



**COMMUNITY REVITALIZATION INVESTMENT AUTHORITY (CRIA)  
BOARD OF DIRECTORS**

**Regular Meeting Agenda  
Monday, May 15, 2023, 5:00 p.m.  
Conference Room D**

**Victorville City Hall  
14343 Civic Dr.  
Victorville, CA 92392**

The Community Revitalization Investment Authority (CRIA) Board of Directors holds its business meetings in public in accordance with the requirements of the Ralph M. Brown Act, its established policies and procedures, and its adopted parliamentary authority. The CRIA Board strives to carry out its meetings in an atmosphere of professionalism with full participation by members of the body and the public. As such, the Presiding Officer is empowered to govern meetings to foster the efficient and fair administration of City business.

The Community Revitalization Investment Authority (CRIA) Board of Directors welcomes and encourages public participation and invites the community to attend in person.

**Public Comments:** Public comments will be no longer than three (3) minutes per community member. Should a speaker conclude their comments prior to the expiration of three (3) minutes, the speaker waives the right to speak for any remaining amount of time. If you cannot attend in person but would like your comments to be read during the meeting, members of the public may submit comments electronically. Please email your comments to [cityclerk@victorvilleca.gov](mailto:cityclerk@victorvilleca.gov) before 3:00 p.m. the day of the meeting. If your comment does not apply to a specific Agenda Item, please write General Public Comment in the subject line.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (760) 955-5188 no later than 72 hours prior to the meeting.

**5:00 p.m. Call to Order**

**Roll Call**

**Presentation of Agenda/Revisions thereto**

**Public Comments**

**Approval of Minutes**

1. Minutes of the February 6, 2023, Community Revitalization Investment Authority Meeting.

**Recommendation:**

That the Community Revitalization Investment Authority approve the minutes of the Regular Community Revitalization Investment Authority meeting held on February 6, 2023.

**Written Communications**

2. Victorville Community Revitalization Investment Authority (CRIA) Board's consideration of CRIA Bylaws, receipt of the Updated Draft CRIA Plan and the approval of Public Hearing dates.

**Recommendation:**

That the CRIA Board first take action to adopt Resolution No. CRIA-23-001 (Attachment A) approving changes to the CRIA Bylaws; receive the updated Draft CRIA Plan (Attachment B) for review, and take further action to approve Resolution No. CRIA-23-002 (Attachment C) setting forth the following dates for the Public Meeting and Public Hearing dates:

- Public Meeting: June 5, 2023
- First Public Hearing: August 7, 2023
- Second Public Hearing: September 11, 2023
- Third Public Hearing: November 6, 2023

**Adjournment**



Item Number: 1

**Community Revitalization Investment Authority**

**Meeting of: May 15, 2023**

**Subject:**

Minutes of the February 6, 2023, Community Revitalization Investment Authority meeting.

**Recommendation:**

That the Community Revitalization Investment Authority approve the minutes of the Community Revitalization Investment Authority meeting held on February 6, 2023.

**Attachments:**

Attachment A - Minutes of February 6, 2023

# Attachment A



Conference Room D  
14343 Civic Drive  
Victorville, CA  
[www.victorvilleca.gov](http://www.victorvilleca.gov)

## COMMUNITY REVITALIZATION INVESTMENT AUTHORITY (CRIA) BOARD OF DIRECTORS

**Regular Meeting Minutes**  
**Monday, February 6, 2023**

**5:00 p.m. Regular Meeting**

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**Call to Order:** The regular meeting of the CRIA Board was called to order by Chair Jones at 5:00 p.m.

### **Roll Call**

**Present:** Board Member Irving, Board Member Neri, Vice Chair Becerra, Chair Jones

**Absent:** Board Member Blech

### **Public Comment**

None.

### **Approval of Minutes**

1. Minutes of the November 14, 2022, and December 5, 2022, Community Revitalization Investment Authority Meetings.

### **Recommendation:**

That the Community Revitalization Investment Authority approve the minutes of the Regular Community Revitalization Investment Authority meetings held on November 14, 2022, and December 5, 2022.

Motion was made to approve staff recommendation.

Moved: Vice Chair Becerra

Seconded: Board Member Irving

Motion passed 4-0

Ayes: Board Member Irving, Board Member Neri, Vice Chair Becerra, Chair Jones  
Absent: Board Member Blech

## **Public Hearing**

2. Presentation of the Community Revitalization Investment Authority (CRIA) Draft Plan, consideration to amend the CRIA Plan Area, and acceptance of public comments related to the CRIA Draft Plan.

### **Recommendation:**

That the CRIA Board hold a public hearing to receive a presentation of the CRIA Draft Plan and accept public comments related to the CRIA Draft Plan. In addition, staff recommends for the CRIA Board to discuss and provide direction on the option of amending the CRIA Plan Area.

Harris & Associates gave a presentation.

Questions and comments ensued.

Chair Jones opened the public hearing.

Speakers:

Rhonda Stewart

Bob Harriman

Chair Jones closed the public hearing.

Motion was made to approve Option B to amend the CRIA Plan Area, revising the CRIA Plan and re-starting the CRIA Plan adoption process.

Moved: Board Member Irving

Seconded: Vice Chair Becerra

Motion passed 4-0

Ayes: Board Member Irving, Board Member Neri, Vice Chair Becerra, Chair Jones

Absent: Board Member Blech

## **Adjournment**

Chair Jones adjourned the meeting at 5:47 p.m.



Item Number: 2

**Community Revitalization Investment Authority Board of Directors**

**Written Communications**

**Meeting of: May 15, 2023**

**Submitted By:**

Scott Webb, City Planner

**Subject:**

Victorville Community Revitalization Investment Authority (CRIIA) Board's consideration of CRIIA Bylaws, receipt of the Updated Draft CRIIA Plan and the approval of Public Hearing Dates

**Recommendation:**

That the CRIIA Board first take action to adopt Resolution No. CRIIA-23-001 (Attachment A) approving changes to the CRIIA Bylaws; receive the updated Draft CRIIA Plan (Attachment B) for review, and take further action to approve Resolution No. CRIIA-23-002 (Attachment C) setting forth the following dates for the Public Meeting and Public Hearing dates:

- Public Meeting: June 5, 2023
- First Public Hearing: August 7, 2023
- Second Public Hearing: September 11, 2023
- Third Public Hearing: November 6, 2023

**Fiscal Impact:**

There is no fiscal impact associated with this item.

**Background:**

The State's dissolution of redevelopment agencies in 2011 redirected a vital source of funding that the Redevelopment Agency of the City of Victorville (Redevelopment Agency) previously had available to support economic development and affordable housing. This funding source was the growth in property tax revenues above a base year level (i.e., "property tax increment") within a specific redevelopment project area.

In 2015, the State legislature approved Assembly Bill 2, which authorized local government agencies to form a Community Revitalization and Investment Area (CRIIA). A CRIIA can finance the revitalization of disadvantaged communities through planning and financing infrastructure improvements, economic development activities, and

affordable housing using property tax increment contributed by eligible, consenting taxing entities. All actions required in the process of forming a CRIA are outlined in Government Code (GOV) Sections 62000 through 62208.

In 2021, Senate Bill (“SB”) 780 was enacted to improve the utilization of tax increment financing tools, such as the CRIA. While CRIAs provided jurisdictions with a means to generate additional funding for housing development, improvements to the CRIA legislation were needed to help spur the development of affordable housing and community public infrastructure projects. Prior to SB 780, a CRIA could only include parcels that were in an area characterized by several factors, including high unemployment and crime rates, inadequate infrastructure, and deteriorated structures, among others. SB 780 allows local jurisdictions to include sites deemed suitable for housing development as identified in its certified housing element, and parcels zoned to allow transit priority projects as part of their CRIA area. With this additional flexibility, CRIAs across California can collect more revenue to help finance the development of affordable housing and support economic development efforts.

**Discussion:**

Over the past few years, the City has been exploring the creation of a CRIA to help finance housing and economic development. This exploration of a CRIA is being funded by the SB2 Planning Grant Program awarded by the California Department of Housing and Community Development. Once established, the CRIA would have the ability to use property tax increment revenues generated within the Plan Area to fund activities, including:

- Infrastructure improvements
- Low- and moderate-income housing development
- Acquisition of real property
- Loans or grants to owners or tenants to improve, rehabilitate, or retrofit buildings or structures
- Assistance to businesses

The City retained Harris & Associates to assist with the formation of the Victorville CRIA in the Old Town Victorville Area (“Old Town”). In September 2020, Harris determined that Old Town meets the eligibility criteria for CRIA adoption. Following this determination, the City Council adopted Resolution No. 21-017 forming the CRIA and establishing procedures for the selection of members of the public to serve as members of the CRIA Board at its August 17, 2021, meeting. State law requires the Victorville CRIA Board to consist of a total of five (5) members - three (3) members of the City Council and two (2) members of the public who live or work within the CRIA Plan Area. Pursuant to this requirement, the City Council appointed three City Council members at its August 17, 2021 meeting and two members of the public at its November 2, 2021 meeting to serve on the CRIA Board. Furthermore, the CRIA Board approved its bylaws, received the Draft CRIA Plan, and approved an original set of required public hearing dates.

On February 6, 2023, the CRIA Board held its first CRIA Public Hearing to hear all written and oral comments from the public. During this hearing, the CRIA Board voted to modify



the boundaries of the Victorville CRIA to include not only Old Town, but also the certified 6<sup>th</sup> Cycle Housing Element sites (“CRIA Area”), as allowed by SB 780. In addition to updating the CRIA Plan to include the Housing Element sites, the CRIA Board needs to update its Bylaws to reflect the changes made to the CRIA Area boundaries. The updated Bylaws are now being presented for CRIA Board adoption (Attachment A).

The City’s next steps involve the receipt and review of the updated CRIA Plan and the selection of dates for a public meeting and three public hearings. State law requires that the draft CRIA Plan includes:

- a. A statement of the principal goals and objectives of the Plan, including a description of the Plan Area.
- b. A description of the deteriorated or inadequate infrastructure within the Plan Area and a program for construction of adequate infrastructure or repair or upgrading of existing infrastructure.
- c. A housing program.
- d. A program to provide funding for or otherwise facilitate the economic revitalization of the Plan Area.
- e. A fiscal analysis setting forth the projected receipt of revenue and projected expenses over a five-year planning horizon.
- f. Time limits on the establishment of loans, advances, and indebtedness, as well as on repayment of all of the CRIA’s debts and obligations and fulfilling of the CRIA’s housing obligations.

State law requires that prior to the adoption of the CRIA Plan, the CRIA Board must complete the following:

- Hold a public meeting to allow members of the public to ask questions and learn about the CRIA.
- At least 40 days following the public meeting (the public meeting notice shall be posted at least 30 days following the public meeting and 10 days before the first public hearing), consider adoption of the CRIA Plan at three (3) public hearings at least 30 days apart.
  - At the first public hearing, the CRIA Board shall hear all written and oral comments but take no action.
  - At the second public hearing, the Board shall consider any additional written and oral comments and take action to modify or reject the Plan.
  - If the Plan is not rejected at the second public hearing, then the Board shall conduct a protest proceeding at the third public hearing to consider whether the property owners and residents within the Plan Area wish to present oral or written protests against the adoption of the Plan.

Staff recommends the CRIA Board approve Resolution No. CRIA-23-001 (Attachment A) updating the CRIA Board Bylaws, receive the draft CRIA Plan (Attachment B) and approve Resolution No. CRIA-23-002 (Attachment C) setting forth the following dates for the public meeting and public hearings:

- Public Meeting: June 5, 2023

- First Public Hearing: August 7, 2023
- Second Public Hearing: September 11, 2023
- Third Public Hearing: November 6, 2023

Staff will provide a brief overview of the updated CRIA plan at the May 15, 2023 meeting and will remain available for any questions or comments.

**Attachments:**

- A. Resolution No. CRIA-23-001 (Updated Bylaws)
- B. Updated Draft CRIA Plan
- C. Resolution No. CRIA-23-002 (Schedule of Dates)

# ATTACHMENT A

Updated CRIA Bylaws

**RESOLUTION NO. CRIA-23-001**

**A RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF VICTORVILLE COMMUNITY REVITALIZATION AND INVESTMENT AUTHORITY (“CRIA”) ADOPTING UPDATED BYLAWS**

WHEREAS, on August 17, 2021, the City Council approved Resolution No. 21-017 forming the City’s Community Revitalization and Investment Authority (“Authority”), establishing procedures for the selection of members of the public to serve as members of the governing board thereof; and

WHEREAS, the CRIA Board of Directors (“CRIA Board”) is comprised of three members of the City Council and two members of the public; and

WHEREAS, on August 17, 2021, the City Council appointed three of its members to the newly created CRIA Board; and

WHEREAS, on November 2, 2021, the City Council appointed two public members to the CRIA Board for an initial term; and

WHEREAS, on November 14, 2022, the CRIA Board approved the CRIA Bylaws, received the Draft CRIA Plan, and approved the appropriate public hearing dates; and

WHEREAS, on February 6, 2023, the CRIA Board voted to modify the boundaries of the Victorville CRIA to include the certified 6<sup>th</sup> Cycle Housing Element sites, as allowed by Senate Bill (“SB”) 780; and

WHEREAS, the CRIA Board now desires to adopt these updated Bylaws that accurately reflect the changes to the CRIA boundaries.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE CITY OF VICTORVILLE COMMUNITY REVITALIZATION AND INVESTMENT AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1: The foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 2: The CRIA Board hereby adopts the updated Bylaws of the City of Victorville CRIA as set forth in Exhibit ‘A’ to this Resolution, hereby rescinding the prior version of the Bylaws adopted by Resolution No. CRIA-22-001 on November 14, 2022.

