

CITY OF MARINA

REDEVELOPMENT AGENCY



FIVE YEAR

IMPLEMENTATION PLAN

(Heath & Safety Code 33490)

FOR THE

MARINA REDEVELOPMENT PROJECT AREA

NUMBER ONE

---- 2000 - 2005 ----

December 21, 1999 (as adopted by Agency action)

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FIVE YEAR IMPLEMENTATION PLAN (2000 - 2005)

(Health & Safety Code Section 33490)

MARINA REDEVELOPMENT PROJECT AREA NUMBER ONE

1. INTRODUCTION

California Redevelopment Law, as amended by Assembly Bill 1290, requires that each redevelopment agency administering a redevelopment plan that was adopted prior to December 31, 1993, prepare, and adopt a five-year Implementation Plan (Plan) by December 31st of each five years of operation. The Redevelopment Plan for Marina's first redevelopment project was adopted in August of 1986. The adopted Plan must provide a link between the elimination of blight and the proposed actions of the Agency. The five year implementation plan should be viewed as a policy and program document to meet the statutory requirements of California law. Under law, adoption of this Plan does not constitute a "project" as defined in the California Environmental Quality Act (CEQA). Inclusion of a project, program or expenditure in this Plan does not eliminate subsequent CEQA review nor does it commit the City to a specific plan, program or expenditure. Under the law, only the City's first redevelopment project need file this report. Project Number Two, the Marina Municipal Airport Redevelopment Project, and the recently adopted former Fort Ord Redevelopment Project Number Three, were both adopted after 1993, and the information required by law is contained in the individual reports in each of the adopted Redevelopment Plan.

The purpose of this Implementation Plan is to provide the Agency, the City Council and the general public with:

- * A general blueprint of the goals and objectives the Agency intends to achieve throughout the life of the Redevelopment Plan.
- * The progress the Agency has made since the 1986 Redevelopment Plan was adopted.
- * An explanation of how the Agency's goals, objectives, programs and expenditures will eliminate blight.

The Implementation Plan is required to be revised and adopted every five years. In addition, the Agency must hold a public hearing no earlier than two years, and not later than three years

after adoption of this Plan to review both the Redevelopment and Implementation Plans. Amendments to the Plan may be made at any time by the Agency given proper notice and after a public hearing.

2. BACKGROUND & DESCRIPTION OF PROJECT AREA

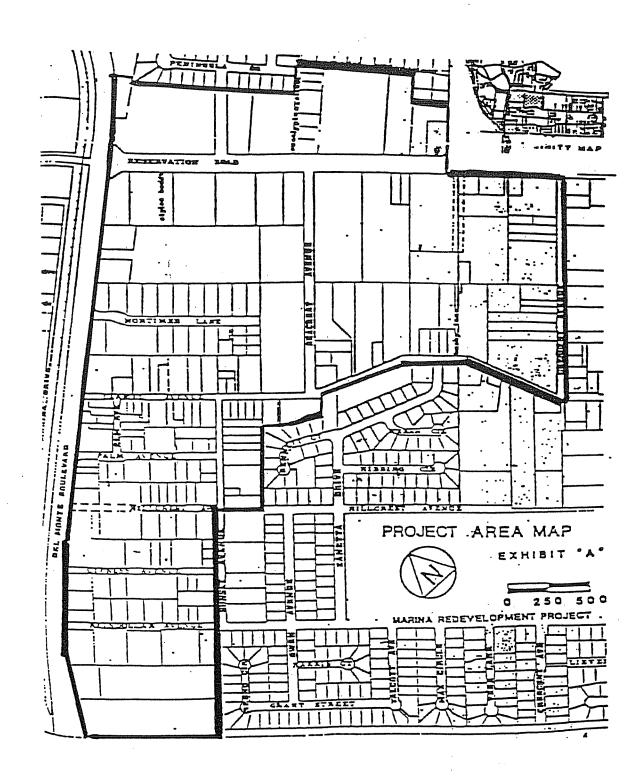
The Marina Redevelopment Agency was established by Ordinance No. 85-6, adopted June 18, 1985 by action of the City Council. On August 5, 1986, the City Council, by Ordinance 86-11, adopted the Marina Redevelopment Plan. The area selected for redevelopment is generally bounded by Reservation Road on the north, the city limit line on the south, Del Monte Boulevard on the west and Crescent Avenue on the east (see Project Area Map, Exhibit" A"). The project area contains 102 acres of commercial, 10 acres of single family residential, 51 acres of multi family residential and 9 acres of public land use, for a total of 170(+/-) acres (see Land Use Map, Exhibit "B").

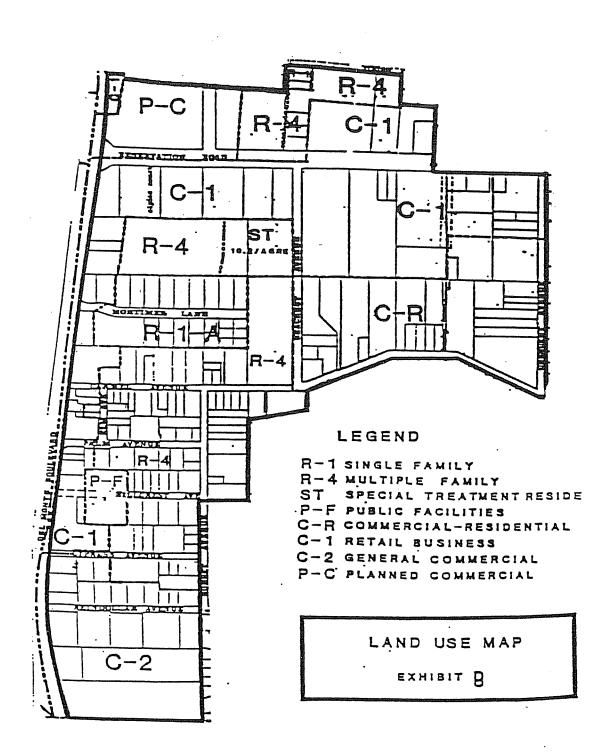
3. DESCRIPTION OF PROJECT BLIGHTING CONDITIONS

The area selected for redevelopment was the oldest neighborhood in the city. Some fifty percent (50%) of the project area's housing stock was determined by survey to be substandard due to age and condition. As much of the housing and commercial areas were constructed prior to the time of the city's incorporation, a large number of buildings did not meet city codes and land use regulations. Throughout the project, the roads and infrastructure were determined to be deficient, with inadequate curbs, gutters, sidewalks; undersized and dilapidated streets and utilities; and inadequate traffic and flood controls. The project area contained undeveloped and underdeveloped parcels of land, with inadequate or no proper infra-structure. In many cases the land was used for trash storage which presented fire and health hazards. Many of the parcels were of inadequate size and lacked proper access which prevented proper development.

The project area contained the lowest per-capita income in the city (25% lower than the remainder of the city and 22% below the County of Monterey). Police statistics indicated a slightly higher crime index in the project area than the remainder of the community.

