26,085	1,402,365	26,085	1,428,450
14	2022/ 23	224,113,152	147,026,999	1,470,270	2,686,719	26,867	1,470,270	26,867	1,497,137
15	2023/ 24	231,117,724	154,031,571	1,540,316	2,767,320	27,673	1,540,316	27,673	1,567,989
16	2024/ 25	238,342,990	161,256,837	1,612,568	2,850,340	28,503	1,612,568	28,503	1,641,072
17	2025/ 26	245,795,780	168,709,627	1,687,096	2,375,753	23,758	1,687,096	23,758	1,710,854
18	2026/ 27	252,923,040	175,836,887	1,758,369	2,447,026	24,470	1,758,369	24,470	1,782,839
19	2027/ 28	260,264,118	183,177,965	1,831,780	2,520,437	25,204	1,831,780	25,204	1,856,984
20	2028/ 29	267,825,428	190,739,275	1,907,393	2,596,050	25,960	1,907,393	25,960	1,933,353
21	2029/ 30	275,613,577	198,527,424	1,985,274	2,673,931	26,739	1,985,274	26,739	2,012,014
22	2030/ 31	283,635,371	206,549,218	2,065,492	2,754,149	27,541	2,065,492	27,541	2,093,034
23	2031/ 32	291,897,818	214,811,665	2,148,117	2,836,774	28,368	2,148,117	28,368	2,176,484
24	2032/ 33	300,408,139	223,321,986	2,233,220	2,921,877	29,219	2,233,220	29,219	2,262,439
25	2033/ 34	309,173,770	232,087,617	2,320,876	3,009,533	30,095	2,320,876	30,095	2,350,972
26	2034/ 35	318,202,369	241,116,216	2,411,162	3,099,819	30,998	2,411,162	30,998	2,442,160
27	2035/ 36	327,501,827	250,415,674	2,504,157	3,192,814	31,928	2,504,157	31,928	2,536,085
28	2036/ 37	337,080,268	259,994,115	2,599,941	3,288,598	32,886	2,599,941	32,886	2,632,827
29	2037/ 38	346,946,063	269,859,910	2,698,599	3,387,256	33,873	2,698,599	33,873	2,732,472
30	2038/ 39	357,107,831	280,021,678	2,800,217	3,488,874	34,889	2,800,217	34,889	2,835,106
31	2039/ 40	367,574,452	290,488,299	2,904,883	3,593,540	35,935	2,904,883	35,935	2,940,818
32	2040/ 41	378,355,072	301,268,919	3,012,689	3,701,346	37,013	3,012,689	37,013	3,049,703
33	2041/ 42	389,459,111	312,372,958	3,123,730	3,812,387	38,124	3,123,730	38,124	3,161,853
34	2042/ 43	400,896,271	323,810,118	3,238,101	3,926,758	39,268	3,238,101	39,268	3,277,369
35	2043/ 44	412,676,545	335,590,392	3,355,904	4,044,561	40,446	3,355,904	40,446	3,396,350
36	2044/ 45	424,810,228	347,724,075	3,477,241	4,165,898	41,659	3,477,241	41,659	3,518,900
37	2045/ 46	437,307,921	360,221,768	3,602,218	4,290,875	42,909	3,602,218	42,909	3,645,126
38	2046/ 47	450,180,545	373,094,392	3,730,944	4,419,601	44,196	3,730,944	44,196	3,775,140
39	2047/ 48	463,439,348	386,353,195	3,863,532	4,552,189	45,522	3,863,532	45,522	3,909,054
40	2048/ 49	477,095,915	400,009,762	4,000,098	4,688,755	46,888	4,000,098	46,888	4,046,985
41	2049/ 50	491,162,179	414,076,026	4,140,760	4,829,417	48,294	4,140,760	48,294	4,189,054
42	2050/ 51	505,650,431	428,564,278	4,285,643	4,974,300	49,743	4,285,643	49,743	4,335,386
43	2051/ 52	520,573,330	443,487,177	4,434,872	5,123,529	51,235	4,434,872	51,235	4,486,107
44	2052/ 53	535,943,917	458,857,764	4,588,578	5,277,235	52,772	4,588,578	52,772	4,641,350
45	2053/ 54	551,775,621	474,689,468	4,746,895	5,435,552	54,356	4,746,895	54,356	4,801,250
TOTAL				**99,357,155**		**2,282,367**	**99,357,155**	**2,282,367**	**101,639,522**
Cumulative									
To:	2018/ 19			3,340,048		972,082	3,340,048	972,082	4,312,129
To:	2028/ 29			19,084,014		1,307,471	19,084,014	1,307,471	20,391,486
To:	2038/ 39			42,851,069		1,614,008	42,851,069	1,614,008	44,465,077
To:	2053/ 54			99,357,155		2,282,367	99,357,155	2,282,367	101,639,522

Notes:
First & Second Payments are based on the 1% basic tax rate applied to the Increase in AV over Base.
Supplemental Secured Assessments include reassessed property and new development.
Supplemental Secured Payments are based on the 1% basic tax rate applied to the Supplemental Secured Assessments.
Unitary payments are estimated to escalate at an annual rate of: 0%

Appendix Table E-4B
Growth in Assessed Value
Commons Redevelopment Project - Added Area
(In Future Value or Nominal Dollars)

		Growth in Secured Assessed Value				Growth Rates		Total Secured, State Board and Unsecured AV			
Year (N)	Fiscal Year	(1) Secured AV	(2) Inflationary Adjustments	(3) Reassessed Property Assessments	(4) New Development Assessments	(5) Annual	(6) Average Annual	(7) Secured AV	(8) State Board	(9) Unsecured AV	(10) Secured, State Board, Unsecured AV
0	2008/ 09	68,865,701	1,377,314	688,657	0			68,865,701	0	8,220,452	77,086,153
1	2009/ 10	70,931,672	1,418,633	709,317	0	3.00%	3.00%	70,931,672	0	8,220,452	79,152,124
2	2010/ 11	73,059,622	1,461,192	730,596	0	3.00%	3.00%	73,059,622	0	8,220,452	81,280,074
3	2011/ 12	75,251,411	1,505,028	752,514	0	3.00%	3.00%	75,251,411	0	8,220,452	83,471,863
4	2012/ 13	77,508,953	1,550,179	775,090	865,946	3.00%	3.00%	77,508,953	0	8,220,452	85,729,405
5	2013/ 14	80,700,168	1,614,003	807,002	8,225,402	4.12%	3.22%	80,700,168	0	8,220,452	88,920,620
6	2014/ 15	91,346,575	1,826,931	913,466	15,428,425	13.19%	4.82%	91,346,575	0	8,220,452	99,567,027
7	2015/ 16	109,515,397	2,190,308	1,095,154	15,736,994	19.89%	6.85%	109,515,397	0	8,220,452	117,735,849
8	2016/ 17	128,537,852	2,570,757	1,285,379	15,583,070	17.37%	8.11%	128,537,852	0	8,220,452	136,758,304
9	2017/ 18	147,977,058	2,959,541	1,479,771	15,416,694	15.12%	8.87%	147,977,058	0	8,220,452	156,197,510
10	2018/ 19	167,833,064	3,356,661	1,678,331	15,725,028	13.42%	9.32%	167,833,064	0	8,220,452	176,053,516
11	2019/ 20	188,593,084	3,771,862	1,885,931	8,268,439	12.37%	9.59%	188,593,084	0	8,220,452	196,813,536
12	2020/ 21	202,519,315	4,050,386	2,025,193	507,297	7.38%	9.41%	202,519,315	0	8,220,452	210,739,767
13	2021/ 22	209,102,191	4,182,044	2,091,022	517,443	3.25%	8.92%	209,102,191	0	8,220,452	217,322,643
14	2022/ 23	215,892,700	4,317,854	2,158,927	527,792	3.25%	8.50%	215,892,700	0	8,220,452	224,113,152
15	2023/ 24	222,897,272	4,457,945	2,228,973	538,347	3.24%	8.15%	222,897,272	0	8,220,452	231,117,724
16	2024/ 25	230,122,538	4,602,451	2,301,225	549,114	3.24%	7.83%	230,122,538	0	8,220,452	238,342,990
17	2025/ 26	237,575,328	4,751,507	2,375,753	0	3.24%	7.56%	237,575,328	0	8,220,452	245,795,780
18	2026/ 27	244,702,588	4,894,052	2,447,026	0	3.00%	7.30%	244,702,588	0	8,220,452	252,923,040
19	2027/ 28	252,043,666	5,040,873	2,520,437	0	3.00%	7.07%	252,043,666	0	8,220,452	260,264,118
20	2028/ 29	259,604,976	5,192,100	2,596,050	0	3.00%	6.86%	259,604,976	0	8,220,452	267,825,428
21	2029/ 30	267,393,125	5,347,862	2,673,931	0	3.00%	6.67%	267,393,125	0	8,220,452	275,613,577
22	2030/ 31	275,414,919	5,508,298	2,754,149	0	3.00%	6.50%	275,414,919	0	8,220,452	283,635,371
23	2031/ 32	283,677,366	5,673,547	2,836,774	0	3.00%	6.35%	283,677,366	0	8,220,452	291,897,818
24	2032/ 33	292,187,687	5,843,754	2,921,877	0	3.00%	6.21%	292,187,687	0	8,220,452	300,408,139
25	2033/ 34	300,953,318	6,019,066	3,009,533	0	3.00%	6.08%	300,953,318	0	8,220,452	309,173,770
26	2034/ 35	309,981,917	6,199,638	3,099,819	0	3.00%	5.96%	309,981,917	0	8,220,452	318,202,369
27	2035/ 36	319,281,375	6,385,627	3,192,814	0	3.00%	5.85%	319,281,375	0	8,220,452	327,501,827
28	2036/ 37	328,859,816	6,577,196	3,288,598	0	3.00%	5.74%	328,859,816	0	8,220,452	337,080,268
29	2037/ 38	338,725,611	6,774,512	3,387,256	0	3.00%	5.65%	338,725,611	0	8,220,452	346,946,063
30	2038/ 39	348,887,379	6,977,748	3,488,874	0	3.00%	5.56%	348,887,379	0	8,220,452	357,107,831
31	2039/ 40	359,354,000	7,187,080	3,593,540	0	3.00%	5.47%	359,354,000	0	8,220,452	367,574,452
32	2040/ 41	370,134,620	7,402,692	3,701,346	0	3.00%	5.40%	370,134,620	0	8,220,452	378,355,072
33	2041/ 42	381,238,659	7,624,773	3,812,387	0	3.00%	5.32%	381,238,659	0	8,220,452	389,459,111
34	2042/ 43	392,675,819	7,853,516	3,926,758	0	3.00%	5.25%	392,675,819	0	8,220,452	400,896,271
35	2043/ 44	404,456,093	8,089,122	4,044,561	0	3.00%	5.19%	404,456,093	0	8,220,452	412,676,545
36	2044/ 45	416,589,776	8,331,796	4,165,898	0	3.00%	5.13%	416,589,776	0	8,220,452	424,810,228
37	2045/ 46	429,087,469	8,581,749	4,290,875	0	3.00%	5.07%	429,087,469	0	8,220,452	437,307,921
38	2046/ 47	441,960,093	8,839,202	4,419,601	0	3.00%	5.01%	441,960,093	0	8,220,452	450,180,545
39	2047/ 48	455,218,896	9,104,378	4,552,189	0	3.00%	4.96%	455,218,896	0	8,220,452	463,439,348
40	2048/ 49	468,875,463	9,377,509	4,688,755	0	3.00%	4.91%	468,875,463	0	8,220,452	477,095,915
41	2049/ 50	482,941,727	9,658,835	4,829,417	0	3.00%	4.87%	482,941,727	0	8,220,452	491,162,179
42	2050/ 51	497,429,979	9,948,600	4,974,300	0	3.00%	4.82%	497,429,979	0	8,220,452	505,650,431
43	2051/ 52	512,352,878	10,247,058	5,123,529	0	3.00%	4.78%	512,352,878	0	8,220,452	520,573,330
44	2052/ 53	527,723,465	10,554,469	5,277,235	0	3.00%	4.74%	527,723,465	0	8,220,452	535,943,917
45	2053/ 54	543,555,169	10,871,103	5,435,552	0	3.00%	4.70%	543,555,169	0	8,220,452	551,775,621
TOTAL					**97,889,990**						
Cumulative											
To:	2018/ 19				86,981,558						
To:	2028/ 29				97,889,990						
To:	2038/ 39				97,889,990						
To:	2053/ 54				97,889,990						

Assumptions:
Annual Inflationary Adjustment: 2% of Secured AV
Reassessed Property Assessments: 1% of Secured AV
Development Per Absorption Analysis

State Board Annual Increase: 0%
Unsecured AV Annual Increase: 0%

Appendix Table E-5A
Pass-Through Payments to Affected Taxing Entities

ERAF Adjusted Levies

Commons Redevelopment Project - Added Area
(In Future Value or Nominal Dollars)

Year (N)	Fiscal Year	(1) City General Fund[A] Levy: 0.32%	(2) County General Levy: 24.57%	(3) County Library Levy: 2.61%	(4) County Fire Protection Levy: 11.28%	(5) County Flood Control Levy: 0.34%	(6) County Flood Control Z8 Levy: 0.52%	(7) County Water Agency Levy: 0.06%	(8) County Resource Conservation Levy: 0.03%
0	2008/ 09								
1	2009/ 10	18	1,364	145	626	19	29	4	2
2	2010/ 11	31	2,420	258	1,111	34	51	6	3
3	2011/ 12	45	3,508	373	1,610	49	74	9	4
4	2012/ 13	65	5,054	538	2,320	70	106	13	6
5	2013/ 14	133	10,255	1,091	4,707	143	216	27	11
6	2014/ 15	247	19,080	2,030	8,757	265	401	50	21
7	2015/ 16	365	28,250	3,006	12,965	393	594	74	31
8	2016/ 17	487	37,617	4,002	17,264	523	791	98	42
9	2017/ 18	610	47,184	5,020	21,655	656	992	123	52
10	2018/ 19	740	57,191	6,085	26,248	795	1,202	149	63
11	2019/ 20	826	72,402	7,704	33,228	1,006	1,522	189	80
12	2020/ 21	866	81,249	8,645	37,289	1,129	1,708	212	90
13	2021/ 22	908	87,239	9,282	40,038	1,212	1,834	228	97
14	2022/ 23	952	93,418	9,940	42,874	1,298	1,964	244	103
15	2023/ 24	997	99,792	10,618	45,799	1,387	2,098	261	111
16	2024/ 25	1,043	106,366	11,318	48,816	1,478	2,236	278	118
17	2025/ 26	1,088	112,873	12,010	51,802	1,568	2,373	295	125
18	2026/ 27	1,134	119,353	12,699	54,776	1,659	2,509	312	132
19	2027/ 28	1,181	126,027	13,410	57,839	1,751	2,649	329	140
20	2028/ 29	1,229	132,902	14,141	60,995	1,847	2,794	347	147
21	2029/ 30	1,279	139,983	14,894	64,244	1,945	2,943	365	155
22	2030/ 31	1,331	147,276	15,671	67,592	2,047	3,096	384	163
23	2031/ 32	1,384	154,789	16,470	71,039	2,151	3,254	404	171
24	2032/ 33	1,438	162,526	17,293	74,590	2,258	3,417	424	180
25	2033/ 34	1,495	170,496	18,141	78,248	2,369	3,584	445	189
26	2034/ 35	1,553	178,705	19,015	82,015	2,483	3,757	467	198
27	2035/ 36	1,612	187,160	19,914	85,896	2,601	3,934	489	207
28	2036/ 37	1,674	195,868	20,841	89,893	2,722	4,117	511	217
29	2037/ 38	1,737	204,838	21,795	94,009	2,846	4,306	535	227
30	2038/ 39	1,803	214,077	22,778	98,250	2,975	4,500	559	237
31	2039/ 40	1,870	226,474	24,097	103,939	3,147	4,761	591	251
32	2040/ 41	1,939	239,243	25,456	109,799	3,325	5,029	625	265
33	2041/ 42	2,010	252,395	26,855	115,835	3,507	5,306	659	280
34	2042/ 43	2,084	265,941	28,297	122,052	3,696	5,590	694	295
35	2043/ 44	2,159	279,894	29,781	128,456	3,889	5,884	731	310
36	2044/ 45	2,237	294,265	31,310	135,051	4,089	6,186	768	326
37	2045/ 46	2,318	309,067	32,885	141,845	4,295	6,497	807	342
38	2046/ 47	2,400	324,314	34,508	148,842	4,507	6,818	847	359
39	2047/ 48	2,485	340,018	36,179	156,049	4,725	7,148	888	377
40	2048/ 49	2,573	356,193	37,900	163,473	4,950	7,488	930	395
41	2049/ 50	2,663	372,853	39,672	171,119	5,181	7,838	973	413
42	2050/ 51	2,756	390,013	41,498	178,994	5,420	8,199	1,018	432
43	2051/ 52	2,852	407,688	43,379	187,106	5,665	8,570	1,064	452
44	2052/ 53	2,951	425,893	45,316	195,461	5,918	8,953	1,112	472
45	2053/ 54	3,053	444,645	47,311	204,067	6,179	9,347	1,161	493
TOTAL		**64,622**	**7,928,158**	**843,574**	**3,638,584**	**110,169**	**166,662**	**20,698**	**8,783**
Cumulative									
To:	2018/ 19	2,742	211,923	22,549	97,261	2,945	4,455	553	235
To:	2028/ 29	12,965	1,243,544	132,316	570,718	17,280	26,141	3,247	1,378
To:	2038/ 39	28,271	2,999,262	319,128	1,376,495	41,678	63,049	7,830	3,323
To:	2053/ 54	64,622	7,928,158	843,574	3,638,584	110,169	166,662	20,698	8,783

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. Its shares of the second and third tiers are retained by the Agency, calculated based on the City's ERAF and K-12 ERAF adjusted levies provided by the County Auditor-Controller.

