

COMMUNITY WORKSHOPS FOR THE PROPOSED 2011 AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MERGED DESERT HOT SPRINGS REDEVELOPMENT PROJECT

Sponsored by the
Redevelopment Agency of the City of Desert Hot Springs

April 18th & 25th, 2011 - 5:00 p.m.

April 21st, 2011 – 6:00 p.m.

City Council Chambers, Carl May Community Center

11711 West Drive, Desert Hot Springs 92240



PRESENTATION SUMMARY

- Redevelopment Overview
- Why a Redevelopment Plan Amendment in Desert Hot Springs?
- Blight Discovery Documentation Methodology
- What About Eminent Domain?
- Where Does Agency Funding Come From?
- How Do Agencies Use Their Money?
- Examples of Previous Agency Accomplishments & LMI Fund Uses
- Troubled Added Territory Subdivisions
- Common Redevelopment Myths and Questions
- What's Next?



Photo taken by Flickr user Downtown DHS

REDEVELOPMENT OVERVIEW

Redevelopment Generally Permits...

- Collection and expenditure of *ad Valorem* property tax
- Acquisition/disposition of real property
- Issuance of long-term debt
 - Agencies must have debt to collect tax increment

Redevelopment Generally Requires...

- Blight remediation
- Increasing, improving, and preserving affordable housing
- Repaying debt
- General plan consistency

Desert Hot Springs established its first Project Area in July of 1982.

- Therefore, the above permissions and obligations have been ongoing in parts of the community since that time.

(cont.)

REDEVELOPMENT IS A SOURCE OF *LOCAL OPPORTUNITY**...

Among other benefits, over the long-term in Desert Hot Springs, you will continue to see:

- ❑ More local tax dollars staying in the City
 - But not excluding property tax sharing: **\$2.5MM** passed through to County, schools and others in just FYs 2008/09 and 2009/10 by the Agency
- ❑ An increase in property values
 - The Agency has contributed to an estimated **\$189MM** of economic activity over past three years in Desert Hot Springs
- ❑ More affordable housing opportunities
 - 1,193 units assisted to date
 - 63 units now under development
 - 180 additional (Housing Rehabilitation and CIP) units under development (an investment of **\$12MM**)

* More than 398 California cities have active RDAs, totaling more than 756 Project Areas

(cont.)

REDEVELOPMENT IS A SOURCE OF *LOCAL* OPPORTUNITY...

- ❑ An increase in public/private partnerships
 - **76** projects have been completed with Agency assistance in last two years (\$27MM investment)
- ❑ An increase in employment and business opportunities
 - **1,183** jobs created (annual average FYs 2008/09 and 2009/10)
 - Agency has retained the professional services of **260** private companies
- ❑ A decrease in sales tax “leakage”
 - Agency is helping to fund redevelopment of Downtown retail/professional buildings in support of this effort
- ❑ Improvements to infrastructure
 - Agency has funded **40 miles** of road improvements just since 2007

(cont.)

REDEVELOPMENT IS A SOURCE OF *LOCAL* OPPORTUNITY...

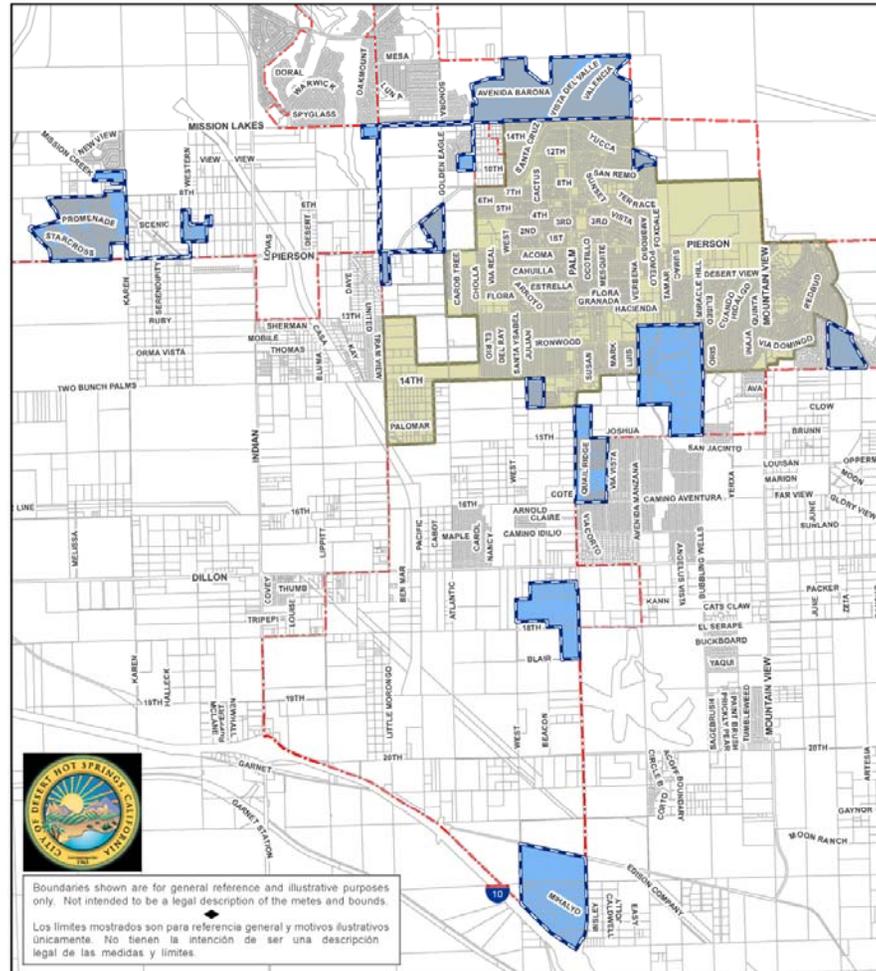
- ❑ Upgraded public facilities; Agency has funded or is funding,
 - Rebuilding of Wardman, Mission Springs and Tedesco Parks
 - City Senior Center rehabilitation
 - Construction of new sidewalks on Palm, and in many Project Area neighborhoods
 - Remodeling and establishment of the Lozano Community Center
 - Police substation at Tedesco Park
 - Upgrades to Police Department facilities and equipment
 - Installation of new traffic signal on Palm
 - Upgrades of the Chamber of Commerce, Historic Society and Visitor Center Facilities
 - Workforce Development Center
 - Construction of new Boys and Girls Club, with teen center, pool and gym
 - Land write down for new, 10 doctor community medical clinic

WHY A REDEVELOPMENT PLAN AMENDMENT IN DESERT HOT SPRINGS?

To further extend the Agency's ongoing and successful efforts to help: eliminate physical and economic blight; improve the general welfare of community residents and business people; make redevelopment/development activities in the community economically feasible; increase affordable housing opportunities; and implement important City goals and objectives outlined in the City's General Plan.

(cont.)

PROPOSED ADDED TERRITORY & EXISTING PROJECT AREA



Boundaries shown are for general reference and illustrative purposes only. Not intended to be a legal description of the metes and bounds.
 Los límites mostrados son para referencia general y motivos ilustrativos únicamente. No tienen la intención de ser una descripción legal de las medidas y límites.

PROPOSED 2011 AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MERGED DESERT HOT SPRINGS REDEVELOPMENT PROJECT
 ENMIENDA PROPUESTA 2011 AL PLAN DE REURBANIZACIÓN PARA EL PROYECTO DE REURBANIZACIÓN UNIFICADO DE DESERT HOT SPRINGS

PROPOSED ADDED TERRITORY
TERRITORIO AGREGADO PROPUESTO

- Desert Hot Springs City Limits/
Límites de la Ciudad de Desert Hot Springs
- Freeways/
Autopistas
- Existing Project Area/
Área de Proyecto Existente
- Proposed Added Territory/
Territorio Agregado Propuesto

UFI URBAN FUTURES | Incorporated
 File: CHS_AT_NPLA_12_Springs.mxd | Prepared By: Urban Futures, Inc.
 Date: 04/06/11 | Data Source: City of Desert Hot Springs