SECTION 3: The CRIA Secretary shall certify to the adoption of this Resolution, and it shall become effective immediately upon approval.

Exhibit 'A'

## BYLAWS OF THE CITY OF VICTORVILLE COMMUNITY REVITALIZATION INVESTMENT AUTHORITY

### ARTICLE I - THE COMMUNITY REVITALIZATION INVESTMENT AUTHORITY

Section 1. **Name of Community Revitalization Investment Authority.** The name of the Community Revitalization Investment Authority shall be the “City of Victorville Community Revitalization Investment Authority (“CRIA” or “Authority”).

Section 2. **Participating Entities.** The initial taxing entity participating in the CRIA is the City of Victorville.

Section 3. **Purpose.** The CRIA is a body formed and operating under Government Code Section 62000 et seq. The primary purpose of the Authority is to assist in and accelerate revitalization within the boundaries of the CRIA, particularly in Old Town Victorville. The CRIA boundaries include Old Town Victorville and the City’s certified 6<sup>th</sup> Cycle Housing Element sites.

Section 4. **Office.** The office of the CRIA shall be at the City of Victorville City Hall, 14343 Civic Drive, Victorville, California.

### ARTICLE II - GOVERNING BODY

Section 1. **Membership.** The members of the governing body of the CRIA shall be duly appointed by the taxing entities participating in the CRIA, which governing body shall be known as the Board of Directors. As of the initial adoption of these bylaws, the City of Victorville is the only taxing entity currently participating in the CRIA. The City Council of the City of Victorville shall appoint five (5) members to the Victorville Community Revitalization and Investment Authority Board (“CRIA Board”). Three (3) of the CRIA Board members, shall be members of the City Council. The remaining two (2) CRIA Board members shall be members of the public who either reside or work within the Authority Plan Area.

### ARTICLE III - OFFICERS

Section 1. **Officers.** The officers of the CRIA shall be a Chair, Vice-Chair, and Secretary.

Section 2. **Chair.** The Chair shall be the member of the Board of Directors who is the then current Mayor of the City of Victorville. In the event the current Mayor is not an appointed CRIA Board member, the CRIA Board shall select the Chair through the nomination and appointment procedures followed by the Victorville City Council. The Chair shall preside at all meetings of the CRIA. The Chair shall sign all resolutions, contracts, other instruments made by the CRIA.

Section 3. **Vice-Chair.** The Vice-Chair shall be the member of the Board of Directors who is the then current Mayor Pro Tem of the City of Victorville. In the event the current Mayor Pro Tem is not an appointed CRIA Board member, the CRIA Board shall select the Vice-Chair through the nomination and appointment procedures followed by the Victorville City Council. The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair.

Section 4. **Secretary.** The Secretary shall be the then current City Clerk of the City of Victorville or as designated by the City Manager of the City of Victorville. The Secretary shall keep the records of the CRIA, shall act as Secretary of the meetings of the CRIA Board and record all votes, and shall keep a record of the proceedings of the CRIA in the form of minutes to be kept for such purpose, and shall perform all duties incident to the office of Secretary. The Secretary may attest to signatures of other officers of the CRIA.

Section 5. **Executive Director.** The Executive Director shall be the then current City Manager of the City of Victorville. The Executive Director and/or his/her designee(s) shall conduct day-to-day administration of the CRIA's business and affairs, subject to the direction of the CRIA Board.

Section 6. **Additional Duties.** The officers of the CRIA shall perform such other duties and functions as may from time to time be required by the CRIA or these By-Laws or by resolution, rules and regulations or by motion of the CRIA Board.

#### ARTICLE IV - MEETINGS

Section 1. **Regular Meetings.** The CRIA Board shall consider establishing a regular reoccurring set time for meetings of the CRIA Board once a CRIA Plan has been adopted.

Section 2. **Location of Meetings.** Meetings of the CRIA Board shall be held in the Council Chambers of Victorville City Hall, unless otherwise approved for another location by the CRIA Board.

Section 3. **Applicability of Ralph M. Brown Act.** Meetings of the CRIA Board shall be held, notice given and the business of the CRIA conducted, all as provided in the Ralph M. Brown Act, being California Government Code Section 54950, et seq.

Section 4. **Quorum.** Three members of the CRIA Board shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the CRIA Board upon a vote of a majority of a quorum, unless a higher vote is required by law.

Section 5. **Manner of Voting.** The manner of voting on resolutions and on other matters shall be as prescribed by the Chair.

Section 6. **Parliamentary Procedure.** Except as provided herein, other rules adopted by the Board and applicable provisions of state law, the procedures of the CRIA Board will be governed by the latest revised edition of Rosenberg's Rules of Order.

#### ARTICLE V – AMENDMENTS

Section 1. **Amendments to Bylaws.** The Bylaws of the CRIA may be amended by a majority vote of the CRIA Board.



# ATTACHMENT B

Updated CRIA Plan

# Old Town Community Revitalization Investment Area Plan

## CITY OF VICTORVILLE

May 11, 2023

Prepared for:



## CITY OF VICTORVILLE

Prepared by:



22 Executive Park, Suite 200  
Irvine, California 92614  
(949) 655-3900

## ***Table of Contents***

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<b>Section 1</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Background.....	<b>Error! Bookmark not defined.</b>
1.2	CRIA Area.....	6
1.2.1	Qualifying Conditions.....	6
1.2.2	Boundary.....	6
1.2.3	Eligibility Memo .....	7
1.2.4	Local Context .....	8
1.2.5	Conditions .....	8
<b>Section 2</b>	<b>Analysis.....</b>	<b>10</b>
2.1	Requirements .....	10
2.2	Principal Goals and Objectives .....	11
2.3	Deteriorated or Inadequate Infrastructure Within the Area .....	12
2.3.1	Description .....	12
2.3.2	Program .....	12
2.4	Housing Program.....	12
2.4.1	Amount Available in the LMIHF .....	13
2.4.2	Estimated Number of Residential Units Assisted.....	13
2.4.3	LMIHF Expenditure Requirements (Displacement).....	15
2.4.4	Estimated Number of Units Built for Lower Income Households.....	16
2.5	Hazardous Substances.....	16
2.5.1	Description .....	16
2.5.2	Program .....	16
2.6	Economic Revitalization.....	17
2.7	Fiscal Analysis .....	19
2.7.1	Projected Receipt of Revenues .....	19
2.7.2	Projected Expenses .....	20
2.7.3	Bonds.....	22
2.8	Time Limits Under the CRIA Plan .....	22
2.9	Determination of CRIA Compliance .....	22
<b>APPENDIX A</b>	<b>– CRIA Area Map .....</b>	<b>1</b>
<b>APPENDIX B</b>	<b>– Tax Increment Projections.....</b>	<b>3</b>

## **Section 1 Introduction**

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### **1.1 Background**

The City of Victorville (“City” or “Victorville”) retained Harris & Associates (“Harris”) to assist with the formation of a Community Revitalization and Investment Authority (“CRIA”) in the Old Town Victorville Area (“Old Town”). In September of 2020, Harris analyzed the eligibility of the Old Town area, which was the proposed CRIA project area at the time. Pursuant to California Government Code (“GOV”) Sections 62001(d) and 62001(e), Harris found the Old Town area to meet the eligibility criteria for the adoption of a CRIA in the City.

In 2021, new legislation approved by the California State Legislature modified CRIA statute to permit the inclusion of housing element sites without an eligibility analysis requirement.

#### **1.1.1 Senate Bill 780**

In 2021, Senate Bill (“SB”) 780 was enacted to improve the utilization of tax increment financing tools, such as the CRIA. While CRIAs provided jurisdictions with a means to generate additional funding for the housing development, improvements to the CRIA legislation were needed to help spur the development of affordable housing and community public infrastructure projects. Prior to SB 780, a CRIA could only include parcels that were in an area characterized by several factors, including high unemployment and crime rates, inadequate infrastructure, and deteriorated structures, among others. SB 780 allows local jurisdictions to include sites deemed suitable for housing development as identified in its certified housing element, and parcels zoned to allow transit priority projects as part of their CRIA area. With this additional flexibility, CRIAs across California can collect more revenue to help finance the development of affordable housing and support economic development efforts.

The CRIA’s legislative body announced in a February 2023 public hearing its decision to modify the CRIA project area to include the certified Victorville 6<sup>th</sup> Cycle Housing Element sites. The decision was made following the enactment of SB 780 and provides additional flexibility for the CRIA to collect more revenue.

### **1.2 Legal Provisions**

CRIAs are an economic development tool enacted into law by Assembly Bill (“AB”) 2 in 2015. AB 2 authorized local government agencies to finance the revitalization of disadvantaged communities through planning and financing infrastructure improvements, economic development activities, and affordable housing using tax increment contributed by eligible, consenting taxing entities. All actions required in the process of forming a CRIA are outlined in GOV Sections 62000 through 62208.

Once established, a CRIA has the ability to accomplish the following:

1. Provide funding for the rehabilitation, repair, upgrading, or construction of infrastructure.

2. Provide low- and moderate-income housing.
3. Remedy or remove a release of hazardous substances.
4. Provide funding for seismic retrofits of existing buildings.
5. Acquire and transfer real property.
6. Issue bonds.
7. Borrow money, receive grants, or accept financial or other assistance or investment from the state or the federal government or any other public agency or private lending institution for projects.
8. Make loans or grants for owners or tenants to improve, rehabilitate, or retrofit buildings or structures.
9. Construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial industrial, or other uses contemplated by the revitalization plan.
10. Provide direct assistance to businesses for new or existing facilities for industrial or manufacturing uses.

Pursuant to GOV Section 62001, a city, county, or city and county may form a CRIA by adopting a resolution. The legislative body of the city, county, or city and county shall then appoint the governing board of the CRIA and shall include three members of the legislative body and two public members (“CRIA Board”). On August 17, 2021, the Successor Agency of the Victorville Redevelopment Agency (“Successor Agency”) adopted SA Resolution No. R-SA 21-002 and the City Council adopted Resolution No. 21-017, forming the Victorville CRIA Board. On August 26, 2021, three council members were appointed to serve on the CRIA Board, followed by two Victorville residents who live and work within the CRIA area. Both residents were appointed to the CRIA Board on December 21, 2021.

Furthermore, GOV Section 62003 requires for the CRIA Board to adopt a community revitalization and investment plan (“CRIA Plan”) that may include project areas and a provision for the receipt of tax increment funds generated within such project areas. This CRIA Plan seeks to assist in the implementation of the Victorville Old Town Specific Plan and, consequently, facilitate economic revitalization and the provision of affordable housing in the CRIA area.

## 1.3 CRIA Area

### 1.3.1 Qualifying Conditions

Pursuant to GOV Sections 62001(d) and 62001(e), a CRIA may carry a community revitalization plan within an area that meets one of the following:

1. The census tracts or census block groups, as defined by the United States Census Bureau, within the CRIA area are situated within a disadvantaged community as described in Section 39711 of the Health and Safety Code (“HSC”).
2. The area is established within a former military base that is principally characterized by deteriorated or inadequate infrastructure and structures.
3. *Is comprised of sites identified in a Housing Element Sites Inventory that are suitable for residential development.*
4. At least 70% of the land (calculated by census tracts and/or census block groups) in the CRIA area is characterized by both of the following conditions:
  - a. Area Median Income (“AMI”) that is less than 80% of either the statewide, countywide, or citywide AMI.
  - b. Three (3) of the following four (4) conditions:
    - i. An unemployment rate that is at least three (3) percentage points higher than the statewide average.
    - ii. Crime rates in the CRIA Area are at least 5% higher than the statewide average for violent or property crime offenses or any offense within these categories.
    - iii. Deteriorated or inadequate infrastructure, including streets, sidewalks, water supply, sewer treatment or processing, and parks.
    - iv. Deteriorated commercial or residential structures.

