



City of Victorville  
Old Town CRIA  
*CRIA Board Meeting*

August 7, 2023





# Outline

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- III. Improvements to CRIA
- IV. Previous vs. Current CRIA Area
- V. CRIA Plan Requirements
- VI. Goals & Objectives
- VII. Programs
- VIII. Tax Increment Projections
- IX. Next Steps



# Board of Directors

Debra Jones, Mayor

Elizabeth Becerra, Mayor Pro Tem

Leslie Irving, City Council Member

Steve Blech, Public Member

Jennifer Neri, Public Member

## Staff



Scott Webb  
City Planner

Tony Camargo  
Assistant to the City Manager



Hitta Mosesman  
Vice President, CDH

Irlanda Martinez  
Project Manager, CDH

## Introductions







# CRIA Process

*Where are we?*

Summer 2020	Existing Conditions Assessment complete
Fall 2020	Adoption of CRIA
Summer 2021	City Council appoints members to serve on the CRIA Board
January 2022	SB 780 comes into effect
Fall 2022	Board received Draft CRIA Plan
February 2023	Board voted to modify the boundaries of the CRIA sites to include Housing Element sites
May 2023	Board receives updated CRIA Plan and Bylaws, and approves future public hearing dates
June – October 2023	Public review process



# Improvements to CRIA



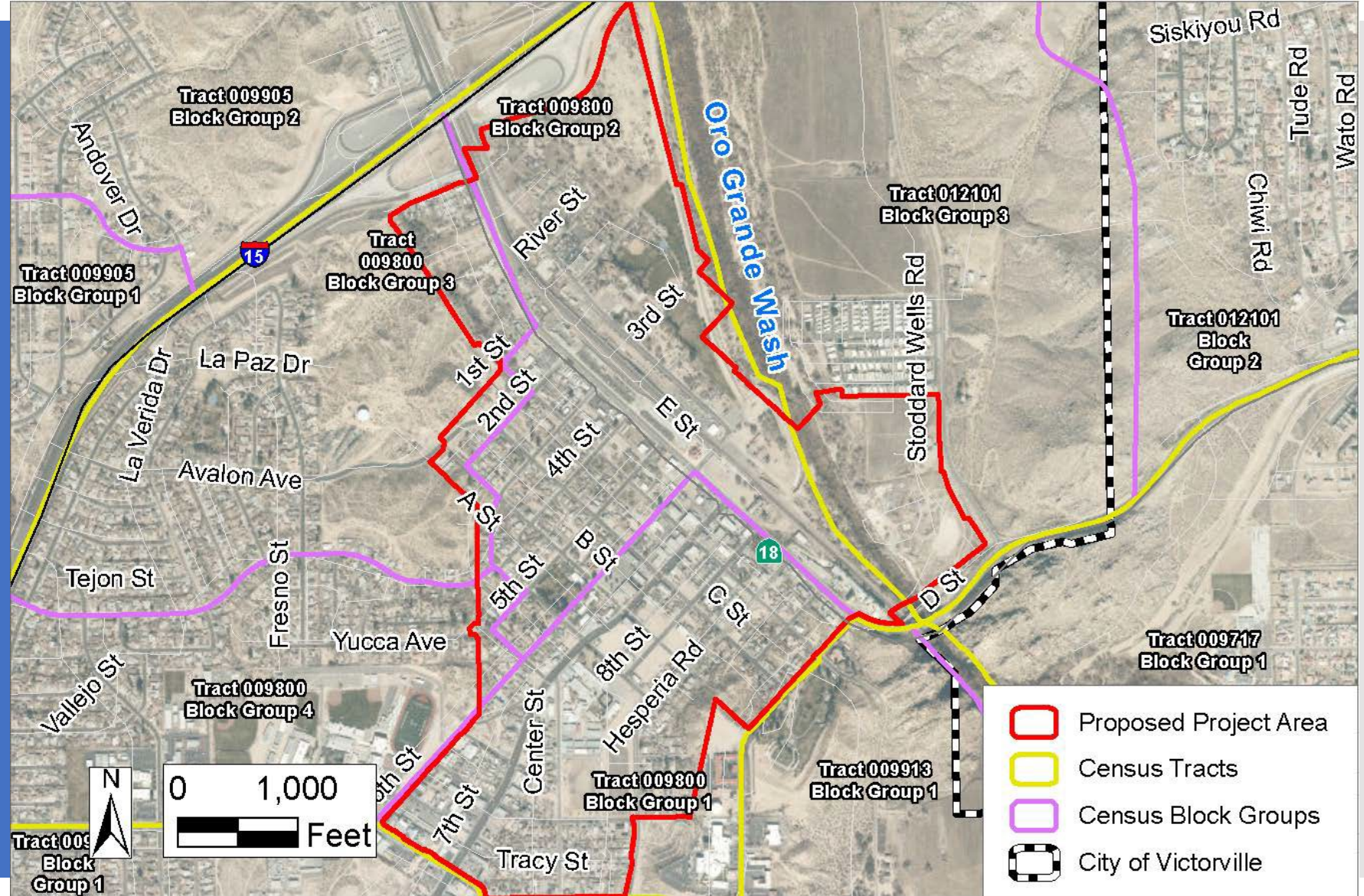
- **Passage of SB 780**
  - Allows CRIAs to include Housing Element sites
  - Requires CRIA to restart the hearing and protest process
  - Generates more revenue by increasing the base year assessed value
- **February 2023 – Board voted to include Housing Element sites to CRIA Plan**