Appendix Table E-5B
Pass-Through Payments to Affected Taxing Entities

ERAF Adjusted Levies

Commons Redevelopment Project - Added Area
(In Future Value or Nominal Dollars)

Year (N)	Fiscal Year	(9) County Mosquito & Vector Levy: 0.55%	(10) Central Sanitary Levy: 1.53%	(11) Mt. Diablo Hospital Levy: 0.04%	(12) Pleasant Hill Parks Recreation Levy: 0.33%	(13) Contra Costa Water District Levy: 0.33%	(14) Bay Area Rapid Transit Levy: 1.23%	(15) Bay Area Air Management Levy: 0.36%
0	2008/ 09							
1	2009/ 10	31	85	2	18	18	68	20
2	2010/ 11	54	151	4	32	33	121	35
3	2011/ 12	79	219	5	47	47	176	51
4	2012/ 13	113	315	7	67	68	253	74
5	2013/ 14	229	639	15	136	139	514	150
6	2014/ 15	427	1,189	28	253	258	955	279
7	2015/ 16	632	1,760	41	375	382	1,415	412
8	2016/ 17	842	2,344	55	499	508	1,884	549
9	2017/ 18	1,056	2,940	69	626	637	2,363	689
10	2018/ 19	1,280	3,563	84	759	773	2,864	835
11	2019/ 20	1,620	4,511	106	961	978	3,626	1,057
12	2020/ 21	1,818	5,062	119	1,079	1,098	4,069	1,186
13	2021/ 22	1,952	5,435	128	1,158	1,179	4,369	1,273
14	2022/ 23	2,090	5,820	137	1,240	1,262	4,678	1,364
15	2023/ 24	2,233	6,217	146	1,325	1,348	4,997	1,457
16	2024/ 25	2,380	6,627	156	1,412	1,437	5,327	1,553
17	2025/ 26	2,526	7,032	165	1,499	1,525	5,652	1,648
18	2026/ 27	2,671	7,436	175	1,585	1,613	5,977	1,742
19	2027/ 28	2,820	7,852	185	1,673	1,703	6,311	1,840
20	2028/ 29	2,974	8,280	195	1,764	1,796	6,655	1,940
21	2029/ 30	3,132	8,721	205	1,858	1,891	7,010	2,043
22	2030/ 31	3,296	9,175	216	1,955	1,990	7,375	2,150
23	2031/ 32	3,464	9,643	227	2,055	2,091	7,751	2,259
24	2032/ 33	3,637	10,125	238	2,158	2,196	8,139	2,372
25	2033/ 34	3,815	10,622	250	2,264	2,304	8,538	2,489
26	2034/ 35	3,999	11,133	262	2,373	2,414	8,949	2,609
27	2035/ 36	4,188	11,660	274	2,485	2,529	9,373	2,732
28	2036/ 37	4,383	12,203	287	2,600	2,646	9,809	2,859
29	2037/ 38	4,584	12,762	300	2,720	2,768	10,258	2,990
30	2038/ 39	4,790	13,337	314	2,842	2,892	10,720	3,125
31	2039/ 40	5,068	14,109	332	3,007	3,060	11,341	3,306
32	2040/ 41	5,354	14,905	351	3,176	3,232	11,981	3,492
33	2041/ 42	5,648	15,724	370	3,351	3,410	12,639	3,684
34	2042/ 43	5,951	16,568	390	3,531	3,593	13,318	3,882
35	2043/ 44	6,263	17,438	410	3,716	3,782	14,016	4,086
36	2044/ 45	6,585	18,333	431	3,907	3,976	14,736	4,295
37	2045/ 46	6,916	19,255	453	4,103	4,176	15,477	4,511
38	2046/ 47	7,257	20,205	475	4,306	4,382	16,241	4,734
39	2047/ 48	7,609	21,183	498	4,514	4,594	17,027	4,963
40	2048/ 49	7,971	22,191	522	4,729	4,812	17,837	5,199
41	2049/ 50	8,343	23,229	546	4,950	5,038	18,672	5,442
42	2050/ 51	8,727	24,298	572	5,178	5,269	19,531	5,693
43	2051/ 52	9,123	25,399	598	5,413	5,508	20,416	5,951
44	2052/ 53	9,530	26,533	624	5,654	5,754	21,328	6,217
45	2053/ 54	9,950	27,702	652	5,903	6,008	22,267	6,490
TOTAL		**177,409**	**493,929**	**11,619**	**105,257**	**107,116**	**397,024**	**115,726**
Cumulative								
To:	2018/ 19	4,742	13,203	311	2,814	2,863	10,613	3,093
To:	2028/ 29	27,827	77,474	1,823	16,510	16,801	62,274	18,152
To:	2038/ 39	67,115	186,856	4,396	39,819	40,522	150,196	43,780
To:	2053/ 54	177,409	493,929	11,619	105,257	107,116	397,024	115,726

Appendix Table E-5C
Pass-Through Payments to Affected Taxing Entities

ERAF Adjusted Levies

Commons Redevelopment Project - Added Area
(In Future Value or Nominal Dollars)

Year (N)	Fiscal Year	(16) East Bay Regional Parks Levy: 5.21%	(17) Pleasant Hill Light District #1 Levy: 0.05%	(18) County Superintendent of Schools Levy: 3.05%	(19) Mt. Diablo Unified School District Levy: 12.18%	(20) K-12 ERAF Levy: 26.41%	(21) ERAF Levy: 9.00%	(22) Total Pass-Throughs Levy: 100.00%
0	2008/ 09							
1	2009/ 10	289	3	170	676	1,466	500	5,551
2	2010/ 11	513	5	301	1,199	2,601	887	9,849
3	2011/ 12	743	7	436	1,738	3,771	1,285	14,276
4	2012/ 13	1,071	10	628	2,505	5,433	1,852	20,569
5	2013/ 14	2,173	20	1,274	5,082	11,023	3,758	41,734
6	2014/ 15	4,043	38	2,371	9,455	20,508	6,991	77,646
7	2015/ 16	5,987	56	3,511	13,999	30,365	10,351	114,964
8	2016/ 17	7,971	74	4,675	18,641	40,432	13,783	153,081
9	2017/ 18	9,999	93	5,864	23,382	50,716	17,289	192,016
10	2018/ 19	12,120	113	7,108	28,341	61,472	20,956	232,741
11	2019/ 20	15,343	143	8,998	35,879	77,821	26,640	294,640
12	2020/ 21	17,218	161	10,097	40,263	87,331	29,957	330,645
13	2021/ 22	18,487	173	10,842	43,232	93,769	32,187	355,022
14	2022/ 23	19,796	185	11,610	46,294	100,411	34,487	380,168
15	2023/ 24	21,147	197	12,402	49,452	107,262	36,860	406,106
16	2024/ 25	22,540	210	13,219	52,711	114,328	39,308	432,861
17	2025/ 26	23,919	223	14,028	55,935	121,322	41,731	459,338
18	2026/ 27	25,292	236	14,833	59,146	128,287	44,144	485,709
19	2027/ 28	26,707	249	15,662	62,454	135,461	46,629	512,871
20	2028/ 29	28,164	263	16,517	65,860	142,850	49,188	540,847
21	2029/ 30	29,664	277	17,397	69,369	150,461	51,824	569,664
22	2030/ 31	31,210	291	18,303	72,984	158,300	54,540	599,344
23	2031/ 32	32,802	306	19,237	76,706	166,375	57,336	629,915
24	2032/ 33	34,441	322	20,198	80,541	174,692	60,217	661,403
25	2033/ 34	36,130	337	21,189	84,490	183,258	63,184	693,836
26	2034/ 35	37,870	354	22,209	88,558	192,081	66,240	727,242
27	2035/ 36	39,661	370	23,260	92,748	201,169	69,388	761,650
28	2036/ 37	41,507	388	24,342	97,064	210,530	72,630	797,090
29	2037/ 38	43,408	405	25,457	101,509	220,171	75,970	833,594
30	2038/ 39	45,366	424	26,605	106,087	230,102	79,409	871,192
31	2039/ 40	47,993	448	28,146	112,231	243,426	84,045	921,641
32	2040/ 41	50,698	473	29,733	118,558	257,151	88,820	973,604
33	2041/ 42	53,486	499	31,367	125,076	271,287	93,738	1,027,126
34	2042/ 43	56,356	526	33,051	131,789	285,847	98,803	1,082,253
35	2043/ 44	59,313	554	34,785	138,703	300,845	104,020	1,139,034
36	2044/ 45	62,358	582	36,571	145,825	316,292	109,394	1,197,518
37	2045/ 46	65,495	611	38,410	153,160	332,202	114,930	1,257,757
38	2046/ 47	68,726	642	40,305	160,716	348,590	120,631	1,319,803
39	2047/ 48	72,054	673	42,257	168,498	365,469	126,503	1,383,710
40	2048/ 49	75,482	705	44,267	176,513	382,855	132,551	1,449,535
41	2049/ 50	79,012	738	46,337	184,770	400,762	138,781	1,517,334
42	2050/ 51	82,649	772	48,470	193,273	419,207	145,198	1,587,168
43	2051/ 52	86,394	807	50,667	202,032	438,205	151,807	1,659,096
44	2052/ 53	90,252	843	52,929	211,054	457,773	158,615	1,733,182
45	2053/ 54	94,226	880	55,259	220,346	477,928	165,627	1,809,491
TOTAL		**1,680,074**	**15,685**	**985,293**	**3,928,844**	**8,521,604**	**2,942,986**	**32,263,815**
Cumulative								
To:	2018/ 19	44,909	419	26,337	105,020	227,786	77,653	862,426
To:	2028/ 29	263,522	2,460	154,545	616,246	1,336,627	458,783	5,060,632
To:	2038/ 39	635,580	5,934	372,741	1,486,301	3,223,766	1,109,523	12,205,564
To:	2053/ 54	1,680,074	15,685	985,293	3,928,844	8,521,604	2,942,986	32,263,815

Appendix Table E-5D
Pass-Through Payments to Affected Taxing Entities

ERAF Adjusted Levies

Commons Redevelopment Project - Added Area
(In Present Value or Constant 2008/09 Dollars)

Year (N)	Fiscal Year	(1) City General Fund[A] Levy: 0.32%	(2) County General Levy: 24.57%	(3) County Library Levy: 2.61%	(4) County Fire Protection Levy: 11.28%	(5) County Flood Control Levy: 0.34%	(6) County Flood Control Z8 Levy: 0.52%	(7) County Water Agency Levy: 0.06%	(8) County Resource Conservation Levy: 0.03%
0	2008/ 09								
1	2009/ 10	17	1,293	138	593	18	27	3	1
2	2010/ 11	28	2,174	231	998	30	46	6	2
3	2011/ 12	39	2,988	318	1,371	42	63	8	3
4	2012/ 13	53	4,080	434	1,872	57	86	11	5
5	2013/ 14	102	7,847	835	3,601	109	165	20	9
6	2014/ 15	179	13,838	1,472	6,351	192	291	36	15
7	2015/ 16	251	19,420	2,066	8,913	270	408	51	22
8	2016/ 17	317	24,511	2,608	11,249	341	515	64	27
9	2017/ 18	377	29,142	3,101	13,375	405	613	76	32
10	2018/ 19	433	33,482	3,563	15,366	465	704	87	37
11	2019/ 20	458	40,176	4,275	18,439	558	845	105	45
12	2020/ 21	455	42,736	4,547	19,613	594	898	112	47
13	2021/ 22	453	43,494	4,628	19,961	604	914	114	48
14	2022/ 23	450	44,147	4,697	20,261	613	928	115	49
15	2023/ 24	447	44,700	4,756	20,515	621	940	117	50
16	2024/ 25	443	45,161	4,805	20,726	628	949	118	50
17	2025/ 26	438	45,425	4,833	20,848	631	955	119	50
18	2026/ 27	432	45,529	4,844	20,895	633	957	119	50
19	2027/ 28	427	45,569	4,849	20,914	633	958	119	50
20	2028/ 29	421	45,549	4,847	20,905	633	958	119	50
21	2029/ 30	416	45,475	4,839	20,871	632	956	119	50
22	2030/ 31	410	45,350	4,825	20,813	630	953	118	50
23	2031/ 32	404	45,179	4,807	20,734	628	950	118	50
24	2032/ 33	398	44,964	4,784	20,636	625	945	117	50
25	2033/ 34	392	44,710	4,757	20,519	621	940	117	50
26	2034/ 35	386	44,419	4,726	20,386	617	934	116	49
27	2035/ 36	380	44,096	4,692	20,237	613	927	115	49
28	2036/ 37	374	43,742	4,654	20,075	608	920	114	48
29	2037/ 38	368	43,360	4,614	19,900	603	911	113	48
30	2038/ 39	362	42,953	4,570	19,713	597	903	112	48
31	2039/ 40	356	43,072	4,583	19,768	599	905	112	48
32	2040/ 41	350	43,128	4,589	19,793	599	907	113	48
33	2041/ 42	344	43,127	4,589	19,793	599	907	113	48
34	2042/ 43	337	43,073	4,583	19,768	599	905	112	48
35	2043/ 44	332	42,969	4,572	19,720	597	903	112	48
36	2044/ 45	326	42,820	4,556	19,652	595	900	112	47
37	2045/ 46	320	42,630	4,536	19,565	592	896	111	47
38	2046/ 47	314	42,401	4,512	19,460	589	891	111	47
39	2047/ 48	308	42,136	4,483	19,338	586	886	110	47
40	2048/ 49	302	41,840	4,452	19,202	581	880	109	46
41	2049/ 50	297	41,513	4,417	19,052	577	873	108	46
42	2050/ 51	291	41,160	4,380	18,890	572	865	107	46
43	2051/ 52	285	40,782	4,339	18,717	567	857	106	45
44	2052/ 53	280	40,382	4,297	18,533	561	849	105	45
45	2053/ 54	274	39,962	4,252	18,341	555	840	104	44
TOTAL		**14,822**	**1,656,503**	**176,256**	**760,243**	**23,019**	**34,822**	**4,325**	**1,835**
Cumulative									
To:	2018/ 19	1,795	138,773	14,766	63,689	1,928	2,917	362	154
To:	2028/ 29	6,219	581,260	61,847	266,766	8,077	12,219	1,517	644
To:	2038/ 39	10,108	1,025,507	109,116	470,651	14,250	21,558	2,677	1,136
To:	2053/ 54	14,822	1,656,503	176,256	760,243	23,019	34,822	4,325	1,835

[A] The City's pass-through is based only on the first tier of the AB1290 pass-through. Its shares of the second and third tiers are retained by the Agency, calculated based on the City's ERAF and K-12 ERAF adjusted levies provided by the County Auditor-Controller.
Present value discounted to FY 2008/09 at: 5.5%

Appendix Table E-5E
Pass-Through Payments to Affected Taxing Entities
ERAF Adjusted Levies

Commons Redevelopment Project - Added Area
(In Present Value, 2008/09 Dollars)