### 1.3.2 Boundary

As discussed earlier in this CRIA Plan, the CRIA area initially consisted of the Old Town Victorville portion of the City. During the public hearing process of the establishment of the Victorville CRIA, the CRIA Board voted to modify the CRIA project area to include the certified Victorville 6<sup>th</sup> Cycle Housing Element sites. The decision was made following the enactment of SB 780 and pursuant to GOV Sections 62001(d) and 62001(e).

The CRIA Area corresponds to the Old Town Victorville Area, as well as the 133 sites (401 parcels) included in the City’s 6<sup>th</sup> Cycle Housing Element (“CRIA Area”). The Old Town portion of the CRIA

Area is comprised of approximately 400 acres and is located between Interstate 15 and the eastern boundary of the City. The Housing Element portion of the CRIA Area is comprised of approximately 1500 acres and is dispersed throughout the City. Furthermore, the CRIA Area includes the historic Old Town core, the area north of the railroad tracks, and the 7<sup>th</sup> Street corridor gateway leading into Old Town. A map of the CRIA Area is provided in both Appendix A and Appendix C of this Report.

The Old Town portion of the CRIA Area is made up of portions of Census Tracts 98 and 121.01, with Census Tract 98 encompassing the majority of the CRIA Area. Specifically, the following areas are in the Old Town portion of the CRIA Area:

- Census Tract 98
  - Block Group 1 (most thereof)
  - Block Group 2 (all)
  - Block Group 3 (all or parts of Blocks 3002, 3003, 3006, 3007, and 3018)
  - Block Group 4 (parts of Blocks 4000 and 4003)
- Census Tract 121.01
  - Block Group 3 (all or parts of Blocks 3067, 3074, 3078, and 3086)

A marginal portion of the Old Town portion of the CRIA Area is within the large Census Tract 121.01. As such, the required eligibility analysis for Old Town portion of the CRIA Area examined the socioeconomic data for Census Block Group 3, rather than the entire Census Tract.

### 1.3.3 Eligibility Memo

In September of 2020, Harris analyzed the eligibility of the Old Town portion of the CRIA Area pursuant to GOV Sections 62001(d) and 62001(e). The results of this analysis indicate that Old Town **does meet the eligibility criteria for CRIA adoption**. More specifically, Old Town qualifies based on the following characteristics:

1. The AMI is less than 80% of the statewide, countywide, and citywide AMIs.
  - a. *The AMIs for Census Tract 98 and for Block Group 3 of Census Tract 121.01 are each less than 80% of the statewide, countywide, and citywide AMIs.*
2. The unemployment rate is more than three percentage points higher than the statewide average.
  - a. *The unemployment rates for Census Tract 98 and for Block Group 3 of Census Tract 121.01 are more than three percentage points higher than the statewide average.*
3. Crime rates for violent crime, as well as for two property crime offenses (i.e., burglary and motor vehicle theft) are more than 5% higher than the statewide rate for the same crime categories.

- a. Crime rates for violent crime, as well as for two property crime offenses (i.e., burglary and motor vehicle theft) for the City are more than 5% higher than the statewide rate for the same crime categories. Crime rates are not measured on the census tract level.*
4. More than 70% of Old Town’s land is characterized by deteriorated structures.
- a. Block Groups 1 and 2 of Census Tract 98 constitute more than 70% of the Project Area’s land and are characterized by deteriorated structures, based on the prevalence of parcels with a deteriorated structure.*

The findings of this analysis are memorialized in the CRIA Eligibility Memo (Appendix C).

### **1.3.4 Local Context**

The City is located in southwestern San Bernardino County (“County”) in the geographic sub-region of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the “High Desert” due to its approximate elevation of 2,900 feet above sea level. Surrounding urbanized areas include the City of Adelanto to the northwest, Town of Apple Valley to the east, City of Hesperia to the south, and the unincorporated community of Phelan to the west.

According to the Department of Finance (“DOF”), the City experienced tremendous population growth between 2000 and 2010, during which the population grew by 81% (from 64,029 to 115,903). In the following ten years, growth was more modest with a 10% increase between 2010 and 2020 (from 115,903 in 2010 to 127,518 in 2020). The City’s growth can be attributed to the availability of relatively low-cost housing (relative to Orange County, Los Angeles County, and other parts of the Inland Empire), particularly for single-family homes.

### **1.3.5 Conditions**

Old Town Victorville is characterized by its small lots, compact form, and pedestrian scale. A number of historic buildings, including the Old Victor School, and cultural sites, such as the Route 66 Museum, contribute to the character of Old Town. At the intersection of D and 6th streets is the Victor Valley Transit Center, with a train stop along the Southwest Chief route connecting Los Angeles and Chicago.

The 7th Street corridor leading into the historic Old Town core is characterized by larger blocks, larger parcels, and buildings set back from the street with large surface parking lots adjacent to the sidewalk. It is an environment that prioritizes the car and is not as pleasant for walking as within the old Town core.

The area to the north of the railroad tracks is characterized by a lack of structure. Single-family homes and community uses are scattered amidst a large number of vacant lots. The lack of sidewalks and the numerous empty lots create an inconsistent pedestrian environment.

The Housing Element portion of the CRIA Area includes parcels dispersed throughout the City. Overall, the CRIA Area is experiencing many socioeconomic and physical challenges. According to the Old Town Specific Plan, homelessness issues are significant in this portion of the City, with reports of widespread



drug and alcohol use, loitering, and even prostitution causing clear safety concerns in the CRIA Area. Additionally, as businesses have left the area, vacant buildings have been a gathering place for individuals experiencing homelessness, and a string of fires over the last several years has caused the City to demolish abandoned buildings proactively to prevent potential fires and minimize health and safety risks to the community. Because of these actions, former deteriorated and dilapidated structures have been removed, leaving a large number of vacant lots in the area.

## Section 2 Analysis

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### 2.1 Requirements

Pursuant to GOV Section 62003, the CRIA Board shall adopt a CRIA Plan that may include project areas and a provision for the receipt of tax increment funds generated within such project areas. The requirements for the CRIA Plan include the following:

1. Statement of the goals and objectives of the plan, including the territory that will be covered by the plan.
2. Description of the deteriorated or inadequate infrastructure within the area and a program for construction of inadequate infrastructure or repair or upgrading of existing infrastructure.
3. Housing program that describes how the CRIA will comply with Part 2 (commencing with GOV Section 62100) and includes the following:
  - a. Amount available in the Low- and Moderate-Income Housing Fund (“LMIHF”) and the estimated amounts that will be deposited in the fund during each of the next five years.
  - b. Estimates of the number of new, rehabilitated, or price restricted residential units to be assisted during each of the five years and estimates of the expenditures of moneys from the LMIHF during each of the five years.
  - c. Description of how the program will implement the requirements for expenditures of funds in the LMIHF over a 10-year period for various groups as required by Chapter 2 (Commencing with Section 62115) of Part 2.
  - d. Estimates of the number of units, if any, developed by the authority for very low, low-, and moderate-income households during the next five years.
4. Program to remedy or remove a release of hazardous substances, if applicable.
5. Program to provide funding for or otherwise facilitate the economic revitalization of the area.
6. Fiscal analysis setting forth the projected receipt of revenue and projected expenses over a five-year planning horizon, including the potential issuance of bonds backed by tax increment during the term of the CRIA.
7. Time limits that may not exceed the following:
  - a. 30 years for establishing loans, advances, and indebtedness.
  - b. Either of the following:

- i. 45 years for the repayment of all of the CRIA’s debts and obligations, as well as fulfilling all of the CRIA’s housing obligations.
  - ii. If the CRIA divides the CRIA Plan into multiple project areas, a date on which the plan will cease to be in effect and all tax allocations to the CRIA will end.
8. A determination that the CRIA Area complies with the conditions described in GOV Section 62001.

## 2.2 Principal Goals and Objectives

The CRIA Plan will serve as a tool to implement the Old Town Specific Plan, which is focused on the revitalization of the CRIA Area. The Old Town Specific Plan and the CRIA Plan present an opportunity to transform the CRIA Area into a unique, vibrant, mixed-use focal point for the region. The Old Town Specific Plan promotes higher-density housing to accommodate some of the past and upcoming population growth and will encourage new businesses and jobs to locate in the CRIA Area. Furthermore, improvements encouraged by the CRIA will promote an attractive and pedestrian-oriented Old Town.

GOV Section 62003(a) establishes that the CRIA Plan shall include a statement of the principal goals and objectives of the plan including territory to be covered by the plan. In this CRIA Plan, goals will represent *broad and long-term achievable outcomes*, while objectives will represent *specific actions used to meet a larger goal*. The CRIA will work to address the socioeconomic and physical challenges that the CRIA Area is experiencing through the following goals and objectives:

- **Goals:**

1. Assist in implementing the established Old Town Specific Plan.
2. Facilitate economic revitalization and the provision of affordable housing in the CRIA Area.

- **Objectives:**

1. Transform Old Town into a unique, vibrant, mixed-use focal point for the region.
2. Bring new housing opportunities to Old Town that will accommodate population growth.
3. Encourage new businesses and jobs to locate in Old Town.
4. Promote an attractive and pedestrian-oriented Old Town that reflects its historic character.

## 2.3 Deteriorated or Inadequate Infrastructure Within the Area

### 2.3.1 Description

GOV Section 62003(b) establishes that the CRIA Plan shall include a description of the deteriorated or inadequate infrastructure within the CRIA Area.

It is important to note that GOV Section 62001(d)(2) establishes the following four conditions, and requires that at least three of these four conditions must be present in the CRIA Area:

- i. An unemployment rate that is at least 3 percentage points higher than the statewide average.
- ii. Crime rates in the CRIA Area are at least 5% higher than the statewide average for violent or property crime offenses or any offense within these categories.
- iii. Deteriorated or inadequate infrastructure, including streets, sidewalks, water supply, sewer treatment or processing, and parks.
- iv. Deteriorated commercial or residential structures.

As presented in Sections 1.3.1 through 1.3.3 of this CRIA Plan, the Old Town portion of the CRIA Area meets these legal requirements (See Section 1.3.1). More specifically, the results contained in the Eligibility Memo (Appendix C) indicate that *the CRIA Area is characterized by all conditions except deteriorated or inadequate infrastructure*. Specifically, the Old Town Specific Plan deemed the CRIA Area's infrastructure to be sufficient to serve existing conditions. Furthermore, natural gas and electricity infrastructure is sufficient to serve buildout conditions, and new development will be used to fund improvements to the water supply, sewer/wastewater, storm drainage, and solid waste collection, disposal, and recycling infrastructure to serve buildout conditions sufficiently. Based on the Old Town Specific Plan, the CRIA Area does not have deteriorated or inadequate infrastructure.

### 2.3.2 Program

GOV Section 62003(b) establishes that the CRIA Plan shall include a program for construction of adequate infrastructure or repair/upgrading of existing infrastructure. *Given that the CRIA Area is not characterized by deteriorated or inadequate infrastructure, no program is needed for construction or repair of the infrastructure in the CRIA Area.*

## 2.4 Housing Program

GC Section 62003(c) requires for the CRIA Plan to include a housing program that describes how the CRIA will comply with GOV Section 62100. It is important to note that due to the nature of tax increment, secured property value growth has to occur over a number of years in order to generate significant revenues for programs. Therefore, over the first five years of the CRIA, revenues will be somewhat limited and will be focused on assisting existing residential units, rather than construction or other larger-scale efforts.

### 2.4.1 Amount Available in the LMIHF

GOV Section 62003(c)(1) requires that the CRIA Plan present the amount available in the LMIHF and the estimated amounts that will be deposited in the fund during each of the next five years. GOV Section 62100 stipulates that not less than 25% of all taxes that are allocated to the CRIA from any participating entity shall be deposited into the LMIHF.

As shown in Table 1, *the total amount deposited into the LMIHF during the first five years ranges from \$25,555 to \$2,272,835, increasing as the County participation level increases.* The County participation level represents the percentage of incremental tax revenues the County is willing to allocate to the CRIA. The ultimate County participation level is yet to be determined and will be based on the County’s decision.

**Table 1. Projected Annual Deposits to LMIHF (First Five Years)**

		25% Set-Aside By County Participation Level				
Year	FY	0%	50%	56% (Break-Even %) <sup>1</sup>	75%	100%
0	2023-24 <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -
1	2024-25	1,659	2,437	2,537	2,826	3,215
2	2025-26	3,351	4,922	5,125	5,708	6,494
3	2026-27	5,076	7,458	7,765	8,648	365,869
4	2027-28	6,837	10,044	10,457	196,488	746,673
5	2028-29	8,632	12,681	139,874	395,477	1,150,584
		<b>\$ 25,555</b>	<b>\$37,541</b>	<b>\$ 165,759</b>	<b>\$609,147</b>	<b>\$ 2,272,835</b>

<sup>1</sup> The "Break-Even" County participation level represents the percentage of incremental tax revenues the County can allocate to the CRIA, while keeping its net revenue equal to its net revenue if there were no CRIA.