While considerable progress has been accomplished in the project area, the area still requires the Agency's attention. Present are blighting influences such as inadequate public improvements, deteriorating housing and commercial buildings in need of rehabilitation, vacant and under utilized parcels, and inadequate infrastructure improvement which cause neighborhood flooding.





4. ACCOMPLISHMENTS TO DATE

Exhibit "C" entitled, "Summary of New Housing and Commercial Development Within the Project Area", shows the progress made by the Agency, since the Redevelopment Plan's adoption in terms of new housing and commercial units and their dollar value as determined by the city's building department.

Since 1986, the following accomplishments have been achieved within and adjacent to the project area.

A. HOUSING

- 1). Since adoption of the redevelopment program, 371 new housing units have been constructed within the project area.
- 2). An estimated 20% of the housing units within the project area are available for very low, low to moderate income persons and families. Due to raising housing values, this percentage is estimated to continue to decrease.
- 3). Since adoption of the redevelopment program 32 units of housing were rehabilitated with technical assistance being provided by the Agency and City. \$467,060 of financial assistance was also provided in the form of low interest loans.
- 4). In 1999, the Agency approved a \$1,000 grant and a \$20,000 deferred loan program to assist low income senior citizens to make emergency repairs to their homes. Funding for the program will come from the Agency's 20% housing set aside program.
- 5). Preston Park Housing. To assure adequate housing for new employees moving into the city, the Agency spear headed efforts to have the Army lease to FORA (with the Agency being the agent to administer the program) 354 units of Preston Park housing, located on the former Fort Ord. The Agency was successful in having the Army lease the housing to FORA who in turn made the City of Marina its Agent, who in turn solicited proposals from property management firms to operate the housing. Mid-Peninsula Housing of Redwood City was chosen. Mid-Pen spent over \$3,000,000 to bring the units to a livable condition. The Agency developed a tenant collection system that provided priorities to new businesses moving into the area, priorities to military families, and set aside 20% of all units for very low to low income households. The program has enjoyed great success and as of the close of 1999, the housing has less than a 1% vacancy, all refurbishing loans have been paid off and the city and FORA share in excess operating funds an amount of \$2,000,000. Under the terms of the Army's lease, all such funds must be spent for capital improvements on the former Fort Ord.

EXHIBIT C
SUMMARY OF NEW HOUSING & COMMERCIAL DEVELOPMENT

WITHIN PROJECT AREA

Year	Hou	sing	Comm	Commercial		
	UNITS	A.VAL. \$	UNITS	A. VAL. \$	7.	
1986	193	6,301,000	4	3,375,000	9,676,000	
1987	43	1,693,000	5	1,348,000	3,041,000	
1988	28	1,808,000	3	613,000	2,421,000	
1989	20	615,000	0	8,000	623,000	
1990	0	15,000	2	620,000	635,000	
1991	1	124,000	0	23,000	147,000	
1992	0	125,000	1	496,000	621,000	
1993	0	0	0	71,000	71,000	
1994	40	1,500,000	0	0	1,500,000	
1995	25	1,925,000	8	864,000	2,789,000	
1996	3	365,000	1	86,000	451,805	
1997	0	0	2	298,300	298,300	
1998	5	419,000	7	359,000	778,000	
1999	5	342,000	12	2,007,128	2,349,128	
TOTAL	363	15,232,000	45	10,168,428	25,101,933	

Of the 363 total housing units, 60 are low income senior citizen apartments. In the years 1989 through 1991, the Agency/City operated a City Rehabilitation loan program. \$467,060 low interest loans were made to improve 32 units of housing. Persons eligible for the loans were required to be of low to moderate income.

NOTE: Assessed Valuation numbers were compiled from building permit estimates and are lower than market value. AV totals contain all permits issued by year within project area, such as signs, roof repair, etc. Table columns have no direct relation to one other.

As part of the 354 units of the Preston Park Housing program, the Agency established a program that A). provides priorities for employees of new businesses who move into the City. B). Sets aside 70 units for military personnel. C). Establishes 20% of the units be set aside for very low to low income households.

- 6). Currently the Agency is preparing programs to lease additional units from the Army for rental to the public and military personnel, the units are located in Abrams Park (40 to 60 units) and Light Fighter Lodge (28 units).
- 7). 3082 Sunset. The Agency loaned a non profit housing corporation, (Community Housing Systems and Planning Association {CHISPA}), housing set aside funds to construct a 39 unit low income senior housing project. The \$243,000 loan (with the exception of some \$3,000) was repaid by 1999. As part of the development agreement, the Agency conveyed the land to CHISPA for \$100,000. The units are fully occupied and continue to be in demand by low income seniors.
- 8). 250 Bennett. During 1998 and 1999, in order to protect its 2nd mortgage interest in property, the Agency acquired a single family residence located at 250 Bennett Ave. The owner had defaulted on payments owed on a \$30,000 rehabilitation loan. After taking over the property in bankruptcy court, at a purchase price of \$141,600, the Agency rented the home back to the former owner, an elderly low income person. The former owner then moved out of state and the Agency made an estimated \$12,000 worth of repairs to the property. The Agency then conducted a lottery and sold the property for \$168,071.51 to a qualified low income family. To assist the new owner, the Agency made a \$50,000 first time home buyers deferred loan. The funds came from a \$1,000,000 grant received from the State to assist first time buyers to purchase homes in Marina. By the end of 1999, the Agency had assisted five first time buyers.
- 9). 231 233 Palm Ave. In 1998, the Agency purchased this improved property, due to street improvements needed to support a CHISPA senior housing project. The City determined that the house sat too close to the public right of way and Agency funds in an amount of \$115,385.15 were used to purchase the property. Several months later (March, 1999) the Agency sold the property to Habitat for Humanities for \$98,000. The purchaser is required to move the house back to acceptable property set back lines, improve the home to codes and add additional low income units on the site. When completed, the project will provide up to four units for low to moderate income buyers.
- 10). 223 -225 Palm Ave. In 1999, the Agency took over this property due to non payment of a rehabilitation loan which was secured by a second deed of trust. Back taxes owed in an amount of \$7,905.98 were paid from the 20% housing set aside, and the rental income of \$2,171 is currently paying off the first mortgage (\$152,437) and the property taxes. At time of acquisition, the property contained 4 units of sub-standard one bedroom housing. After taking over the property the Agency/City repaired the units and adjusted

the tenants rents to have them pay according to HUD guidelines for very low, low to moderate income persons. Currently the units generate rental revenue of \$2,171 per month. The Agency will manage the units until it is determined whether to demolish or sell the property to an investor with the stipulation that they remain low income rentals.

11). Although located outside the boundaries of the Redevelopment project area, number one, Agency staff was instrumental in securing a \$268,750 CDBG Grant from the State of California to assist the Veterans Center in rehabilitating up to 20 units of former Fort Ord housing to provide transitional housing for homeless veterans. In addition, the Agency granted the Center \$50,000 from the 20% housing set aside fund in order to cover the expense of processing their plans through the City and to pay for certain architectural work.