Year (N)	Fiscal Year	(9) County Mosquito & Vector Levy: 0.55%	(10) Central Sanitary Levy: 1.53%	(11) Mt. Diablo Hospital Levy: 0.04%	(12) Pleasant Hill Parks Recreation Levy: 0.33%	(13) Contra Costa Water District Levy: 0.33%	(14) Bay Area Rapid Transit Levy: 1.23%	(15) Bay Area Air Management Levy: 0.36%
0	2008/ 09							
1	2009/ 10	29	81	2	17	17	65	19
2	2010/ 11	49	135	3	29	29	109	32
3	2011/ 12	67	186	4	40	40	150	44
4	2012/ 13	91	254	6	54	55	204	60
5	2013/ 14	176	489	11	104	106	393	115
6	2014/ 15	310	862	20	184	187	693	202
7	2015/ 16	435	1,210	28	258	262	973	283
8	2016/ 17	548	1,527	36	325	331	1,227	358
9	2017/ 18	652	1,816	43	387	394	1,459	425
10	2018/ 19	749	2,086	49	445	452	1,677	489
11	2019/ 20	899	2,503	59	533	543	2,012	586
12	2020/ 21	956	2,662	63	567	577	2,140	624
13	2021/ 22	973	2,710	64	577	588	2,178	635
14	2022/ 23	988	2,750	65	586	596	2,211	644
15	2023/ 24	1,000	2,785	66	593	604	2,238	652
16	2024/ 25	1,011	2,814	66	600	610	2,262	659
17	2025/ 26	1,016	2,830	67	603	614	2,275	663
18	2026/ 27	1,019	2,836	67	604	615	2,280	665
19	2027/ 28	1,020	2,839	67	605	616	2,282	665
20	2028/ 29	1,019	2,838	67	605	615	2,281	665
21	2029/ 30	1,018	2,833	67	604	614	2,277	664
22	2030/ 31	1,015	2,825	66	602	613	2,271	662
23	2031/ 32	1,011	2,815	66	600	610	2,262	659
24	2032/ 33	1,006	2,801	66	597	607	2,252	656
25	2033/ 34	1,000	2,785	66	594	604	2,239	653
26	2034/ 35	994	2,767	65	590	600	2,224	648
27	2035/ 36	987	2,747	65	585	596	2,208	644
28	2036/ 37	979	2,725	64	581	591	2,190	638
29	2037/ 38	970	2,701	64	576	586	2,171	633
30	2038/ 39	961	2,676	63	570	580	2,151	627
31	2039/ 40	964	2,683	63	572	582	2,157	629
32	2040/ 41	965	2,687	63	573	583	2,160	630
33	2041/ 42	965	2,687	63	573	583	2,160	630
34	2042/ 43	964	2,683	63	572	582	2,157	629
35	2043/ 44	962	2,677	63	570	581	2,152	627
36	2044/ 45	958	2,668	63	568	579	2,144	625
37	2045/ 46	954	2,656	62	566	576	2,135	622
38	2046/ 47	949	2,642	62	563	573	2,123	619
39	2047/ 48	943	2,625	62	559	569	2,110	615
40	2048/ 49	936	2,607	61	555	565	2,095	611
41	2049/ 50	929	2,586	61	551	561	2,079	606
42	2050/ 51	921	2,564	60	546	556	2,061	601
43	2051/ 52	913	2,541	60	541	551	2,042	595
44	2052/ 53	904	2,516	59	536	546	2,022	589
45	2053/ 54	894	2,490	59	531	540	2,001	583
TOTAL		**37,068**	**103,201**	**2,428**	**21,992**	**22,381**	**82,954**	**24,180**
Cumulative								
To:	2018/ 19	3,105	8,646	203	1,842	1,875	6,949	2,026
To:	2028/ 29	13,007	36,213	852	7,717	7,853	29,108	8,485
To:	2038/ 39	22,948	63,890	1,503	13,615	13,855	51,355	14,969
To:	2053/ 54	37,068	103,201	2,428	21,992	22,381	82,954	24,180

Appendix Table E-5F
Pass-Through Payments to Affected Taxing Entities
ERAF Adjusted Levies

Commons Redevelopment Project - Added Area
(In Present Value, 2008/09 Dollars)

Year (N)	Fiscal Year	(16) East Bay Regional Parks Levy: 5.21%	(17) Pleasant Hill Light District #1 Levy: 0.05%	(18) County Superintendent of Schools Levy: 3.05%	(19) Mt. Diablo Unified School District Levy: 12.18%	(20) K-12 ERAF Levy: 26.41%	(21) ERAF Levy: 9.00%	(22) Total Pass-Throughs
0	2008/ 09							
1	2009/ 10	274	3	161	641	1,390	474	5,261
2	2010/ 11	461	4	270	1,078	2,337	797	8,849
3	2011/ 12	633	6	371	1,481	3,211	1,095	12,158
4	2012/ 13	865	8	507	2,022	4,385	1,495	16,603
5	2013/ 14	1,663	16	975	3,888	8,434	2,875	31,932
6	2014/ 15	2,932	27	1,720	6,857	14,873	5,070	56,312
7	2015/ 16	4,115	38	2,413	9,624	20,874	7,116	79,030
8	2016/ 17	5,194	48	3,046	12,147	26,346	8,981	99,748
9	2017/ 18	6,176	58	3,622	14,442	31,323	10,678	118,594
10	2018/ 19	7,095	66	4,161	16,592	35,988	12,268	136,254
11	2019/ 20	8,514	79	4,993	19,910	43,184	14,783	163,499
12	2020/ 21	9,056	85	5,311	21,178	45,934	15,757	173,913
13	2021/ 22	9,217	86	5,405	21,554	46,750	16,047	177,000
14	2022/ 23	9,355	87	5,486	21,877	47,451	16,298	179,656
15	2023/ 24	9,473	88	5,555	22,151	48,046	16,511	181,908
16	2024/ 25	9,570	89	5,613	22,380	48,542	16,689	183,784
17	2025/ 26	9,626	90	5,645	22,511	48,825	16,795	184,859
18	2026/ 27	9,648	90	5,658	22,562	48,937	16,839	185,281
19	2027/ 28	9,657	90	5,663	22,582	48,980	16,860	185,443
20	2028/ 29	9,652	90	5,661	22,572	48,959	16,858	185,364
21	2029/ 30	9,637	90	5,652	22,535	48,879	16,836	185,062
22	2030/ 31	9,610	90	5,636	22,474	48,745	16,794	184,553
23	2031/ 32	9,574	89	5,615	22,388	48,560	16,735	183,855
24	2032/ 33	9,528	89	5,588	22,282	48,330	16,659	182,982
25	2033/ 34	9,475	88	5,556	22,156	48,056	16,569	181,947
26	2034/ 35	9,413	88	5,520	22,012	47,744	16,465	180,765
27	2035/ 36	9,344	87	5,480	21,852	47,396	16,348	179,448
28	2036/ 37	9,269	87	5,436	21,676	47,016	16,220	178,008
29	2037/ 38	9,189	86	5,389	21,487	46,606	16,081	176,455
30	2038/ 39	9,102	85	5,338	21,286	46,169	15,933	174,800
31	2039/ 40	9,127	85	5,353	21,344	46,296	15,984	175,281
32	2040/ 41	9,139	85	5,360	21,372	46,356	16,011	175,511
33	2041/ 42	9,139	85	5,360	21,372	46,355	16,017	175,506
34	2042/ 43	9,128	85	5,353	21,345	46,297	16,002	175,285
35	2043/ 44	9,106	85	5,340	21,294	46,186	15,969	174,864
36	2044/ 45	9,074	85	5,322	21,220	46,026	15,919	174,258
37	2045/ 46	9,034	84	5,298	21,125	45,821	15,852	173,482
38	2046/ 47	8,985	84	5,269	21,012	45,574	15,771	172,550
39	2047/ 48	8,929	83	5,237	20,881	45,290	15,677	171,474
40	2048/ 49	8,866	83	5,200	20,734	44,971	15,570	170,267
41	2049/ 50	8,797	82	5,159	20,572	44,621	15,452	168,939
42	2050/ 51	8,722	81	5,115	20,397	44,241	15,323	167,502
43	2051/ 52	8,642	81	5,068	20,210	43,835	15,186	165,965
44	2052/ 53	8,558	80	5,019	20,012	43,405	15,040	164,337
45	2053/ 54	8,469	79	4,966	19,804	42,954	14,886	162,628
TOTAL		**351,033**	**3,277**	**205,866**	**820,889**	**1,780,497**	**613,586**	**6,741,175**
Cumulative								
To:	2018/ 19	29,408	275	17,246	68,770	149,161	50,849	564,742
To:	2028/ 29	123,176	1,150	72,238	288,047	624,769	214,286	2,365,450
To:	2038/ 39	217,318	2,029	127,448	508,196	1,102,269	378,926	4,173,324
To:	2053/ 54	351,033	3,277	205,866	820,889	1,780,497	613,586	6,741,175

Appendix Table E-6
New Development Roll Value Schedule[1]
Commons Redevelopment Project - Added Area
(In Present Value or Constant 2008/09 Dollars, unless otherwise noted)

Year (N)	Fiscal Year	Residential, Vacant Land (1) Units	Residential, Vacant Land (2) Incremental Assessed Value ($250,000/unit)	Commercial (3) Square Feet	Commercial (4) Incremental Assessed Value ($80/SF)	Total Assessed Value (5) Constant 2008/09 Dollars	Total Assessed Value (6) Escalated to Nominal Dollars[2]
0	2008/ 09		0		0	0	0
1	2009/ 10		0		0	0	0
2	2010/ 11		0		0	0	0
3	2011/ 12		0		0	0	0
4	2012/ 13		0	10,000	800,000	800,000	865,946
5	2013/ 14	25	6,250,000	15,000	1,200,000	7,450,000	8,225,402
6	2014/ 15	50	12,500,000	15,000	1,200,000	13,700,000	15,428,425
7	2015/ 16	50	12,500,000	15,000	1,200,000	13,700,000	15,736,994
8	2016/ 17	50	12,500,000	10,000	800,000	13,300,000	15,583,070
9	2017/ 18	50	12,500,000	5,000	400,000	12,900,000	15,416,694
10	2018/ 19	50	12,500,000	5,000	400,000	12,900,000	15,725,028
11	2019/ 20	25	6,250,000	5,000	400,000	6,650,000	8,268,439
12	2020/ 21		0	5,000	400,000	400,000	507,297
13	2021/ 22		0	5,000	400,000	400,000	517,443
14	2022/ 23		0	5,000	400,000	400,000	527,792
15	2023/ 24		0	5,000	400,000	400,000	538,347
16	2024/ 25		0	5,000	400,000	400,000	549,114
17	2025/ 26		0		0	0	0
18	2026/ 27		0		0	0	0
19	2027/ 28		0		0	0	0
20	2028/ 29		0		0	0	0
21	2029/ 30		0		0	0	0
22	2030/ 31		0		0	0	0
23	2031/ 32		0		0	0	0
24	2032/ 33		0		0	0	0
25	2033/ 34		0		0	0	0
26	2034/ 35		0		0	0	0
27	2035/ 36		0		0	0	0
28	2036/ 37		0		0	0	0
29	2037/ 38		0		0	0	0
30	2038/ 39		0		0	0	0
31	2039/ 40		0		0	0	0
32	2040/ 41		0		0	0	0
33	2041/ 42		0		0	0	0
34	2042/ 43		0		0	0	0
35	2043/ 44		0		0	0	0
36	2044/ 45		0		0	0	0
37	2045/ 46		0		0	0	0
38	2046/ 47		0		0	0	0
39	2047/ 48		0		0	0	0
40	2048/ 49		0		0	0	0
41	2049/ 50		0		0	0	0
42	2050/ 51		0		0	0	0
43	2051/ 52		0		0	0	0
44	2052/ 53		0		0	0	0
45	2053/ 54		0		0	0	0
TOTAL		**300**	**75,000,000**	**105,000**	**8,400,000**	**83,400,000**	**97,889,990**
Cumulative							
To:	2018/ 19	275	68,750,000	75,000	6,000,000	74,750,000	86,981,558
To:	2028/ 29	300	75,000,000	105,000	8,400,000	83,400,000	97,889,990
To:	2038/ 39	300	75,000,000	105,000	8,400,000	83,400,000	97,889,990
To:	2053/ 54	300	75,000,000	105,000	8,400,000	83,400,000	97,889,990

1. Year is the Fiscal Year during which the value of new development property would be added to the property tax assessment roll. It may not correspond to the year of contstruction/rehabilitation/transaction.
2. Future value based on FY 2008/09 values escalated annually at: 2%

Appendix F:

Report of the County Fiscal Officer

Contra Costa County

Office of
COUNTY AUDITOR-CONTROLLER

625 Court Street
Martinez, California 94553-1282
Telephone (925) 646-2181
Fax (925) 646-2649

Stephen J. Ybarra
Auditor-Controller

Elizabeth A. Verigin
Assistant Auditor-Controller

4/25/2008

City of Pleasant Hill Redevelopment Agency
100 Gregory Lane
Pleasant Hill, CA 945233323
Attn: June Catalano, Executive Director

SUBJECT: Pleasant Hill DVC Plaza AMD

Based upon your notification that you are preparing a redevelopment plan for the above stated project, and in accordance with §33328 of the Health and Safety Code, we submit the following report.

A. The base year (2007/08) assessed value of all taxable properties within the project area is $44,584,509 .

B. The agencies that levy tax rates within the project area and the 2007/08 individual tax rates are as follows:

DISTRICT	DISTRICT RATE
Countywide (1% tax)	1.0000
Bart	0.0076*
CC Water Levy Land	0.0039
East Bay Regional Park	0.0080
Mt Diablo 2002 BND	0.0424*
Comm Coll 2002 BND	0.0038*
Comm Coll 2006 BND	0.0070

* Approved after 1/1/89 and not subject to RDA adjustment

C. The sharing agencies' base year tax amounts as shown in column two (2) - illustrated in D, are approximations only, and are based on the secured, unsecured, and utility base year values.

D. The total estimated tax distribution amount to each agency inside and outside the project area, column three (3), is calculated according to the property tax revenue distribution formula specified in Chapter 282, Statutes of 1979 (AB 8) for the 1% countywide tax and further increased by tax levies for voter approved indebtedness (approved prior to 1/1/89) and allocations from the supplemental roll, rights-of-way, and unitary and operating non-unitary roll.

(1) AGENCIES	(2) BASE YEAR TAX DISTRIBUTION	(3) TOTAL ESTIMATED TAX DISTRIBUTION
County General	0	220,756,196
County Library	0	23,488,951
CC Fire	0	101,314,836
CC Flood	0	3,067,621
CC Flood Z8	0	4,640,618
CCWater Agency	0	576,328
CC Res Consv	0	244,650
CC Mosqueto Abatement	0	4,939,875
CC Central Sanitary	0	13,753,250
Mt Diablo Health	0	323,539
Pleasant Hill Park & Rec	0	2,930,835
CC Water	0	2,982,592
BART Transit	0	11,054,952
Bay Area Air Management	0	3,222,333
East Bay Reginol Park	0	46,780,944
City of Pleasant Hill	0	2,855,897
Pleasant Hill Street Lighting 1	0	436,748
Co Supt of Schools	0	27,435,062
K-12 ERAF	0	237,280,460
Mt Diablo Unified	0	109,396,994
Educ Revenue Augmentation Fund	0	80,889,679

E. The estimated first year taxes available to the redevelopment agency are not available.

F. The assessed valuation for the project area for the preceding year are not currently available, but can be provided upon request.

G. Per §33328(f) of the Health and Safety Code, prior to the publication of notice of the legislative body's public hearing on the plan, the redevelopment agency shall consult with each taxing agency which levies taxes, or for which taxes are levied, on property in the project area with respect to the plan and to the allocation of taxes pursuant to §33670

Sincerely,

Stephen J. Ybarra
Auditor-Controller

By: Robert Campbell
Chief Accountant

RC:re
County Administrator
Contra Costa Water Agency
Mt Diablo Health District
Contra Costa Water District
Bay Area Quality Management District
Mt Diablo Unified School District
Contra Costa Co Fire Protection Distsrict
Contra Costa Resource Conservation Dist
CCC Redevelopment Agency
BART
East Bay Regional Park Dist
Community College Distsrict
Contra Costa Public Works
Central Contra Costa Sanitary District
Pleasant Hill Recreation & Park District
Contra Costa Office of Education
CC Mosquito & Vector Control
Contra Costa Library
City of Pleasant Hill

Contra Costa County

Office of
COUNTY AUDITOR-CONTROLLER

625 Court Street
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Telephone (925) 646-2181
Fax (925) 646-2649

Stephen J. Ybarra
Auditor-Controller

Elizabeth A. Verigin
Assistant Auditor-Controller

May 16, 2008

MAY 19 2008

City of Pleasant Hill Redevelopment Agency
100 Gregory Lane
Pleasant Hill, CA 945233323
Attn: June Catalano, Executive Director

Re: Adjustment to 2007-2008 Base year assessed value
Pleasant Hill DVC Plaza AMD

Dear Ms. Catalano:

Our Office has been notified by the Assessor's Office of a correction to the assessed values they originally submitted for the 2007-2008, Pleasant Hill DVC Plaza AMD preliminary Fiscal Impact Report.

Since the actual base year to be used will be 2008-2009, this correction only affects the preliminary Fiscal Impact Report previously submitted.

The 2007-2008 base year assessed value originally submitted on March 18, 2008, was $44,584,509 the Assessor has changed this value on May 12, 2008, to $48,287,281, a difference of $3,702,772.

This letter is our official notification of this adjustment.

Sincerely,

Stephen J Yarra
Auditor Controller

By: Robert Campbell
Chief Accountant

May 16, 2008

AMENDED COPY

City of Pleasant Hill Redevelopment Agency
100 Gregory Lane
Pleasant Hill, CA 945233323
Attn: June Catalano, Executive Director

SUBJECT: Pleasant Hill DVC Plaza AMD

Based upon your notification that you are preparing a redevelopment plan for the above stated project, and in accordance with §33328 of the Health and Safety Code, we submit the following report.

A. The base year (2007/08) assessed value of all taxable properties within the project area is $48,287,281 , the actual base year to be used is 2008-2009.

B. The agencies that levy tax rates within the project area and the 2007/08 individual tax rates are as follows:

DISTRICT	DISTRICT RATE
Countywide (1% tax)	1.0000
Bart	0.0076*
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* Approved after 1/1/89 and not subject to RDA adjustment

C. The sharing agencies' base year tax amounts as shown in column two (2) - illustrated in D, are approximations only, and are based on the secured, unsecured, and utility base year values.