<sup>2</sup> The Tax Increment Projections were prepared using the FY 2022-23 San Bernardino County Tax Roll. These projections are subject to change once the FY 2023-24 San Bernardino County Tax Roll is released in August 2023.

Sources: County of San Bernardino FY 2022-23 Assessment Roll, City of Victorville

### 2.4.2 Estimated Number of Residential Units Assisted

GOV Section 62003(c)(2) requires that the CRIA Plan have an estimate of the number of new, rehabilitated, or price restricted residential units to be assisted during each of the five years and estimates of the expenditures of moneys from the LMIHF during each of the five years. As shown in Table 1, the revenues deposited into the LMIHF over five years for the use of housing assistance would range from \$25,555 to \$2,272,835, depending on the level of County participation. As previously mentioned, due to the nature of tax increment, secured property value growth must occur over a number of years in order to generate significant revenues for programs, especially to assist in the development of units. While the estimated revenue is projected to surpass \$2 million with full County support, the CRIA has not obtained a commitment of participation from the County. As such, \$2 million in available funds for the development of affordable housing is improbable under the current circumstances. As a result, the revenues for the first five years will be focused on providing owners with rehabilitation assistance.

In order to assist owners in the CRIA Area with their property rehabilitation efforts (consistent with Objective #4 in Section 2.2 of this CRIA Plan), the CRIA Board will establish a CRIA Residential Rehabilitation Program (separate from the existing Residential Rehabilitation Program) that provides grants and loans for residential property owners and renters in the CRIA Area. As documented in Chapter 4 of the 2021-2029 Victorville 6<sup>th</sup> Cycle Housing Element, the City provides loans and grants for eligible home repairs that range from \$1,000 to \$15,000. However, the CRIA Residential Rehabilitation Program aims to increase the maximum amount. *Assuming that the average loan is \$20,000, the CRIA can provide up to 113 residential rehabilitation loans in the first five years, depending on the level of County participation.*

Table 2 illustrates the number of CRIA Residential Rehabilitation Loans that could be made available to residents in the CRIA Area each year, and the total amount spent in the five-year period. The number of loans available each year is subject to the availability of funds for loans in the amount of \$20,000. Table 1 specifies the projected funds available each year.

However, it should be noted that the CRIA can apply for available funding such as State grants to supplement tax increment revenues. The CRIA Board will regularly evaluate grant eligibility and pursue funding applications where appropriate.

**Table 2. Number of CRIA Residential Rehabilitation Loans (5 Years)**

		<b>CRIA Residential Rehabilitation Loans</b>				
		<b>By County Participation Level</b>				
<b>Year</b>	<b>FY</b>	<b>0%</b>	<b>50%</b>	<b>57%</b> <b>(Break-Even %)<sup>1</sup></b>	<b>75%</b>	<b>100%</b>
<b>0</b>	<b>2023-24</b>	0	0	0	0	0
<b>1</b>	<b>2024-25</b>	0	0	0	0	0
<b>2</b>	<b>2025-26</b>	0	0	0	0	0
<b>3</b>	<b>2026-27</b>	0	0	0	0	18
<b>4</b>	<b>2027-28</b>	0	1	1	10	38
<b>5</b>	<b>2028-29</b>	1	0	7	20	57
<b>Total Loans:</b>		<b>1</b>	<b>1</b>	<b>8</b>	<b>30</b>	<b>113</b>
<b>Total Spending<sup>2</sup>:</b>		<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 160,000</b>	<b>\$ 600,000</b>	<b>\$2,260,000</b>

<sup>1</sup> The "Break-Even" County participation level represents the percentage of incremental tax revenues the County can allocate to the CRIA, while keeping its net revenue equal to its net revenue if there were no CRIA.

<sup>2</sup> This calculation assumes an average loan amount of \$20,000.

Sources: County of San Bernardino FY 2022-23 Assessment Roll, City of Victorville

GOV Section 62100(b) states that when spending LMIHF monies, the CRIA may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low-, very low-, low-, and moderate-income persons or families. To comply with this requirement, the proposed CRIA Residential Rehabilitation Program will primarily focus on providing residential rehabilitation loans to very low, low-, and moderate-income households.

Moreover, to further comply with GOV Section 62100(b) (and consistent with Objective #2 of this CRIA Plan), the CRIA Board will look to assist in the development of affordable housing for extremely low-, very low-, and low-income households, as enough revenue becomes available after the five-year period. In order to generate enough revenue to assist affordable housing developments, the CRIA Area will have to see significant secured property value growth over a number of years, as well as opportunities for proposed affordable housing projects. The specific opportunities are unknown at this time and will be dependent on the affordable housing community and proposed projects brought on by that community.

As stated in the previous section, the CRIA can apply for available funding such as State grants to supplement tax increment revenues. The CRIA Board will regularly evaluate grant eligibility and pursue funding applications where appropriate.

### **2.4.3 LMIHF Expenditure Requirements (Displacement)**

GOV Section 62003(c)(3) states that a CRIA Plan must include a description of how the program will implement the requirements for expenditures of funds in the LMIHF over a 10-year period for various groups as required by Chapter 2 (commencing with GOV Section 62115) of Part 2. GOV Section 62115 requires that the CRIA prepare a feasible method or plan for the relocation of families, persons, and nonprofit local community institutions that are temporarily or permanently displaced.

Appendix B provides tax increment projections for a 45-year period, for all County participation levels. As shown in these projections, the total revenues for the 45-year period could range from \$88 million to \$916 million, based on County participation. During the first 10-year period, the CRIA could generate between \$487,112 and \$13 million, contingent on County participation. Furthermore, according to the Victorville 6<sup>th</sup> Cycle Housing Element, the construction cost for a lower-income affordable multifamily unit is over \$500,000, as of January 2021 (Victorville 6<sup>th</sup> Cycle Housing Element, pages 3-8). Given the significant demand for residential rehabilitation loans, the CRIA will focus on issuing residential rehabilitation loans for the first several years and the City. *As such, the funds available will focus on assisting families with their efforts to mitigate Building Code violations and make improvements that will provide for safer homes. As such, the CRIA does not anticipate housing acquisition and/or development that would result in the displacement of any residents or organizations.* Instead, the CRIA Board will focus on providing financial assistance for rehabilitation, development, and economic development activities in the CRIA Area.

#### **Assistance in Finding Other Locations**

While it is not anticipated that any residents or organizations will be displaced, the CRIA Board will ensure that if any person or organization is displaced by the CRIA, that they are assisted, compliant to Chapter 2 (commencing with GOV Section 62115) of Part 2 as well as other state and federal laws regarding relocation. The CRIA Board will assist all persons, organizations, and others displaced by the CRIA (“displacees”) in finding other locations and facilities. To conduct any projects with minimum impact to displacees, the CRIA Board shall assist them in finding new locations that are decent, safe,

sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The CRIA Board will make a good faith effort to relocate displacees within the CRIA Area unless they choose to relocate elsewhere, and shall provide a priority for occupancy in housing, which the CRIA Board has facilitated.

### **Relocation Payments**

The CRIA Board shall make all relocation payments required by law to displacees. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (GOV Section 7260).

#### **2.4.4 Estimated Number of Units Built for Lower Income Households**

GOV Section 62003(c)(4) requires that the CRIA Plan provide an estimate of the number of units, if any, developed by the CRIA for very low, low-, and moderate-income households during the next five years. As mentioned in Section 2.4.3 of this CRIA Plan, the funds available for housing will focus on assisting families with their efforts to mitigate Building Code violations and make improvements that provide for safer homes. *As a result, the CRIA does not anticipate to use funds for the development of housing units during the first five years.*

## **2.5 Hazardous Substances**

### **2.5.1 Description**

GOV Section 62003(d) establishes that the CRIA Plan shall include a program to remedy or remove a release of hazardous substances, if applicable. According to the United States Environmental Protection Agency (“EPA”), there are two Non-National Priority List Superfund sites in the CRIA Area:

1. **Site 1 (APN 047821406)** – Lot on the corner of 8<sup>th</sup> Street and C Street. The City’s Economic Development Department facilitated the installation of soil vapor extraction equipment and groundwater monitoring wells. Fencing was installed to protect the equipment.
2. **Site 2 (APN 047822405)** – Lot on the corner of 7<sup>th</sup> Street and B Street. The Site currently includes a commercial building. There are currently no cleanup activities taking place on this parcel.

According to the EPA, Superfund sites are those polluted with toxic substances that have been left out in the open, dumped, or otherwise improperly managed. The release of toxic substances in these sites can present a serious threat to public health and lead to harmful health outcomes. The cleanup of Superfund sites on the National Priority List is overseen by the EPA. Sites #1 and #2 are not listed on the National Priority List; therefore, site cleanup must be managed by a local, regional, or state agency.

### **2.5.2 Program**

Pursuant to GOV Section 62003(d), the CRIA Plan shall include a program to remedy or remove the release of hazardous substances. The Implementation Plan of the Old Town Specific Plan includes a list of potential funding mechanisms, which include:



- **Brownfields Economic Development Initiative** – The United States Department of Housing and Urban Development designed this competitive grant program for the redevelopment of abandoned, idled, and underused industrial and commercial facilities burdened by environmental contamination.
- **Targeted Brownfields Assessment Grant** – EPA provides funding for sites for contamination and cleanup assessment of brownfield sites. This grant is available for properties eligible for EPA Brownfields funding.
- **Brownfields Cleanup Grant** – EPA provides funding to conduct cleanup activities at brownfield sites. Eligible entities may apply for up to \$200,000 per site.
- **Targeted Site Investigation Program** – The California Department of Toxic Substances Control provides funds to assess and clean up brownfield sites and to enhance state and tribal response programs.

**To address both Superfund sites in the CRIA Area, the CRIA Board will reach out and coordinate with the owners of both sites to address any threats residents in the CRIA Area may be exposed to as a result of these sites. The CRIA Board will also provide owners with support in researching and applying for grants, such as those listed in this Section.**

## **2.6 Economic Revitalization**

GOV Section 62003(e) establishes that the CRIA Plan shall include a program to provide funding for or otherwise facilitate the economic revitalization of the area. The CRIA is part of a broader effort by the City to help implement the Old Town Specific Plan and revitalize the CRIA Area. The development of the CRIA Area is expected to help the City transform it into a unique, vibrant, mixed-use focal point for the region. The revitalization of the CRIA Area will also encourage new businesses and jobs to locate in Old Town, which will open the doors for further economic revitalization.

Tourism presents an important long-term opportunity for the CRIA Area. However, before tourism can play a significant part in the economic growth of Old Town, there needs to be some reinvestment into the existing buildings. Additionally, entertainment, retail, and cultural destinations in Old Town must be established and effectively marketed to visitors. Improvements and new development in the CRIA Area will foster a sense of place and instill pride in the community. According to the Old Town Specific Plan, with the implementation of the Specific Plan, the CRIA Area will be an economically vibrant, walkable destination that is inviting to pedestrians, with a mix of different housing types and uses that serve residents and attract visitors.

The Implementation Plan of the Old Town Specific Plan includes multiple implementation actions related to economic development. Goal #1 of this CRIA Plan is to “assist in implementing the established Old Town Specific Plan”. To comply with CRIA Plan Goal #1 and to facilitate the economic revitalization of

the area, *the CRIA will help implement the following implementation Economic Development (ED) and Funding (F) actions from the Old Town Specific Plan:*

- **ED-4** - Identify key commercial realtors that will help locate new businesses in vacant and underutilized buildings and undeveloped land parcels, especially at key intersections and highly visible locations.
- **ED-5** – Create a “Clean and Safe Old Town” pilot project to enforce and maintain clean streets. The pilot project will:
  - Crack down on and clean up illegal dumping on public streets.
  - Eliminate/address substandard building conditions.
  - Immediately warn and if necessary, fine culpable owners/residents that illegally dump on streets or are responsible for unsafe, substandard buildings.
  - Increase police patrol of the streets by biking and walking to enhance the real and perceived sense of security and safety for existing residents and businesses.
  - Ensure that sidewalks and roads are well swept regularly.
- **F-1** - Establish a Developer Assistance Program to fund non-residential rehabilitation projects.

### **2.6.1 Economic Revitalization Programs**

The above-mentioned Old Town Specific Plan implementation actions focus on a variety of properties. To assist in the implementation of the Old Town Specific Plan, the CRIA Plan (CP) aims to execute the following programs:

- CP-1. Residential Rehabilitation:** *As mentioned in Section 2.2.4 of this CRIA Plan, the CRIA includes a housing program that will assist homeowners with a loan of up to \$20,000 for the rehabilitation of their properties. Please note that this program is not part of the Economic Rehabilitation Programs but is included for numbering presentation purposes.*
- CP-2. Business Attraction:** Through this program, the CRIA will engage in outreach and meet with a number of identified commercial realtors on a quarterly basis. These meeting will serve as a platform to provide updates on available spaces, showcase potential opportunities for businesses, and receive feedback from the realtors on how to improve the city's business attraction efforts.
- CP-3. Marketing Campaign:** This program shall establish a marketing campaign to promote the availability of commercial spaces and engage with business owners to assess their needs and preferences.

