



CITY OF LAKEPORT
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CITY OF LAKEPORT REDEVELOPMENT AGENCY INFORMATION

WHAT IS THE LAKEPORT REDEVELOPMENT AGENCY AND HOW DID IT COME ABOUT?

The Lakeport Redevelopment Agency was formed by the Lakeport City Council in 1986. The City Council formed the Agency, and the Council Members serve as the Redevelopment Board of Directors. The Agency was formed, in accordance with State law, to deal with some of the problems facing the Project Area. These problems include a need for additional public improvements, provision of affordable housing, and the upgrading of residential and commercial properties. The Redevelopment Plan was adopted in June of 1999.

WHAT IS THE REDEVELOPMENT PROJECT AREA?

The Project Area is the land in the City of Lakeport which is within the jurisdiction of the Redevelopment Agency and is subject to the provisions of the Redevelopment Plan. The Project Area contains 612 acres and covers the downtown commercial area, land to the west, and land to the south. The attached map shows the Lakeport Redevelopment Project Area.

WHAT ARE THE GOALS OF THE LAKEPORT REDEVELOPMENT PLAN?

The Lakeport Redevelopment Plan goals are essentially a restatement of the City's General Plan as it pertains to the Project Area. More specifically, the goals of the Plan are:

1. The elimination of blight which, among other things, includes buildings that are unsafe or unhealthy for persons to live or work in, incompatible and uneconomic land uses, small and irregular lots, obsolete and aged building types, substandard alleys and inadequate or deteriorated public improvements, facilities, and utilities;
2. Facilitating the assembly of land, through conventional means without the use of eminent domain, into parcels suitable for modern development with improved pedestrian and vehicular circulation;

3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used;
4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties;
5. The strengthening of retail and other commercial functions in the Project Area;
6. The strengthening of the economic base of the Project Area and the community by installing needed improvements to stimulate new residential, commercial, and industrial expansion; employment; and social and economic growth;
7. The provision of adequate land for parking and open spaces;
8. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project;
9. The expansion, improvement, and preservation of housing for low- and moderate-income persons; and
10. The installation of new, or the replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served.

DOES REDEVELOPMENT INCREASE MY TAXES?

1. **NO! No new taxes are established.** Your property taxes are not affected by the Redevelopment Plan. Property taxes are treated the same whether your property is inside or outside the Project Area. With the adoption of the Redevelopment Plan, the distribution of property tax funds within the Project Area are "frozen". As the majority of property appreciates or is developed, all additional property taxes paid within the Project Area go to the Lakeport Redevelopment Agency (instead of being distributed throughout the entire County). The Agency is required to share a portion of the new revenues with various taxing entities within the Project Area to help offset any financial impacts. **The Agency has no authority to tax, and no increase in taxes can be levied by the Agency.**
2. The Agency will have the power to issue tax-exempt bonds or arrange other financing to help pay for the Redevelopment projects. This financing will help make it possible for property owners to improve their property at a more reasonable interest rate.

DOES THE REDEVELOPMENT AGENCY HAVE THE POWER OF EMINENT DOMAIN?

NO! The Lakeport Redevelopment Plan expressly indicates that the Agency does **not** have the power to take private property for public use. Property can be purchased by the Redevelopment Agency through a negotiation process.

WHAT DOES THE REDEVELOPMENT AGENCY DO?

The Lakeport Redevelopment Agency's function is to assist in the implementation of development and rehabilitation projects which might not be able to proceed without assistance. Specifically, homeowners, apartment owners, and local businesses can be assisted, downtown improvements will be made, and development incentives offered. In addition, the Agency will construct certain public improvements in the Project Area, such as street, drainage, sewer, and water improvements.

WHO CARRIES OUT THE REDEVELOPMENT PLAN?

The City Council, your elected representatives, serves as the Board of Directors of the Lakeport Redevelopment Agency and are responsible for its activities. The Planning Commission reviews all plans and drawings for projects in the City, including the Project Area.