B. PUBLIC IMPROVEMENTS

Since the Plan adoption, the Agency has made limited progress in meeting its objectives for project improvements. Exhibit "D" is a replication of the 1986 Exhibit "F" of the adopted Redevelopment Plan which listed the proposed project improvements and their estimated costs. The column on the right is the current status of the original estimated improvements. An improved rate of progress is anticipated once the public safety facility tax increment bond is paid off resulting in increased funds being available.

The major revision to the original list of proposed public improvements was the cancellation of the Carmel Avenue realignment plan lines due to lack of funding and revised traffic considerations.

C. COMMERCIAL/PUBLIC DEVELOPMENTS

The City/Agency has been instrumental in bringing several private developments into or near the project area, such as the Marina Landing Shopping Center, which features K-Mart as its anchor tenant. The center contains 200,000 + square feet of retail space. City records indicate that some \$14,500,000 of commercial construction has taken place in the Project Area, since the Redevelopment Plan's adoption. 1999 saw the opening of a 7/11 service station and mini market on the K-Mart site.

1999 also saw construction within the project area of a 36,000 square foot commercial retail center located at 228 Reservation Road. The Cypress Plaza center is anchored by the Community Bank of Central California Hollywood Video, Taco Bell, Walgreen Drugs and an office building. Estimated cost of construction is \$1,700,000.

EXHIBIT D

Current status of the 1986 Redevelopment Plan (As amended in 1999)

PROPOSED PROJECT IMPROVEMENTS

1. Implement Palm, Carmel, Elm Ave. Plan Lines \$1,750,000 Canceled	
2. Complete curbs, gutters, sidewalks, Del Monte Ave. 40,000 On-going	
3. Acquire property on Seacrest and improve street 100,000 Completed	
4. Complete street improvements, Carmel and Crescent 1,500,000 On-going	
5. Complete widening, Reservation Rd. 450,000 Remaining	
6. Modify DeForest/Reservation Rd. traffic signal 125,000 Remaining	
7. Signalize Seacrest/Reservation Rd. 125,000 Completed	
8. Provide storm drainage - Carmel/Crescent Ave. 100,000 Remaining	
9. Underground utilities, Reservation Rd., 3,000,000 Partially Cor Carmel, Crescent and Palm Ave.	npleted
10. Signalize Reservation Rd./Del Monte Ave. 150,000 Completed	
11. Storm drainage leading to Del Monte Ave. 300,000 Remaining	
12. Implement all incomplete or planned streets 1,000,000 Remaining	
13. Civic Center expansion 3,000,000 Remaining	
14. Landscape medians 200,000 Remaining	
ESTIMATED TOTAL: \$11,840,000	

To support the Redevelopment Plan's objective of making Reservation Road the "down town" business center of Marina, the City/Agency provided assistance in seeing that a new 16,000 square foot, \$1,700,000 post office was constructed and opened for business in 1994.

In 1996 - 97, a new service station/car wash was also developed on Reservation using financial aid provided by the Agency's small business loan program. The project provided over ten full time jobs.

During this same time period, the City saw the completion of a new municipal traffic court on Reservation Road and is currently working to assist in a new library to help in its revitalization efforts.

The aforementioned Exhibit "C", "Summary of New Housing & Commercial Development", illustrates the Agency's and City progress in bringing new commercial development and housing into the project area.

Exhibits H, I, and J demonstrate the change in assessed valuation within the project area from the years 1994 through 1999. The decline in values was due to the closure of Fort Ord and resulting decrease in activity and land values. As shown the decline has started to reverse itself as the reuse of Fort Ord has picked up with the opening of the new Cal State University at Monterey Bay in the spring of 1995. The development of the University of California at Santa Cruz MBEST center began in 1999 as bids for public improvements were opened and work on their 70 acre first phase is anticipated to start in early 2000. When completed, Phase One will be marketed for high tech R&D development and continue the program of converting the Marina Municipal Airport from military to civilian use. The Agency solicited and received proposals from developers to develop a 70 acres business park, 18 hole golf course and a 200 + room resort hotel to be constructed on the east and north side of the airport runway.

5. THE REDEVELOPMENT PLAN'S OBJECTIVES FOR THE PROJECT AREA

The objectives of the Marina Redevelopment Project are contained in the adopted Redevelopment Plan and read as follows:

" The objectives of the Redevelopment Plan are to mitigate or eliminate blighting conditions within the Project Area through the efforts of the Redevelopment Agency in cooperation with the City of Marina, private property owners and private developers. The more significant specific objectives include:

1. The development of vacant or under used properties to provide new economic values and employment opportunities.

- 2. The renovation of blighted properties, obsolete land uses, and deteriorated structures.
- 3. The correction of traffic circulation deficiencies, the provision of adequate public access to serve undeveloped areas and to meet future traffic demands.
- 4. The provision of public works facilities to support the social and economic requirements of the community.
 - 5. To undertake all such tasks and activities that will enhance the quality of life in the community by encouraging orderly growth, economic, and environmental awareness."

The Plan also placed emphasis on correcting the blighting and under utilization of some of the Project's commercial areas. This under utilization of land placed the businesses in an unfavorable competitive position with respect to newer developments and commercial activities occurring outside the city.

The objectives of creating new commercial activity, increased employment opportunities, and identifying a central business core area are also listed in the Plan.

Exhibit "E" entitled, "Matrix of Redevelopment Objectives To Program Activities", illustrates the various existing and proposed redevelopment programs intended to satisfy the Redevelopment Plan objectives.

Exhibit "F" entitled, "Matrix of Program Activities To Blight Elimination", illustrates the Agency's various programs intended to eliminate existing blight within the Project Area.

6. REMAINING BLIGHT CONDITIONS

Although progress has been made in correcting the blighting conditions in the Marina Project Area, there remains much to accomplish in order to achieve the above goals. The following summarizes the remaining blighting conditions:

A. Throughout the Project, a variety of street improvements are still lacking, including curbs, gutters, and adequately paved roadway surfaces and intersections. At the time of the adoption of the Redevelopment Plan, the project area had a serious flooding condition, caused by the lack of any sub-surface drainage system. While improvements have been made, additional systems need to be installed. More traffic signals need to be installed and existing signals updated to improve traffic conditions.