In order to help implement Old Town Specific Plan action ED-4, and F-1, the CRIA will establish two small business assistance programs to incentivize and attract new businesses into Old Town Victorville. The following programs will offer assistance and incentives for new or existing small businesses interested in expanding, relocating, or establishing a storefront within the CRIA Area, including Old Town:

**CP-4. Relocation Assistance:** This program shall assist small businesses looking to relocate to or expand into the CRIA Area. The reimbursable grants will range between \$15,000 to \$30,000 and shall be used for relocation or rehabilitation expenses generated during the relocation or expansion process. This grant will be open to any small business, including those outside of the City of Victorville that are establishing a new location or relocating their existing business into the CRIA Area. Reimbursements shall be issued after business opening.

**CP-5. Forgivable Acquisition Loan:** This program shall assist small business owners who own or would like to purchase the property where their business is located. Applicants can qualify for a loan ranging between \$25,000 to \$100,000. To secure the loan, business owners will be required to place an encumbrance on the property title. The loan shall then be forgivable if the business remains in operation for a 10-year period. Furthermore, eligible businesses must demonstrate one full-time job for every \$25,000 loaned for the duration of the loan.

Finally, to help implement action ED-5 of the Old Town Specific Plan, the CRIA will partner with the Victorville Police Department to increase safety in Old Town:

**CP-6. Old Town Safety:** This program shall support a partnership between the CRIA and the Victorville Police Department to ensure a safe and clean environment for residents and visitors by increasing police presence in Old Town. As funding is identified in future years, this program will include more frequent patrols by officers on foot, bike, and vehicle to deter criminal activity and create a sense of safety and security for residents and visitors. Based on CRIA funding limitations in the first five years of the CRIA Plan, this program is envisioned to start after the first five-year planning horizon.

## **2.7 Fiscal Analysis**

Pursuant to GOV Section 62003(f), the CRIA Plan shall include a fiscal analysis setting for the projected receipt of revenue and projected expenses over a five-year planning horizon, including the potential issuance of bonds backed by tax increment during the term of the plan.

### **2.7.1 Projected Receipt of Revenues**

Table 3 presents the projected annual revenues for the first five years of the CRIA. As mentioned in Section 2.4.1 of this CRIA Plan, 25% of these revenues shall be deposited into the LMIHF. Table 3 shows a breakdown of total revenues, including non-LMIHF funds and those deposited into the LMIHF.

**Table 3. Projected Annual Revenues (5 Years)**

		<b>Tax Increment Revenues</b>									
		<b>By County Participation Level</b>									
Year	FY	0%		50%		56% (Break-Even %) <sup>1</sup>		75%		100%	
		Non-LMIHF	LMIHF	Non-LMIHF	LMIHF	Non-LMIHF	LMIHF	Non-LMIHF	LMIHF	Non-LMIHF	LMIHF
0	2023-24 <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2024-25	4,976	1,659	7,310	2,437	7,612	2,537	8,477	2,826	9,645	3,215
2	2025-26	10,052	3,351	14,767	4,922	15,375	5,125	17,124	5,708	19,482	6,494
3	2026-27	15,229	5,076	22,373	7,458	23,295	7,765	25,944	8,648	1,097,608	365,869
4	2027-28	20,510	6,837	30,131	10,044	31,372	10,457	589,463	196,488	2,240,020	746,673
5	2028-29	25,897	8,632	38,044	12,681	419,622	139,874	1,186,432	395,477	3,451,753	1,150,584
<b>Subtotal</b>		<b>\$ 76,664</b>	<b>\$ 25,555</b>	<b>\$ 112,624</b>	<b>\$ 37,541</b>	<b>\$ 497,276</b>	<b>\$ 165,759</b>	<b>\$ 1,827,441</b>	<b>\$ 609,147</b>	<b>\$ 6,818,506</b>	<b>\$ 2,272,835</b>
<b>Total CRIA Rev.</b>		<b>\$102,219</b>		<b>\$150,165</b>		<b>\$663,035</b>		<b>\$2,436,588</b>		<b>\$9,091,342</b>	

<sup>1</sup> The "Break-Even" County participation level represents the percentage of incremental tax revenues the County can allocate to the CRIA, while keeping its net revenue equal to its net revenue if there were no CRIA.

<sup>2</sup> The Tax Increment Projections were prepared using the FY 2022-23 San Bernardino County Tax Roll. These projections are subject to change once the FY 2023-24 San Bernardino County Tax Roll is released in August 2023.

Sources: County of San Bernardino FY 2022-23 Assessment Roll, City of Victorville

### 2.7.2 Projected Expenses

As discussed in Section 2.4.2 of this CRIA Plan, due to the nature of tax increment, secured property value growth has to occur over a number of years in order to generate significant revenues for programs. Therefore, over the first five years of the CRIA, revenues will be somewhat limited and will be focused on assisting existing residential units and businesses, rather than construction or other larger-scale efforts.

In order to assist owners in the CRIA Area with their property rehabilitation efforts, the CRIA Board will establish a CRIA Residential Rehabilitation program, a Commercial Relocation Assistance program, and a forgivable Commercial Acquisition Loan program. All programs will provide residential and commercial owners with small loans for property rehabilitation and acquisition assistance. For estimation purposes, this CRIA Plan made the following assumptions:

1. Residential rehabilitation loans are assumed to be for \$20,000 each.
2. Commercial relocation assistance loans are assumed to be for \$30,000 each.
3. Commercial acquisition loans are assumed to be for 100,000 each.
4. Economic development revenues are assumed to be equally split between the relocation assistance and acquisition loans.

Table 4 provides the estimated CRIA Residential Rehabilitation Program, Commercial Relocation Assistance, and Commercial Forgivable Acquisition Loan programs. expenses for the first five years of the CRIA.

**Table 4. Projected Annual Expenses (5 Years)**

		Projected Expenses <sup>1</sup>														
		By County Participation Level														
Year	FY	0%			50%			57% (Break-Even %) <sup>2</sup>			75%			100%		
		Relocation Assistance <sup>3</sup>	Forgivable Acquisition Loan <sup>3</sup>	Residential Rehab <sup>4</sup>	Relocation Assistance <sup>3</sup>	Forgivable Acquisition Loan <sup>3</sup>	Residential Rehab <sup>4</sup>	Relocation Assistance <sup>3</sup>	Forgivable Acquisition Loan <sup>3</sup>	Residential Rehab <sup>4</sup>	Relocation Assistance <sup>3</sup>	Forgivable Acquisition Loan <sup>3</sup>	Residential Rehab <sup>4</sup>	Relocation Assistance <sup>3</sup>	Forgivable Acquisition Loan <sup>3</sup>	Residential Rehab <sup>4</sup>
0	2023-24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2024-25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	2025-26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	2026-27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	2027-28	-	-	-	30,000	-	20,000	30,000	100,000	-	300,000	300,000	200,000	1,140,000	1,100,000	760,000
5	2028-29	30,000	-	20,000	-	-	-	210,000	700,000	200,000	600,000	600,000	400,000	1,710,000	1,800,000	1,140,000
<b>Subtotal</b>		<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ 240,000</b>	<b>\$ 800,000</b>	<b>\$ 200,000</b>	<b>\$ 900,000</b>	<b>\$ 900,000</b>	<b>\$ 600,000</b>	<b>\$ 3,390,000</b>	<b>\$ 3,400,000</b>	<b>\$ 2,260,000</b>
<b>Total CRIA Exp.</b>		<b>\$50,000</b>			<b>\$50,000</b>			<b>\$1,240,000</b>			<b>\$2,400,000</b>			<b>\$9,050,000</b>		

<sup>1</sup> The CRIA expenses over the first five years will consist of CRIA Residential Rehabilitation Loans and two economic revitalization programs. This is due to the fact that CRIA revenues are limited in the first five years and are not sufficient for larger-scale efforts.

<sup>2</sup> The "Break-Even" County participation level represents the percentage of incremental tax revenues the County can allocate to the CRIA, while keeping its net revenue equal to its net revenue if there were no CRIA.

<sup>3</sup> The CRIA Plan includes two economic revitalization programs: (1) CP-3: Relocation Assistance and (2) CP-4: Forgivable Acquisition Loan. This CRIA Plan assumes the economic development portion of the revenues will be equally split between both.

<sup>4</sup> Includes expenditures the CRIA Residential Revitalization Loans. The CRIA Residential Rehabilitation Program is assumed to provide \$15,000 loans to homeowners for rehabilitation.

Sources: County of San Bernardino FY 2022-23 Assessment Roll, City of Victorville

### **2.7.3 Bonds**

Considering the funding limitations of the first five years, it is not anticipated that bonds will be issued during that time period. Annual revenues will be monitored and if additional revenue beyond what is estimated in this document is realized, the CRIA Board may consider a potential bond issuance under the advice of a licensed municipal advisor. Appendix B provides tax increment projections for a 45-year period, for all County participation levels.

### **2.8 Time Limits Under the CRIA Plan**

GOV Section 62003(g) requires that a CRIA Plan include time limits. To comply with GOV Code Section 62003(g), the time and financial limits for the CRIA will include the following:

- 30 years for establishing loans, advances, and indebtedness.
- 45 years to dissolve the CRIA as a legal entity. During this time, all debts and obligations shall be paid and fulfilled, and no further taxes shall be allocated to the authority pursuant to Section 62005.

Appendix B provides tax increment projections for the CRIA with the above time limits, for all County participation levels.

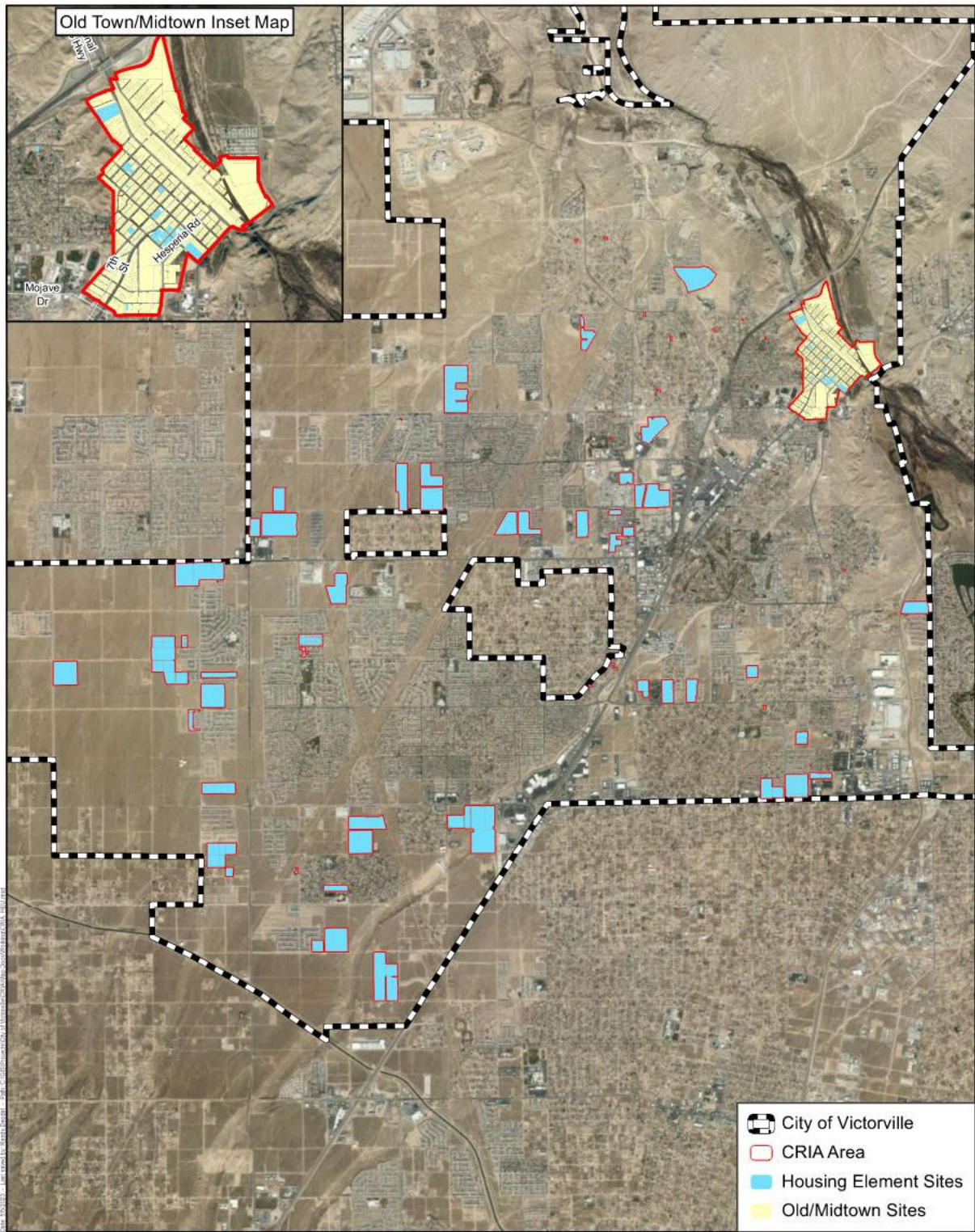
### **2.9 Determination of CRIA Compliance**

Pursuant to Government Code Section 62003(h), the CRIA Plan shall include a determination that the CRIA complies with the conditions described in subdivision (d) or (e) of GOV Section 62001. ***The CRIA complies with the conditions described in GOV Section 62001(d).*** More details on the CRIA's compliance are provided in Section 1.3.3 of this CRIA Plan and Appendix C, the CRIA Eligibility Memo.