D. The total estimated tax distribution amount to each agency inside and outside the project area, column three (3), is calculated according to the property tax revenue distribution formula specified in Chapter 282, Statutes of 1979 (AB 8) for the 1% countywide tax and further increased by tax levies for voter approved indebtedness (approved prior to 1/1/89) and allocations from the supplemental roll, rights-of-way, and unitary and operating non-unitary roll.

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Pleasant Hill Park & Rec	0	2,930,835
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BART Transit	0	11,054,952
Bay Area Air Management	0	3,222,333
East Bay Reginol Park	0	46,780,944
City of Pleasant Hill	0	2,855,897
Pleasant Hill Street Lighting 1	0	436,748
Co Supt of Schools	0	27,435,062
K-12 ERAF	0	237,280,460
Mt Diablo Unified	0	109,396,994
Educ Revenue Augmentation Fund	0	80,889,679

E. The estimated first year taxes available to the redevelopment agency are not available.

F. The assessed valuation for the project area for the preceding year are not currently available, but can be provided upon request.

G. Per §33328(f) of the Health and Safety Code, prior to the publication of notice of the legislative body's public hearing on the plan, the redevelopment agency shall consult with each taxing agency which levies taxes, or for which taxes are levied, on property in the project area with respect to the plan and to the allocation of taxes pursuant to §33670

Sincerely,

Stephen J. Ybarra
Auditor-Controller

By: Robert Campbell
Chief Accountant

RC:re
County Administrator
Contra Costa Water Agency
Mt Diablo Health District
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Contra Costa Resource Conservation Dist
CCC Redevelopment Agency
BART
East Bay Regional Park Dist
Community College Distsrict
Contra Costa Public Works
Central Contra Costa Sanitary District
Pleasant Hill Recreation & Park District
Contra Costa Office of Education
CC Mosquito & Vector Control
Contra Costa Library
City of Pleasant Hill

Appendix G:

Implementation Plan for the Added Area

Commons Plan Amendment

Five Year Implementation Plan
FY 2008/09-2012/13

Prepared by:

Pleasant Hill Redevelopment Agency
100 Gregory Lane
Pleasant Hill, California 94523

and

Seifel
CONSULTING INC.

221 Main Street
Suite 420
San Francisco CA
94105

415.618.0700
fax 415.618.0707
www.seifel.com

A. Introduction

The Community Redevelopment Law (CRL) requires every redevelopment plan or plan amendment submitted by an agency to the legislative body to include a five year implementation plan. The principal goal of an implementation plan is to guide an agency in implementing its redevelopment program, which will alleviate blighting influences. An implementation plan is a guide, incorporating the goals, objectives and potential programs of an agency for the next five years, while providing flexibility so the agency may adjust to changing circumstances and new opportunities.

This Implementation Plan for the Added Area, attached as Appendix G of the Report to Council, constitutes the five year Implementation Plan for the Pleasant Hill Commons Redevelopment Project Added Area (Added Area). This Implementation Plan outlines the proposed Redevelopment Program projects and activities of the Agency for the required five year Implementation Plan period, FY 2008/09 through FY 2012/13.[1] It includes goals, objectives, projects, activities and estimates of revenues and expenditures, and a description of how they will alleviate blight and meet affordable housing requirements. At the same time as the joint public hearing on the Plan Amendment, a public hearing on the Implementation Plan for the Added Area, as contained in Appendix G, will be held to consider amending the existing Implementation Plan for the Pleasant Hill Commons Redevelopment Project to incorporate the Implementation Plan for the Added Area.

B. Chapter Organization

Provisions of the CRL Section 33352(c) specifically pertaining to the implementation plan are as follows (excerpts from the CRL are italicized):

> *An implementation plan that describes specific goals and objectives of the agency, specific projects then proposed by the agency, including a program of actions and expenditures proposed to be made within the first five years of the plan, and a description of how these projects will improve or alleviate the conditions described in Section 33031.*

Section C of this report includes the Agency's interpretation of the Implementation Plan. Section D provides a description of the Added Area. Section E lists the goals and objectives of the Plan Amendment. Section F describes the five year Redevelopment Program and the proposed five year projects and activities. Section G describes the blighting conditions and how they will be alleviated by the Redevelopment Program activities. Section H includes the revenues and expenditures of the five year implementation plan period, and Section I describes the revenues available for the five year projects and activities.

[1] The next five year Implementation Plan for the Pleasant Hill Commons Existing Area will incorporate the Added Area.

C. Interpretation

The Implementation Plan is intended to provide general guidance for the implementation of the projects and activities of the Redevelopment Program. The Agency expects that particular constraints and opportunities, not fully predictable at this time, will arise in the course of undertaking the projects and activities described in this Implementation Plan over the next five years. Therefore, the Agency intends to use and interpret this Implementation Plan as a flexible guide. The Agency acknowledges that specific projects and activities as actually implemented over the next five years may vary in their precise timing, location, cost, expenditure, scope and content from those set forth in this document.

D. Description of Added Area

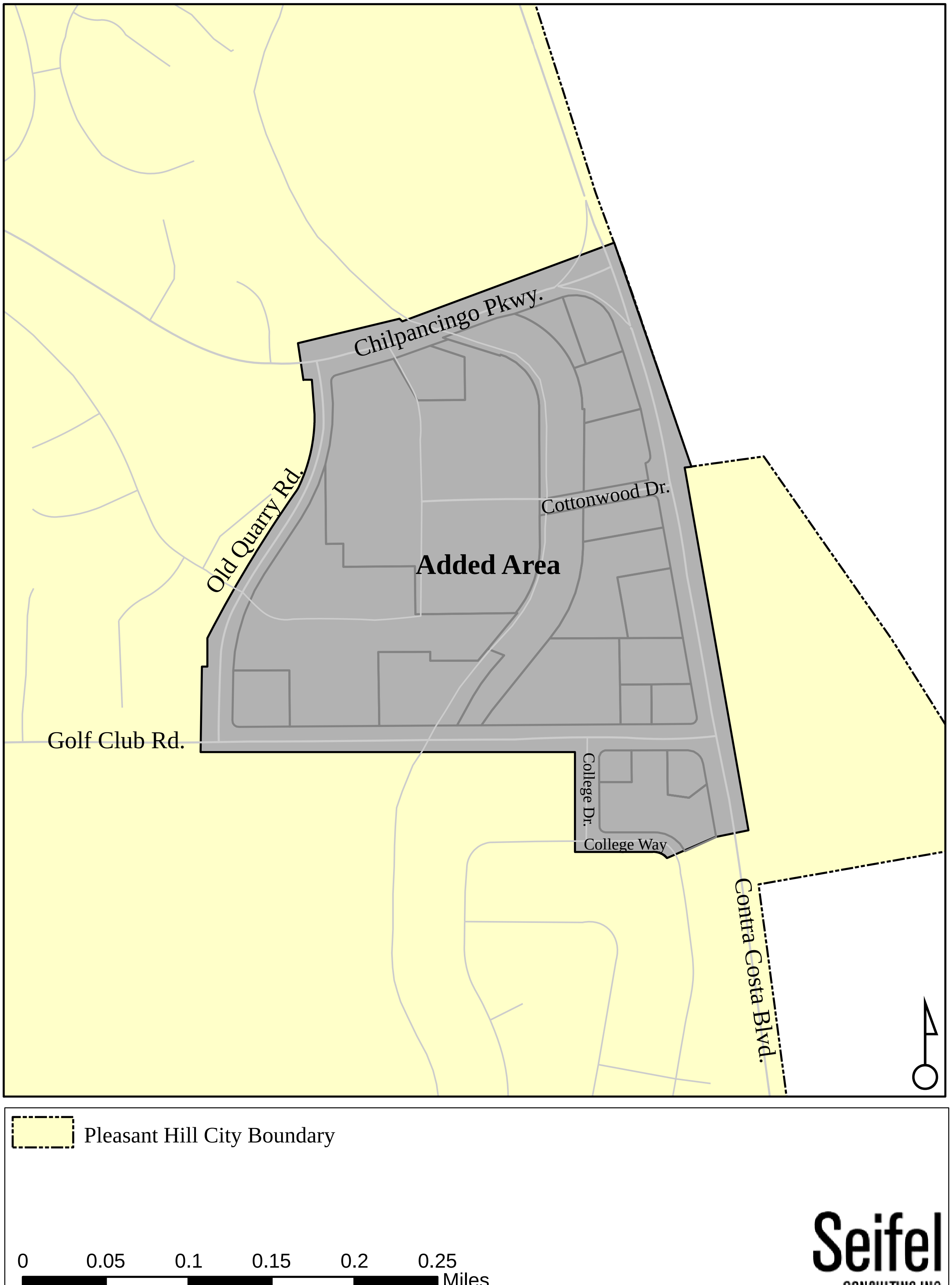
The 49.5-acre Added Area is located within the City of Pleasant Hill and consists of commercial land. Figure G-1 indicates the boundaries of the proposed Added Area. Figure G-2 shows the boundaries of the Existing Area together with the proposed Added Area. Table G-1, at the end of Section D, describes the time and financial limits for the Added Area.

The Added Area is located in the northern portion of Pleasant Hill and is comprised of primarily commercial land uses. It is bounded by Chilpancingo Parkway to the north, Old Quarry Road to the west, Golf Club Road to the south, and Contra Costa Boulevard to the east. The area also includes a section of land bounded by Golf Club Road to the north, College Drive to the west, College Way to the south, and Contra Costa Boulevard to the east. The areas surrounding the proposed Added Area support many existing retail centers and institutional uses, including Diablo Valley College. Neighborhoods directly to the south and northeast of the Added Area are primarily residential. As mentioned above, the Added Area is located along Contra Costa Boulevard, the main Pleasant Hill commercial thoroughfare.

The Added Area is bisected from north to south by Grayson Creek, which is under the control of the Contra Costa Flood Control District. It also includes a public park (Chilpancingo Park), which is part of the Pleasant Hill Recreation and Park District.

The Added Area has a number of adverse physical and economic conditions including buildings of substandard and obsolete design, circulation and accessibility deficiencies, inadequate commercial signage, the presence of flood control easements, abnormally low lease rates, and a deteriorated bridge. Circulation and accessibility deficiencies create difficulty in accessing the DVC Plaza Shopping Center, which is located away from the main thoroughfare. The factors identified above contribute to a cycle where new business tenants are unwilling to move in and lease rates remain low. In addition, Gold Club Road Bridge is structurally deficient and in need of replacement.

Figure G-1
Added Area
Commons Redevelopment Project



Seifel CONSULTING INC.

Figure G-2
Existing Area and Added Area
Commons Redevelopment Project

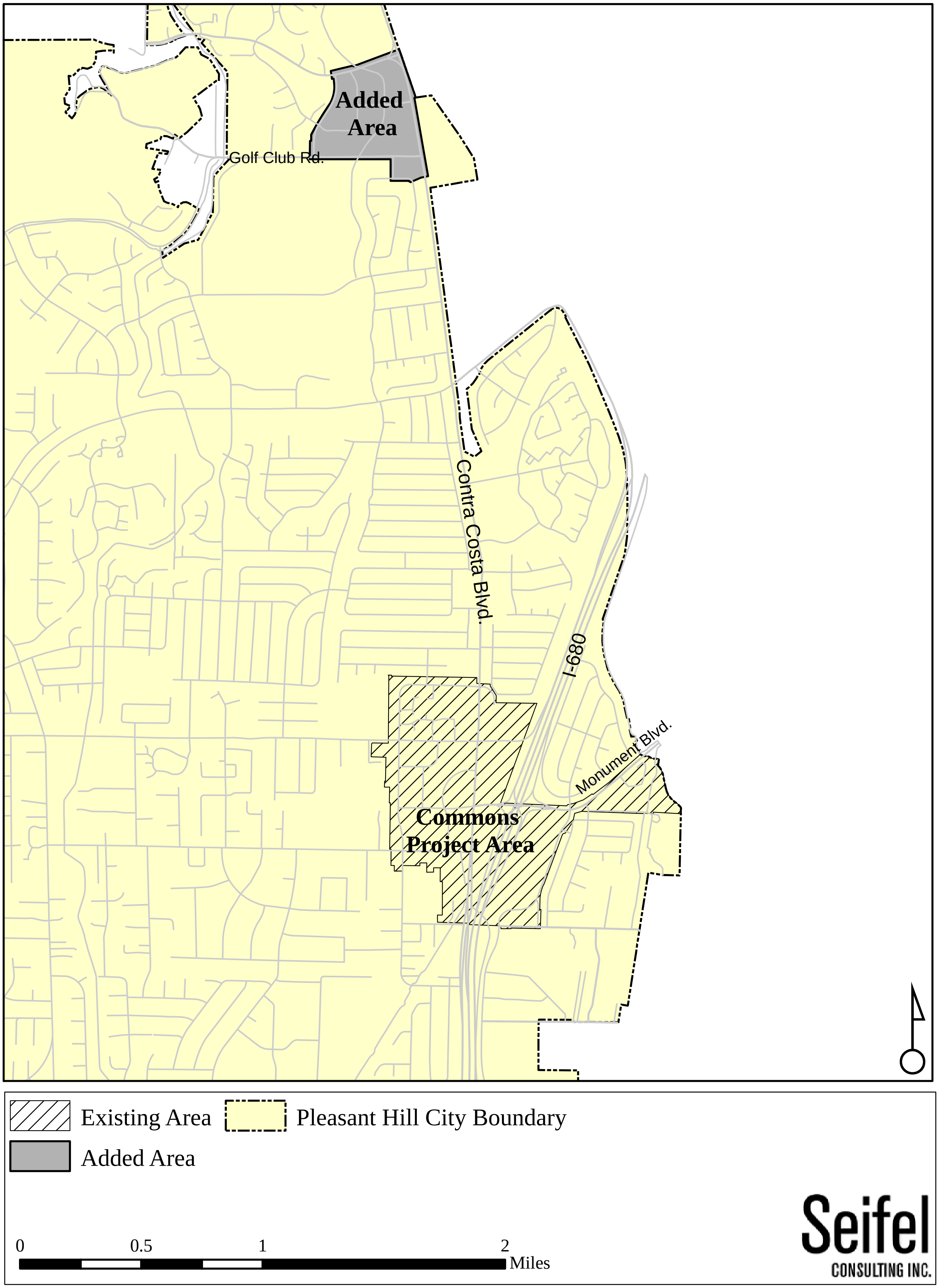


Table G-1
Time and Fiscal Limits for the Added Area
Commons Redevelopment Project

Background Information	
Expected Date of Adoption	Fall 2008
Base Year	FY 2008/09
Project Area Size	49.5 acres
Time Limits[a]	
Time Limit Debt Issuance	2028
Time Limit for Plan Effectiveness	2038
Time Limit for Receipt of Tax Increment	2053
Time Limit for Eminent Domain	2020
Financial Limits	
Limit on Tax Increment Collection[b]	None
Limit on Outstanding Bond Indebtedness[c]	Under Existing Limit

a. Actual time limits will correspond to the adoption date for the Plan Amendment.
b. A tax increment collection limit is not required in Redevelopment Plans adopted after 1993.
c. The Added Area will not have a separate limit on outstanding bonded indebtedness, rather its outstanding bonded indebtedness will be included under the Existing Area's limit of $100 million.

Source: City of Pleasant Hill.

E. Goals and Objectives

1. Plan Amendment Goals and Objectives

The Plan Amendment will achieve the purposes of the CRL and General Plan of the City of Pleasant Hill. As set forth in the Plan Amendment, the goals and objectives intend to eliminate physical and economic blighting conditions documented in the Report to Council. Together with zoning regulations, these objectives will continue to guide the direction of all future development within the Added Area. The goals and objectives of the Plan Amendment are to:[2]

- Renew and create economic stimulation within the Added Area to create a functioning balance of commercial (retail and office), residential and public space that will re-establish the aesthetic, economic, and social viability of the Added Area.
- Revitalize areas that exhibit physical and economic blighting conditions.
- Stimulate private investment and complementary development.

---

[2] Goals and objectives are excerpted from the Pleasant Hill Commons Redevelopment Plan and the Preliminary Plan for Amendment No. 14 to the Redevelopment Plan for the Commons Redevelopment Project.

- Improve circulation, public infrastructure and public facilities.
- Provide tax increment funds for the redevelopment activities that are needed to alleviate blighting conditions.
- Enhance affordable housing rental and ownership opportunities.

2. Five Year Implementation Plan Goals and Objectives

The following describes the goals and objectives for the Added Area for the five year Implementation Plan period, FY 2008/09 through FY 2012/13. Similar to the Commons Redevelopment Plan Amendment goals and objectives, the Implementation Plan goals and objectives emphasize eliminating physical and economic blighting conditions that interfere with successful revitalization of commercial areas within the Added Area. They also emphasize expanding affordable housing opportunities within the City. (The order in which the individual goals are listed is not intended to indicate relative priority.)

In general, the Implementation Plan goals are to:

- Redevelop and rehabilitate areas within the Added Area of the Commons Redevelopment Project Area.
- Provide opportunities and assistance to property owners, business owners or other persons interested in improving and redeveloping properties to the highest economic use possible consistent with the Commons Redevelopment Plan.
- Increase, improve, and preserve the supply of affordable low and moderate-income housing to the community and provide such housing in the income and age categories needed based on the City's share of the region's needs.