- B. Pedestrian, bicycle and motor vehicle traffic patterns either do not exist or conflict in several areas within the Project. A number of streets still do not have sidewalks and continue to create traffic hazards for pedestrians and motor vehicles alike.
- C. Existing businesses remain in need of upgrading, beautification, additional parking and night lighting.
- D. The Project Area still contains numerous substandard sized lots, parcels of irregular shape or form, and areas with conflicting land uses. These conditions create problems related to under utilization of land, traffic circulation, lack of proper parking, loading, storage, and over development of individual lots. All the above factors contribute to fire hazards and the city's ability to provide emergency fire service. The resulting effect, coupled with the strip development of Del Monte Avenue and Reservation Road (the city's main commercial areas and major roads) have hindered the business community's ability to compete for commercial business with neighboring cities.
- E. The Agency, due to lack of funds, has temporarily curtailed its housing rehabilitation program. A number of sub-standard buildings remain to be refurbished over and above those already rehabilitated.
- F. Since the closure of Fort Ord, the city has experienced a loss of some seventy small businesses. The number of vacant business buildings have added to the conditions of blight in or near the Project Area. Efforts are needed to reverse these conditions to assist economic recovery for the businesses located in the Project Area.
- G. Since the adoption of the Redevelopment Plan, the Agency, in cooperation with the City, completed the construction of a new public safety facility in the project area. This 1.8 million dollar facility is located in the civic center within the Project Area. Additional public improvements, such as parking, lighting, upgrading the children's park, community center, and city hall still remain to be completed as funds become available. Due to the Agency being responsible for retiring the public safety building bond issue at a current annual cost of some \$157,000, little tax increment funds are available to budget for capital improvements or other blight removal programs.
- H. Improvements to the city's sewer, water and street lighting systems are still needed to correct existing blighting problems.
- I. The Project Area continues to contain a number of older buildings, that due to age, condition, disrepair, or obsolescence still result in not meeting zoning and building codes and deter prospective purchaser, users, and investors. The results are inappropriate land uses, and under utilization of land facilities.

EXHIBIT E MATRIX OF REDEVELOPMENT OBJECTIVES

TO PROGRAM ACTIVITIES

PROGRAM ACTIVITIES

OBJECTIVES	Public Infra	. Econ. Dev.	Public Facility	y Land Acq.	New Const.
1.eliminate blight			.		
2.develop land	[23]		•		
3.renovate structure/land					_
4.traffic imp.		1			
5.public works	靈		1345		
6.quality/life	1				
7.commercial improvement			·		
8.employment					<u> </u>

MATRIX OF PROGRAM ACTIVITIES TO BLIGHT ELIMINATION

Legal Blight Description	Public Infra structure	Parks & OpenSpace	Economic Dev.	Public Facilities	Land acq.& clearance
SEC.330031 (BLIGHT)					
(a) Defective design	I			超	
(b) Faulty					
(c) High density	氢		·		188
(d) Inad. light/vent.					
(e)Age,obso	S			256	
SECTION 33032 (Non Structural)					
(a)(1). Irreg. lot form	I				
(a)(2) Layout of lots					器
(a)(3)Inadeq. imp &facil.	<u> </u>	· 🖪		超	
(a)(4)Depress					

Note: The above legal definitions are taken from the California Redevelopment Law, which was in effect at the time the Marina Redevelopment Plan was adopted.

J. Much of the Project Area contains some of the older housing units in the city. These units were built under minimum county codes and generally can be described as small, poorly constructed units with minimum improvements. When Fort Ord was open, the units had good rental value and were in market demand. At the time the base closed, the demand for the units decreased, and the area commanded less rental revenue, resulting in an increased vacancy rate and structural dilapidation. The area is now recovering as people move into the city from other higher rent communities and as new residents are attracted to the community's reputation for lower crime rates and sense of family living.

7. PROGRAMS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

A. NON-HOUSING RELATED ACTIVITIES

The Agency will continue to implement programs to meet the objectives of the Redevelopment Plan. Depending on the availability of tax increment funding and financial assistance from the City, the Agency intends to conduct the following programs over the next five years:

Table 1

· · · · · · · · · · · · · · · · · · ·								
Proposed Non-Housing Progra	Proposed Non-Housing Program Activity costs							
1								
Program Activities	Five Year Plan							
1. Public Infrastructure	\$1,500,000							
2. Parks, Landscape,	50,000							
3. Econ. Dev.	300,000							
4. Public Facilities	150,000							
5. Land Acq. site prep	<u>200,000</u>							
Program Activity Costs	\$2,200,000							
Planning/Eng Costs	\$ 150,000							
Administration Costs	\$ 300,000							
Estimated five year costs:	\$2,750,000							

Note: Above estimates include tax increment and other funding sources.

- 1). Public Infrastructure Improvements: The Agency will fund improvements to existing residential and commercial establishments in the Project Area. These will include street improvements, completion of a traffic signal and intersection program, and the construction of sidewalks, curbs and gutters. Streets affected are estimated to include Del Monte, Carmel, Crescent, Palm and Reservation Road. Continuation of improving the storm drain system will be a priority for use of available funds.
- 2). Parks and Landscape: The children's park located in the Civic Center remains to be completed. The Civic Center Senior/Community Center is in need of repairs. Landscaping of Del Monte median has already been completed, preliminary plans are now underway to landscape and beautify Reservation Road.

- 3). Economic Development: Agency administrative funds will continue to be used to foster economic development assistance throughout the project area.
- 4). Public Facilities: The expansion of the Civic Center remains to be completed. Improvements needed include additional office space by expansion of City Hall, the aforementioned children park, landscaping and additional parking. The remodeling of the present City Hall was 98% completed. While tax increment funds may no longer be eligible for the City Hall expansion purpose, Agency/City staff will continue to complete the project with other funds. The Agency/City is also in early negotiations with Monterey-Salinas Transit over the location of a new bus transit center.
- 5). Land Acquisition: It is not anticipated that the Agency will be involved in any major land acquisition programs within the next five years. Smaller acquisitions of land and improvements may occur based on individual developer proposals.
- 6). Administrative Costs: This portion of the Agency's budget partially supports the activities of the Agency's Executive Director, the Housing and Economic Development Director and supporting staff. The Housing and Economic Development Director is primarily responsible for the housing and development programs within the project area. Efforts will continue to attract new businesses into the project area and to initiate housing programs aimed at providing housing for all income groups and to contribute to the economic and social stability of the project area.
- 7). Planning Costs: The Agency completed planning for the Redevelopment of the portion of former Fort Ord which lies within the city limits of Marina, by adopting Redevelopment Plan Number Two for the Marina Municipal Airport Area (formerly Fritzche Air Field) and Redevelopment Plan Number Three for the remainder of the former Fort Ord lands which are in the city limits of the City. In addition to these two major planning efforts, the Agency funded two major housing studies connected with the housing on former Fort Ord (included reuse studies for Upper and Lower Patton Park, Abrams Park and Preston Park. Future planning programs are estimated to include additional housing studies and economic development programs.

B. HOUSING RELATED ACTIVITIES

The closure of Fort Ord resulted in some 1,800 units of dependent family housing becoming vacant and available for private ownership all located within the Marina city limits, adjacent to the Redevelopment Project Number One area. While none of these units are located within the current redevelopment project area, they are adjacent to Redevelopment Project Area Number Three, and when sold to the public, will compete with housing located in and around Project Area Number One. A large number of these units will be available for low to moderate income purchasers or tenants. For these reasons, the Agency does not anticipate construction of large numbers of new housing units within the Project Area Number One over the next five years. The need to complete

the rehabilitation of existing low income homes within and adjacent to the Project Area, will provide the need to spend the 20% housing set aside funds in a manner benefitting very low, low to moderate income persons of the community.

The following estimates constitute the Agency's Affordable Housing Program for the very low, low, to moderate income persons.