## APPENDIX A – CRIA Area Map

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Source: San Bernardino County Imagery 2020.



**Figure 1**  
 Victorville CRIA Area  
 (Housing Element & Old/Midtown Sites)  
 Victorville CRIA



## APPENDIX B – Tax Increment Projections

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## Tax Increment Projections

City's share                      0.183032546                      Current value                      181,251,975  
 County share                      0.171704247                      Growth rate                      2%

		0% County Participation							
		Secured Assessed Value			CRIA Revenue				
Year	FY	Secured Assessed Value	Added Value	Incremental Value	City	County	LMIHF 25%	ED 75%	Total
			20%		100%	0%	25%	75%	
0	23-24	181,251,975			-	-	-	-	-
1	24-25	184,877,015	-	3,625,040	6,635	-	1,659	4,976	6,635
2	25-26	188,574,555	-	7,322,580	13,403	-	3,351	10,052	13,403
3	26-27	192,346,046	-	11,094,071	20,306	-	5,076	15,229	20,306
4	27-28	196,192,967	-	14,940,992	27,347	-	6,837	20,510	27,347
5	28-29	200,116,826	-	18,864,851	34,529	-	8,632	25,897	34,529
6	29-30	204,119,163	80,291,763	22,867,188	41,854	-	10,464	31,391	41,854
7	30-31	288,493,309	83,503,434	107,241,334	196,287	-	49,072	147,215	196,287
8	31-32	377,766,609	86,996,943	196,514,634	359,686	-	89,921	269,764	359,686
9	32-33	472,318,885	90,484,895	291,066,910	532,747	-	133,187	399,560	532,747
10	33-34	572,250,157	94,104,291	390,998,182	715,654	-	178,913	536,740	715,654
11	34-35	677,799,451	27,212,553	496,547,476	908,843	-	227,211	681,633	908,843
12	35-36	718,567,993	29,414,399	537,316,018	983,463	-	245,866	737,597	983,463
13	36-37	762,353,751	30,635,382	581,101,776	1,063,605	-	265,901	797,704	1,063,605
14	37-38	808,236,209	31,814,614	626,984,234	1,147,585	-	286,896	860,689	1,147,585
15	38-39	856,215,547	33,087,199	674,963,572	1,235,403	-	308,851	926,552	1,235,403
16	39-40	906,427,056	34,410,686	725,175,081	1,327,306	-	331,827	995,480	1,327,306
17	40-41	958,966,284	35,787,114	777,714,309	1,423,470	-	355,868	1,067,603	1,423,470
18	41-42	1,013,932,724	37,338,147	832,680,749	1,524,077	-	381,019	1,143,058	1,524,077
19	42-43	1,071,549,525	38,925,322	890,297,550	1,629,534	-	407,384	1,222,151	1,629,534
20	43-44	1,131,905,837	40,572,056	950,653,862	1,740,006	-	435,001	1,305,004	1,740,006
21	44-45	1,195,116,009	42,194,938	1,013,864,034	1,855,701	-	463,925	1,391,776	1,855,701
22	45-46	1,261,213,268	43,979,779	1,079,961,293	1,976,681	-	494,170	1,482,510	1,976,681
23	46-47	1,330,417,312	45,848,526	1,149,165,337	2,103,347	-	525,837	1,577,510	2,103,347
24	47-48	1,402,874,184	47,682,467	1,221,622,209	2,235,966	-	558,992	1,676,975	2,235,966
25	48-49	1,478,614,134	47,735,965	1,297,362,159	2,374,595	-	593,649	1,780,946	2,374,595
26	49-50	1,555,922,383	-	1,374,670,408	2,516,094	-	629,024	1,887,071	2,516,094
27	50-51	1,587,040,830	-	1,405,788,855	2,573,051	-	643,263	1,929,788	2,573,051
28	51-52	1,618,781,647	-	1,437,529,672	2,631,147	-	657,787	1,973,360	2,631,147
29	52-53	1,651,157,280	-	1,469,905,305	2,690,405	-	672,601	2,017,804	2,690,405
30	53-54	1,684,180,425	-	1,502,928,450	2,750,848	-	687,712	2,063,136	2,750,848
31	54-55	1,717,864,034	-	1,536,612,059	2,812,500	-	703,125	2,109,375	2,812,500
32	55-56	1,752,221,314	-	1,570,969,339	2,875,385	-	718,846	2,156,539	2,875,385
33	56-57	1,787,265,741	-	1,606,013,766	2,939,528	-	734,882	2,204,646	2,939,528
34	57-58	1,823,011,056	-	1,641,759,081	3,004,953	-	751,238	2,253,715	3,004,953
35	58-59	1,859,471,277	-	1,678,219,302	3,071,688	-	767,922	2,303,766	3,071,688
36	59-60	1,896,660,702	-	1,715,408,727	3,139,756	-	784,939	2,354,817	3,139,756
37	60-61	1,934,593,916	-	1,753,341,941	3,209,186	-	802,297	2,406,890	3,209,186
38	61-62	1,973,285,795	-	1,792,033,820	3,280,005	-	820,001	2,460,004	3,280,005
39	62-63	2,012,751,510	-	1,831,499,535	3,352,240	-	838,060	2,514,180	3,352,240
40	63-64	2,053,006,541	-	1,871,754,566	3,425,920	-	856,480	2,569,440	3,425,920
41	64-65	2,094,066,671	-	1,912,814,696	3,501,073	-	875,268	2,625,805	3,501,073
42	65-66	2,135,948,005	-	1,954,696,030	3,577,730	-	894,432	2,683,297	3,577,730
43	66-67	2,178,666,965	-	1,997,414,990	3,655,920	-	913,980	2,741,940	3,655,920
44	67-68	2,222,240,304	-	2,040,988,329	3,735,673	-	933,918	2,801,755	3,735,673
45	68-69	2,266,685,110	-	2,085,433,135	3,817,021	-	954,255	2,862,766	3,817,021
<b>Total:</b>			<b>1,002,020,472</b>				<b>22,009,539</b>	<b>66,028,617</b>	<b>88,038,156</b>

50% County Participation									
		Secured Assessed Value			CRIA Revenue				
Year	FY	Secured Assessed Value	Added Value	Incremental Value	City	County	LMIHF 25%	ED 75%	Total
			39%		100%	50%	25%	75%	
0	23-24	181,251,975			-	-	-	-	-
1	24-25	184,877,015	-	3,625,040	6,635	3,112	2,437	7,310	9,747
2	25-26	188,574,555	-	7,322,580	13,403	6,287	4,922	14,767	19,689
3	26-27	192,346,046	-	11,094,071	20,306	9,524	7,458	22,373	29,830
4	27-28	196,192,967	-	14,940,992	27,347	12,827	10,044	30,131	40,174
5	28-29	200,116,826	157,262,062	18,864,851	34,529	16,196	12,681	38,044	50,725
6	29-30	361,381,225	163,552,545	180,129,250	329,695	154,645	121,085	363,255	484,340
7	30-31	532,161,394	170,395,046	350,909,419	642,278	301,263	235,885	707,656	943,542
8	31-32	713,199,668	177,226,662	531,947,693	973,637	456,688	357,581	1,072,744	1,430,326
9	32-33	904,690,323	184,315,728	723,438,348	1,324,128	621,087	486,304	1,458,911	1,945,215
10	33-34	1,107,099,858	53,299,392	925,847,883	1,694,603	794,860	622,366	1,867,097	2,489,463
11	34-35	1,182,541,246	57,612,000	1,001,289,271	1,832,685	859,628	673,078	2,019,235	2,692,313
12	35-36	1,263,804,071	60,003,457	1,082,552,096	1,981,423	929,394	727,704	2,183,112	2,910,817
13	36-37	1,349,083,610	62,313,139	1,167,831,635	2,137,512	1,002,608	785,030	2,355,090	3,140,120
14	37-38	1,438,378,421	64,805,664	1,257,126,446	2,300,951	1,079,270	845,055	2,535,165	3,380,220
15	38-39	1,531,951,654	67,397,891	1,350,699,679	2,472,220	1,159,604	907,956	2,723,868	3,631,824
16	39-40	1,629,988,578	70,093,807	1,448,736,603	2,651,659	1,243,771	973,858	2,921,573	3,895,431
17	40-41	1,732,682,156	73,131,710	1,551,430,181	2,839,622	1,331,936	1,042,889	3,128,668	4,171,558
18	41-42	1,840,467,509	76,240,402	1,659,215,534	3,036,904	1,424,472	1,115,344	3,346,032	4,461,376
19	42-43	1,953,517,262	79,465,750	1,772,265,287	3,243,822	1,521,527	1,191,337	3,574,012	4,765,350
20	43-44	2,072,053,357	82,644,380	1,890,801,382	3,460,782	1,623,293	1,271,019	3,813,056	5,084,075
21	44-45	2,196,138,804	86,140,226	2,014,886,829	3,687,899	1,729,823	1,354,430	4,063,291	5,417,722
22	45-46	2,326,201,807	89,800,416	2,144,949,832	3,925,956	1,841,485	1,441,860	4,325,581	5,767,441
23	46-47	2,462,526,258	93,392,432	2,281,274,283	4,175,474	1,958,522	1,533,499	4,600,498	6,133,997
24	47-48	2,605,169,216	93,497,216	2,423,917,241	4,436,557	2,080,984	1,629,385	4,888,156	6,517,542
25	48-49	2,750,769,817	-	2,569,517,842	4,703,054	2,205,986	1,727,260	5,181,780	6,909,040
26	49-50	2,805,785,213	-	2,624,533,238	4,803,750	2,253,218	1,764,242	5,292,726	7,056,968
27	50-51	2,861,900,917	-	2,680,648,942	4,906,460	2,301,394	1,801,964	5,405,891	7,207,854
28	51-52	2,919,138,936	-	2,737,886,961	5,011,224	2,350,534	1,840,440	5,521,319	7,361,758
29	52-53	2,977,521,714	-	2,796,269,739	5,118,084	2,400,657	1,879,685	5,639,055	7,518,741
30	53-54	3,037,072,149	-	2,855,820,174	5,227,080	2,451,782	1,919,716	5,759,147	7,678,863
31	54-55	3,097,813,592	-	2,916,561,617	5,338,257	2,503,930	1,960,547	5,881,640	7,842,187
32	55-56	3,159,769,863	-	2,978,517,888	5,451,657	2,557,121	2,002,194	6,006,583	8,008,778
33	56-57	3,222,965,261	-	3,041,713,286	5,567,325	2,611,375	2,044,675	6,134,026	8,178,701
34	57-58	3,287,424,566	-	3,106,172,591	5,685,307	2,666,715	2,088,005	6,264,016	8,352,022
35	58-59	3,353,173,057	-	3,171,921,082	5,805,648	2,723,162	2,132,202	6,396,607	8,528,810
36	59-60	3,420,236,518	-	3,238,984,543	5,928,396	2,780,737	2,177,283	6,531,850	8,709,133
37	60-61	3,488,641,249	-	3,307,389,274	6,053,599	2,839,464	2,223,266	6,669,797	8,893,063
38	61-62	3,558,414,074	-	3,377,162,099	6,181,306	2,899,365	2,270,168	6,810,503	9,080,671
39	62-63	3,629,582,355	-	3,448,330,380	6,311,567	2,960,465	2,318,008	6,954,024	9,272,032
40	63-64	3,702,174,002	-	3,520,922,027	6,444,433	3,022,786	2,366,805	7,100,415	9,467,220
41	64-65	3,776,217,482	-	3,594,965,507	6,579,957	3,086,354	2,416,578	7,249,733	9,666,311
42	65-66	3,851,741,832	-	3,670,489,857	6,718,191	3,151,193	2,467,346	7,402,038	9,869,385
43	66-67	3,928,776,669	-	3,747,524,694	6,859,190	3,217,330	2,519,130	7,557,390	10,076,519
44	67-68	4,007,352,202	-	3,826,100,227	7,003,009	3,284,788	2,571,949	7,715,848	10,287,797
45	68-69	4,087,499,246	-	3,906,247,271	7,149,704	3,353,596	2,625,825	7,877,475	10,503,300
<b>Total:</b>			<b>1,962,589,926</b>				<b>62,470,497</b>	<b>187,411,490</b>	<b>249,881,987</b>