WHERE DOES THE MONEY COME FROM?

There are three potential sources of funds for the Agency activities:

1. The Agency receives property tax increments from the normal increases in assessments of property within the Project Area. These funds, while limited, can be used to help finance most of the proposed public projects and housing improvements within the Project Area.
2. The Agency may borrow capital. This financing is **not** secured by the City, but instead is guaranteed to be paid back out of future property tax increment revenues.
3. The Redevelopment Agency is eligible to apply for and receive certain types of grant funding from both the State and Federal government.

WHAT IS TAX INCREMENT?

As the Redevelopment Plan is implemented, public and private improvements will result in an increase in property values within the Project Area. However, these increases in value will not result in increased taxes to individual property owners, unless there is a change in ownership or new construction (in other words, Proposition 13 still applies). The increases in value due to the changes in ownership and new construction will increase the tax revenues generated by the property. This increase in tax revenue is known as "tax increment." For example, if a given property was assessed at \$100,000 this year, the taxes paid by the property owner at the standard tax rate of one percent would be \$1,000 pursuant to Proposition 13. If, as a result of new construction on the property, the property increases in assessed valuation to \$500,000, the taxes paid by the property owner at the same standard tax rate would be \$5,000. The \$4,000 increase is called "tax increment" and it is these funds which can become the revenue of the agency.

WHY ARE RESIDENTIAL AREAS INCLUDED WITHIN THE REDEVELOPMENT PROJECT AREA?

One of the objectives of the Redevelopment Plan is to provide for the rehabilitation of residential property and the development of new housing. In addition to providing some drainage, curb, gutter, sidewalk, street, sewer, and water improvements, the Agency intends to make funds available for voluntary use by homeowners in fixing up their homes. Residential areas have been included because there is a need to provide public improvements and financial assistance for housing in the Project Area.

IF I LIVE IN THE PROJECT AREA, WHAT DOES IT MEAN TO ME?

Most of the Agency activities will gradually stimulate residential and commercial improvements on a voluntary basis, so there will be no great changes "overnight". It may take several years for the activities of the Agency to begin to show within the community because of the way that the financing structure works. However, if you wish to improve your home or business, the Agency may be able to help.

THIS ALL SOUNDS TOO GOOD TO BE TRUE. IS THERE A CATCH?

No. The Agency is formed to assist property owners in the financing of voluntary improvements of their property and to undertake some needed public improvements. **The Redevelopment Plan provides that the Agency will not have the power of eminent domain.** The Plan does provide that the Agency may enter into owner participation agreements for the improvement of property. The Agency hopes that it will be possible to see current problems within the Project Area reduced or eliminated through cooperation of the private landowners and the City/Agency.

REDEVELOPMENT PROJECTS

This is a list of projects which will be carried out by the Redevelopment Agency over the life of the plan

1. **Downtown Public Area Improvements:** This project involves implementing the policies of the General Plan, including reconstruction of the sidewalks, bulb outs at intersections, new surfaces at crosswalks, replacement of street trees and the provision of grates, provision of irrigation to street trees, provision of new street furniture such as benches, street lights, signing, trash receptacles, bollards, sign directories and related facilities, provision of new ornamental street lights, provision of other landscaped areas, undergrounding of utilities, and new parking lots.
2. **Downtown Building Facade Enhancement Program:** This project involves the provision of capital in the form of revolving low interest loans to be made available to property owners and business owners in the downtown area for building facade improvements and historic preservation programs consistent with the intent of the

General Plan. In addition, the Agency will provide some assistance to seismically retrofit existing unreinforced structures to minimize earthquake hazards, provide assistance to critical facilities needing fire sprinklers, lighting, and other safety improvements to comply with the City's Building Code in a cost effective manner, and upgrade buildings to meet federal and state requirements such as ADA.