F. Five Year Implementation Plan Projects and Activities

The five year Redevelopment Program includes key blight eliminating activities that could be financed from tax increment revenue expected to be generated from the Added Area. The program is integrated and balanced, and addresses the most significant blighting conditions in the Added Area. The five year Redevelopment Program is designed to meet the objectives of the CRL, the Plan Amendment and Implementation Plan's goals and objectives, as well as to enable the Agency to accelerate its Redevelopment Program throughout the Pleasant Hill Commons Redevelopment Project Area.

The Agency will undertake projects and activities in the Added Area over the next five years to alleviate blighting conditions and attain the Redevelopment Program goals. As they are implemented, the projects and activities may be modified over time to better serve the purposes of redevelopment.

During the initial five year Implementation Plan period, the Agency will not have enough tax increment to undertake many of the planned activities to alleviate blight in the Added Area. Tax increment from the Added Area will not begin until FY 2009/10, and it will likely build up slowly. However, the Agency will be able to begin some Added Area projects and activities using tax increment funds generated through the Existing Area.

The FY 2008/09 through FY 2012/13 projects and activities are categorized into two primary program categories, Non-Housing and Affordable Housing.

1. Non-Housing Program

The Non-Housing Program is divided into two areas: economic development and community enhancements. Both of these program areas contain three subcategories, which are described in further detail below.[3]

a. Economic Development

Economic Development Assistance

The following projects and activities will facilitate the economic development and revitalization of the Added Area. The Agency will promote investment by attracting residential and commercial development to the Added Area. The Agency's economic development assistance activity during the five year Implementation Plan period will include the following:

- Begin to facilitate the improvement and upgrading of older and outmoded uses in the Added Area, including mixed-use development where feasible.

Commercial Development Assistance

The Agency's commercial development assistance projects and activities will facilitate the development and revitalization of the Added Area. They will create incentives that address the specific needs of existing businesses and enhance the City's ability to attract new businesses during the five year Implementation Plan period. As part of the economic development assistance program, the following is proposed:

- Provide incentives to property owners, developers or investors to participate in the redevelopments of the Added Area through either new commercial construction or rehabilitation.
- Initiate projects that will increase visibility of DVC Plaza from Contra Costa Boulevard and Golf Club Road.

Site Preparation and Development

The following projects and activities will facilitate the planning and site preparation on parcels within the Added Area. This program will also provide funding and other assistance to aid property assembly. These projects and activities will be utilized in conjunction with economic development activities described above and may include the following:

- Assist in property acquisition and site assembly.

---

[3] This Program is referred to as the "Non-Housing" Program strictly to differentiate it from activities funded by the low and moderate-income housing set-aside, described in the Affordable Housing Program. At the Agency's discretion, housing activities may also be funded by the 80 percent of tax increment that is not apportioned to the Affordable Housing Set-aside Fund.

b. Community Enhancements

Public Infrastructure and Facilities

During the five year Implementation Plan period, public improvement projects and activities will involve the construction and installation of public improvements to upgrade the existing aged and deteriorated infrastructure systems, to support private sector development efforts and to upgrade or replace public facilities. Projects to improve the public infrastructure may include, but are not limited to the following:

- Continue feasibility work on the replacement of Golf Club Road Bridge.
- Repair or replace raised, cracked or sunken sidewalks.
- Initiate planning process for undergrounding of utilities and related projects.
- Improve flood control within the Added Area.
- Provide landscape improvements along Contra Costa Boulevard.
- Plan for the upgrade of streetscape features in the public right-of-way along Contra Costa Boulevard that call attention to consistent design themes and promote pedestrian friendliness.

Circulation

The following types of projects and activities will be pursued by the Agency during the five year Implementation Plan period in order to revitalize parcels within the Added Area. Circulation improvement projects will alleviate blighting conditions and increase accessibility along transportation and commercial corridors. These projects will support the Agency's economic development activities. Circulation improvement projects and activities may include, but are not limited to the following:

- Improve access to the Added Area from Contra Costa Boulevard by creating new turn pockets and signalizing the intersection at Cottonwood Drive.

Public Open Space

The following types of projects and activities will be pursued by the Agency during the five year Implementation Plan period in order to revitalize parcels within the Added Area. Securing safe public access to open spaces in the Added Area will help redevelopment efforts. Projects to improve public open spaces in the Added Area include, but are not limited to the following:

- Restore habitat and improve public access, including the addition of pedestrian walkways, along Grayson Creek.

2. Affordable Housing Program

Through the Affordable Housing Program, the Agency will continue to promote the development of a wide variety of affordable housing options in the community to enhance the vitality of the area and provide needed housing for the City. In particular, the Agency will encourage affordable single family and multi-family acquisition and rehabilitation, development of new housing and rehabilitation of existing rental and ownership units, infill development, mixed-income development and an array of senior housing options.

The Agency will implement a key provision of the CRL: the enhancement of affordable housing opportunities for households earning at or below 120 percent of median income, with particular emphasis on those households with incomes at or below 50 percent of area median income. Section 33334.2 of the CRL requires that an agency utilize at least 20 percent of all tax increment revenue allocated to the Agency to preserve, increase or enhance the community's supply of affordable housing.

The Agency will conform to all of the requirements specified in the CRL with respect to affordable housing planning, production, expenditure targeting based on income needs and non–age restricted housing, and Housing Set-Aside Fund deposits.

The Agency currently implements a range of housing programs that seek to enhance project design and leverage federal, state and private funding sources to develop high quality, attractive and affordable housing developments serving a diverse population. The funds set-aside for the Affordable Housing Program from the Added Area will be used in a flexible manner in order to respond to favorable development opportunities. These funds will be leveraged and combined with the Housing Set-aside Fund from the Existing Area to meet housing needs throughout the community, with a particular emphasis on neighborhoods surrounding the Added Area.

The Agency's Affordable Housing Program is organized broadly into three categories of projects and activities that include the following:

a. Residential Development Assistance

Provide incentives to property owners, developers or investors to participate in the redevelopment of the Added Area through either new residential construction or rehabilitation.

b. Housing Rehabilitation

Provide loans to owner-occupied households primarily of very low and low income within the community for rehabilitation of their dwellings and to provide both administrative and technical assistance to persons participating in the program in applying for the loan, identifying the rehabilitation work needed and having the rehabilitation work completed in an acceptable manner.

c. Affordable Housing

Provide incentive to property owners, developers or investors to develop new low and moderate-income housing within the community and, if needed, to provide incentives to property owners of existing housing to participate in this program by agreeing to restrict their properties to an affordable housing price for at least the duration required by the CRL.

3. Agency Administration

The Agency will continue to have various administrative and operational requirements associated with carrying out the above projects and activities. These will include program staff, planning functions and legal and other technical assistance.

G. Linkage Between Redevelopment Program and Elimination of Blighting Influences or Implementation of Low and Moderate-Income Housing Obligations

The CRL requires that the Implementation Plan provide an explanation of how the goals, objectives, programs and expenditures for the next five years will serve to eliminate blight in a project area and implement the Agency's low and moderate income housing obligations. The five year Redevelopment Program will begin the process of improving the Added Area and alleviating blighting conditions. Section G.1 below includes the physical and economic blighting conditions in the Added Area, and Sections G.2 and G.3 describe how deficiencies will be corrected by the projects and activities proposed for the next five years.

1. Blighting Conditions in the Added Area

The Added Area suffers from substantial and prevalent physical and economic blighting conditions. The physical and economic blighting conditions found in the Added Area are summarized below, and have been described in greater detail throughout this chapter.

Adverse physical and economic conditions found in the Added Area include:

- Conditions that prevent or substantially hinder the economically viable use or capacity of buildings or lots
- Abnormally low lease rates

Buildings in the Added Area exhibit conditions that prevent or substantially hinder their viable use or capacity or that of the lots on which they sit. The buildings, which are primarily commercial in design and character, are substandard or obsolete given present development standards. The blighting conditions, as well as inadequate signage and circulation deficiencies, inhibit the proper use of property and impair investment in the Added Area. The presence of flood control easements on several parcels within the Added Area inhibits the proper use of property and impairs investment by hindering development. Current lease rates for commercial spaces in DVC Plaza are significantly lower than other retail shopping centers in the central Contra Costa County market area. These factors contribute to an ongoing cycle where new business tenants are unwilling to move in and lease rates remain low.

Public infrastructure and facility deficiencies contribute to blight in the Added Area. Public infrastructure deficiencies identified include missing or damaged curbing and sidewalks, above ground utilities, circulation and access deficiencies, and substandard and aging roads and bridges.

The analysis of blighting conditions in the Added Area indicates that these conditions are so substantial and prevalent that they constitute physical and economic blight. These blighting conditions have caused a reduction of, or lack of, proper utilization of the Added Area and constitute a serious physical and economic burden on the community, which cannot be reversed or alleviated without the assistance of the Agency through the authority of the CRL. Thus, redevelopment is necessary for the Added Area to eliminate or alleviate the blight conditions and effectuate the proper use and development of the Added Area.

2. How the Agency's Proposed Goals, Objectives, Programs and Expenditures Will Eliminate Blighting Influences

The Agency's proposed goals, objectives, programs and expenditures will help eliminate blighting influences in the Added Area. Table III-I in Chapter III of the Report to Council provides a matrix summarizing the relationship between proposed projects and activities and how they will eliminate blight.

The Redevelopment Program aims to alleviate the blighting conditions that interfere with the revitalization of the Added Area by improving economic conditions, stimulating private investment, improving public infrastructure and facilities, and meeting the Agency's affordable housing obligation. The Redevelopment Program meets the CRL requirement that Agency expenditures be linked to the elimination of blighting conditions.

In general, the Redevelopment Program is designed to:

- Revitalize areas that exhibit adverse physical and economic conditions.
- Stimulate private investment and complementary development.
- Improve circulation, public infrastructure and public facilities.
- Provide tax increment funds for the redevelopment activities that are needed to alleviate blighting conditions.
- Produce affordable housing, both rental and ownership units.

The Agency's circulation improvements will ameliorate circulation problems throughout the Added Area, making both pedestrian and vehicular traffic safer and more pleasant. Infrastructure improvements will provide sufficient capacity to support private commercial revitalization and new commercial and mixed-use development. Landscaping and streetscape improvements beautify the streetscape, upgrade the appearance of the area, and establish clear gateways that define the edges and boundaries of distinct commercial districts. Streetscape improvements also encourage increased investment from the private sector by alleviating blighting conditions in the area.

The ongoing improvement of public facilitates and alleviation of blight will signal to the private sector the City's commitment to improving the Added Area. These improvements will enhance the competitiveness of the businesses they serve. The public improvements will have a significant positive impact on the residents and businesses of the Added Area. This program makes evident the City's continuing interest in making Pleasant Hill a better place to live, work and conduct business. It will help create an environment where property owners, businesses and outside developers have the incentive to make and carry out long range plans.

The Agency is committed to enhancing the economic vitality of the Added Area by identifying the needs of existing businesses and attracting new ones. Commercial rehabilitation projects will enable existing business owners to upgrade their properties. Business development activities will be aimed at reducing business vacancies by attracting new tenants and owners and stabilizing current ones with rehabilitated and newly constructed development in the Added Area. This will enhance the feasibility of creating or enhancing commercial facilities.

The Agency's building rehabilitation efforts will address serious blighting conditions in the Added Area. More productive development and new commercial businesses will create new jobs and increase economic activity throughout the City. Retail development will prevent further economic decline and enhance access to goods and services for all Pleasant Hill residents.

3. How the Agency's Proposed Goals, Objectives, Programs and Expenditures Will Implement the Agency's Low and Moderate-Income Housing Obligations

The Agency's Affordable Housing Program will allow the Agency to provide increased and enhanced affordable housing opportunities for Pleasant Hill residents. In addition, the Agency's efforts will improve project design and leverage federal, state and private sources to develop high quality, attractive, affordable housing development serving a diverse population.

H. Five Year Implementation Plan Expenditures

The nature and scope of the Agency's programs and expenditures in the Added Area have been shaped by the goals and objectives for the Added Area, available revenues for funding projects and activities, and blighting factors to be eliminated within the Added Area. The projected $132,000 in expenditures on the Non-Housing Program and $50,000 in expenditures on the Affordable Housing Program and activities shown in Table G-2 represent an estimate based on reasonable assumptions regarding potential tax increment revenues over the next five years.

As they are implemented, the projects and activities may be modified over time to better serve the purposes of redevelopment. The cost estimates are preliminary and subject to refinement as the Redevelopment Program planning and implementation proceed. Many projects and activities may not be completed within the next five years of the Redevelopment Program, and thus the following budget represents initial funding of the program costs incurred in the next five years. Additional revenues may become available for projects and activities for the Added Area through Non-Agency sources.

Table G-2
Projected Expenditures for the Added Area's Redevelopment Program
FY 2008/09 through FY 2012/13
(FY 2008/09 Dollars Rounded to Nearest Thousand)
Commons Redevelopment Project

Redevelopment Program	Net Cost to Agency[a]
Economic Development	$66,000
Community Enhancements	$66,000
Subtotal Non-Housing Program	$132,000
Housing Program	$50,000
Total Costs	**$182,000**

a. The expenditure ranges are estimates provided by Agency staff and represent the initiation of these programs and not full funding. Actual expenditures may differ due to availability of funds. Figures may not add or subtract due to rounding.

Source: Pleasant Hill Redevelopment Agency; Seifel Consulting, Inc.

I. Five Year Implementation Plan Revenues

Over the next five years, the Agency will undertake those activities that can be financially supported by its annual tax increment revenues. The Agency may also utilize other funds that may be available for projects and activities, including non-Agency financial resources.

Projected Funds for Non-Housing and Affordable Housing Programs

During the first five year Implementation Plan period, approximately $182,000 in net tax increment is projected to be generated by the Added Area, of which $132,000 would be available for non-housing activities and $50,000 for housing activities.[4] Table G-3 summarizes the Agency resources available for projects during the first five years of the Redevelopment Program. More detailed information regarding gross tax increment revenues and obligations including Housing Set-Aside Fund deposits, pass-through payments, County and Agency Administration, ERAF contributions and debt service payments are presented in Chapter IV and Appendix E of the Report to Council.

[4] This apportionment follows the CRL requirement that 20 percent of tax increment revenues be set aside to preserve, increase or enhance the community's supply of affordable housing. The Agency may also fund housing activities from the remaining 80 percent of tax increment revenues.

Table G-3
Projected Funds for the Added Area Redevelopment Program
FY 2008/09 to FY 2012/13
(FY 2008/09 Dollars Rounded to Nearest Thousand)
Commons Redevelopment Project

Fiscal Year	Non-Housing Revenues	Housing Revenues	Total Revenues
2008/09	$0	$0	$0
2009/10	$15,000	$6,000	$21,000
2010/11	$26,000	$10,000	$36,000
2011/2012	$37,000	$14,000	$51,000
2012/2013	$54,000	$21,000	$75,000
Total	**$132,000**	**$50,000**	**$182,000**

Note: Numbers may not add exactly due to rounding.

Source: Pleasant Hill Redevelopment Agency; Seifel Consulting, Inc.

Appendix H:

Preliminary Plan

PRELIMINARY PLAN FOR PROPOSED AMENDMENT NO. 14 TO THE REDEVELOPMENT PLAN FOR THE PLEASANT HILL COMMONS REDEVELOPMENT PROJECT

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Exhibits

A-1 Map of DVC Plaza Subarea

A-2 Map of Hookston Station Subarea

B-1 Legal Description of DVC Plaza Subarea

B-2 Legal Description of Hookston Station Subarea

PRELIMINARY PLAN FOR PROPOSED AMENDMENT NO. 14 TO THE REDEVELOPMENT PLAN FOR THE PLEASANT HILL COMMONS REDEVELOPMENT PROJECT

1. Introduction and Authority

The City of Pleasant Hill adopted the Redevelopment Plan ("Redevelopment Plan") for the Pleasant Hill Commons Redevelopment Project in 1974, and has adopted several amendments, including amendments to include additional areas in 1976 and 2000. The Redevelopment Agency of the City of Pleasant Hill ("Agency") is proposing a fourteenth amendment ("Amendment") to the Redevelopment Plan to: add two subareas identified as the DVC Plaza Subarea and the Hookston Station Subarea (collectively, the "Added Area") to the area currently covered by the Redevelopment Plan ("Existing Project Area"); and to add required provisions and make certain other clarifying and technical changes related thereto.

On September 10, 2007, the City Council adopted a redevelopment survey area pursuant to Health and Safety Code Section 33310. Under the provisions of Health and Safety Code Section33322, the Planning Commission may select one or more project areas comprised of all or part of any survey area.

If the Planning Commission selects one or more project areas, it is required to formulate a Preliminary Plan for the areas selected. The Preliminary Plan need not be detailed, and is sufficient if it addresses those components set forth in Health and Safety Code Section 33324. In accordance with that section, this Preliminary Plan contains the following components:

A. A description of the boundaries of the proposed Added Area;

B. A general statement of land uses and of the layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the proposed Added Area;

C. A description of how the purposes of the Community Redevelopment Law would be attained by redevelopment of the proposed Added Area;

D. A description of how the proposed redevelopment of the proposed Added Area conforms to the general plan of the community; and

E. A general description of the impact of the project upon the proposed Added Area's residents and surrounding neighborhood.