BLIGHT DISCOVERY & DOCUMENTATION METHODOLOGY*

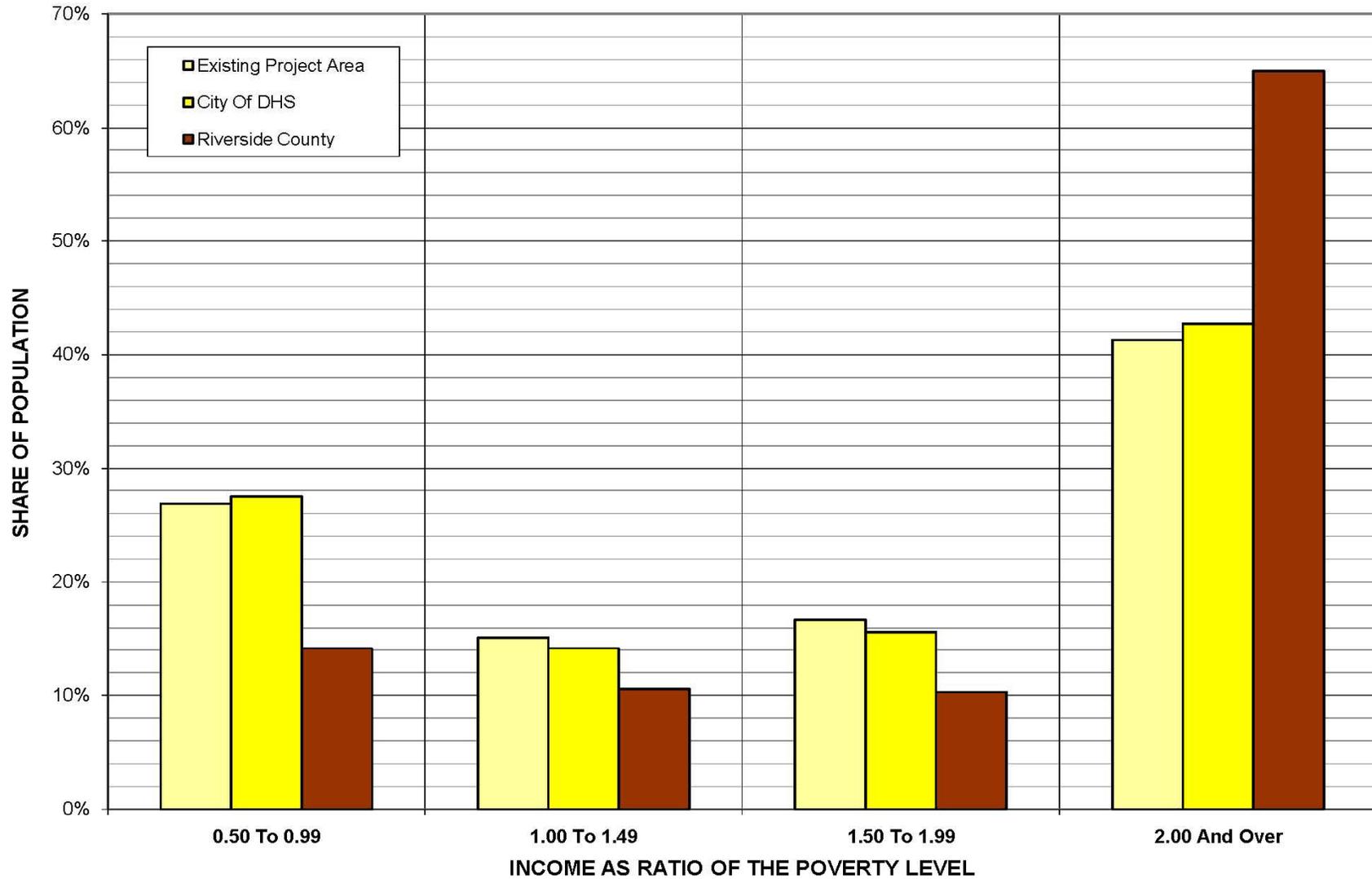
* State law does not prescribe a methodology, nor does it provide a system of quantifying metrics; therefore, each Agency must originate its own methodology.



THE ANALYSIS OF *ECONOMIC* BLIGHT INDICATORS

(*cont.*)

**CENSUS BASED COMPARISON OF HOUSEHOLD POPULATION AND POVERTY INCOME
EXISTING PROJECT AREA - DESERT HOT SPRINGS, CA**

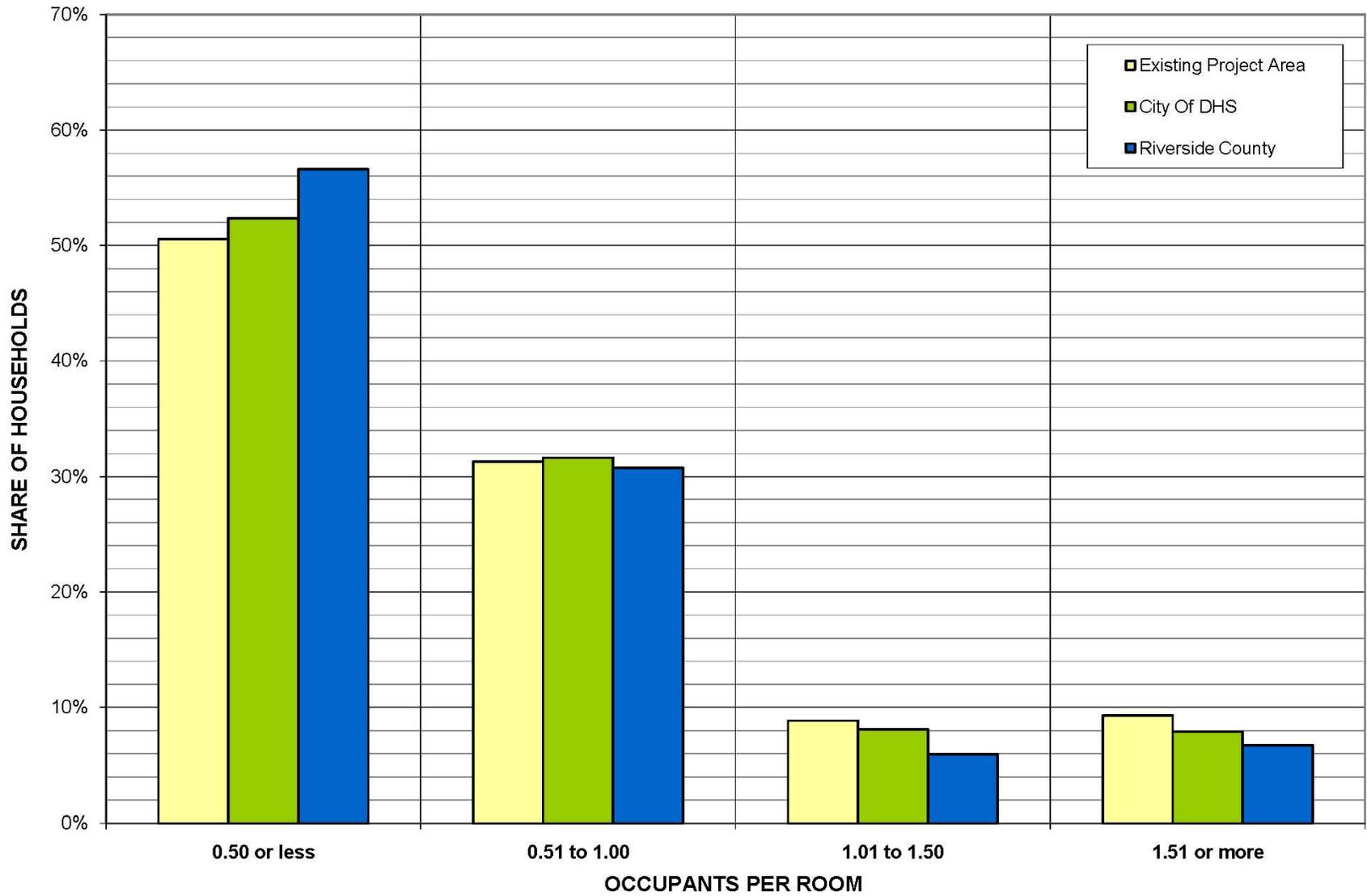


Source: 2000 US Census Bureau; AGA

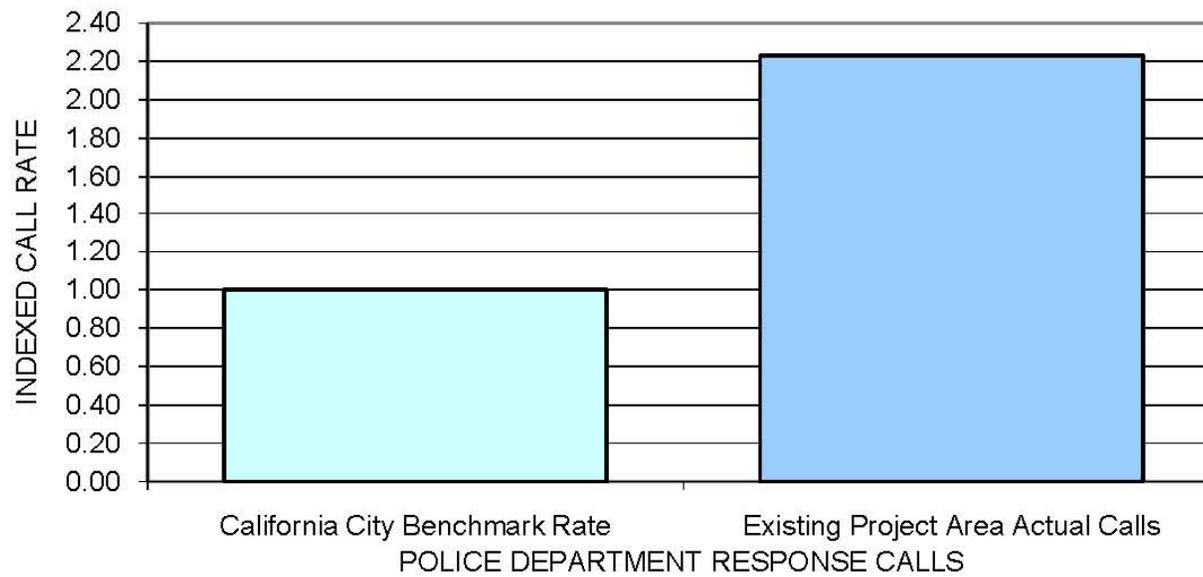
Desert Hot Springs Exhibits-Values 1-2011_v3 4/15/2011

(cont.)