- 1). Some 100 housing units are currently being processed for McKinney Act sponsors to house the very low income homeless population. Agency financial assistance has and will be provided to the sponsors on an as needed basis to refurbish units used for transitional housing, using a portion of the Agency's 20% housing set aside funds and to provide technical assistance in grant preparation.
- 2). Current estimates indicate that 500 to 600 units of Fort Ord housing which is located in the Marina city limits, may need to be demolished due to their age and condition. Based on estimates of the final sales price, it is estimated that of the remaining 1,300 units, a minimum of 20% of the units will be available to very low, low to moderate income families. The Agency intends to use a portion of its twenty percent housing set aside funds to assist very low, low, and moderate income families in renting or purchasing these units.
- 3). The estimated total number of units available for very low, low to moderate income persons over the next five years is estimated at around 500 units.
- 4). Of the above total, the estimated number of units to be available for the very low income is estimated at around 200 (includes a portion of the homeless provider 160 units).
- 5). The Agency should exceed its next five year very low, low to moderate goal of 200 housing units. The Agency met its previous five year 215 unit goal despite the fact that the former Fort Ord housing not did not transfer to the local community as originally scheduled. The 215 units were achieved by development of the senior housing, the transient housing provided under the McKinney Act, and Preston Park housing. As of the close of 1999, the majority of the housing (with the exception of the units conveyed for homeless use) still remains in the ownership of the Army.
- 6). The definition of Affordable Housing Costs for very low, low, and moderate income levels is included in the Appendix to this Plan.
- 7). Due to the unknown status of the disposition of the Fort Ord housing, it is

difficult for the Agency to make an accurate 10 year projection of low income housing at this time. However, based on independent analysis of the absorption rate of the housing market (By Denise Duffy and Associates, 1994), and depending on the economic growth of the area (and the availability of water), it is estimated that 500 units of Marina and Fort Ord housing may be sold per year. If this projection is accurate, the Project Area's share of housing growth within the Project Area would be reduced.

8). For the reasons described above, it is virtually impossible to accurately project housing production for the remaining life of the Redevelopment Plan as required by SB 1290. However, using the same independent projection of the Duffy Report, an additional 240 units should be produced by year 2011, the duration of the Redevelopment Plan.

Table 2 demonstrates by five year increments, the intent of the Agency to produce the required low to moderate income housing.

Table 2

Table 2						
Proposed Affordable Housing Units By Time Period						
TIME PERIOD	ESTIMATED UNITS	_				
FIRST FIVE YEARS (1995 - 1999)	215					
SECOND FIVE YEARS (2000 - 2005)	200					
THIRD FIVE YEARS (2006 - 2010)	200					
PLAN EXPIRATION (2011)	40	_				

- 9). The Agency will also emphasize programs which create home ownership opportunities in an effort to balance the housing characteristics of the city, which has an imbalance of apartments versus single family units. Over the past three years, the Agency secured a \$1,000,000 grant from the State for first time home buyers. The Agency also joined the State sponsored (a state wide bond in excess of \$70,000,000) "Lease to Own" program. Both programs are aimed at promoting home ownership in the redevelopment area for low to moderate households.
- 10). Section 33334.2 of the California Community Redevelopment Law requires that not less than 20% of the tax increment generated by the Project shall be used for the purpose of increasing or improving the community's supply of very low, low, and moderate income housing. At least 15% of all new or rehabilitated dwelling units developed by entities other than the Agency in the Project Area must be affordable to low and moderate income households, of which 40% must be for, and occupied by, very low income households. Additionally, affordable dwelling units shall remain affordable for the longest feasible time (usually 55 years) but not less than

the period of land use controls established in the Project Area. The Agency's first assisted project completed construction in early 1996 and consists of 40 units of very low to low income senior citizen housing.

Depending on availability of funds, program needs, and market demand, the Agency proposes to meet the above estimates of production by carrying out the following programs over the next five year period and subsequent years:

- 1). Affordable Housing: the City is currently revising its General Plan which will contain low income housing requirements. As previously mentioned The Agency has already taken steps to secure grants to provide home rental/ownership opportunities for low to moderate income persons. The current policy of the Agency is to require 20% of all units built or refurbished to be made available for low to moderate income persons. (Preston Park housing is an example). It is planned that 20% percent of new housing construction within the project area be set aside for very low, low to moderate income persons.
- 2). Senior Citizen Housing: The Agency intends to assist a master developer (Cypress Knolls) refurbish and construct some 450 + units of former Fort Ord housing (Patton Park) for use as a moderate income senior citizen consortium care retirement community as soon as the property is conveyed from the Army to the Fort Ord Reuse Authority (FORA) and from FORA to the City/Agency. In addition, the Agency may program additional senior housing in future former Fort Ord housing developments.
- 3). The Agency will continue to implement its \$1,000,000 first time home buyers program and the "Lease To Own" program for low, moderate and middle income families who wish to purchase their own home.
- 4). The Agency will implement a 20% Housing Set Aside funded emergency repair loan and grant program aimed at providing very low, low to moderate income senior home owners a financial resource to correct serious health and safety housing deficiencies.
- 5). The Agency has pledged to assist, using a portion of its 20% Housing Set Aside or other available CDBG funds, the homeless providers in the refurbishing of their 150 +/- units of Fort Ord housing being granted to them under the McKinney Act.
- 6). The Agency does not anticipate demolishing a substantial number of existing housing units located within the project area. Any units that are demolished will be replaced as required by the provisions of the California Redevelopment Law.

Exhibit "G" titled "Five Year Housing Program" illustrates the Agency's intention to meet the requirements of Section 33413 of the California Redevelopment Law.

The following table estimates the amount and use of the 20% Housing Set Aside Fund for

EXHIBIT G
FIVE YEAR HOUSING IMPLEMENTATION PROGRAM

DOCE AM	TYPE	STATUS	2000	2001	2002	2003	2004	2005
ROGRAM Affordable Ord.	New	under study	0	0	. 0	0	0	0*
Rehab	Exist	in process	5	50	100	200	200	200**
Senior	New/ rehab	in process	10	50	50	`100	100	100***
Homeless	rehab	in process	20	25	25	25	0	0
First time Buyer	new/ existing	in process	5	10	10	10	10	10
Lease to	new/ existing	in process	5	5	10	10	10	0
Condo Conver	existing	in process	0	1 .	1	0	0	0
New S.F.	New	Planing	5	10	50	100	100	100
Total	·		50	151	146	445	420	410
·								

NOTE: Proposed housing shown may not be located within the Project Area due to a large number of housing units available in Project Area Number Three (former Fort Ord) located adjacent to Project Area Number One.

^{*} Currently being considered by Planning and City Council. State law is current requirement. If adopted, estimate 10 to 20 units per year.

^{**} Majority of rehabilitation will take place in Project Area Number Three.

^{***} Majority of senior housing will take place in Project Area Number Three.

providing housing assistance to very low, low to moderate income persons/households.