2. Proposed Added Area Location and Description

The proposed Added Area is located entirely within the City of Pleasant Hill boundaries. The Added Area is composed of the following two subareas: the DVC Plaza Subarea and the Hookston Station Subarea. The DVC Plaza Subarea is shown on the "Map of the DVC Plaza Subarea," attached hereto as Exhibit A-1 and described in the "Legal Description of the DVC Plaza Subarea, attached hereto as Exhibit B-1. The Hookston Station Subarea is shown on the "Map of the Hookston Station Subarea," attached hereto as Exhibit A-2 and described in the "Legal Description of the Hookston Station Subarea," attached hereto as Exhibit B-2.

3. General Statements of Proposed Land Uses

The proposed Amendment is intended to be consistent with the applicable provisions of the City of Pleasant Hill's General Plan, as it is currently proposed to be amended, and as it may be amended from time to time.

A. Land Uses

Within the DVC Plaza Subarea of the proposed Added Area, the proposed land uses shall be those mixed uses permitted by the City of Pleasant Hill General Plan, as it currently exists and as it may be amended from time to time. Within the Hookston Station Subarea of the proposed Added Area, the proposed land uses shall be those industrial uses permitted by the City of Pleasant Hill General Plan, as it currently exists and as it may be amended from time to time.

B. Layout of Principal Streets

As a basis for the redevelopment of the DVC Plaza Subarea of the Added Area, it is proposed that, in general, the layout of principal streets be as shown on the Map of the DVC Plaza Subarea in Exhibit A-1, including: Contra Costa Boulevard, Golf Club Road, Chilpancingo Parkway, Old Quarry Road, College Drive, College Way and Cottonwood Drive.

As a basis for the redevelopment of the Hookston Station Subarea of the Added Area, it is proposed that, in general, the layout of principal streets be as shown on the Map of the Hookston Station Subarea in Exhibit A-2, including: Hookston Road and Vincent Road.

C. Population Densities and Building Intensities

The addition of the proposed Added Area to the Existing Project Area should not directly affect the population density of Pleasant Hill, as the population densities shall be consistent with the densities established by the City of Pleasant Hill General Plan.

Building intensities shall conform to and be controlled by the City of Pleasant Hill's development standards found in the Pleasant Hill Zoning Code. The standards include requirements for lot size, building setback and height, and parking.

D. Proposed Building Standards

Building standards shall conform to the building requirements of applicable local, regional, state, and federal codes and ordinances.

4. Redevelopment Law Purpose Attainment

The purposes of the California Community Redevelopment Law would be attained by the redevelopment proposed by the Amendment through:

A. The elimination of blight conditions, including, among others, deteriorated buildings which may be unsafe or unhealthy for persons to work; substandard or obsolete design, inadequate signage, inadequate circulation and accessibility, and properties containing hazardous wastes which hinder the viable use or capacity of buildings and lots; inadequate public improvements; impaired values; and abnormally low lease rates;

B. The strengthening of commercial and industrial functions in the Added Area;

C. The expansion, improvement and preservation of the community's supply of low- and moderate-income and market-rate housing;

D. The provision of adequate land for parking and open spaces;

E. The replanning, redesign and development of areas which are stagnant or improperly utilized;

F. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation;

G. The provision of opportunities for participation by owners and tenants in the revitalization of their properties; and

H. The installation of needed public improvements to stimulate new residential, commercial and industrial expansion, employment and economic growth in the Added Area and to assist in continuing to stimulate redevelopment of the Existing Project Area.

5. Conformance with the Pleasant Hill General Plan

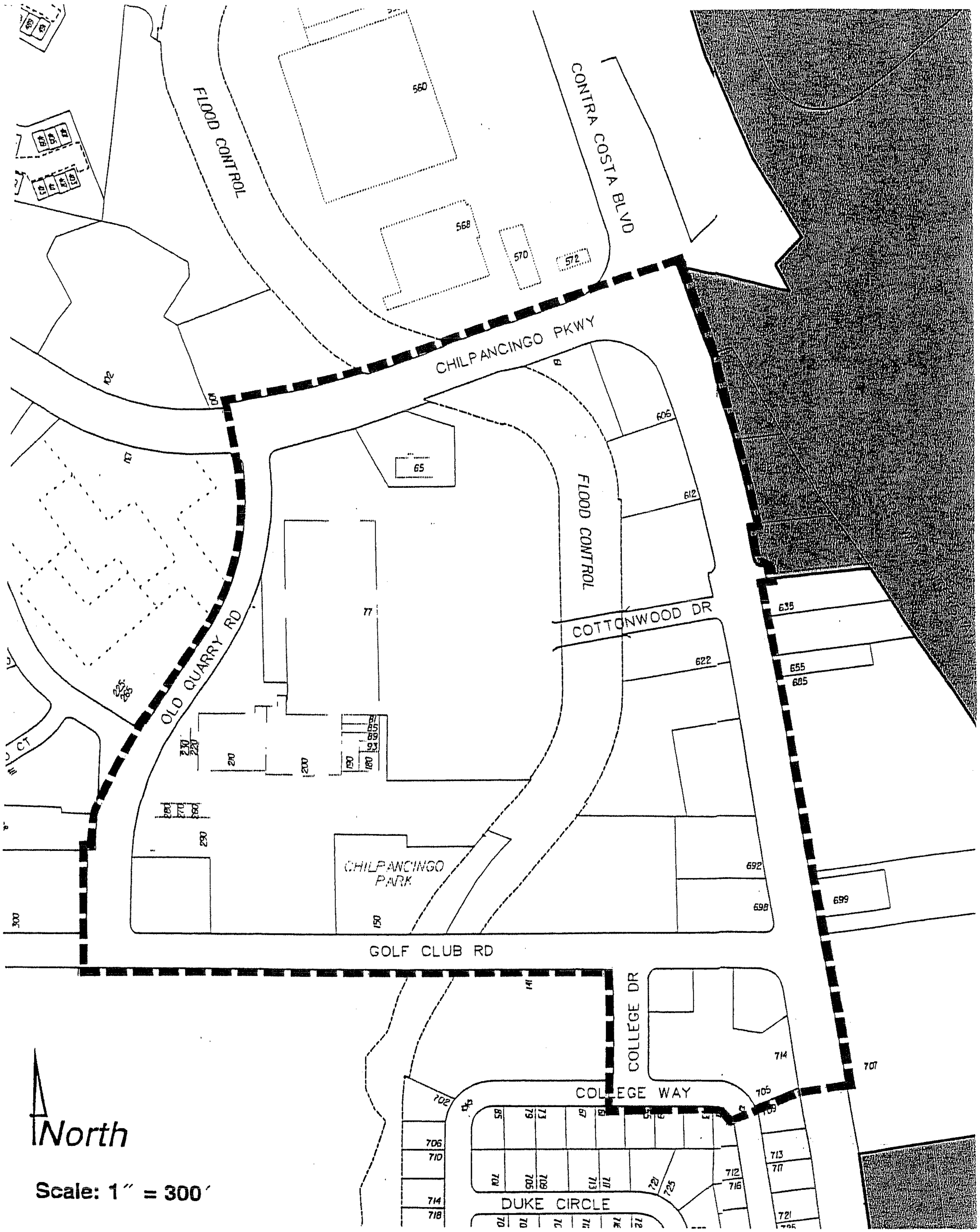
Within the proposed Added Area, the proposed land uses are consistent with the uses and the provisions of the General Plan Land Use designations.

6. Potential Impacts to Residents within Surrounding Neighborhoods of Added Area

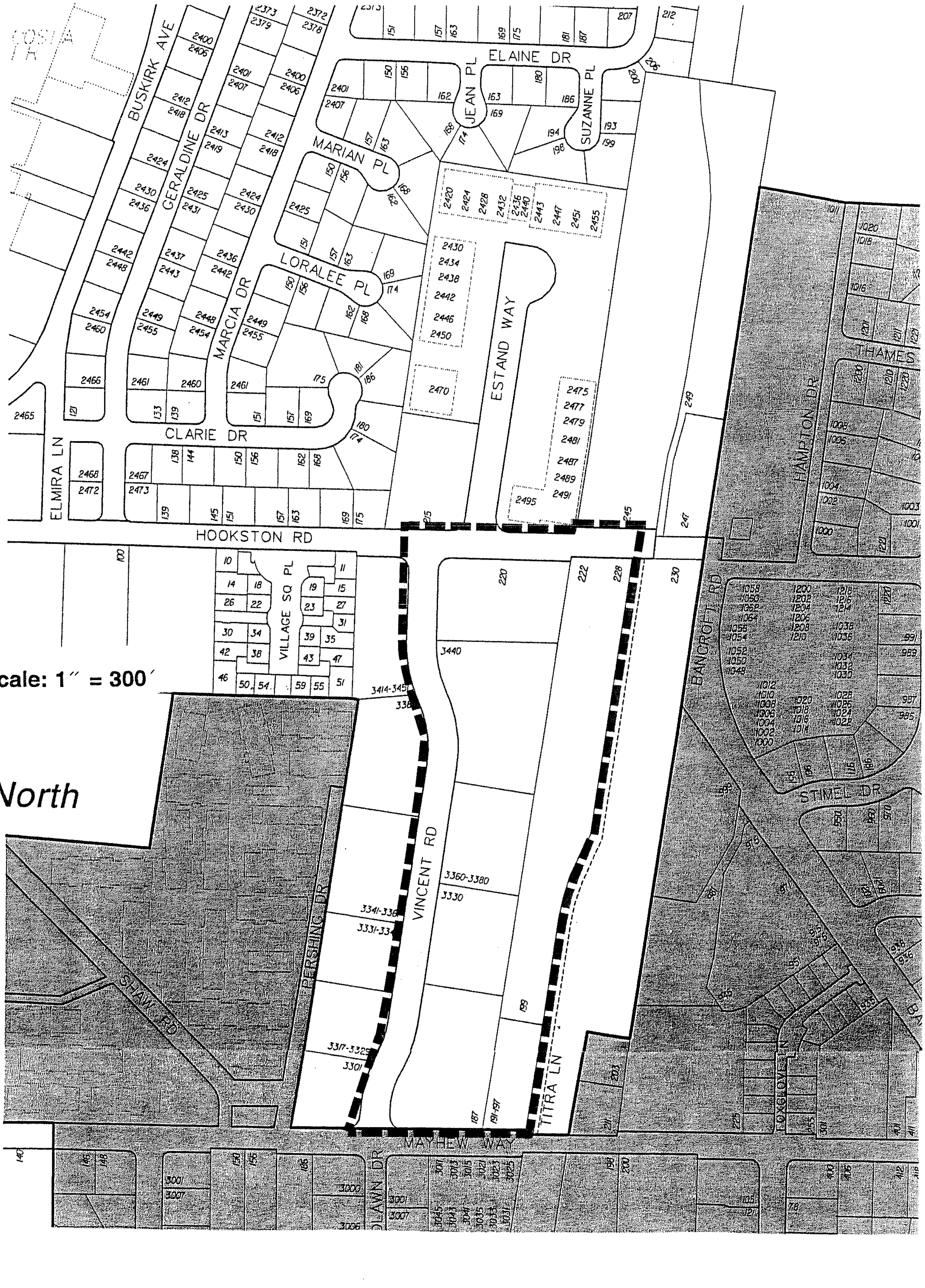
The addition of the proposed Added Area to the Existing Project Area should generally result in improved environmental conditions, as the Amendment will assist the Agency in eliminating blight conditions and stimulating employment and economic growth.

There are no existing residents in the proposed Added Area. The impact of the proposed Amendment upon residents of the surrounding neighborhood of the proposed Added Area may, in general, be in the areas of traffic circulation, environmental quality, housing, employment opportunity and economic development. Agency activities in the proposed Added Area may include property acquisition, relocation of non-residential occupants, demolition of structures, construction of public improvements and land disposition for private development. The impact of the Amendment will be considered in detail by the Agency in the Draft Environmental Impact Report on the Amendment.

PLEASANT HILL COMMONS REDEVELOPMENT PROJECT AREA
Map of the DVC Plaza Subarea
Exhibit A-1



PLEASANT HILL COMMONS REDEVELOPMENT PROJECT AREA
Map of the Hookston Station Subarea
Exhibit A-2



Scale: 1″ = 300′

North

Exhibit B-1

Legal Description

Pleasant Hill Redevelopment Agency
DVC Plaza Area

All that real property situate in the City of Pleasant Hill, County of Contra Costa, State of California, being portions of Rancho Las Juntas and Rancho Monte Del Diablo within the following described boundary:

Beginning on the southerly line of College Way, at the intersection with the southerly prolongation of the westerly line of College Drive as shown on the map titled Tract 2051, recorded on the 27th day of October, 1954, in Book 56 of Maps at Page 9 in the Office of the County Recorder, County of Contra Costa; thence, along said prolongation and said westerly line (56M9), Course 1, North 00° 21' 52" West 300.00 feet; thence, along a tangent curve concave to the southwest in a northerly and westerly direction, Course 2, having a radius of 20.00 feet, through a central angle of 90° 00' 00", an arc distance of 31.42 feet; to a point lying on the southerly line of Golf Club Road; thence, along said southerly line, Course 3, South 89° 39' 08" West, 1164.51 feet; thence, leaving said southerly line, Course 4, North 01° 04' 12" East 280.80 feet to a point lying on the southerly line of Lot 13 of Subdivision 3878, recorded on the 6th day of August, 1969, in Book 127 of Maps at Page 29, Office of the County Recorder, County of Contra Costa; thence, along said southerly line (127M29), Course 5, North 89° 39' 34" East, 19.99 feet, to the southeast corner of said Lot 13 (127M29); thence, along the easterly line of said Lot 13 (127M29) and a portion of the easterly line of Lot 12 (127M29), Course 6, North 01° 04' 14" East, 127.88 feet; thence, leaving said easterly lines (127M29) along the southwesterly prolongation of the northwesterly and westerly line, and along the northwesterly and westerly line of Old Quarry Road, as shown on the map of Subdivision 5654, recorded on the 29th day of September, 1980 in Book 246 of Maps at Page 8 in the Office of the County Recorder, Contra Costa County; thence, leaving said easterly lines (127M29), Course 7, North 33° 00' 00" East, 444.87 feet; thence, along a tangent curve concave to the northwest in a northeasterly and northerly direction, Course 8, having a radius of 570.00 feet, through a central angle of 41° 25' 12", an arc distance of 412.06 feet; thence, along a tangent curve concave to the southwest, in a westerly direction, Course 9, having a radius of 20.00 feet, through a central angle of 90° 10' 39" an arc distance of 31.48 feet, to a point lying on the southerly line of Chilpancingo Parkway (246M8); thence, along said southerly line (246M8), along a reverse curve concave to north, in a westerly direction, Course 10, having a radius of 2060.00 feet, through a central angle of 00° 06'

44" an arc distance of 4.03 feet; thence, leaving said southerly line (246M8), Course 11, North 07° 59' 07" West, 120.00 feet, to a point lying on the northerly line of Concord Ave. (also now known as Chilpancingo Parkway) as shown on that Parcel Map filed on the 9th day of March 1972 in Book 21 of Parcel Maps at Page 10 in the Office of the County Recorder, Contra Costa County; thence, along said northerly line (21PM10) and the prolongation thereof, in and easterly direction along a curve concave to the north the center of which bears North 07° 59' 07" west, in an easterly direction, Course 12, having a radius of 1940.00 feet, through a central angle of 11°08'51", an arc distance of 377.44 feet; thence, continuing along the northerly line of Chilpancingo Parkway and the prolongation thereof, Course 13, North 70° 52' 03" East, 742.32 feet; thence, along the northerly prolongation of, and along the easterly line of Contra Costa Blvd. as shown on that parcel map filed on the 11th day of June, 1968, in Book 4 of Parcel Maps at Page 2 in the Office of the County Recorder, Contra Costa County, Course 14, South 10° 05' 58" East, 400.10 feet; thence, along a curve concave to the southwest, the center of which bears South 72° 04' 11" West, in a southerly direction, Course 15, having a radius of 2050.00 feet, through a Central angle of 7° 52' 56", an arc distance of 282.02 feet; thence, Course 16, South 10° 02' 53" East, 14.50 feet; thence, along a curve concave to the northeast in a southerly and easterly direction, Course 17, having a radius of 20.00 feet, through a central angle of 87° 44' 18" an arc distance of 30.63 feet; thence, Course 18, North 82° 12' 49" East 4.19 feet; thence, Course 19, South 07° 47' 11" East, 33.00 feet; thence, leaving said easterly line (4PM2) and continuing along the easterly line of Contra Costa Blvd, Course 20, South 82° 12' 49" west, 22.11 feet; thence, Course 21, South 10° 02' 53" East, 1,177.12 feet; thence, leaving said easterly line, Course 22, South 79°56' 45" West, 103.38 feet to a point on the westerly line of Contra Costa Blvd. also being the northeast corner of Lot 27, as shown on said map of Tract 2051 (56 M 9); thence, along the northerly line of said lot 27 (56M9), Course 23, South 65° 24' 00" West, 108.11 feet to a point lying on the easterly line of said Harvard Drive (56 M 9); thence, Course 24, South 52° 54' 44" West, 63.42 feet to a point lying on the westerly line of said Harvard Drive (56M9); thence, along a curve concave to the southwest, the center of which bears South 81° 19' 04" West, in a northerly and westerly direction, Course 25, having a radius of 50.00 feet through a central angle of 81° 40' 56", an arc distance of 71.28 feet to a point lying on the southerly line of said College Way (56 M 9); thence, along said southerly line (56M9), Course 26, South 89° 38' 08" West, 255.13 feet to the Point of Beginning.