**CENSUS BASED COMPARISON OF HOUSEHOLD OCCUPANCY
EXISTING PROJECT AREA - DESERT HOT SPRINGS, CA**



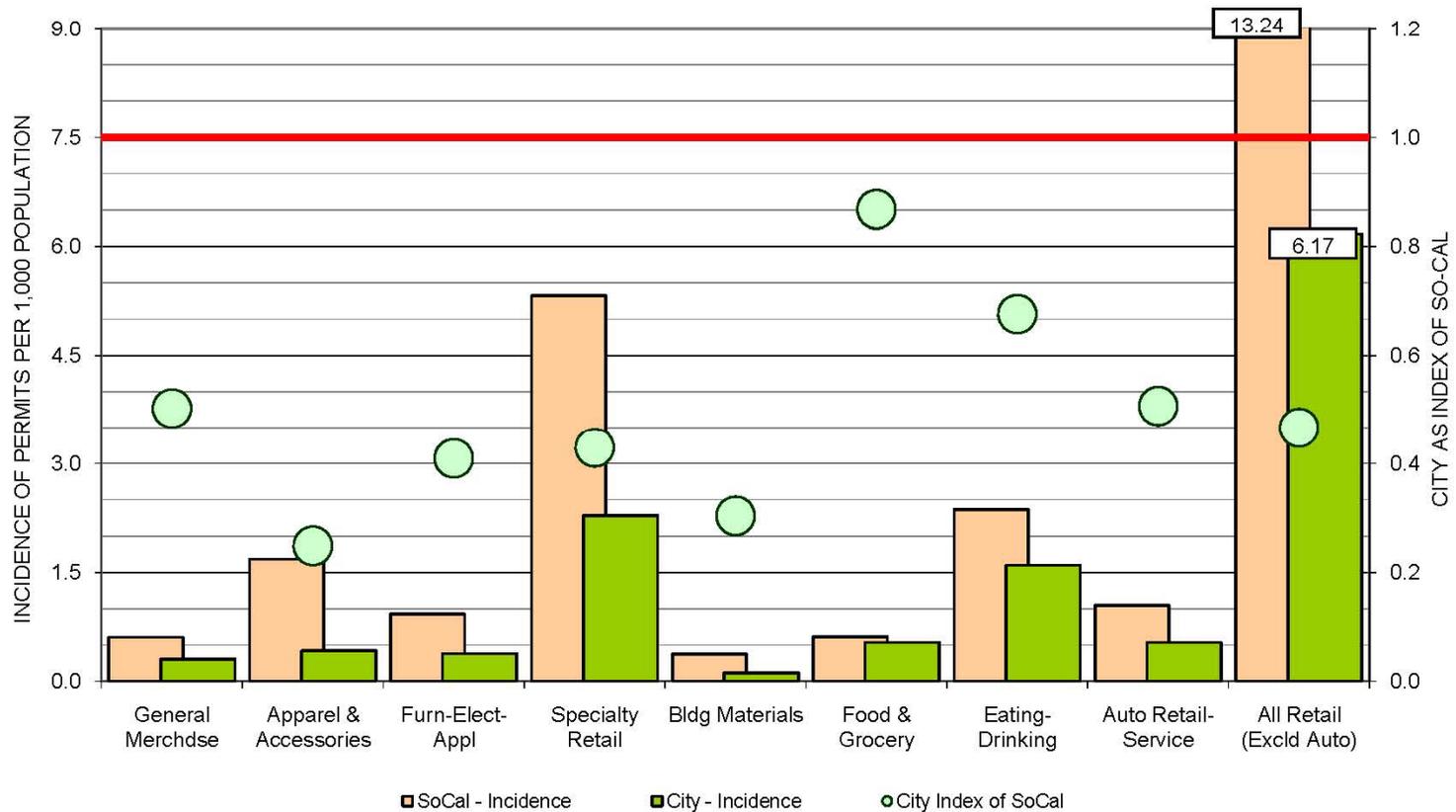
Index of Police Activity Within Existing Project Area



Source: City of Desert Hot Springs Police Department; AGA.

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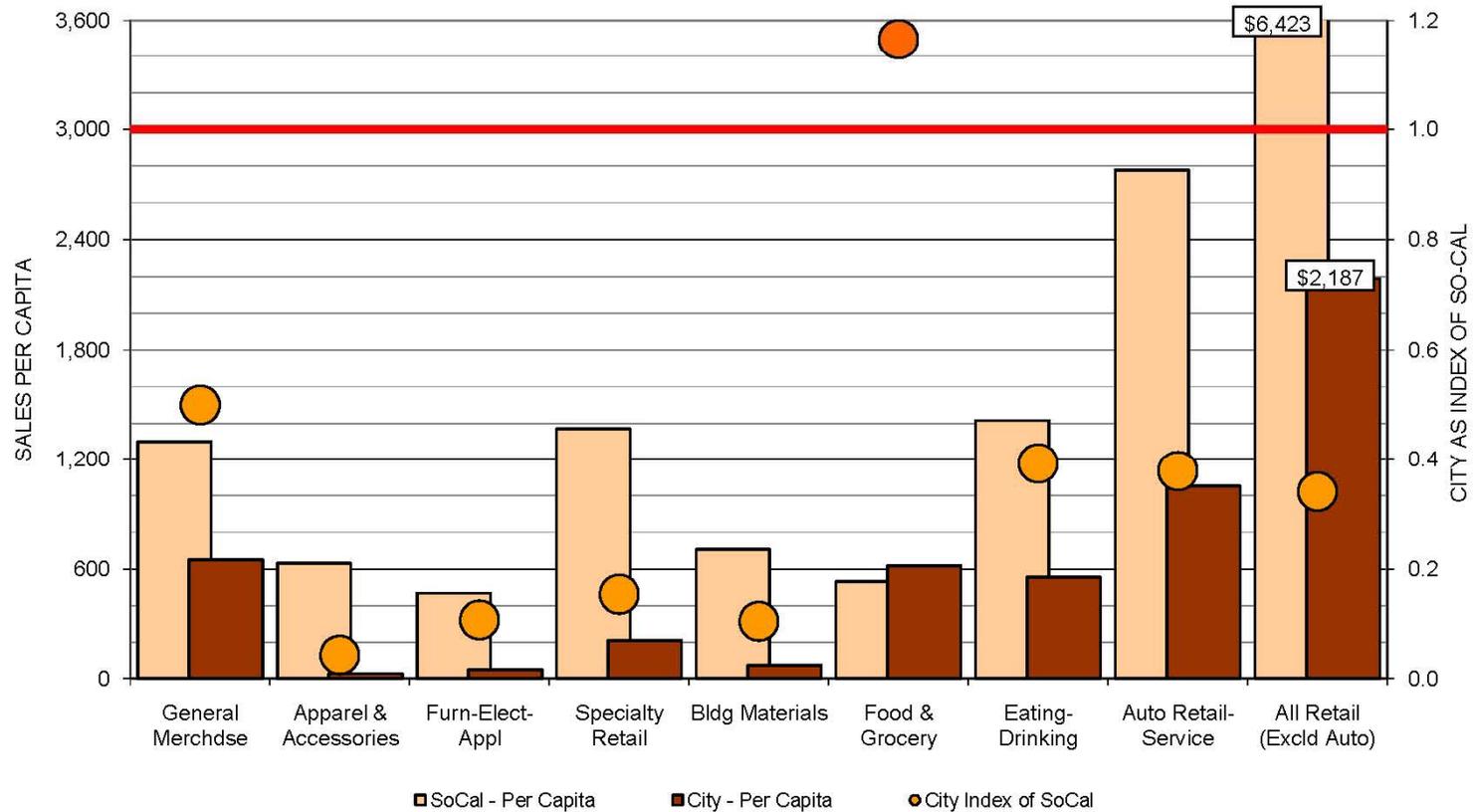
**INCIDENCE OF REPRESENTATION - 2008 PERMITS PER 1,000 POPULATION
CITY OF DESERT HOT SPRINGS VERSUS SOUTHERN CALIFORNIA**



Source: State Board of Equalization; CA-Department of Finance; AGA

(cont.)

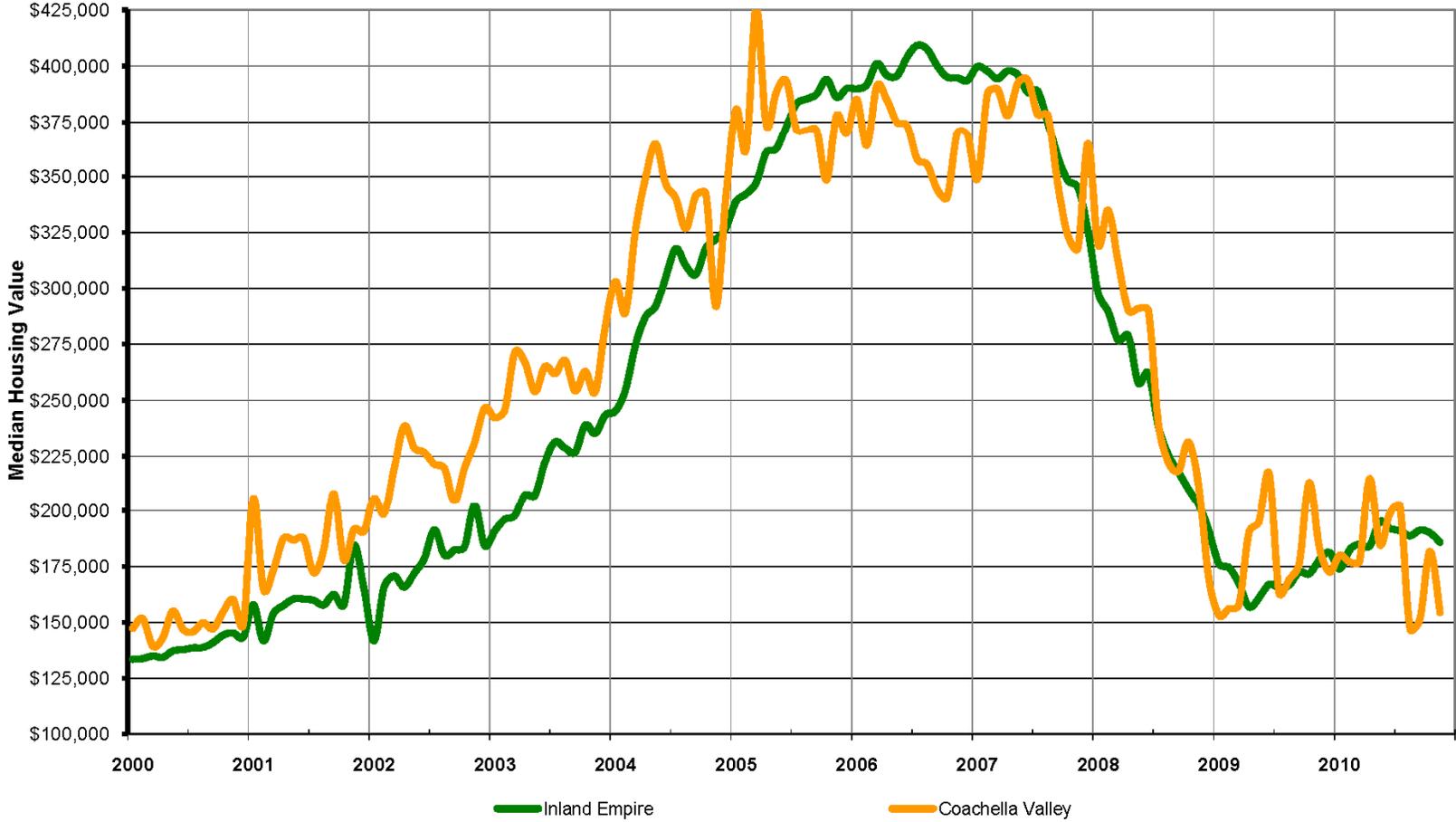
**PER CAPITA SALES COMPARISON - 2008
CITY OF DESERT HOT SPRINGS VERSUS SOUTHERN CALIFORNIA**