Table 3								
Use of 20% Low and Moderate Income Housing Fund								
	2000	2001	2002	2003	2004			
Resources								
Starting Balance	\$351,000	\$222,000	\$100,000	\$ 19,000	\$ 0			
20% Tax Inc.Dep.	\$108,941	\$110,000	\$115,000	\$120,750	\$125.580			
Loan repayment	3,000	0	0	0	0			
Interest income	10,000	8,000	4,000	\$ <u>1,000</u>	500			
- Balance Avail.	\$472,941	\$340,000	\$219,000	\$,140,000	\$126,080			
Funds to be Spent								
or Committed								
- For Affordable								
housing prog.	\$250,000	\$240,000	\$200,000	\$140,000	\$126,080			
-Accrued for future								
year projects	\$222,000	\$100,000	19,000	0	0			

Additional funds are also available to assist in the Agency's proposed housing programs. They include the \$1,000,000 First Time Home Buyers program Home grant from the State Department of Housing and Community Development, and a CDBG grant from HCD for the Veterans Center, development of 20 units of low income homeless transitional housing project.

8. AGENCY FINANCIAL STATUS

A. BONDED INDEBTEDNESS

In July of 1990, the Redevelopment Agency sold Tax Allocation Bonds in the amount of \$1,805,000 for the construction of a public safety building located within the Project Area B. (1990 Marina Redevelopment Agency Public Safety Building Project Tax Allocation Bonds, Series A). In 1998, the Agency refunded the bonds in an amount of \$1,610,000 the bonds are to be retired by year 2011. The repayment of the bond has first priority on available tax increment funds.

The Agency is in its ninth year of repaying the bonds. The current year's bond payment is \$154,061. The repayment schedule is shown as Attachment I in the Appendix to this Plan.

It is not anticipated that the Agency will market any additional tax allocation bonds over the next five years. Carrying out the above improvement programs will depend on available funding from tax increment, city gas tax, city loans, and federal and state grants.

B. TAX INCREMENT INCOME

The following table shows the net tax increment received by the Redevelopment Agency since adoption of the Redevelopment Plan. Figures include 20% housing set aside and are net of pass through agreements with six other taxing jurisdictions.

Table 4

Tax Increment Received By Year						
<u> </u>	Amount Received					
1986	\$(3,722)					
1987	\$ 0					
. 1988	\$ 74,238					
1989	\$251,907					
1990	\$265,621					
1991	\$311,090					
1992	\$432,349					
1993	\$426,915					
1994	\$335,512 *					
1995	\$338.908	•				
1996	\$330,269					
1997	\$334.230					
1998	\$347,999					
1999	\$377,912					

^{*} Start of Impact of closure of Fort Ord

Exhibit "H" shows the 1986 assessed valuation and tax increment projections. The figures shown were based on gross increment. The above chart shows the amount of increment actually generated to date from the Redevelopment Project Area.

Exhibit "I" shows the increase in assessed valuation for the Project Area in bar chart format, illustrating the 1986 through 1999 growth and the resulting decline due to the closure of Fort Ord.

Exhibit "J" compares the estimated with the actual assessed valuation and tax increment.

It should be noted that the Agency does not have *unspent* tax increment funds (except for the 20% housing set aside funds and bond reserves) and must depend on future tax increment, City loans, and outside funding to support its programs.

EXHIBIT H

MARINA REDEVELOPMENT AGENCY

TAX INCREMENT PROJECTIONS

FOR THE MARINA REDEVELOPMENT PROJECT

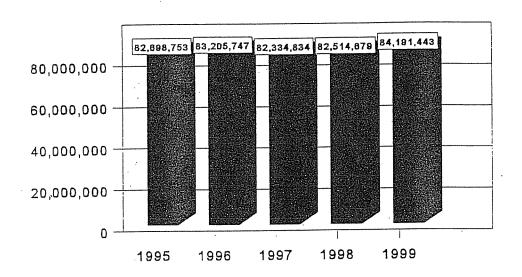
(Prepared in 1986)

25 YEAR PROJECTION, BASED ON 10% GROWTH

YEAR	TOTAL A.V. GROWTH BATE	EROSS TAX INCREMENT REVENUE .
1985-86 1986-87 1987-88 1988-89 1989-90 1990-91 1991-92 1992-93 1993-54 1994-95 1995-96 1996-97 1997-98 1998-99 1999-2000 2003-01 2001-G2 2002-03 2003-04 2004-05 2005-06 2006-07 2007-08 2008-09 2010-11	\$42,186,566 \$46,405,223 \$51,045,745 \$56,150,319 \$61,765,351 \$67,941,886 \$74,736,075 \$82,209,623 \$99,473,716 \$109,421,067 \$120,363,196 \$132,399,516 \$132,399,516 \$145,639,467 \$16C,203,414 \$176,223,756 \$193,846,131 \$213,230,744 \$234,553,819 \$258,009,201 \$253,810,121 \$312,191,133 \$343,410,246 \$377,751,271 \$415,526,398 \$457,079,037	\$0 \$42.187 \$88,592 \$139,638 \$195,788 \$257,553 \$325,495 \$400,231 \$482,441 \$572,871 \$672,345 \$781,766 \$902,129 \$1,034,529 \$1,180,168 \$1,342,372 \$1,516,596 \$1,710,442 \$1,923,673 \$2,158,226 \$2,416,236 \$2,700,046 \$3,012,237 \$3,355,647 \$3,733,398 \$4,148,925
TOTAL		\$35,091,530

EXHIBIT I

Marina Redevelopment Project Assessed Valuation 1995-1999



Due to the closure of Fort Ord, and the resulting loss of property values and population, the above table illustrates the slow recovery of the project areas assessed valuation. Consequently the Agency does not anticipate large increases in its tax increment projections over the next several years.

C. 20% HOUSING SET ASIDE FUNDS

Until 1993, the Redevelopment Agency had yet to accumulate enough 20% tax increment housing set aside funds to properly begin to implement a housing program. The following exhibit "J" illustrates the amount of increment received since the start of the project.

In 1994, the Agency's 20% Housing Set Aside Fund reached \$453,000 and the Agency solicited proposals for a low income senior citizen housing development to serve the needs of the city's low income senior population. The decision to develop low income senior housing was in keeping with the city's adopted Housing Strategy Plan and Redevelopment Plan.

The Agency selected a local non-profit housing group to build and operate a 40 unit low income senior citizen complex. To reduce the cost of the project and the rent schedule, the Agency agreed to: 1) Provide a no interest loan of \$243,000 for construction and land acquisition from the housing fund. 2) Convey an Agency owned parcel for 55 years, at reduced cost. Upon repayment of the loan, the Agency will use the funds to development additional low income housing programs. The project was completed and occupied by 1996 and the loan repaid by 1999, with the exception of some \$3,000.

For its housing programs, the Agency uses the statutory definitions of affordable housing costs to determine very low, low, to moderate income levels as revised from time to time. These costs are shown on Attachment Π in the Appendix.

D. 1999-2000 AGENCY BUDGET

The 1999-2000 Agency Budget is on file in the office of the City Clerk. A fund summary entitled Attachment III is in the Appendix to this report.