56% County Participation (Break-Even)									
Year	FY	Secured Assessed Value			CRIA Revenue				
		Secured Assessed Value	Added Value	Incremental Value	City	County	LMIHF 25%	ED 75%	Total
			45%		100%	56%	25%	75%	
0	23-24	181,251,975			-	-	-	-	-
1	24-25	184,877,015	-	3,625,040	6,635	3,514	2,537	7,612	10,149
2	25-26	188,574,555	-	7,322,580	13,403	7,098	5,125	15,375	20,501
3	26-27	192,346,046	-	11,094,071	20,306	10,754	7,765	23,295	31,059
4	27-28	196,192,967	180,980,779	14,940,992	27,347	14,483	10,457	31,372	41,829
5	28-29	381,097,605	188,220,010	199,845,630	365,783	193,714	139,874	419,622	559,496
6	29-30	576,939,567	196,094,517	395,687,592	724,237	383,547	276,946	830,838	1,107,784
7	30-31	784,572,876	203,956,496	603,320,901	1,104,274	584,810	422,271	1,266,812	1,689,083
8	31-32	1,004,220,829	212,114,756	822,968,854	1,506,301	797,718	576,005	1,728,014	2,304,019
9	32-33	1,236,420,002	61,338,159	1,055,168,027	1,931,301	1,022,793	738,523	2,215,570	2,954,094
10	33-34	1,322,486,561	66,301,207	1,141,234,586	2,088,831	1,106,219	798,762	2,396,287	3,195,049
11	34-35	1,415,237,500	69,053,351	1,233,985,525	2,258,595	1,196,124	863,680	2,591,039	3,454,719
12	35-36	1,512,595,601	71,711,386	1,331,343,626	2,436,792	1,290,495	931,822	2,795,465	3,727,287
13	36-37	1,614,558,899	74,579,841	1,433,306,924	2,623,418	1,389,329	1,003,187	3,009,561	4,012,748
14	37-38	1,721,429,918	77,563,035	1,540,177,943	2,819,027	1,492,921	1,077,987	3,233,961	4,311,948
15	38-39	1,833,421,551	80,665,556	1,652,169,576	3,024,008	1,601,477	1,156,371	3,469,114	4,625,485
16	39-40	1,950,755,539	84,161,645	1,769,503,564	3,238,767	1,715,211	1,238,495	3,715,484	4,953,978
17	40-41	2,073,932,294	87,739,199	1,892,680,319	3,464,221	1,834,608	1,324,707	3,974,122	5,298,829
18	41-42	2,203,150,139	91,451,003	2,021,898,164	3,700,732	1,959,861	1,415,148	4,245,445	5,660,593
19	42-43	2,338,664,145	95,109,043	2,157,412,170	3,948,766	2,091,217	1,509,996	4,529,988	6,039,984
20	43-44	2,480,546,471	99,132,143	2,299,294,496	4,208,457	2,228,746	1,609,301	4,827,903	6,437,204
21	44-45	2,629,289,543	103,344,373	2,448,037,568	4,480,705	2,372,926	1,713,408	5,140,223	6,853,631
22	45-46	2,785,219,707	107,478,148	2,603,967,732	4,766,108	2,524,071	1,822,545	5,467,635	7,290,180
23	46-47	2,948,402,249	107,598,735	2,767,150,274	5,064,786	2,682,247	1,936,758	5,810,275	7,747,033
24	47-48	3,114,969,029	-	2,933,717,054	5,369,657	2,843,703	2,053,340	6,160,020	8,213,360
25	48-49	3,177,268,410	-	2,996,016,435	5,483,685	2,904,091	2,096,944	6,290,832	8,387,776
26	49-50	3,240,813,778	-	3,059,561,803	5,599,994	2,965,687	2,141,420	6,424,260	8,565,681
27	50-51	3,305,630,054	-	3,124,378,079	5,718,629	3,028,514	2,186,786	6,560,357	8,747,143
28	51-52	3,371,742,655	-	3,190,490,680	5,839,636	3,092,598	2,233,059	6,699,176	8,932,235
29	52-53	3,439,177,508	-	3,257,925,533	5,963,064	3,157,964	2,280,257	6,840,771	9,121,028
30	53-54	3,507,961,058	-	3,326,709,083	6,088,960	3,224,637	2,328,399	6,985,198	9,313,598
31	54-55	3,578,120,279	-	3,396,868,304	6,217,375	3,292,644	2,377,505	7,132,514	9,510,018
32	55-56	3,649,682,685	-	3,468,430,710	6,348,357	3,362,011	2,427,592	7,282,776	9,710,368
33	56-57	3,722,676,338	-	3,541,424,363	6,481,959	3,432,765	2,478,681	7,436,043	9,914,724
34	57-58	3,797,129,865	-	3,615,877,890	6,618,233	3,504,934	2,530,792	7,592,375	10,123,167
35	58-59	3,873,072,462	-	3,691,820,487	6,757,233	3,578,546	2,583,945	7,751,834	10,335,779
36	59-60	3,950,533,912	-	3,769,281,937	6,899,013	3,653,631	2,638,161	7,914,483	10,552,644
37	60-61	4,029,544,590	-	3,848,292,615	7,043,628	3,730,217	2,693,461	8,080,384	10,773,845
38	61-62	4,110,135,482	-	3,928,883,507	7,191,136	3,808,336	2,749,868	8,249,603	10,999,471
39	62-63	4,192,338,191	-	4,011,086,216	7,341,593	3,888,016	2,807,402	8,422,207	11,229,609
40	63-64	4,276,184,955	-	4,094,932,980	7,495,060	3,969,290	2,866,088	8,598,263	11,464,350
41	64-65	4,361,708,654	-	4,180,456,679	7,651,596	4,052,190	2,925,947	8,777,840	11,703,786
42	65-66	4,448,942,827	-	4,267,690,852	7,811,263	4,136,747	2,987,003	8,961,008	11,948,011
43	66-67	4,537,921,684	-	4,356,669,709	7,974,123	4,222,996	3,049,280	9,147,840	12,197,120
44	67-68	4,628,680,118	-	4,447,428,143	8,140,241	4,310,970	3,112,803	9,338,408	12,451,211
45	68-69	4,721,253,720	-	4,540,001,745	8,309,681	4,400,703	3,177,596	9,532,788	12,710,384
<b>Total:</b>			<b>2,258,593,383</b>				<b>77,307,997</b>	<b>231,923,992</b>	<b>309,231,989</b>

		75% County Participation							
		Secured Assessed Value			CRIA Revenue				
Year	FY	Secured Assessed Value	Added Value	Incremental Value	City	County	LMIHF 25%	ED 75%	Total
			59%		100%	75%	25%	75%	
0	23-24	181,251,975			-	-	-	-	-
1	24-25	184,877,015	-	3,625,040	6,635	4,668	2,826	8,477	11,303
2	25-26	188,574,555	-	7,322,580	13,403	9,430	5,708	17,124	22,833
3	26-27	192,346,046	237,118,987	11,094,071	20,306	14,287	8,648	25,944	34,593
4	27-28	433,311,953	246,603,746	252,059,978	461,352	324,598	196,488	589,463	785,950
5	28-29	688,581,939	256,920,837	507,329,964	928,579	653,330	395,477	1,186,432	1,581,909
6	29-30	959,274,414	267,221,514	778,022,439	1,424,034	1,001,923	606,489	1,819,468	2,425,957
7	30-31	1,245,681,417	277,910,375	1,064,429,442	1,948,252	1,370,753	829,751	2,489,254	3,319,005
8	31-32	1,548,505,420	80,364,568	1,367,253,445	2,502,519	1,760,724	1,065,811	3,197,432	4,263,243
9	32-33	1,659,840,096	86,867,098	1,478,588,121	2,706,297	1,904,099	1,152,599	3,457,797	4,610,396
10	33-34	1,779,903,996	90,472,926	1,598,652,021	2,926,053	2,058,715	1,246,192	3,738,576	4,984,769
11	34-35	1,905,975,003	93,955,453	1,724,723,028	3,156,804	2,221,067	1,344,468	4,033,404	5,377,871
12	35-36	2,038,049,956	97,713,671	1,856,797,981	3,398,545	2,391,151	1,447,424	4,342,272	5,789,695
13	36-37	2,176,524,627	101,622,218	1,995,272,652	3,651,998	2,569,476	1,555,369	4,666,106	6,221,474
14	37-38	2,321,677,337	105,687,107	2,140,425,362	3,917,675	2,756,401	1,668,519	5,005,557	6,674,076
15	38-39	2,473,797,991	110,267,643	2,292,546,016	4,196,105	2,952,299	1,787,101	5,361,303	7,148,404
16	39-40	2,633,541,594	114,954,915	2,452,289,619	4,488,488	3,158,014	1,911,626	5,734,877	7,646,502
17	40-41	2,801,167,340	119,818,078	2,619,915,365	4,795,298	3,373,879	2,042,294	6,126,883	8,169,177
18	41-42	2,977,008,766	124,610,802	2,795,756,791	5,117,145	3,600,325	2,179,367	6,538,102	8,717,470
19	42-43	3,161,159,742	129,881,822	2,979,907,767	5,454,201	3,837,471	2,322,918	6,968,754	9,291,672
20	43-44	3,354,264,759	135,400,638	3,173,012,784	5,807,646	4,086,148	2,473,449	7,420,346	9,893,794
21	44-45	3,556,750,693	140,816,664	3,375,498,718	6,178,261	4,346,906	2,631,292	7,893,875	10,525,167
22	45-46	3,768,702,370	140,974,656	3,587,450,395	6,566,202	4,619,854	2,796,514	8,389,541	11,186,055
23	46-47	3,985,051,074	-	3,803,799,099	6,962,190	4,898,463	2,965,163	8,895,490	11,860,654
24	47-48	4,064,752,096	-	3,883,500,121	7,108,069	5,001,101	3,027,293	9,081,878	12,109,170
25	48-49	4,146,047,138	-	3,964,795,163	7,256,866	5,105,791	3,090,664	9,271,993	12,362,657
26	49-50	4,228,968,080	-	4,047,716,105	7,408,638	5,212,575	3,155,303	9,465,910	12,621,213
27	50-51	4,313,547,442	-	4,132,295,467	7,563,446	5,321,495	3,221,235	9,663,706	12,884,941
28	51-52	4,399,818,391	-	4,218,566,416	7,721,350	5,432,593	3,288,486	9,865,457	13,153,943
29	52-53	4,487,814,759	-	4,306,562,784	7,882,411	5,545,913	3,357,081	10,071,244	13,428,325
30	53-54	4,577,571,054	-	4,396,319,079	8,046,695	5,661,500	3,427,049	10,281,146	13,708,195
31	54-55	4,669,122,475	-	4,487,870,500	8,214,264	5,779,398	3,498,415	10,495,246	13,993,662
32	55-56	4,762,504,924	-	4,581,252,949	8,385,184	5,899,654	3,571,210	10,713,629	14,284,838
33	56-57	4,857,755,023	-	4,676,503,048	8,559,523	6,022,316	3,645,460	10,936,379	14,581,838
34	57-58	4,954,910,123	-	4,773,658,148	8,737,348	6,147,430	3,721,195	11,163,584	14,884,778
35	58-59	5,054,008,326	-	4,872,756,351	8,918,730	6,275,047	3,798,444	11,395,333	15,193,777
36	59-60	5,155,088,492	-	4,973,836,517	9,103,740	6,405,216	3,877,239	11,631,717	15,508,956
37	60-61	5,258,190,262	-	5,076,938,287	9,292,449	6,537,989	3,957,610	11,872,829	15,830,438
38	61-62	5,363,354,067	-	5,182,102,092	9,484,933	6,673,417	4,039,588	12,118,763	16,158,350
39	62-63	5,470,621,149	-	5,289,369,174	9,681,267	6,811,554	4,123,205	12,369,616	16,492,821
40	63-64	5,580,033,572	-	5,398,781,597	9,881,527	6,952,453	4,208,495	12,625,485	16,833,980
41	64-65	5,691,634,243	-	5,510,382,268	10,085,793	7,096,170	4,295,491	12,886,472	17,181,963
42	65-66	5,805,466,928	-	5,624,214,953	10,294,144	7,242,762	4,384,226	13,152,679	17,536,906
43	66-67	5,921,576,266	-	5,740,324,291	10,506,662	7,392,285	4,474,737	13,424,210	17,898,947
44	67-68	6,040,007,792	-	5,858,755,817	10,723,430	7,544,799	4,567,057	13,701,172	18,268,229
45	68-69	6,160,807,948	-	5,979,555,973	10,944,534	7,700,364	4,661,224	13,983,673	18,644,897
<b>Total:</b>			<b>2,959,183,719</b>				<b>116,026,199</b>	<b>348,078,598</b>	<b>464,104,798</b>