3. **Frontage and Property Improvement Project:** This project will involve the provision of low interest loans to private property owners who are involved in doing frontage improvement projects that enhance the pedestrian circulation system and the surface drainage system through the provision of curbs, gutters, and sidewalks. There may be other projects under this category, such as assistance to property owners to abate nuisances or to assist in development activities.
4. **Cultural, Recreation, Waterfront, and Arts Improvements:** This project may involve assistance in the creation and development of cultural arts improvements. This project will also involve providing community recreational opportunities throughout the Project Area, which involves the provision of neighborhood parks, community parks, community open spaces, greenways, public gathering spaces, and other park and recreation facilities. This may also involve funding for a marina in an appropriate shoreline location and the development of a continuous public shoreline access that connects with other City pathways and roads.
5. **Housing Rehabilitation:** This project involves the rehabilitation of housing which will be financed with deposits from the low and moderate housing fund. Redevelopment is necessary to address a broad spectrum of housing needs, including assistance to low, very low, and moderate income households within the Project Area.
6. **New Housing Construction:** This project involves the provision of funding, either in the form of grants or low interest loans, to support the development of new housing for low, very low, and moderate income families within the Project Area.
7. **Response To Depreciated Or Stagnant Property Values And Vacant Lots And Buildings:** This project involves the provision of capital to address depreciated or stagnant property values within the Project Area. This may involve developer assistance, traffic circulation improvements, commercial rehabilitation assistance, and conversion assistance.
8. **Development Impact Fee Assistance:** This project involves the provision of grants or low interest loans to assist developers in dealing with development impact fees for traffic, storm drainage, sewer and water, tree mitigation, and/or future mitigation programs. Assessment of these mitigation costs may result in total development costs which are in excess of those which can be supported when combined with required on-site, off-site, and customary development costs. Development fee assistance would be provided when such burden is demonstrated by a developer.
9. **Landscaping, Gateway, Bicycle, and Pedestrian Improvements:** This project involves the provision of landscaping improvements in the Project Area, using the City's adopted plans. This may also involve the creation of gateway entries along arterial streets, and may involve new signing, landscaping, and landmark development. In addition, pedestrian and bicycle circulation systems connecting residential and

commercial areas may be enhanced to provide both circulation improvements and aesthetic opportunities.

10. **Redevelopment Agency Administration:** This expense involves the cost associated with managing and administering the project over the life of the Redevelopment Plan.
11. **Streets and Roads:** This project involves the provision of funding to improve principal arterial streets, a number of collector streets, as well as local residential streets within the Project Area. Many of the streets in the area have poor geometric features, poor drainage, no curb, gutter, or sidewalk, poor surfacing, and in some cases the streets exist only on paper. There is a need to remove the constraint of poor circulation within the Project Area by providing resurfacing, reconstruction, pedestrian facilities, drainage improvements, geometric improvements, and traffic control for many of the streets in the Project Area.
12. **Storm Drainage Facilities:** This project involves providing funds for the construction of new storm drainage facilities, as well as taking other measures that preserve and improve property values and land use activities in locations flooded by the lake or creeks within the Project Area.
13. **Water System Improvements:** This project involves providing funding for enhancement of the domestic water system within the Project Area. The water distribution system within the Project Area is plagued by antiquated, undersized, or deteriorated mains, fire hydrants, and countless individual service laterals. It is estimated that 15,500 lineal feet of water transmission lines, mains, numerous valves, hydrants, and service laterals are in need of improvement.
14. **Sewage System Improvements:** This project involves providing funding to refurbish and/or replace existing deteriorated sewer lines within the Project Area. The sewage collection system is in poor condition. The bulk of the work planned for the sewage collection system consists of refurbishing and/or replacing the existing deteriorated lines.
15. **Project Contingencies:** This project involves the establishment of a redevelopment contingency fund equal to approximately five percent of the estimated tax increment for non-housing projects.

To obtain more information on the
Lakeport Redevelopment Plan, please call the
Community Development Department at 707-263-5613 x7.