Containing an area of 49.50 acres, more or less.

LICENSED LAND SURVEYOR
CHRISTINE M. LEPTIEN-PARKS
NO. 7893
EXP. 12/31/09
STATE OF CALIFORNIA

Exhibit B-2
Legal Description

Pleasant Hill Redevelopment Agency
Hookston Station Area

All that real property situate in the City of Pleasant Hill, County of Contra Costa, State of California, being a portion of Rancho Las Juntas, within the following described boundary:

Beginning on a point lying on the northerly right of way line of Hookston Road at its intersection with the northerly prolongation of the westerly line of Vincent Road as shown on Map of Subdivision 3414, filed on the 30th day of August, 1967, in Book 117 of Maps at Page 9 in the Office of the Recorder, County of Contra Costa; thence, along said northerly line of Hookston Road, <u>Course 1, South 88° 49' 31" East, 379.77 feet;</u> thence, <u>Course 2, North 08° 44' 37" East, 17.15 feet</u> to the southwest corner of the 4.453 acre Parcel shown on the Record Survey filed the 11th day of March 1986 in Book 79 of Licensed Surveyors Maps at Page 7 in the Office of the County Recorder, County of Contra Costa; thence, along the northerly line of Hookston Rd. as shown on said map (79LSM7) <u>Course 3, South 88°49' 31" East, 141.21 feet;</u> thence, leaving said northerly line (79LSM7) along the westerly line and the northerly prolongation thereof that parcel of land shown on the Record of Survey, RS 2330, filed on the 3rd day of June, 1998, in Book 113 of Licensed Surveyor Maps at Page 46 in the office of the County Recorder, Contra Costa County on sheets 12, 13, and 14 of 28, <u>Course 4, South 08° 42' 40" West, 706.73 feet;</u> thence, <u>Course 5, South 26° 12' 40"West, 56.08 feet</u>; thence, along a tangent curve concave to the southeast in a southwesterly direction, <u>Course 6, having a radius of 500.00 feet, through a central angle of 17° 30' 00", an arc distance of 152.72 feet</u>; thence, <u>Course 7, South 08° 42' 40" West, 497.00 feet</u>; to a point lying on the northerly line of Mayhew Way as shown on said Subdivision 3414 (117M9) being also the southeasterly corner of Lot 10 of said Subdivision 3414 (117M9); thence, along said northerly line of Mayhew Way (117M9) being also the southeasterly lines of lots 10 and 11 (117M9) and the prolongation thereof, <u>Course 8, North 89° 35' 35" West, 415.07 feet</u>; to a point of cusp at the southwesterly right of way return point of Mayhew Way and Vincent Road at Lot 12 (117M9); thence, along a curve concave to the northwest, in an easterly and northeasterly direction, <u>Course 9, having a radius of 30.00 feet, through a central angle of 90° 07' 57", an arc distance of 47.19 feet;</u> thence, along the westerly line of Vincent Road as shown on said Subdivision 3414 (117M9), along a reverse curve concave to the southeast in a northerly direction <u>Course 10, having a radius of 284.00 feet, through a central angle of 29° 49' 38", an arc distance of 147. 85 feet</u>; thence, along a reverse curve concave to the northwest, in a northerly direction, Course 11, having a radius of 216.00 feet through a central angle of 21° 23' 26" an arc distance of 80.64 feet; thence, Course 12, North 08° 42' 40" East, 599.53 feet; thence, along a tangent curve concave to the west, in a northerly direction, Course 13, having a radius of 266.00 feet through a central angle of 32° 14' 32", an arc distance of 149.69 feet; thence, along a reverse curve concave to the northeast, in a northwesterly direction, Course 14, having a radius of 334.00 feet through a central angle of 24° 42' 07" an arc distance of 144.00 feet; thence, Course 15, North 01° 10' 15" East 250.28 feet to the Point of Beginning.

Containing an area of 25.71 acres, more or less.

LICENSED LAND SURVEYOR
CHRISTINE M. LEPTIEN-PARKS
NO. 7893
EXP. 12/31/09
STATE OF CALIFORNIA

Appendix I:

Rules for Business Tenant Preferences and Owner Participation and Relocation Guides

AMENDED AND RESTATED
RULES FOR OWNER PARTICIPATION

PLEASANT HILL COMMONS AND SCHOOLYARD
REDEVELOPMENT PROJECT AREAS

Adopted by the
PLEASANT HILL REDEVELOPMENT AGENCY

by Resolution No. 400-92 on April 6, 1992

AMENDED AND RESTATED
RULES FOR OWNER PARTICIPATION

I. POLICY OF THE AGENCY

The California Community Redevelopment Law (State Health & Safety Code, Section 33000 et seq.) provides that the owners of property within Redevelopment Project Areas shall be given reasonable opportunity to participate in the Project, provided such participation is in conformity with the Plan.

It is the policy of the Redevelopment Agency of the City of Pleasant Hill to encourage the participation of property owners within its Project Areas, as such is necessary if the redevelopment process is to be successful in revitalizing the Project Areas.

The Pleasant Hill Commons and Schoolyard Redevelopment Plans provide for acquisition of real property within the Project Areas pursuant to those guidelines, conditions and requirements set forth within the Plans. While it is the policy of the Agency to minimize real property acquisition, it is also the policy of the Agency that, when acquisition is undertaken, the participation of property owners within the Project Area shall be vigorously pursued.

To these ends, the Agency has established basic rules to implement owner participation within the Project Areas.

II. RULES TO IMPLEMENT OWNER PARTICIPATION

A. <u>Development of Multiple Parcels by Master Developer</u>

1. The Agency may determine, in its reasonable discretion, by resolution, that it is in the best interest of a Project Area that several parcels be assembled and developed by a single developer (a "master developer)" as a unified development. Such determination may be made at the Agency's own direction or in response to an application by a property owner to become a master developer. Any individual or other entity may apply in writing to the Agency to become a master developer. The Agency shall give the record owners of all affected parcels ten (10) days written notice and the opportunity to be heard by the Agency prior to the proposed adoption of a resolution determining that several parcels are to be assembled and developed by a master developer.

2. Upon determination that several parcels will be assembled and developed as a unified development, the Agency shall notify the owners of all affected parcels of such determination and shall invite the owners to submit proposals to become the master developer. In its discretion, the Agency

may also invite non-owner entities to submit proposals to become the master developer.

3. In soliciting proposals, the Agency shall establish criteria for master developer selection which, in the Agency's reasonable determination, are appropriate to the size, scope, character and quality of the envisioned development. These selection criteria may include without limitation, as appropriate: the nature and quality of the proposed development; the financial capability of the prospective master developer; the technical and professional quality of the prospective master developer development team, including architects, engineers, contractors, marketing consultants and others; and the record of experience of the prospective master developer in completing other projects of comparable size, scope and complexity.

4. The Agency shall select a master developer according to the selection criteria established pursuant to subparagraph II.A.3 above based on the proposals submitted by prospective master developers. In reviewing proposals that meet the minimum standards established by the Agency for selection, the Agency shall give such preference as it deems appropriate under the circumstances to existing owners of one or more of the parcels that will be part of the unified development. If, in the Agency's reasonable determination, no proposal meets the minimum standards for selection, the Agency may reject all proposals and take such actions as it deems appropriate to solicit additional proposals, modify its concept for unified development of the affected parcels, or otherwise fulfill the objectives of the Plan and these Rules for such parcels.

5. Following selection of a master developer, the Agency and the master developer shall negotiate and execute, if possible, a master development agreement setting forth the rights and obligations of the Agency and the master developer with respect to the unified development of the affected parcels in accordance with the Plan.

6. Once the Agency has determined that several parcels are to be assembled and developed by a master developer, it may acquire such parcels if the Agency determines such acquisition is in the interest of the Project Area. The owners of property acquired by the Agency prior to selection of a master developer shall be entitled to submit a proposal for development of the several parcels that will be assembled.

7. If a master development agreement cannot be executed within the negotiations period established by the Agency, or if, following execution, the master development agreement is subsequently terminated prior to completion of the contemplated development, the Agency may take such actions as it deems appropriate to negotiate with another qualified developer, solicit additional proposals, modify its concept for unified development of

the affected parcels, or otherwise fulfill the objectives of the Plan and these Rules for such parcels. Such Agency actions shall not require further solicitation of proposals from or involvement of the owners of the affected parcels.

B. Development of Individual Parcels by Existing Owner

Provided that the Agency does not determine, it is reasonable discretion, by resolution, that it is in the best interest of the Project Area that a particular parcel be assembled with other parcels and developed by a master developer as part of a unified development, then that parcel may be developed by its existing owner in accordance with the rules set forth below.

1. Each parcel in the Project Area shall be considered to conform to the Plan unless and until the Agency has determined by resolution that such parcel does not conform to the Plan. A determination of non-conformance may be made by the Agency at its own direction or in response to a request for a determination regarding conformance by a property owner in the Project Area.

2. If the Agency determines a parcel does not conform to the Plan, the owner of such parcel shall be required to enter into an owner participation agreement with the Agency pursuant to the requirements of subsection II.B.4 below.

3. If the Agency has made no determination of non-conformance with respect to a parcel, the owner of such parcel may continue ownership without an owner participation agreement subject to the limitations set forth in the following sentence. In the event (a) the Agency makes a subsequent determination that the parcel does not conform to the Plan, (b) the owner intends to construct any additional improvements or substantially alter or modify existing structures on the parcel, or (c) the owner intends to acquire additional real property within the Project Area, then the Agency may require such owner to enter into an owner participation agreement with the Agency pursuant to the requirements of subsection II.B.4 below.

4. If a property owner is required to enter into an owner participation agreement with the Agency pursuant to the provisions of subsections II.B.2 or II.B.3 above, the Agency shall notify the property owner in writing of such a requirement. The property owner may then become an owner participant by meeting the following requirements:

    a. All participants must agree to record or permit to be recorded on their property, a declaration of restrictions which is designed to protect the future use of the land as being consistent with the Plan.

b. Within thirty (30) days of the notification described above, the owner shall meet with Agency staff to discuss necessary requirements to bring the owner's property into conformity with the Plan.

c. Within sixty (60) days thereafter, the owner shall submit preliminary improvement plans and a general statement of plans for financing such improvements for review by the Agency.

d. The Agency may reasonably extend these time periods when it is in the best interest of the Project Area to do so.

e. Upon acceptance of the plans described in subdivision (c) above, as revised or corrected if necessary, the owner shall enter into an owner participation agreement with the Agency to assure the orderly development of the required improvement to the property.

5. If an owner who is required to enter into an owner participation agreement fails or refuses to enter into such agreement pursuant to subsection II.B.4 above, or if such owner fails to perform any of the owner's obligations under an executed agreement, the owner shall, at the sole discretion of the Agency, forfeit his/her rights to participation under the Plan and these Rules. In addition, failure by an owner to participate as required by the Plan and these Rules may cause the Agency to seek any and all remedies available to achieve such participation and may subject the property to acquisition by the Agency if the Agency determines that it is in the interest of the Project Area to undertake such acquisition; provided, however, that the Agency may exercise its powers of eminent domain only in the circumstances and manner otherwise authorized by the Plan.

S:\Shared\RDADOCS\Rules for Owner Participation

RELOCATION ASSISTANCE PROGRAM FOR RESIDENTIAL OWNERS AND TENANTS

Prepared by the

Pleasant Hill Redevelopment Agency

This Guide is intended to provide general information with some specifics on the Relocation Assistance Program. Further details regarding relocation assistance and benefits are set forth in the California Relocation Assistance Law (Government Code §7260 *et seq.*) and the California Relocation Assistance and Real Property Acquisition Guidelines, California Code of Regulations, Title 25, Chapter 6, prepared by the Department of Housing and Community Development. In the event of any conflict, the State Law and Guidelines shall be controlling.

April 2005

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RELOCATION ASSISTANCE PROGRAM GUIDE FOR RESIDENTIAL OWNERS AND TENANTS

I. INTRODUCTION

On May 2, 1983, the Pleasant Hill Redevelopment Agency adopted Resolution 257-83 covering the guidelines to be followed in carrying out the relocation of persons who move as a result of Agency acquisition of real property within the Redevelopment Project Areas.

II. POLICY OF THE AGENCY

The policy of the Agency shall be to assure that all displaced persons within the Project Areas will be treated in a fair and equitable manner and in accordance with the requirements of the law.

III. RELOCATION PROGRAM

When displacement of persons becomes necessary, all affected owners and tenants will be contacted and interviewed by a representative of the Agency within 60 days after the Agency makes a written offer to acquire the property to determine individual relocation needs for a replacement location and for other services. Any information given by the owners and tenants will be kept confidential. No one who lawfully occupies a property in a Project Area will be required to move without at least 90 days written notice and after detailed information on the relocation program, services and payments has been given. No move should be made until notifying the Agency, as a premature move could result in a loss of eligibility for assistance and benefits.

Displacees are encouraged to contact and to cooperate with Agency staff and Relocation Advisors. The Agency's and Relocation Advisor's addresses, telephone numbers and office hours are listed below:

Pleasant Hill Redevelopment Agency
100 Gregory Lane, Pleasant Hill, CA 94523
Telephone: (925) 671-5215

Monday - Wednesday	8:30 am - 12:00 pm, 1:00 pm – 5:00 pm
Thursday	8:30 am – 12:00 pm, 1:00 pm – 6:00 pm
Friday	8:30 am - 1:00 pm

Associated Right of Way Services, Inc.
2300 Contra Costa Blvd., Suite 525, Pleasant Hill, CA 94523
Telephone: (925) 691-8500
Monday – Friday 8:30 am – 5:00 pm

The Relocation Assistance Program provides the policies for orderly, timely and efficient relocation of residential occupants displaced by Agency activities. The relocation program is administered by offering assistance and making relocation payments as follows:

A. Relocation Advisory Assistance

Relocation Advisory Services are available to all residential occupants who legally occupy the property at the time of displacement. Maximum assistance will be given to help a displacee in finding comparable replacement housing which is decent, safe and sanitary, meets applicable codes for standard housing, and is within the financial means of the displacee. All such housing shall be made available to all persons being displaced, regardless of race, color, creed and national origin.

A Relocation Advisor will be assigned to assist each household throughout the relocation process, and will be the principal contact in all relocation matters. Referrals and information on the availability, prices and rental of comparable, affordable replacement housing will be made available. You will be given assistance in locating and obtaining comparable housing, however, the final choice is up to you. You are encouraged to look for housing on your own, but if you do, be sure to notify your Relocation Advisor prior to making a commitment to rent or purchase. Replacement housing must be in a decent, safe and sanitary condition for a displacee to be eligible to receive full relocation benefits.

B. Moving Payments

A choice of two payments options for reasonable moving expenses is available to residential occupants who legally occupy the property at the time of displacement, as follows:

1. The first option is for a fixed payment allowance, based on the total number of rooms (excepting bathrooms) at the acquired site and whether the unit is furnished or unfurnished. Choosing a fixed payment allowance requires you to provide your own moving arrangements; no additional reimbursement for utility reconnection fees is available under this option. The claim will be paid by the Agency after the unit is vacated.

Fixed Allowance Moving Schedule

Occupant Owns Furniture:

Number of Rooms	2	3	4	5	6	7
Payment	$750	$925	$1,100	$1,325	$1,550	$1,775

Occupant Does Not Own Furniture:

Number of Rooms	First Room	Each Additional Room
Payment	$325	$50

2. The second option is for the actual cost of a move based on the lowest of at least two acceptable moving bids from qualified, licensed professional moving carriers to pack, move and unpack all personal property from the acquired site to the replacement site, not to exceed a distance of 50 miles. The Agency makes direct payment to the professional moving carrier under this option. The Agency will also reimburse the household for any one-time utility reconnection fees, such as phone, gas, electric and cable.

C. Replacement Housing Payments

1. Residential Housing Payment for Owners-Occupants

A payment up to $22,500 is available to assist a homeowner-occupant in purchasing a suitable replacement dwelling. To qualify, an owner must have been living in the acquired dwelling for at least 180 days prior to the time the Agency first offered to purchase the house, and he/she must own and occupy a standard replacement dwelling within one year from the date of the move. There are three elements to this payment, which combined cannot exceed $22,500. The exact amount each owner is entitled to must be computed individually on the following basis:

a. Housing Differential Payment

The difference, if any, between the amount the Agency pays you for your property and the average cost for a comparable replacement dwelling, or the difference, if any, between the amount the Agency pays you for your property and the actual amount you pay for your replacement dwelling, whichever is less.

b. Interest Differential Payment

If you have an existing mortgage on your home and must finance your replacement dwelling, you may receive an amount to compensate you for a loss of favorable financing. This payment will be explained to you in more detail prior to the time you make application for a mortgage on the home you purchase.

c. Incidental Expenses

You will be reimbursed for actual non-recurring closing costs incurred in purchasing a replacement dwelling, including such items as title search, title insurance, escrow fees, credit reports, appraisal fees, termite inspection fees, loan application fees, and notary and recording fees.