Source: State Board of Equalization; CA-Department of Finance; AGA

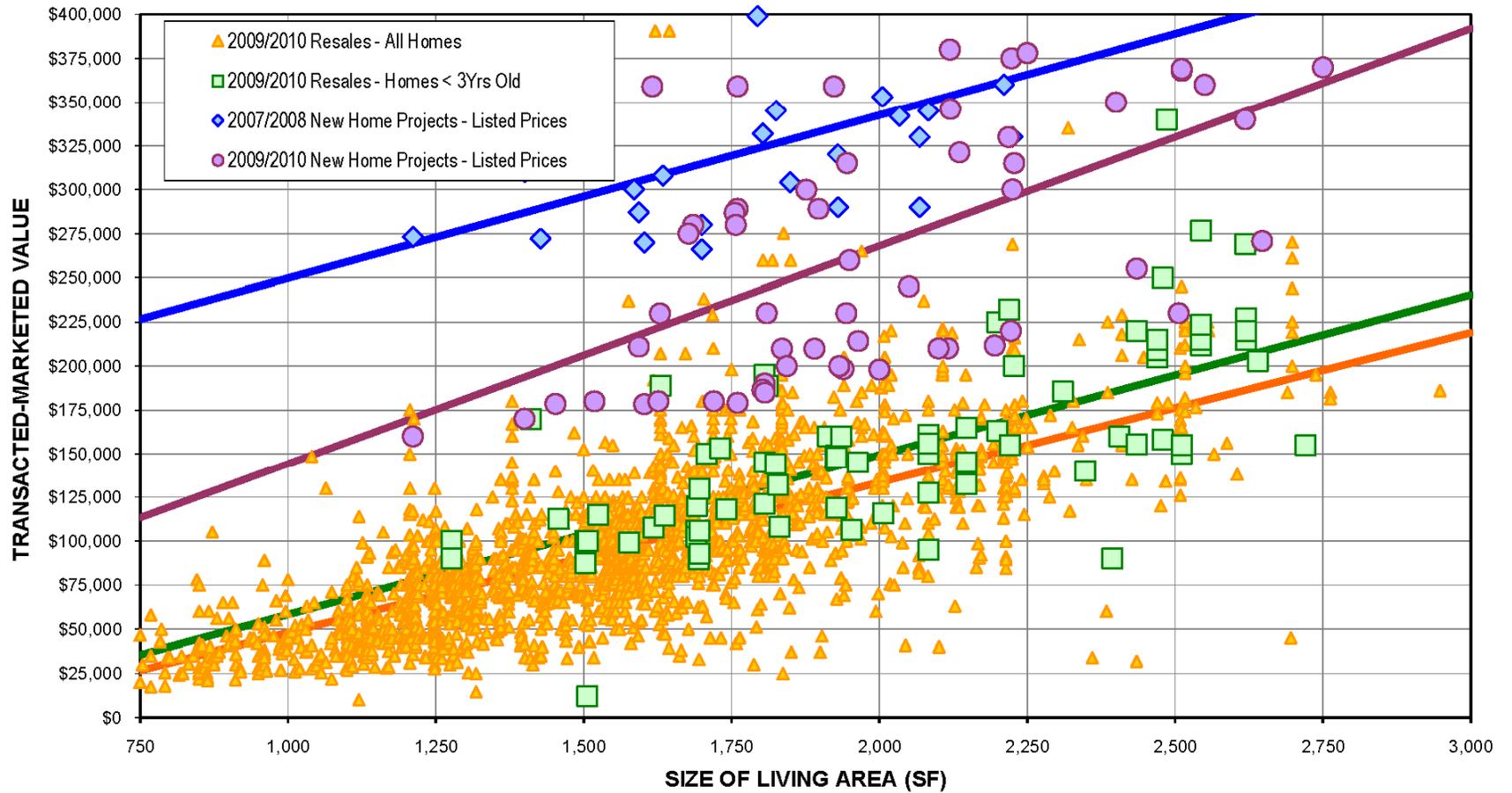
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**MEDIAN HOUSING VALUE TRENDS
INLAND EMPIRE AND COACHELLA VALLEY**



Source: California Association of Realtors and AGA

**MARKET RATE PRICING FOR RESALE AND NEW HOME SALES
DESERT HOT SPRINGS SUB-MARKET**



Source: Real Estate Economics; ;First American Real Estate Solutions; AGA

FARES Impvt Value (3474) DHS, CA 12-10.xls

(cont.)

PARCEL SPECIFIC, *PHYSICAL* BLIGHT DISCOVERY AND DOCUMENTATION

During Field Reconnaissance* one or more of 47 weighted physical Blight Indicators may be assigned to a parcel. These are generally derived from physical blight definitions contained in the California (CA) Health and Safety (including Section 33000 *et seq.*), and other Codes, including but not limited to:

- CA Code of Regulations
- CA Penal Code
- CA Plumbing Code
- CA Vehicle Code
- City Zoning Ordinance and Other Local Codes & Standards
- Uniform Building Code
- Uniform Housing Code...

* *Observations generally taken from public rights-of-way only.*

(cont.)

SOME PHYSICAL BLIGHT INDICATOR CODE DESIGNATIONS AND THRESHOLD *EXAMPLES**



GC - Garage Conversion (20)
Serious Building Code Violation §33031(a)(1)



IV – Inoperable Vehicles/Inadequate Vehicle Storage (2)
Condition that Prevents or Substantially Hinders Viable
Uses §33031(a)(2)



UST – Unsafe Stairway/Walkway (5)
Condition of Dilapidation and Deterioration §33031(a)(1)



WPW – Weather Protection (5)
Condition of Dilapidation and Deterioration §33031(a)(1)

* From UFI macro photo database

(cont.)

SOME PHYSICAL BLIGHT INDICATOR THRESHOLD EXAMPLES*



R – Deteriorated or Damaged Roof (10)
Condition of Dilapidation and Deterioration §33031(a)(1)



URM – Unreinforced Masonry (20)
Condition Vulnerable to Serious Damage During a Seismic Event §33031(a)(1)



FO – Functional Obsolescence (20)
Condition That Prevents or Substantially Hinders Viable Uses §33031(a)(2)



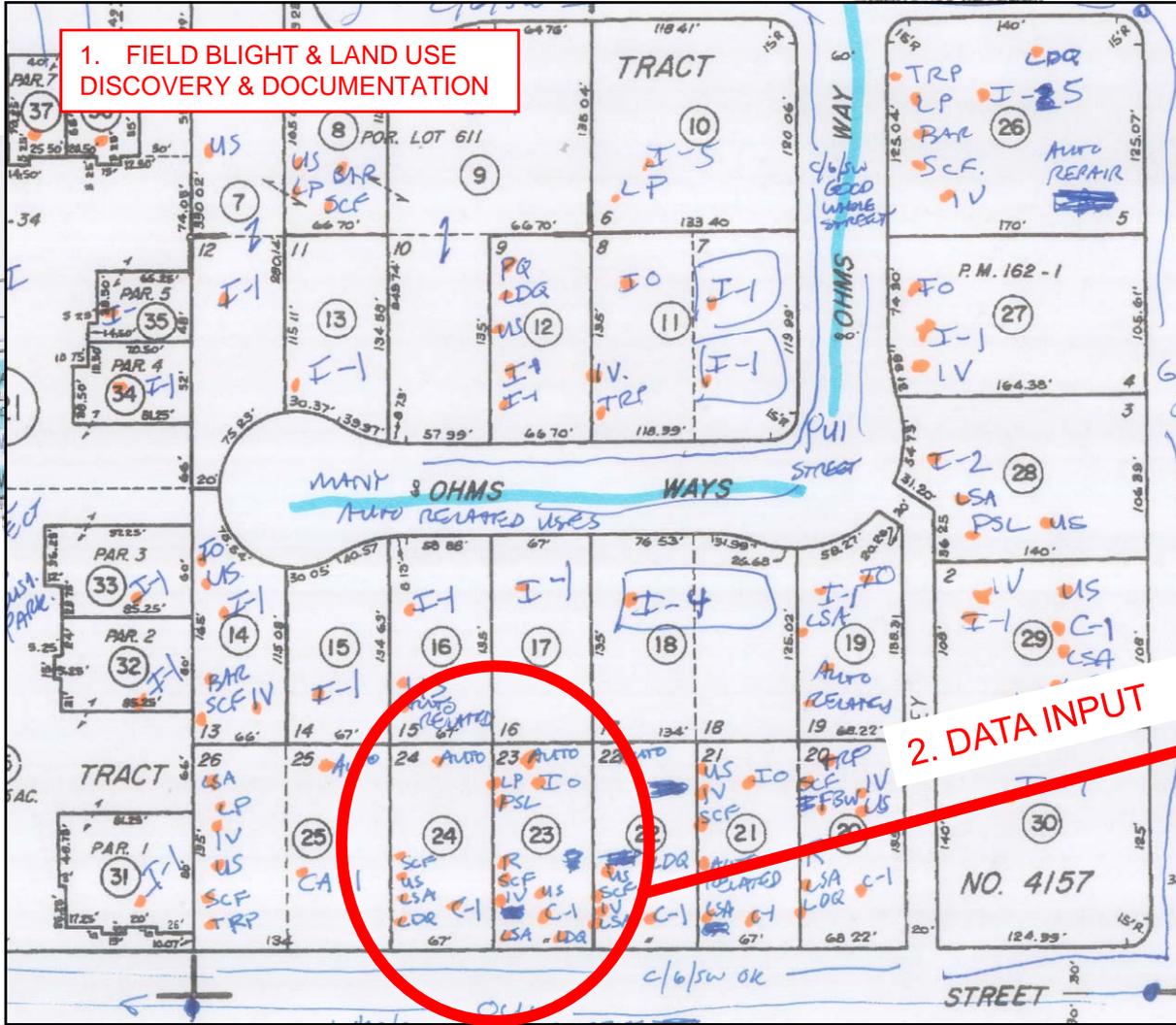
GAS – Unprotected Gas Meter (5)
Condition That Make Buildings Unsafe or Unhealthy §33031(a)(1)