9. ELIMINATING BLIGHT

The previously described programs will assist in eliminating the blighting conditions of the project area by correcting serious flooding problems, eliminating traffic hazards, improving streets and roadways, providing recreation facilities, eliminating unsightly buildings and vacant littered lots. Further, the programs will also improve the housing conditions of the area, improve the safety and fire protection for the area, provide in fill housing, housing rehabilitation programs and continue to meet the needs of the low income and senior population of the community by the production of new housing and implementing new housing programs. As funds become available, the Agency may initiate a commercial rehabilitation program to upgrade the commercial buildings in the project area.

EXHIBIT J

COMPARISON OF ESTIMATED ASSESSED VALUATION & TAX INCREMENT TO ACTUAL

· ASSI	ESSED VALUE		TAX IN	CREMENT
YEAR	ESTIMATE .	<u>ACTUAL</u>	ESTIMATE	<u>ACTUAL</u>
1985-86	\$ 42,185,566	\$ 41,213,269	\$ 0	\$ 0
1986-87	46,405,223	N/A	42,187	0
1987-88	51,045,745	53,292,585	88,592	74,238
1988-89	56,150,319	65,611,396	139,638	251,907
1989-90	61,765,351	70,742,398	195,788	265,621
1990-91	67,941,886	78,274,849	257,553	311,090
1991-92	74,736,075	82,816,874	325,495	432,349
1992-93	82,209,683	87,909,126	400,231	426,915
1993-94	90,430,651	85,444,593	482,441	349,449 (est
1994-95	99,473,716	82,698,753	572,871	375,267
1995-96	109,421,067	83,205,747	672,345	334,185
1996-97	120,363,196	82,334,834	781,766	349,000
1997-98	132,399,516	82,514,679	902,129	346,782
1998 - 99	145,639,467	84,191,443	1,034,529	315,660
1999-00	160,203,414	88,932,105	1,180,168	N/A

Emphasis will be placed on providing housing programs for project residents who wish to become home owners and qualify by family size and income for the first time home buyers programs. The under grounding of utilities and the additional median landscaping are additional examples of the Agency's intent to beautify the project area.

When viewed with the accomplishments to date, the Agency's proposed five year plan will continue to contribute to the elimination of blight and the improvement of the living standards of the residents of the Marina Redevelopment Project Area.

Specific programs and projects contained in the previous sections will improve the Project Area by:

- * Increasing employment through creation of new private businesses.
- * Increasing residential quality of housing and stability resulting from improved neighborhood conditions and programs for first time home buyers.
 - * Beautifying the area, improving pedestrian and vehicle traffic safety. Construction of additional sidewalks, street widening and improved lighting will contribute to better living conditions and eliminate blight.
 - * Reducing residential and business vacancies as more new residents and businesses enter the project area as blight is removed.
 - * Improving the pride of and social conditions of the area by the upgrading of housing and the continued development of civic buildings such as a new library to complement the recently constructed post office, public safety building and courthouse.
 - * Improving the community center in the civic center complex to provide safe and pleasant recreation and social facilities for the residents of the area.

10. SUMMARY OF GRANT AND LOAN ACTIVITIES

In the past five years, Agency staff in their capacity as the City Grants Office secured the following Federal and State Grants. The funds received are used throughout the City including within the three redevelopment project areas.

In addition to meeting the above goals, staff has been active in:

- 1). Secured a \$2,000,000 EDA Grant for the development of a small business incubator facility. This grant will be matched with UC funds totaling in excess of \$4,000,000 to build a joint UC administrative office / incubator.
- 2). Secured a \$ 268,750 CDBG grant to assist the Veterans Center in rehabilitating up to 20 units in Patton housing for homeless veterans transitional housing.
- 3). Secured and closed out the\$ 500,000 small business revolving loan fund grant from the state CDBG program. The City made twenty (20) loans from the program and is now receiving payments which will be used to make new loans. Agency Staff administered the small business loan program, also funded by the CDBG grant. At the close of the fiscal year, the program had funded the following loans to Marina businesses:

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$33,746 to North Wing Ltd.
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\$ 25,500 to Angelina's Heavenly Treats

\$ 25,000 to Brian Denny Chiropractor

\$ 49,500 to Marina Airport Restaurant

\$49,500 to Grant Oliver

\$ 25,500 to Penzi Pasta

\$49,500 to Prontos' Café

\$49,500 to Laguna Lodge

\$ 9,000 to Grant Oliver

Staff also began to implement a "micro" loan program (limited to \$10,000 per loan) for businesses having under five employees and who qualified for this low interest loan. The "micro" loan businesses are as follows:

\$ 10,000	Kay's Kifts
\$ 10,000	Barbara's Child Development
\$ 10,000	Rose Computers
\$ 10,000	Tim's Gardening Services
\$ 10,000	Peninsula Tint.
\$ 10,000	Victory Press
\$ 10,000	Blooming Bailey's
\$ 5,000	Kim's Market
\$ 10,000	Food Corral
\$ 10,000	Marina Car Kleen
\$ 4,000	Grant Oliver

4). Phase One Infrastructure (\$500,000) Grant for airport improvements.

- 5). Neeson Road parking lot and related airport improvements (\$442,199)
- 6). First Time Home Buyers Program (\$1,000,000) Five (5) loans made. Lack of activity due to local home values rising more than allowed under HOME Program. Staff efforts resulted in having the maximum raised, but program needs additional cap increases.
- 7). Prepared two (2) \$500,000 CDBG grant requests to be used to match the \$2,000,000 EDA Grant for the development of the incubator facility. One was denied the other is currently being considered by the funding source.
- 8). Prepared Environmental Protection Agency (EPA) Sustainable Challenge grant for \$100,000 to fund a study on establishing a Marina Town Center Plan.
- 9). Staff negotiated a \$ 700,000 low interest loan from the United States
 Department of Agriculture to be used to reconstruct Neeson Road and to
 provide some funds for necessary utility work to be installed in the \$
 3,000,000 Phase One of the MBEST Center roadway improvements.
 Currently engineering work is being done on both projects and
 construction on both projects are slated to start by the end of this calendar
 year.

11. AMENDMENTS AND REVIEWS

This Five Year Implementation Plan may be amended by the Redevelopment Agency upon a properly noticed public hearing. Progress on meeting the Plan's objectives will be reviewed during annual preparation of the Agency's budget. The Agency's annual reports will summarize annual housing and program activity. As required by law, a duly noticed, public hearing will be held every five years, or sooner, to review the Plan and make any necessary amendments and updates that may be required.