An owner-occupant who chooses to rent a replacement dwelling instead of purchasing is entitled to the difference, if any, between the economic rent of the acquired dwelling and the actual rent paid for the comparable, replacement dwelling, for a period of 42 months. The amount of Rental Assistance cannot exceed the amount that the owner was otherwise entitled to receive under the Residential Housing Payment.

2. Replacement Housing Payment for Tenants

A payment up to $5,250 is available to assist tenants in either renting or purchasing a replacement dwelling. To be eligible, a tenant must have been living in the acquired dwelling for at least 90 days prior to the time the Agency first offered to purchase the property, and he/she must occupy a decent, safe and sanitary replacement dwelling within one year after moving.

a. Tenants Who Rent

A tenant who rents another dwelling is entitled to the lesser of: 1) the difference, if any, over a period of 42 months, between the monthly rental rate for the acquired property and the average cost for a comparable rental, or 2) the difference, if any, over a period of 42 months, between the monthly rental rate for the acquired property and the actual rent paid for the replacement unit. The payment will be paid in a lump sum.

b. Tenants Who Purchase

If a tenant elects to buy a home instead of rent a home, the tenant may use their entitlement for a down payment and/or for non-recurring closing costs. The payment will be deposited directly into an escrow account.

IV. LAST RESORT HOUSING

Comparable replacement housing must be within the financial means of the displaced owner or tenant. Last Resort Housing is a procedure wherein the Agency, based upon additional documentation, may exceed the $22,500 and $5,250 monetary limits to enable a displaced owner to purchase and a displaced tenant to rent a replacement dwelling. Your Relocation Advisor will inform you if your situation falls within Last Resort Housing and will describe the requirements at that time.

V. GRIEVANCE PROCEDURE

If a displacee believes that a claim has been unfairly administered, the claimant may request review by the Administrator of the Agency. Review may also be brought before the Relocation Appeals Board if the claimant wishes to forego review by the Administrator or is unsatisfied with the Administrator's determination. The Relocation Appeals Board, after holding a hearing, will make a final determination. If still unsatisfied, the claimant may then seek judicial review. For tenants, an appeal must be filed within 18 months following the date of displacement. For owners, an appeal must be filed with 18 months following the date of displacement or the date final compensation is received, whichever is later.

VI. EVICTION POLICY

Should a tenant fail to pay monthly rent to the landlord or in any way fail to meet other obligations as a tenant causing the landlord to evict the tenant for violating the terms of the lease or rental agreement prior to the Agency acquiring the property, the tenant may jeopardize the relocation assistance and benefits to which he/she may be entitled.

In certain circumstances, the Agency may be renting an acquired property to an owner or tenant who occupied the property at the time of the Agency acquisition until the property is required for redevelopment. If eviction of such an owner or tenant should become necessary for any legal circumstance, it will in no way affect relocation assistance, except that any rental agreement between such occupant and the Agency will provide that failure to pay necessary rental payments may reduce the replacement housing entitlement.

RELOCATION ASSISTANCE PROGRAM GUIDE FOR BUSINESS OWNERS AND TENANTS

Prepared by the
Pleasant Hill Redevelopment Agency

This Guide is intended to provide general information with some specifics on the Relocation Assistance Program. Further details regarding relocation assistance and benefits are set forth in the California Relocation Assistance Law (Government Code §7260 *et seq.*) and the California Relocation Assistance and Real Property Acquisition Guidelines, California Code of Regulations, Title 25, Chapter 6, prepared by the Department of Housing and Community Development. In the event of any conflict, the State Law and Guidelines shall be controlling.

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RELOCATION ASSISTANCE PROGRAM GUIDE FOR BUSINESS OWNERS AND TENANTS

I. INTRODUCTION

On May 2, 1983, the Pleasant Hill Redevelopment Agency adopted Resolution 257-83 covering the guidelines to be followed in carrying out the relocation of persons who move as a result of Agency acquisition of real property within the Redevelopment Project Areas.

II. POLICY OF THE AGENCY

The policy of the Agency shall be to assure that all displaced persons within the Project Areas will be treated in a fair and equitable manner and in accordance with the requirements of the law.

III. RELOCATION PROGRAM

When displacement of businesses becomes necessary, all affected owners and tenants will be contacted and interviewed by a representative of the Agency within 60 days after the Agency makes a written offer to acquire the property to determine individual relocation needs for a replacement location and for other services. Any information given by the owners and tenants will be kept confidential. No one who lawfully occupies a property in a Project Area will be required to move without at least 90 days written notice and after detailed information on the relocation program, services and payments has been given. No move should be made until notifying the Agency, as a premature move could result in a loss of eligibility for benefits.

Business owners are encouraged to contact and to cooperate with Agency staff and Relocation Advisors. The Agency's and Relocation Advisor's addresses, telephone numbers and office hours are listed below:

Pleasant Hill Redevelopment Agency
100 Gregory Lane, Pleasant Hill, CA 94523
Telephone: (925) 671-5215

Monday - Wednesday	8:30 am - 12:00 pm, 1:00 pm - 5:00 pm
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Associated Right of Way Services, Inc.
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Telephone (925) 691-8500

Monday - Friday 8:30 am - 5:00 pm

The Relocation Assistance Program provides the policies for orderly, timely and efficient relocation of business occupants displaced by Agency activities. The relocation program is administered by offering assistance and making relocation payments as follows:

A. Relocation Advisory Assistance

Relocation Advisory Services are available to all business occupants who legally occupy the property at the time of displacement. A Relocation Advisor will be assigned to assist each business throughout the relocation process, and will be the principal contact in all relocation matters. Referrals and information on the availability, lease rates and purchase prices of replacement sites will be made available. You will be given assistance in locating and securing replacement sites, however, the final choice is up to you. You are encouraged to look for replacement sites on your own, but if you do, be sure to notify your Relocation Advisor prior to making a commitment to rent or purchase.

Information will also be supplied regarding other governmental agencies' programs which may offer assistance to affected businesses, including consultation with the Small Business Administration. Your Relocation Advisor may provide information relative to zoning ordinances and other municipal codes, and will assist in completing and submitting claim forms for relocation payments.

B. Relocation Payments

Relocation payments are available to eligible businesses and non-profit organizations. To qualify for these payments, an owner or tenant must have legally occupied the property on which the business owner conducted a business at the time the Agency makes its first written offer to purchase the property. **Relocation payments to businesses and non-profit organizations consist entirely of moving costs and related moving costs.** Relocation moving payments do not cover such costs as down time, overtime, loss of business goodwill, loss of profits, loss of employees, or other similar items. Generally, claims are submitted and moving payments are made after the move is completed and the premises are left clean and orderly. An eligible business occupant may elect one of the two types of relocation moving payments as outlined below:

1. Actual Reasonable Moving and Related Expenses. You may choose to be reimbursed for actual moving and related expenses which include:

   a. Moving Expenses. Each business owner will be provided a complete moving service to a new location and will have the option of having either a commercial move or conducting a self- move. The Agency must be given a written inventory listing of the personal property items used in the business to be moved at least 30 days in advance of the move. Also, no later than 15 days prior to moving, written notice must be given to the Agency of the date of the move and the type of move requested. Relocation Advisors must be allowed to make reasonable and timely inspections of the personal property at both the displacement and replacement sites, and to monitor the move.

The business owner will be required to obtain a minimum of two competitive bids from a list of qualified, approved professional moving carriers. The Agency makes direct payment to the professional moving carrier with the lowest bid, or if a self-move is elected payment can be made to the business owner in an amount not to exceed the lower of the two bids. To assist in filing a claim, the following is a list of expenses which are generally included:

1) Transportation of personal property from the acquired site to a replacement site (limited to a distance of 50 miles)
2) Packing, crating, unpacking and uncrating of personal property to be moved.
3) Removal and reinstallation of appliances, machinery and equipment, including utility connection charges.
4) Re-lettering of trucks, signs and similar items such as re-printing of business cards and stationery made obsolete by the move.
5) Insurance of property in connection with the move, and reasonable replacement of property lost or damaged where insurance is unavailable.
6) Storage of property for a period generally not to exceed 12 months, when the Agency determines it to be necessary.
7) Any re-application fee for a professional license, permit or certification required by a business owner for the replacement location.
8) Other moving and related expenditures that the Agency determines are reasonable by a business owner.

The following is a list of items which would not be eligible in a moving expense claim:

1) Interest on loans to cover moving expenses.
2) Loss of business goodwill or loss of profits.
3) Loss of trained employees.
4) Personal injury.
5) Preparation of claim for moving and related expenses.
6) Other items the Agency determines are not reasonable and necessary.

b. Payments Related to Personal Property Not Moved. A business owner may receive a payment for actual direct loss of tangible personal property which is not relocated. Payment is determined on the basis of the value of the property minus any proceeds from the sale of the item, or the cost to move the item, whichever is less. Appropriate documentation to support a claim, such as reasonable advertising costs, auction records, or other supporting evidence, will be required.

A business owner may receive a payment for personal property which is not relocated, but rather is replaced with substitute equipment at the replacement site. Payment is determined on the basis of the cost of the substitute item minus any proceeds from the sale of the replaced item, or the cost to move the replaced item, whichever is less. Appropriate documentation to support a claim, such as proof of cost of substitute item installed, reasonable advertising costs, auction records, receipts from sale proceeds, or other supporting evidence will be required.

When personal property is abandoned with no effort made by business owner to dispose of such property, the business owner is not entitled to claim moving expenses or losses for the abandoned item.

c. Searching Costs for a Replacement Location. A business owner may file for reimbursement of costs to search for a replacement location, not to exceed $1,000. Such a claim must be supported by accurate records of dates, times, locations, expenses, receipts, diaries, and similar evidence, and may include the following expenses:

1) Transportation within a radius of 50 miles from the city limit boundaries.
2) Meals and lodging while away from home, when receipts are presented as documentation.
3) Reasonable time spent in searching, based on the individual's average hourly wage rate.
4) Reasonable fees paid to real estate agents or brokers to locate the replacement site, excluding any fees or commissions related to the purchase of replacement site.

d. Re-establishment Costs for a Business. A business owner may file for reimbursement of actual and reasonable costs necessary to relocate and re-establish a business at its new site, not to exceed $10,000. Such a claim must be supported by accurate records of dates, times, expenses, fees, receipts, and similar evidence, and may include the following expenses:

1) Repairs, improvements or modifications to the replacement site as required by law, code or ordinance.
2) Construction and installation costs for exterior signing to advertise the business.
3) Provision of utilities from right-of-way to improvements at replacement site.
4) Advertisement of replacement location.
5) Licenses, fees and permits when not paid as part of moving expenses.
6) Estimated increased costs of operation during the first two years at the replacement site.

OR

Rather than receiving payments as outlined in "Actual Reasonable Moving and Related Expenses" above, a business owner may elect to receive:

2. A Fixed Payment In-Lieu of Actual Moving and Related Expenses. A fixed payment (in-lieu of actual moving and related expenses) may be made and is computed on the basis of the average annual net earnings of the business owner

for the two years immediately preceding displacement, and shall be in an amount of not less than $1,000 or more than $20,000. To be eligible to receive an in-lieu payment, the Agency must determine the following:

a. That the business cannot be relocated without a substantial loss of existing patronage. The term "existing patronage" includes membership, persons, community and/or clientele served or affected by the activities of the business.

b. That the business is not part of a commercial enterprise having no more than three other establishments, which are not being acquired for the project, and which are engaged in the same or similar activity.

c. The business is not operated solely for the purpose of renting the site to others.

d. That during the two taxable years prior to displacement, the business owner's business must have:

   1) Had an average annual gross receipts of at least $5,000 or:

   2) Had an average annual net earnings of at least $1,000, or:

   3) Contributed to at least one-third of the average gross income of the business owner.

To establish average annual net earnings, business owner must submit certified copies of income tax returns for two years immediately preceding the taxable year in which the business is displaced.

IV. GRIEVANCE PROCEDURE

If a business owner believes that a claim has been unfairly administered, the claimant may request review by the Administrator of the Agency. Review may also be brought before the Relocation Appeals Board if the claimant wishes to forego review by the Administrator or is unsatisfied with the Administrator's determination. The Relocation Appeals Board, after holding a hearing, will make a final determination. If still unsatisfied, the claimant may then seek judicial review. Any appeal must be filed within 18 months: For tenants, 18 months following the date of displacement; for owners, 18 months following the date final compensation is received or the date of displacement, whichever is later.

V. EVICTION POLICY

In certain circumstances, the Agency may rent an acquired property to an owner or tenant who occupied the property at the time of the Agency acquisition until the property is required for redevelopment. If eviction of an owner or tenant should become necessary for any legal circumstance, it will in no way affect a relocation entitlement, except that any rental agreement between such occupant and the Agency will provide that failure to pay necessary rental payments may reduce the relocation payment.

Appendix J:

Planning Commission Report and Recommendation

RESOLUTION NO. 12-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANT HILL MAKING ITS REPORT AND RECOMMENDATION ON PROPOSED AMENDMENT NO. 14 TO THE REDEVELOPMENT PLAN FOR THE PLEASANT HILL COMMONS REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Pleasant Hill (the "Agency") has submitted a proposed Amendment No. 14 to the Redevelopment Plan for the Pleasant Hill Commons Redevelopment Project (the "Amendment"), which would add two new subareas ("Additional Added Area") to the existing area of the Pleasant Hill Commons Redevelopment Project, and add required provisions and certain other clarifying and technical changes related thereto; and

WHEREAS, by Resolution No. 06-8 passed on February 26, 2008, the Planning Commission formulated and adopted the Preliminary Plan for the Amendment; and

WHEREAS, pursuant to Government Code Section 65402 and Health and Safety Code Section 33346 of the California Community Redevelopment Law, the Planning Commission is to review the proposed Amendment and make its report and recommendation thereon to the City Council of the City of Pleasant Hill concerning the Amendment and its conformity to the General Plan of the City of Pleasant Hill (the "General Plan"); and

WHEREAS, the General Plan has been prepared and adopted in compliance with the Planning and Zoning Law (Government Code Section 65300 *et seq.*); and

WHEREAS, the Agency has prepared and completed a Draft Environmental Impact Report (the "Draft EIR") on the proposed Amendment in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.) and;

WHEREAS, a duly noticed public hearing was held before the Planning Commission on July 8, 2008 to consider and make a report and recommendation on the proposed Amendment and to consider and receive comments on the Draft EIR; and

WHEREAS, the Planning Commission has considered the proposed Amendment, the Draft Environmental Impact Report, the General Plan, and other pertinent reports.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends approval and adoption of the proposed Amendment in its present form based upon the following findings:

1. The proposed Amendment conforms to the General Plan as discussed in greater detail in the staff report prepared for the Planning Commission dated July 8, 2008. Specifically, the proposed Amendment is consistent with the land use designations, land use densities and intensity of development established for the Project Area in the General Plan. The proposed Amendment is also consistent with the Goals of the General Plan including but not limited to the following:

- Community Development Goal 3: Generate thriving, attractive and cohesive development at vacant or underutilized sites.
- Community Development Goal 21: Preserve and reclaim streams, wetlands and riparian areas to function as open space.
- Community Development Goal 23: Conserve natural resources.
- Community Development Goal 24: Place utility lines underground.
- Economic Strategy Goal 1: Promote the economic health of the downtown and the city as a whole.
- Economic Strategy Goal 2: Create and maintain a dynamic and diverse economic base.
- Economic Strategy Goal 3: Facilitate additional retail and commercial opportunities that meet local needs.
- Economic Strategy Goal 4: Enlarge the City's revenue base as necessary to sustain and support the community.

2. The activities which may be undertaken within the Additional Added Area identified in the Amendment conform to and are consistent with the General Plan as discussed in greater detail in the staff report prepared for the Planning Commission dated July 8, 2008 and in Paragraph 1 above.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is hereby authorized and directed to transmit a certified copy of this Resolution to the Agency and the City Council for consideration as part of the Agency's Report to the City Council regarding the proposed Amendment pursuant to Section 33352 of the Community Redevelopment Law, and this Resolution shall be deemed the report and recommendation of the Planning Commission concerning the proposed Amendment and contemplated public projects and activities thereunder as required by applicable provisions of law.

ADOPTED by the Planning Commission of the City of Pleasant Hill, on this 8th day of July, 2008, by the following vote:

AYES: Abbott, Bonato, Vavrek, Wallace

NOES: None

ABSTAIN: None

ABSENT: Lombardi, Fellinger

RECUSE: Mascaro

GREG FUZ, Secretary
Planning Commission

APPROVED AS TO FORM:

DEBRA S. MARGOLIS, City Attorney

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