* From UFI macro photo database

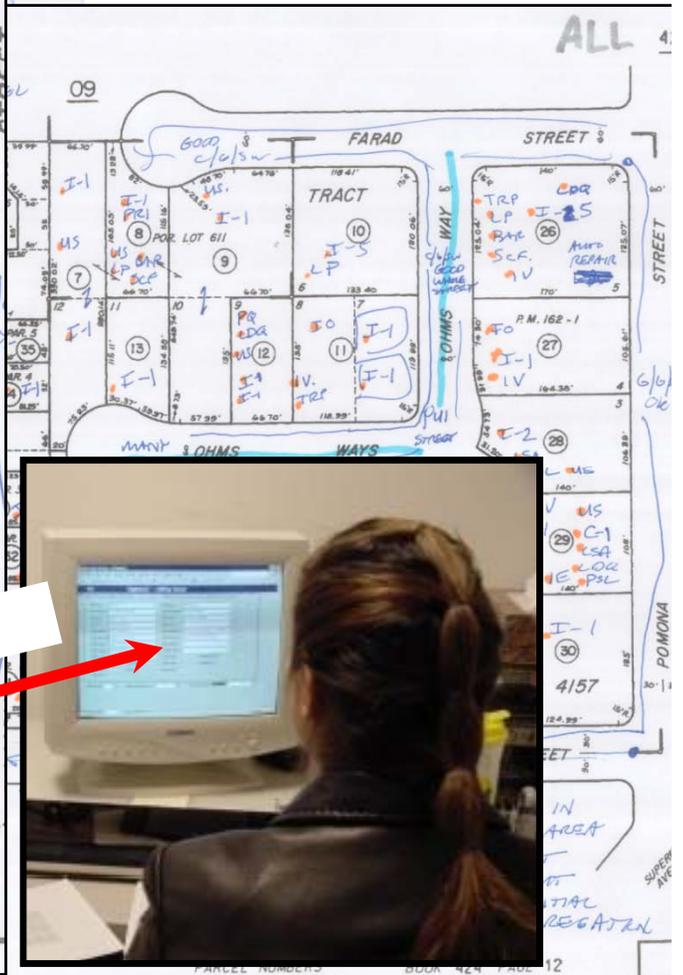
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RECORDATION OF BLIGHT INDICATORS

1. FIELD BLIGHT & LAND USE DISCOVERY & DOCUMENTATION



2. DATA INPUT



PARCEL NUMBERS SHOWN IN CIRCLES BOOK 424 PAGE 12 COUNTY OF ORANGE

(cont.)

GIS SCORING & ASSESSMENT REPORT

3. DATA SCORING

1	APN	NT	OCD	OL	OPR	OS	OUL	OV	P	PD	PDL
702	424-052-16	0	0	0	0	0	2	0	2	0	0
703	424-052-17	0	0	0	0	0	2	0	2	0	0
704	424-052-18	0	0	0	0	0	2	0	0	0	0
705	424-052-19	0	0	0	0	0	2	0	0	0	0
706	424-052-20	0	0	0	0	0	2	0	0	0	0
707	424-053-01	0	0	0	0	0	2	0	0	0	0
708	424-053-02	0	0	0	0	0	2	0	2	0	0
709	424-053-03	0	0	0	0	0	2	0	2	0	0
710	424-053-04	0	0	0	0	0	2	0	2	0	0
711	424-053-05	0	0	0	0	0	2	0	2	0	0
712	424-053-06	0	0	0	0	0	2	0	0	0	0
713	424-053-07	0	0	0	0	0	2	0	2	0	0
714	424-053-08	0	0	0	0	0	2	0	0	0	0
715	424-053-09	0	0	0	0	0	2	0	0	0	0
716	424-053-10	0	1	0	0	0	2	0	2	0	0
717	424-053-11	0	0	0	0	0	2	0	0	0	0
718	424-053-12	0	1	0	0	0	2	0	0	0	0
719	424-053-13	0	0	0	0	0	2	0	0	0	0
720	424-053-14	0	0	0	0	0	2	0	0	0	0
721	424-053-15	0	1	0	0	0	2	0	0	0	0
722	424-053-16	0	0	0	0	0	2	0	0	0	0
723	424-053-17	0	1	0	0	0	2	0	0	0	0
724	424-053-18	0	1	0	0	0	2	0	0	0	0
725	424-053-19	0	0	0	0	0	2	0	0	0	0
726	424-053-20	0	0	0	0	0	2	0	2	0	0

4. ASSESSMENT REPORT

- All parcel records are put into a Excel spread sheet/GIS database.
- Blight Indicators weighted from 2 to 20 points (20 being greatest impact to health and safety, or other direct correlation to a specific CCRL blight definition)
- Total per-parcel scores are cumulative
- Per the methodology, 20+ points indicates a parcel may be found by City Council to be physically blighted.

(cont.)

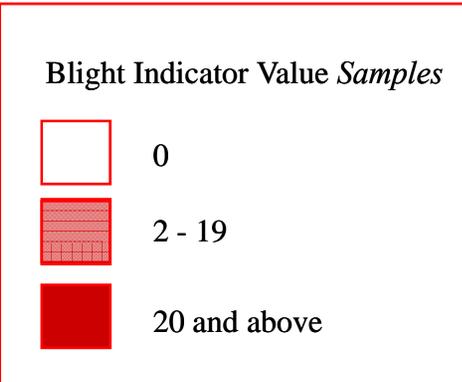
MAPPING BLIGHT INDICATORS

1	APN	NT	OCD	OL	OPR	OS	OUL	OV	P	PD	PDL
702	424-052-16	0	0	0	0	0	2	0	2	0	0
703						0	2	0	2	0	0
704						0	2	0	0	0	0
705	424-052-19	0	0	0	0	0	2	0	0	0	0
706	424-052-20	0	0	0	0	0	2	0	0	0	0
707	424-053-01	0	0	0	0	0	2	0	0	0	0
708	424-053-02	0	0	0	0	0	2	0	2	0	0
709	424-053-03	0	0	0	0	0	2	0	2	0	0
710	424-053-04	0	0	0	0	0	2	0	2	0	0
711	424-053-05	0	0	0	0	0	0	0	2	0	0
712	424-053-06	0	0	0	0	0	0	0	0	0	0
713	424-053-07	0	0	0	0	0	0	0	0	0	0
714	424-053-08	0	0	0	0	0	0	0	0	0	0
715	424-053-09	0	0	0	0	0	2	0	0	0	0
716	424-053-10	0	1	0	0	0	2	0	0	0	0
717	424-053-11	0	0	0	0	0	2	0	0	0	0
718	424-053-12	0	1	0	0	0	2	0	0	0	0
719	424-053-13	0	0	0	0	0	2	0	0	0	0
720	424-053-14	0	0	0	0	0	2	0	0	0	0
721	424-053-15	0	1	0	0	0	2	0	0	0	0
722	424-053-16	0	0	0	0	0	2	0	0	0	0
723	424-053-17	0	1	0	0	0	2	0	0	0	0
724	424-053-18	0	1	0	0	0	2	0	0	0	0
725	424-053-19	0	0	0	0	0	2	0	0	0	0
726	424-053-20	0	0	0	0	0	2	0	2	0	0
727	424-054-01	0	0	0	0	0	2	0	2	0	0
728	424-054-02	0	0	0	0	0	2	0	0	0	0

4. ASSESSMENT REPORT

5. MAP TRANSLATION

6. BLIGHT INDICATOR THRESHOLD MAP



(cont.)

THE EMPLOYED METHODOLOGY ALSO RECOGNIZES THAT:

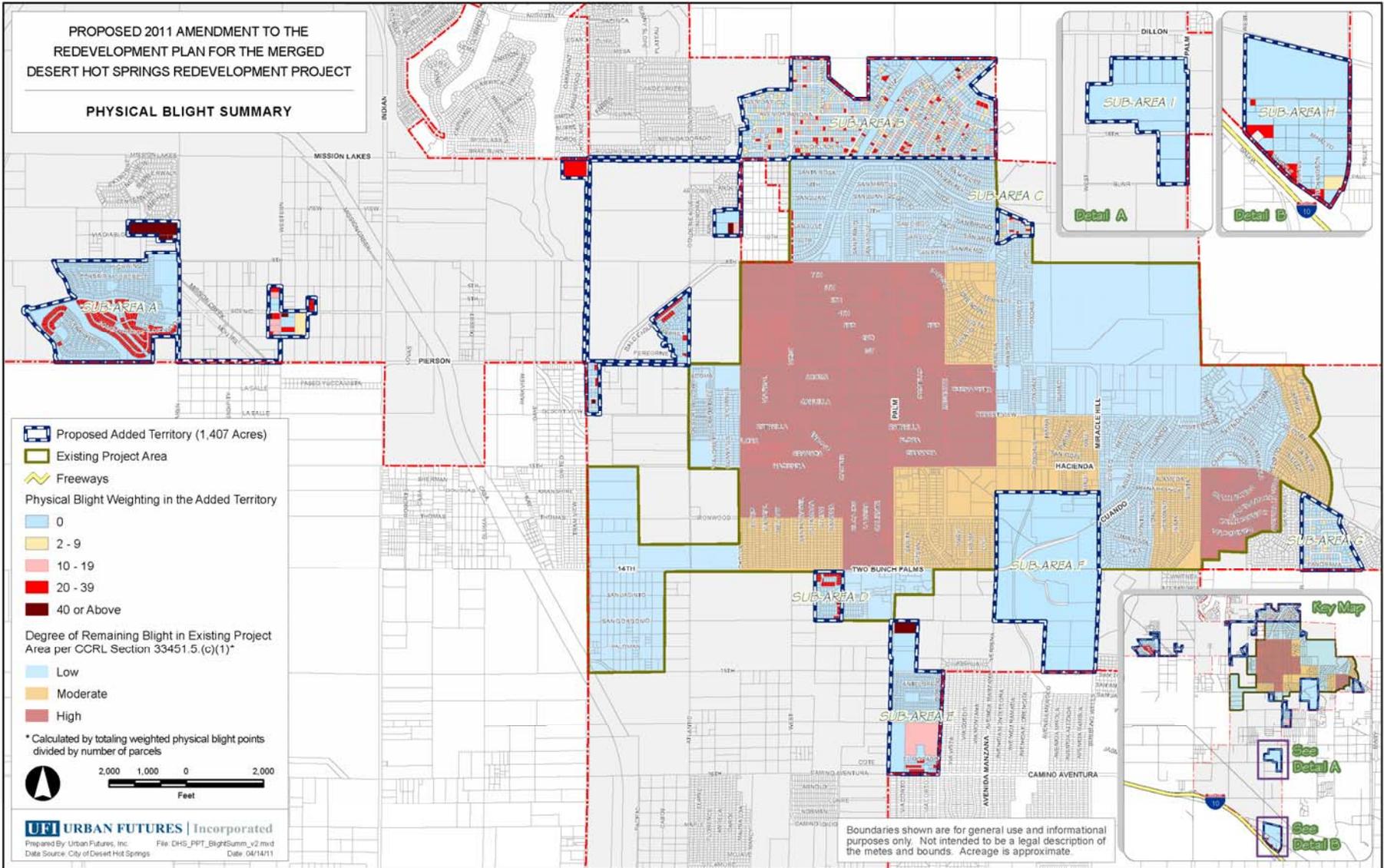
- Not All Parcels Must Be Blighted for Inclusion (CCRL §§ 33320.2, 33321)
 - Blight has been found by the courts to be “an area-wide concept”
- Non-blighted parcels (less than 20 points) may be included because they are necessary for the *effective redevelopment* of the larger area...
- Your parcel may be one of these; as such you will indirectly benefit from Agency area wide investment and, you *may* be eligible for redevelopment benefits when funds become available...

-
-
- The *Existing Project Area* was evaluated at a block level - an expedited process using a similar methodology as previously described, but excluding parcel specific land use documentation.

(cont.)

PROPOSED 2011 AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE MERGED
DESERT HOT SPRINGS REDEVELOPMENT PROJECT

PHYSICAL BLIGHT SUMMARY

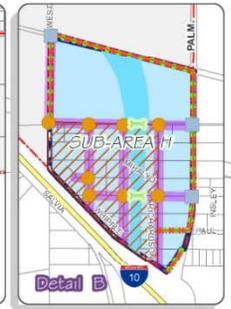


UFI URBAN FUTURES Incorporated

Prepared By: Urban Futures, Inc. File: DHS_PPT_BlightSumm_v2.mxd
Date Source: City of Desert Hot Springs Date: 04/14/11

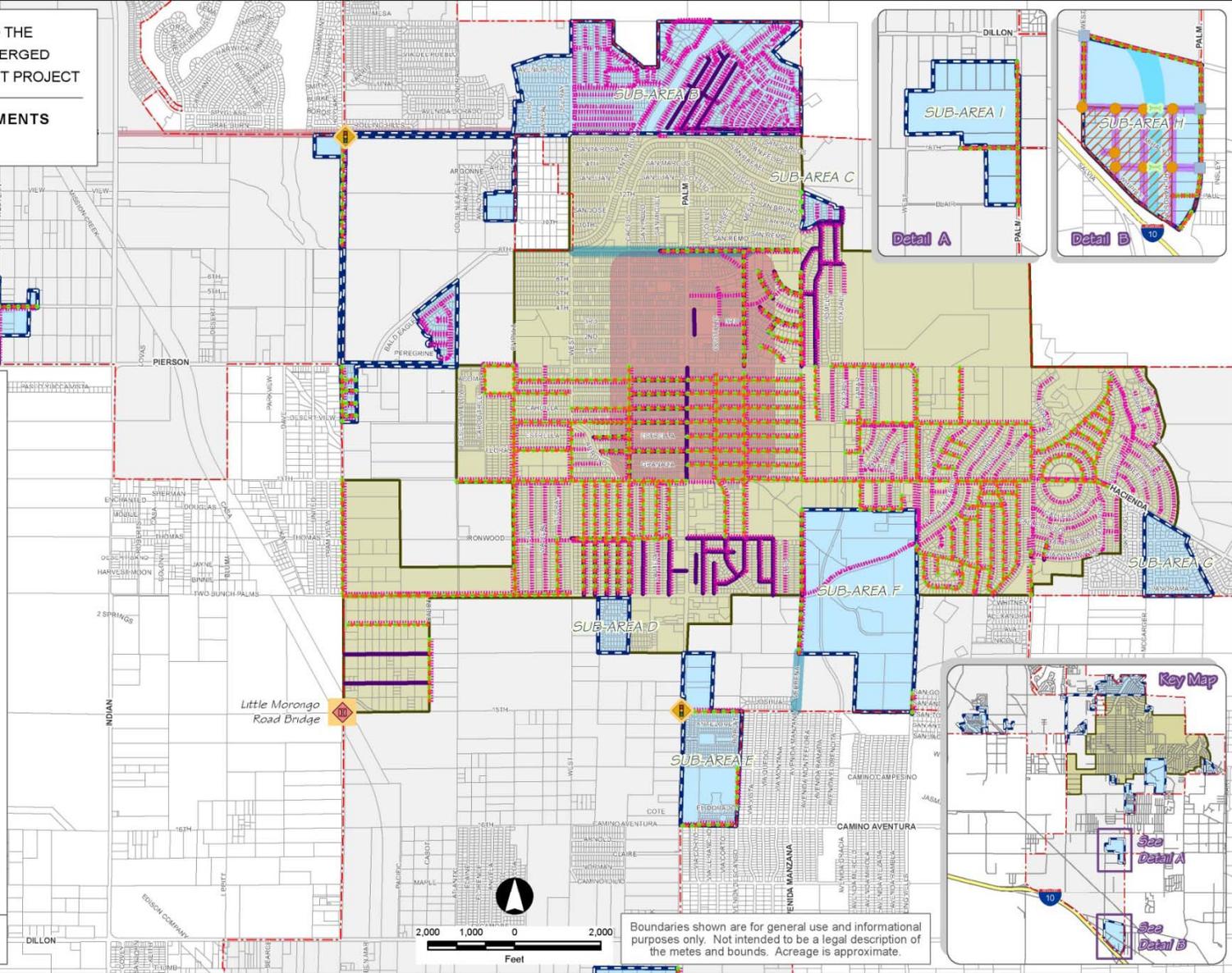
PROPOSED 2011 AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MERGED DESERT HOT SPRINGS REDEVELOPMENT PROJECT

INADEQUATE PUBLIC IMPROVEMENTS
[CCRL Section 33030.(c)]



- Desert Hot Springs City Limits
- Freeways
- Floodways
- Merged Project Area
- Proposed Added Territory (1,407 Acres)
- CCRL Section 33030(c) Physical Conditions (Deteriorated / Absent Public Infrastructure)
- Sidewalk*
- Curb*
- Gutter*
- Street Improvement Needed ***
- Pavement*
- Storm Drain**,***
- Traffic Signal Needed**
- Unsafe Bridge Crossing during Storms**
- Controlled Intersection Needed†
- Uncontrolled Intersection Needed†
- All Weather Drainage Crossing Needed†
- Paved Road Ways Needed†
- Inaccessible and Land-Locked Parcels†

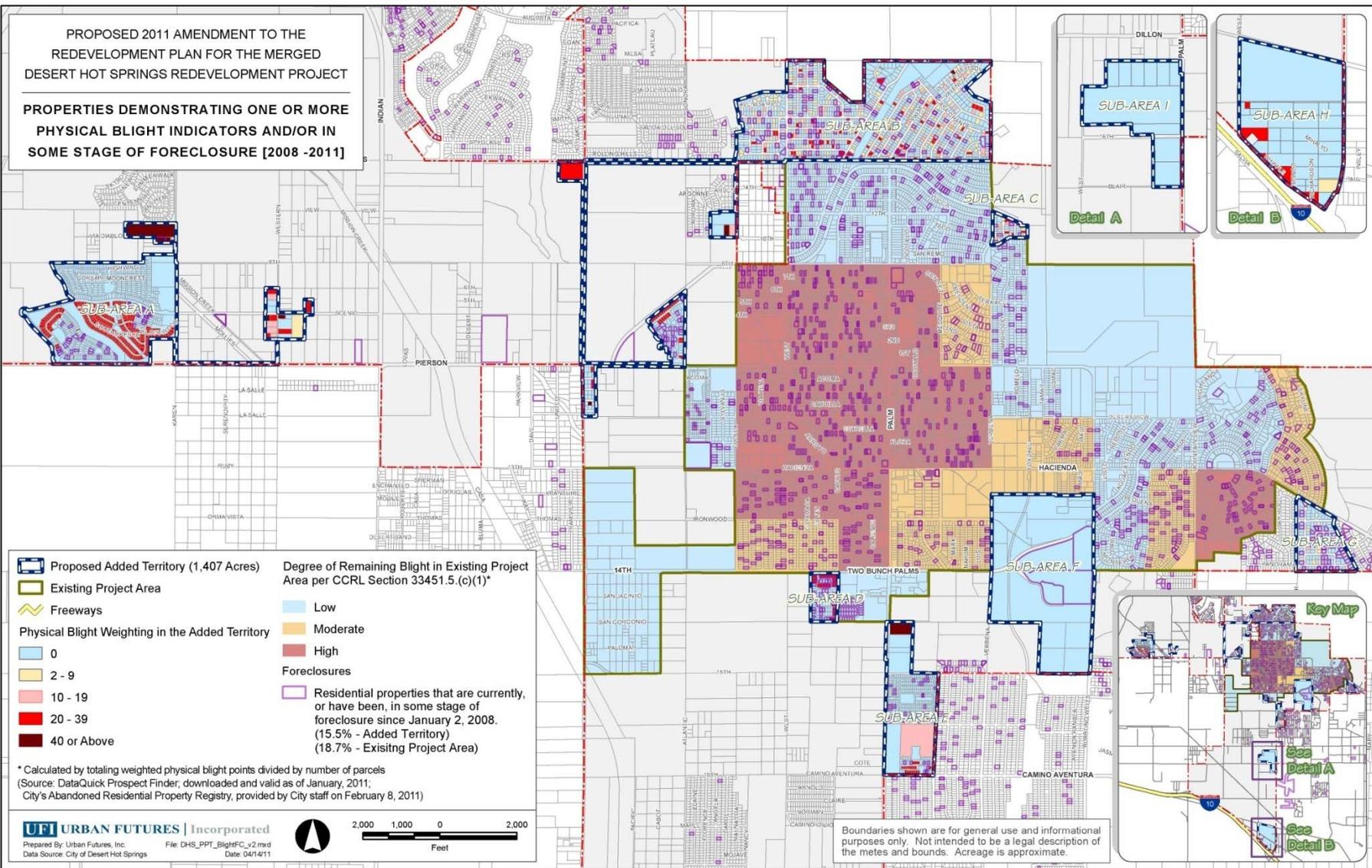
† Per Alfred Gobar Associates.
* Generally includes only those deficiencies observed during the field reconnaissance conducted by UFI.
** Public Improvements needs identified in the 2010-2014 Capital Improvement Program
*** Per conference call with Mr. Richard Kopecky, City Engineer, January 25, 2011.