APPENDIX

MARINA REDEVELOPMENT AGENCY NOTES TO FINANCIAL STATEMENTS

in an irrevocable trust for the purpose of generating the resources for all future debt service payments of the refunded debt. As a During 1996, the Agency advance refunded a 1990 Tax Allocation Bond with a separate tax allocation refunding bond issue. The Agency issued \$1,610,000 of tax allocation refund bonds to provide the resources to purchase federal securities that were placed result, the refunded bonds are considered to be defeased and the liability has been removed from the general long-term debt account group. This advance refunding was undertaken to reduce total debt service payments over the next year by \$68,568 and to obtain an economic gain (difference between the present value of the debt payments of the refunded and refunding bonds) of \$74,446. On August 1, 1996, Marina Redevelopment Agency and First Trust of California entered into an indenture of trust in regard to the issue of \$1,610,000, 1996 Tax Allocation Bonds, Series A. The bonds authorized to be issued by the Agency under and subject to the terms of the indentures and the law shall be dated August 15, 1996, shall be fully registered and issued in the denomination of \$5,000 or any integral multiple of \$5,000. The bonds shall bear interest and be due according to the following schedule:

At June 30, 1998, outstanding tax allocation bonds of \$1,520,000 are considered to be defeased.

Annual Debt	Selvice		157,548.75		154,061.25		155,320.00		156,213.75		161,597.50		161,477.50		160,992.50	
Principal	Outstanding	1,445,000.00		1,370,000.00		1,290,000.00		1,205,000.00		1,110,000.00		1,010,000.00		905,000.00		795,000.00
Interest	Due	42,127.50	40,421.25	40,421.25	38,640.00	38,640.00	36,680.00	36,680.00	34,533.75	34,533.75	32,063.75	32,063.75	29,413.75	29,413.75	26,578.75	26,578.75
Serial	Maturity	75,000.00		75,000.00		80,000.00		85,000.00		95,000.00		100,000.00		105,000.00		110,000.00
Interest	Rate	4.55%		4.75%		4.90%		5.05%		5.20%		5.30%		5.40%		5.50%
Debt Service	Date	01-Aug-98	01-Feb-99	01-Aug-99	01-Feb-2000	01-Aug-2000	01-Feb-2001	01-Aug-2001	01-Feb-2002	01-Aug-2002	01-Feb-2003	01-Aug-2003	01-Feb-2004	01-Aug-2004	01-Feb-2005	01-Aug-2005

HUD INCOME GUIDELINE EFFECTIVE JANUARY 27, 1999

MONTEREY COUNTY: MEDIAN FAMILY INCOME - \$ 49,400

	HOUSEHOLD GROSS ANNUAL INCOME					
Household Size	30% of Median (Not to Exceed)	Very Low Income (Not to Exceed)	Low/Moderate Income (Not to Exceed)			
1	\$ 10,350	\$ 17,300	\$ 27,650			
2	\$ 11,850	\$ 19,750	\$ 31,600			
3	\$ 13,350	\$ 22,250	\$ 33,550			
4	\$ 14,800	\$ 24,700	\$ 39,500			
5	\$ 16,000	\$ 26,700	\$ 42,700			
6	\$ 17,200	\$ 28,650	\$ 45,850			
7	\$ 18,400	\$ 30,650	\$ 49,000			
8	\$ 19,550	\$ 32,600	\$ 52,15			

FAIR MARKET RENTS

(Effective October 1, 1998)

0 Bedroom	\$ 529
1 Bedroom	\$ 619
2 Bedrooms	\$ 746
3 Bedrooms	\$ 1,038
4 Bedrooms	\$ 1,089

Marina Redevelopment Agency AV, Tax Levy, Actual Collections

AV, Ta	x Levy, Actua 1996-97	l Colle	ections 1995-96	4004.05		
Assessed Valuation	1000-01		1000-00	1994-95		
Current assessed value	82,487,434		83,702,747	82 245 252		
Base Year AV	36,183,999		36,183,999	83,215,353 36,183,999		
Total Increment AV	46,303,435		47,518,748	47,031,354		
Calculation of Tax Levy				77,001,004		
Computed at \$1 tax rate	462.024		475 407			
•	463,034		475,187	470,314		
Pass Throughs per County:						
County	113,554		116,543	115,346		
County Library Flood Control	9,803		10,079	9,898		
MCOE	641		658	652		
Mosquito Abatement	4,918 3,849		5,04 <u>8</u> 3,951	4,996		
Total Pass Throughs	132,765		136,279	3,910		
County allocation to RDA	330,269		338,908	134,802		
Less Local Pass Throughs:				335,512		
Housing (20% of gross)	92,607		05.027	04.000		
MPUSD (1.75% net)	5,780		95,037 5,931	94,063		
ERAF (see note)	3,700		J,351 -	5,871		
Debt Service (specific amount)	177,169		147,658	_		
Total	275,556		248,626	99,934		
Levy Available for RDA uses	54,713		90,282	235,578		
Actual Collections:						
Current taxes						
Secured	302,032		307,951	206 525		
Unsecured	17,439		17,587	306,525 17,314		
HOPTR	5,528		3,851	6,088		
Supplemental	_		,,,,,	0,000		
Interest	1,928		1,434	1,399		
Administrative costs	(6,750)		(7,014)	(7,118)		
Total Current	320,177		323,809	324,209		
Prior			٠,			
HOPTR	2,175		-	-		
Secured	12,765		12,425	10,521		
Unsecured	104		82	<u>217</u>		
St Reimb 95-96 Disaster Relief	-		× .			
Unitary tax 7/91 to 6/94	-					
Debt Serv adj for RDA	-					
Total prior	15,044					
Grand Total - Current/Prior	3%	0%	<u>660,126</u> 195%	<u>659,156</u> 196%		
Supplemental roll	22,115	7%	3,682 1%	5,299 2 %		
Adjustments						
St Reimb 95-96 Disaster Relief	196		-			
Unitary tax 7/91 to 6/94	-		•	17,616		
Debt Serv adj for RDA	-		***	25,830		
Total Supplemental & Adj	22,311	7%	3,682 1%	<u>48,744</u> 15%		
Total Tax Increment	22,311	7% .	663,807 196%	707,900 211%		

MONTEREY COUNTY

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PROOF OF **PUBLICATION**

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the aboveentitled matter. I am the principal clerk of the printer of The Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 6 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Alec 4	8, 12, 1949
I certify (or declare) und	der penalty of perjury that
the foregoing is true and	correct.
xecuted on	RUC 10, 14,
at Monterey, CA.	

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PFC 1 A 1989 1 - - 4340

No.

NOTICE OF PUBLIC HEARING IARINA REDEVELOPMENT AGENCY PROJECT AREA NUMBER ONE FIVE YEAR PLAN

NOTICE IS HEREBY GIVEN hat the Marina Redevelopment Agency will hold a public hearing on Tuesday, December 21, 1999 at 6:30 n.m., or as soon as the mater may be heard, in the varina City Council Charmoers, 211 Hillcrest Avenue, varina, California to review and take action on a Fiver fear implementation Plan for Redevelopment Project Area Number One. As required inder the provisions of the California Community Redevelopment Law, Article 16.5, Section 334.90, the objective of the Plan is to report on the progress made to climinate bilgint over the past five years and to present programs for Agency consideration over the next five years. The public is invited to attend and comment. NOTICE IS HEREBY GIVEN comment.
Dated this 30th day of November, 1999

(a) Joy P. Junsay JOY P. JUNSAY City Clerk

Publication dates: Dec 4, 8, 12, 1999