100% County Participation									
Year	FY	Secured Assessed Value			CRIA Revenue				
		Secured Assessed Value	Added Value	Incremental Value	City	County	LMIHF 25%	ED 75%	Total
			100%		100%	100%	25%	75%	
0	23-24	181,251,975			-	-	-	-	-
1	24-25	184,877,015	-	3,625,040	6,635	6,224	3,215	9,645	12,859
2	25-26	188,574,555	401,458,817	7,322,580	13,403	12,573	6,494	19,482	25,976
3	26-27	593,804,863	417,517,169	412,552,888	755,106	708,371	365,869	1,097,608	1,463,477
4	27-28	1,023,198,129	434,984,716	841,946,154	1,541,035	1,445,657	746,673	2,240,020	2,986,693
5	28-29	1,478,646,808	452,424,474	1,297,394,833	2,374,655	2,227,682	1,150,584	3,451,753	4,602,337
6	29-30	1,960,644,219	470,521,453	1,779,392,244	3,256,867	3,055,292	1,578,040	4,734,119	6,312,159
7	30-31	2,470,378,556	136,062,763	2,289,126,581	4,189,847	3,930,528	2,030,094	6,090,281	8,120,374
8	31-32	2,655,848,890	147,071,995	2,474,596,915	4,529,318	4,248,988	2,194,576	6,583,729	8,778,306
9	32-33	2,856,037,863	153,176,911	2,674,785,888	4,895,729	4,592,721	2,372,112	7,116,337	9,488,450
10	33-34	3,066,335,531	159,073,070	2,885,083,556	5,280,642	4,953,811	2,558,613	7,675,840	10,234,453
11	34-35	3,286,735,312	165,435,993	3,105,483,337	5,684,045	5,332,247	2,754,073	8,262,219	11,016,292
12	35-36	3,517,906,011	172,053,432	3,336,654,036	6,107,163	5,729,177	2,959,085	8,877,255	11,836,340
13	36-37	3,760,317,563	178,935,570	3,579,065,588	6,550,855	6,145,408	3,174,066	9,522,197	12,696,262
14	37-38	4,014,459,484	186,690,733	3,833,207,509	7,016,017	6,581,780	3,399,449	10,198,348	13,597,797
15	38-39	4,281,439,407	194,626,608	4,100,187,432	7,504,677	7,040,196	3,636,218	10,908,655	14,544,873
16	39-40	4,561,694,802	202,860,280	4,380,442,827	8,017,636	7,521,406	3,884,761	11,654,282	15,539,042
17	40-41	4,855,788,978	210,974,691	4,674,537,003	8,555,924	8,026,379	4,145,576	12,436,727	16,582,303
18	41-42	5,163,879,449	219,898,893	4,982,627,474	9,119,830	8,555,383	4,418,803	13,256,410	17,675,213
19	42-43	5,487,055,931	229,242,629	5,305,803,956	9,711,348	9,110,291	4,705,410	14,116,229	18,821,639
20	43-44	5,826,039,679	238,412,335	5,644,787,704	10,331,799	9,692,340	5,006,035	15,018,104	20,024,139
21	44-45	6,180,972,807	238,679,827	5,999,720,832	10,981,442	10,301,775	5,320,804	15,962,413	21,283,217
22	45-46	6,543,272,090	-	6,362,020,115	11,644,567	10,923,859	5,642,107	16,926,320	22,568,426
23	46-47	6,674,137,532	-	6,492,885,557	11,884,094	11,148,560	5,758,163	17,274,490	23,032,654
24	47-48	6,807,620,282	-	6,626,368,307	12,128,411	11,377,756	5,876,542	17,629,625	23,506,166
25	48-49	6,943,772,688	-	6,762,520,713	12,377,614	11,611,535	5,997,287	17,991,862	23,989,149
26	49-50	7,082,648,142	-	6,901,396,167	12,631,801	11,849,990	6,120,448	18,361,344	24,481,791
27	50-51	7,224,301,105	-	7,043,049,130	12,891,072	12,093,214	6,246,072	18,738,215	24,984,287
28	51-52	7,368,787,127	-	7,187,535,152	13,155,529	12,341,303	6,374,208	19,122,624	25,496,832
29	52-53	7,516,162,869	-	7,334,910,894	13,425,274	12,594,354	6,504,907	19,514,721	26,019,628
30	53-54	7,666,486,127	-	7,485,234,152	13,700,415	12,852,465	6,638,220	19,914,660	26,552,880
31	54-55	7,819,815,849	-	7,638,563,874	13,981,058	13,115,739	6,774,199	20,322,597	27,096,797
32	55-56	7,976,212,166	-	7,794,960,191	14,267,314	13,384,278	6,912,898	20,738,694	27,651,592
33	56-57	8,135,736,410	-	7,954,484,435	14,559,295	13,658,188	7,054,371	21,163,112	28,217,483
34	57-58	8,298,451,138	-	8,117,199,163	14,857,116	13,937,576	7,198,673	21,596,019	28,794,692
35	58-59	8,464,420,160	-	8,283,168,185	15,160,894	14,222,552	7,345,861	22,037,584	29,383,445
36	59-60	8,633,708,564	-	8,452,456,589	15,470,746	14,513,227	7,495,993	22,487,980	29,983,973
37	60-61	8,806,382,735	-	8,625,130,760	15,786,796	14,809,716	7,649,128	22,947,384	30,596,512
38	61-62	8,982,510,390	-	8,801,258,415	16,109,167	15,112,134	7,805,325	23,415,976	31,221,302
39	62-63	9,162,160,597	-	8,980,908,622	16,437,986	15,420,602	7,964,647	23,893,940	31,858,587
40	63-64	9,345,403,809	-	9,164,151,834	16,773,380	15,735,238	8,127,155	24,381,464	32,508,618
41	64-65	9,532,311,886	-	9,351,059,911	17,115,483	16,056,167	8,292,913	24,878,738	33,171,650
42	65-66	9,722,958,123	-	9,541,706,148	17,464,428	16,383,515	8,461,986	25,385,957	33,847,942
43	66-67	9,917,417,286	-	9,736,165,311	17,820,351	16,717,409	8,634,440	25,903,320	34,537,761
44	67-68	10,115,765,631	-	9,934,513,656	18,183,393	17,057,982	8,810,344	26,431,031	35,241,375
45	68-69	10,318,080,944	-	10,136,828,969	18,553,696	17,405,366	8,989,765	26,969,296	35,959,062
<b>Total:</b>			<b>5,010,102,359</b>				<b>229,086,201</b>	<b>687,258,604</b>	<b>916,344,805</b>

APPENDIX C – CRIA Eligibility Memo

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# ATTACHMENT C

## Schedule of Dates

**RESOLUTION NO. CRIA-23-002**

**A RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF VICTORVILLE COMMUNITY REVITALIZATION AND INVESTMENT AUTHORITY (“CRIA”) ESTABLISHING A SCHEDULE FOR ADOPTION OF A FINAL CRIA PLAN PURSUANT TO GOVERNMENT CODE SECTIONS 62003-62004**

WHEREAS, on August 17, 2021, the City Council approved Resolution No. 21-017 forming the City’s Community Revitalization and Investment Authority (“Authority”), establishing procedures for the selection of members of the public to serve as members of the governing board thereof; and

WHEREAS, on August 17, 2021, the City Council also appointed three of its members to the newly created CRIA Board of Directors (“CRIA Board”); and

WHEREAS, on November 2, 2021, the City Council appointed two public members to the CRIA Board for an initial term; and

WHEREAS, the Authority’s preliminary formation requires it to adopt a plan in accordance with Government Code sections 62003 through 62004, which governs the Authority’s ability to carry out its mission within a specific plan area that satisfies the requirements of Government Code section 62001, subdivisions (d) or (e); and

WHEREAS, the Authority must adopt a plan that includes the enumerated elements of Government Code section 62003 and complies with the substantive and procedural requirements of Government Code section 62004; and

WHEREAS, on November 14, 2022, the CRIA Board approved the CRIA Bylaws, received the Draft CRIA Plan, and approved the appropriate public hearing dates; and

WHEREAS, on February 6, 2023, the CRIA Board voted to modify the boundaries of the Victorville CRIA to include the certified 6<sup>th</sup> Cycle Housing Element sites, as allowed by Senate Bill (“SB”) 780; and

WHEREAS, the CRIA Board desires to set forth the following updated schedule via resolution to govern the adoption of the Authority’s plan.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE CITY OF VICTORVILLE COMMUNITY REVITALIZATION AND INVESTMENT AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1: The foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 2: The plan to be adopted by the Authority shall include the following provisions in compliance with Government Code section 62003:

1. A statement of the principal goals and objectives of the plan and a description of the territory covered by said plan;
2. A description of the deteriorated or inadequate infrastructure within the plan area and identification of a program for construction of adequate infrastructure or repair or upgrading of existing infrastructure;
3. A housing program identifying how the Authority will comply with Government Code sections 61000 *et seq.*, including, without limitation, (a) the amount of available low-moderate income housing fund and estimated amounts to be deposited into said fund during each of the next five years; (b) estimates of the number of new, rehabilitated, or price restricted residential units to be assisted during the each of the next five years with estimates of the amounts to be paid from the Low and Moderate Income Housing Fund for each of the next five years; (c) a description of how the Authority will implement the requirements for expenditure of Low and Moderate Income Housing Funds over a ten-year period consistent with Government Code sections 62115 *et seq.*; and (d) an estimate of the number of units the Authority will develop, if any, for very low, low, and moderate-income households during the next five years;
4. A program to remedy or remove a release of hazardous substances, if applicable;
5. A program to provide funding or facilitate economic revitalization of the plan area;
6. A fiscal analysis identifying the projected receipt of revenue and expenses covering a five-year panning horizon, which includes potential issuance of tax increment backed investments bonds that comply with the provisions of Government Code sections 53506 *et seq.* and 53510 *et seq.*;
7. Time limits that may not exceed: (a) thirty years for establishing loans, advances, and indebtedness; and (b) forty-five years for repayment of Authority debts and obligations, fulfillment of Authority's housing obligations, and dissolution not more than forty-five years following adoption of said plan; and
8. A determination that the plan area complies with the conditions contained within Government Code section 62001, subdivisions (d) or (e).

SECTION 3: Government Code section 62004 outlines the procedures for adoption of the Authority plan, which includes three public hearings with public notice occurring ten (10) days prior to such meeting and all meetings being held at least thirty (30) days apart. The third public meeting must conduct a protest proceeding consistent with Government Code

section 62004, subdivisions (c) through (g). The following schedule is adopted pursuant to this Resolution:

- June 5, 2023: Proposed Plan is made available for public review at a public meeting;
- August 7, 2023: First Public Hearing held during which the Authority shall hear all written and oral comments, but take no action relating to the proposed plan;
- September 11, 2023: Second Public Hearing held during which the Authority shall consider any additional written and oral public comments and take action to modify or reject the proposed plan;
- November 6, 2023: Third Public Hearing held during which the Authority will reject or approve the proposed plan following consideration of all written and oral comments/protests. The Authority shall terminate the proceeding in the event of a majority protest, which exists when protests have been filed by more than 50 percent of the combined number of property owners and residents, over the age of eighteen, within the plan area. Should less than 25 percent of the combined number of property owners and resident, over the age of the eighteen, within the plan area protest adoption of the proposed plan, the Authority shall adopt the proposed plan via ordinance. If between 25 and 50 percent of property owners and residents, over the age of eighteen, within the plan area file a protest, an election will be required; and
- February 5, 2024: Election, if required.

SECTION 4: The CRIA Executive Director, or his designee, may adjust the timeline set forth in this Resolution, without further Authority action in the event of unforeseen circumstances provided that the notice requirements and timeframes specified in Government Code sections 62003 and 62004 are preserved.

SECTION 5: This Resolution is exempt from the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the CEQA Guidelines, as it can be seen with certainty that the actions authorized by this Resolution will not have an impact on the environment, in that the Authority's adoption of the Authority Plan and Authority Plan Area are subject to future discretion of the Board, and the contents and scope of the Authority Plan and Authority Plan Area are too speculative at this time to enable environmental review.

SECTION 6: The CRIA Secretary shall certify to the adoption of this Resolution, and it shall become effective immediately upon approval.