Boundaries shown are for general use and informational purposes only. Not intended to be a legal description of the metes and bounds. Acreage is approximate.

PROPOSED 2011 AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MERGED DESERT HOT SPRINGS REDEVELOPMENT PROJECT

PROPERTIES DEMONSTRATING ONE OR MORE PHYSICAL BLIGHT INDICATORS AND/OR IN SOME STAGE OF FORECLOSURE [2008 -2011]



WHAT ABOUT EMINENT DOMAIN?

The Agency has adopted a Property Acquisition Program that *prohibits the Agency's use of eminent domain to acquire property on which any persons reside* within the Amended Project Area (Adopted by Agency Resolution No. RDA-2010-005, October 19, 2010).

Bottom line: *The Agency cannot and will not take your home...*



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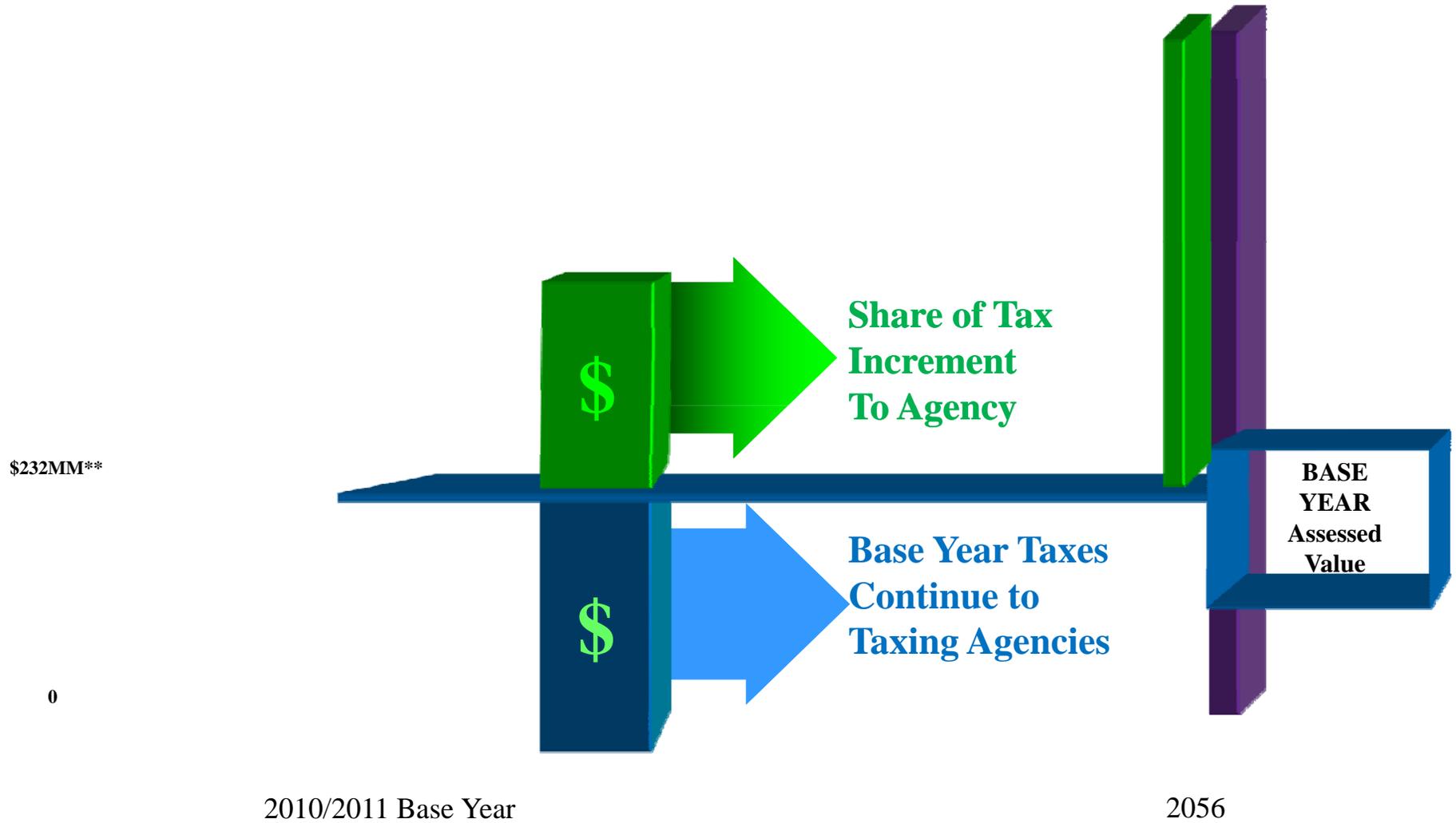
Nevertheless, eminent domain remains a valuable *blight remediating* and *economic development tool...*

- Can help to facilitate reuse of old and functionally obsolete and/or non-operating commercial, industrial, and/or hospitality facilities
- “Friendly Condemnation” provides valuable tax advantages to participating business/landowners
 - 1033/1031 exchanges
- Help to facilitate parcel consolidation and productive development of landlocked, multiple (scattered) ownership “dry” or “premature” subdivisions
 - Increases value of undevelopable land resources
- Eminent domain, if ever used (to date, Agency *has never* invoked eminent domain authority), will be used only as *a tool of last resort*
 - If ever used to support a public project, property owner will be given Fair and Just Compensation for their property
 - All other legal requirements must be followed by the Agency in any eminent domain acquisition

WHERE DOES AGENCY FUNDING COME FROM?



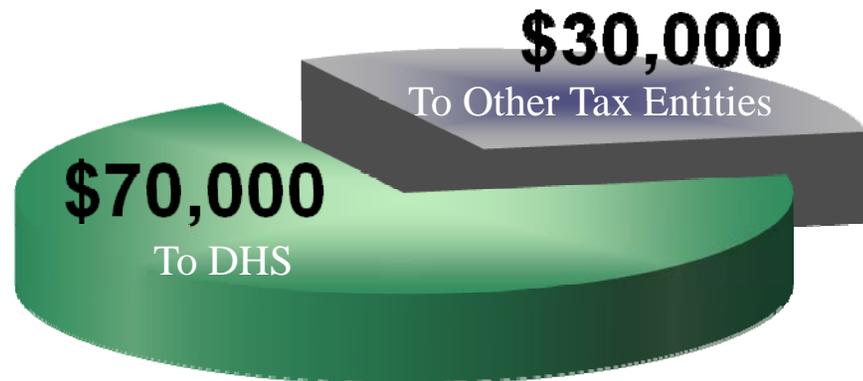
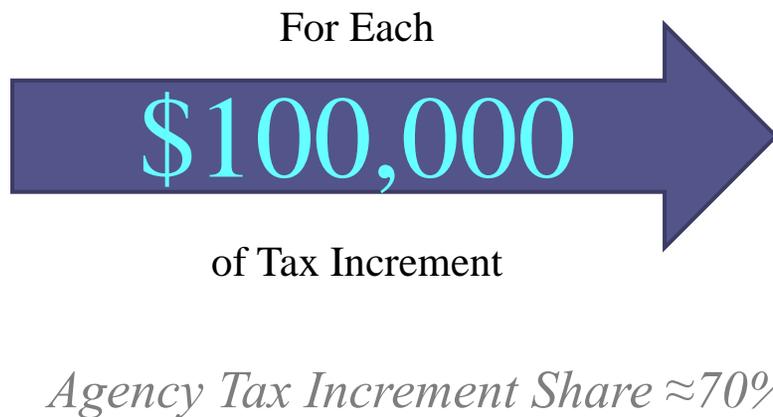
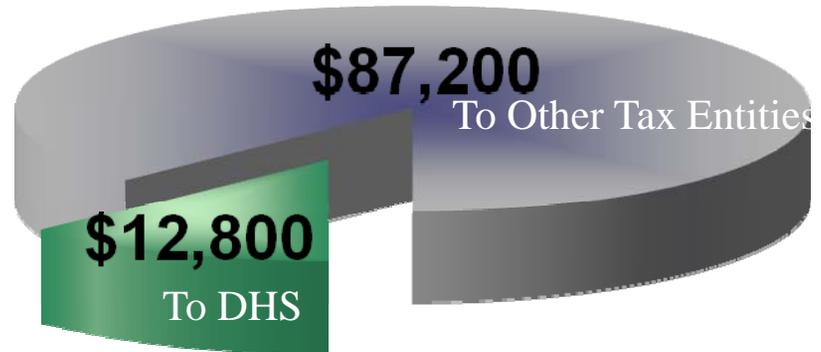
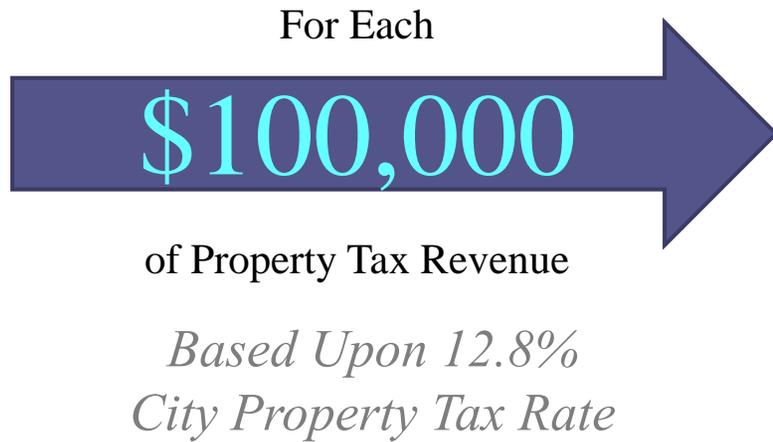
TAX INCREMENT MODEL NO. 1*



* Excludes any State takeaways

** Added Territory only

TAX INCREMENT MODEL NO. 2*



* Excludes any State takeaways

NET NEW TAX DOLLARS TO DESERT HOT SPRINGS



\$ 70,000 (New Tax Increment)

- 12,800 (Current Property Tax)

\$ 57,200 (Net Going To DHS)

*From FY 2006-07 to FY 2010-11,
Agency has received
approximately \$39,802,570 of tax
increment from the Existing
Project Area.*



Agency
DOES NOT
change property
tax rates or
impose new
fees!

- 
- Proposition 13 (June 1978) established property tax rate
 - 1% of assessed value
 - Maximum of 2% annual increase, unless
 - Change in ownership
 - New development or other significant property improvements
 - Tax rate increases require legislative/voter approval
 - Redevelopment changes none of these realities

• Furthermore, inclusion within a redevelopment project area in Desert Hot Springs **does not** change established land use policy or regulations affecting your parcel.

ESTIMATED LONG-TERM COMMUNITY FISCAL BENEFIT

\$132,000,000*

*With Adoption of 2011 Amendment (Assumptions)

- ♦ Over 45 years @ 3.7% average annual compounded growth rate
- ♦ 2010-11 Base year value of \$232 million
- ♦ Housing projects/programs to be approximately \$39 million (LMI-Fund)
- ♦ Non-housing projects/programs to be approximately \$93 million
- ♦ No additional State takes
- ♦ General Plan build-out scenario over 30 years

HOW DO AGENCIES USE THEIR MONEY?



Photo taken by Flickr user Downtown DHS.



- Increase, Improve & Preserve Affordable Housing, Including Housing Rehabilitation Programs
- Job Creation & Economic Development Opportunities
- Public Facilities & Infrastructure

SAMPLE PROGRAMS

Housing	Economic Development	Public Improvements
Home Loans	Business Retention	Streets, Curbs, Gutters & Sidewalks
Rehabilitation Loans	Business Expansion	Underground Utilities
Rehabilitation Grants	Business Attraction	Police & Fire Stations
Developer Assistance		Other Public Facilities
Affordability Programs		Water and Wastewater Systems
Foreclosure Relief		Recreation Facility Improvements



EXAMPLES OF PREVIOUS AGENCY ACCOMPLISHMENTS

Housing ★

- ❑ Neighborhood Renewal Program
 - Eradicate blight and improve the living conditions of low-and moderate-income families
 - Provides grants of up to \$15,000 for exterior improvements and landscaping upgrades visible from the street
 - Emphasis on neighborhoods impacted by foreclosed/abandoned single-family homes
 - Emphasis on correcting code violations, emergency repairs, home repainting, roof replacements, public right-of-way appearance, etc.
- ❑ New construction; assisted in development of
 - Arroyo de Paz, a 94-unit rent restricted affordable apartment community; and
 - Brisas de Paz, a 62-unit affordable rental housing project
 - 1,193 affordable housing units completed to date with Agency assistance
 - 63 units now under development
- ❑ 180 additional housing rehabilitation and CIP projects under development



SFR REHABILITATION

Before



After



(cont.)

Before



After



(cont.)

Before



After



(cont.)

Before



After



(cont.)

SAMPLE HOUSING FUND(S) RECIPIENT TESTIMONIALS

"I have had a new curb, gutter, new driveway, landscaping, irrigation, new windows, rain gutter and updrafts installed for my water cooler. And everything was completed and it all looks beautiful. I am very pleased with everything that has been done to the house. And I really want to thank you, the city and all of the contractors for a fantastic job. And everyone was so friendly during the process. It makes one have faith in people again."

- P.S., property owner on Cahuilla Avenue

"I would like to compliment our City for providing such a wonderful program to the citizens of Desert Hot Springs. I have been unemployed for 2 years and I'm very grateful to have been a recipient of this program, certainly at this time I would not have been able to renovate my home."

- S.C., property owner on Vista Montana

"I was accepted into the Neighborhood Renewal Program. I would like to tell you how pleased I am with the way my yard turned out and most of all with the way I was treated by [City staff]. I am very grateful to have been chosen for this program!"

- B.L., property owner in the Existing Project Area

Please see Agency staff for additional information & testimonials.

EXAMPLES OF PREVIOUS AGENCY ACCOMPLISHMENTS



Before



* Photo taken by Flickr user Downtown DHS
After*



Before



After

Economic Development

- Contributed to an estimated \$189MM of economic activity over the past three years in Desert Hot Springs
- Assisted in facilitating the:
 - Oasis Master Planned Community
 - Pierson Professional Center
 - Downtown District improvements
 - Palm and Pierson Downtown Façade Program

(cont.)

EXAMPLES OF PREVIOUS AGENCY ACCOMPLISHMENTS



Before



After



Pierson Blvd.



Police Department



Cabot's Pueblo Museum



Streetscape Improvements

Public Infrastructure & Facilities

- Upgraded Pierson Boulevard corridor
- Provided funding to renovate park buildings to accommodate space for police/code enforcement personnel, additional space for seniors and community/after school programs
- Upgraded Cabot's Pueblo Museum
- Upgraded Police Department facilities and equipment
- Funded City Senior Center rehabilitation
- Established the Workforce Development Center
- Rehabilitated City streets within redevelopment areas
 - Palm and Pierson Street Project
- Funding construction of new Boys and Girls Club, with teen center, pool/gym



Boys and Girls Club

TROUBLED ADDED TERRITORY SUBDIVISIONS

Current Situation

- 593 of 1,052 residential parcels in the Added Territory's troubled subdivisions are underutilized and obsolete
- Median price of homes in DHS has declined by as much as 72% over the past three years (much higher than the Coachella Valley-wide decline of about 50%)
- It costs more to build a house in DHS than it can be sold for (about a 20-29% "gap" depending on the size of the home)
- Great cost and assumed liability for existing site engineering and geotechnical conditions, among other problems, impact reuse of these land resources
 - Functional obsolescence
 - New product type modifications may be required
- Private sector cannot/will not unilaterally absorb gap and obsolescence remediation costs



Agency May Help Troubled Subdivisions In The Following Important Ways

- Reduce the cost of, and expedite re-filing and recording of expired subdivision tract maps as may be necessary, and other “fast-track” actions
- Assist in disposition and redevelopment of troubled subdivision real estate assets
- Help to reduce or eliminate the cost gap between site development and market sales price
 - Help to offset site redevelopment costs
 - Assist infrastructure improvements
- Extend and/or newly implement housing assistance programs including first time homebuyers, foreclosure relief, and new construction assistance



(cont.)

COMMON REDEVELOPMENT MYTHS/QUESTIONS

Myth: My home/business will be marked as blighted and affect resale.

- Your home **will not** be classified as “blighted” on any Real Estate transaction documents (preliminary title report, deed); upon sale, the preliminary title report will only state that your property is located within a Redevelopment Project Area. In fact, your property may have few indications of blight, as defined.

Myth: All property included within a redevelopment project area must be “blighted.”

- The CCRL makes clear provisions for the inclusion of non-blighted parcels which reflects practical and economic realities of most California communities.

Myth: My property value will decline due to inclusion within a redevelopment project.

- Your property values **will not** go down simply due to inclusion within a redevelopment Project Area; this occurrence would be contrary to the concept of tax increment financing.

Myth: My property taxes will rise, I will have to pay new fees or I won't be able to develop my land.

- Redevelopment **does not** affect your property tax rate, cause new fees, or affect land use controls.



COMMON REDEVELOPMENT MYTHS/QUESTIONS

Myth: The Redevelopment Agency will take my home.

- The amended redevelopment plan will **prohibit taking property on which any person resides**. In fact, the Redevelopment Agency of the City of Desert Hot Springs has never used eminent domain.

Myth: The State is now acting to eliminate redevelopment agencies.

- This may or may not end up being a myth; currently, the State legislature is divided on what impacts such a draconian move would have on California's communities. In DHS, the Agency has moved forward with the Amendment anticipating redevelopment *will remain* a valuable City blight remediation and economic development tool.

Question: Once an area is designated for redevelopment, who decides what is done?

- The City Council is the Redevelopment Agency Board. The City's and Agency's funding decisions are stated in their annual budgets, which are considered during public meetings.

Question: When will a property owner be contacted regarding the Agency's plans?

- All participation is voluntary. It is up to the property/business owner to contact the Agency, if participation is desired.



WHAT'S NEXT?



Next Workshops

April 21, 2011, 6:00 p.m.

April 25, 2011, 5:00 p. m.

Joint Public Hearing

May 3, 2011

5:00 p.m., or as soon
thereafter as possible



**Thank you for your attendance
Comments and questions?**

**Gracias por su asistencia
Preguntas y comentarios?**

For additional information contact:

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Email: jsimpson@cityofdhs.org