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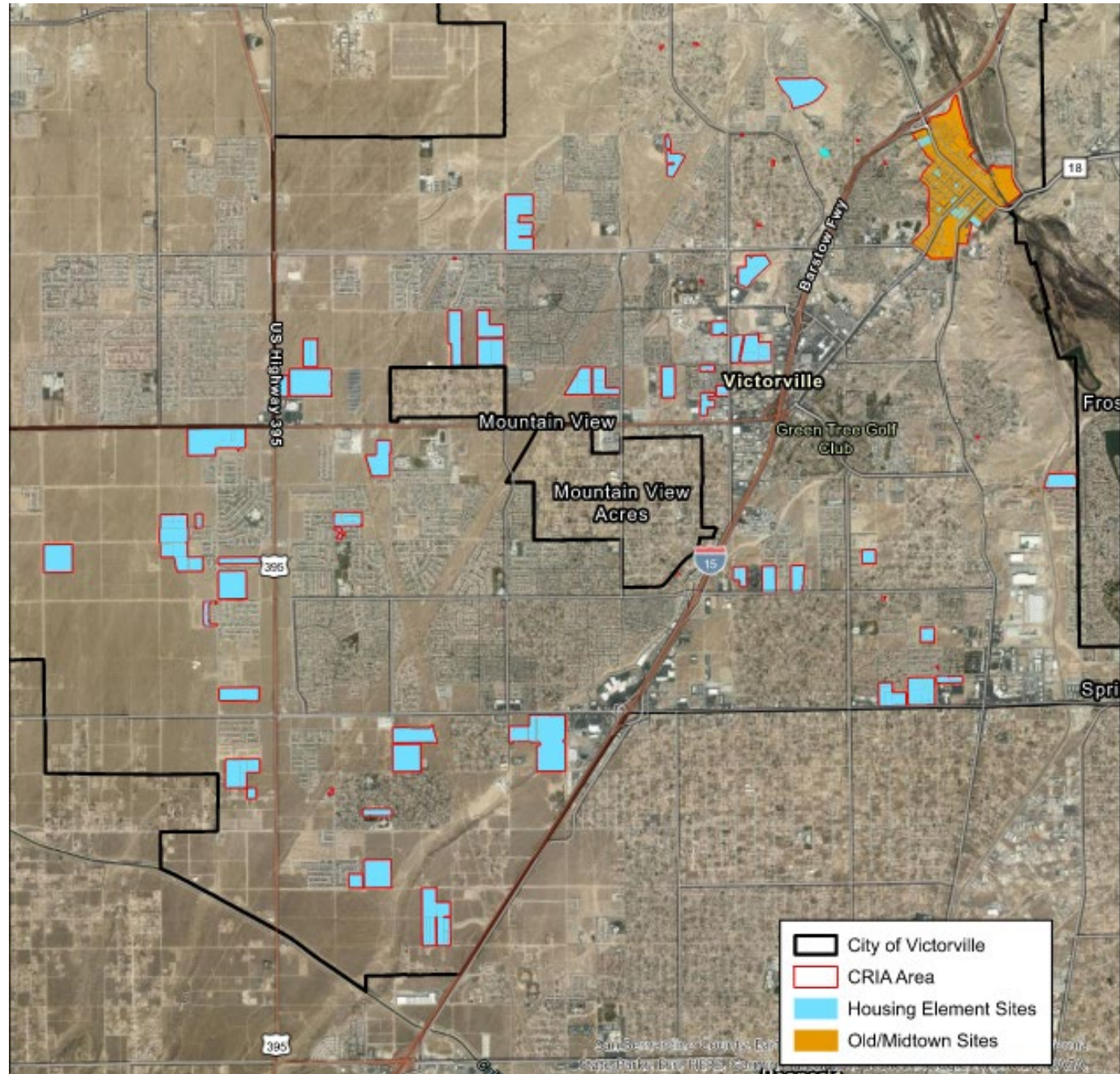
# Old Town Area







# New CRIA Area Sites





# Tax Increment Financing

Increase in property taxes from assessed value increases  
(new development or property sales)



**Residents are not required to pay an additional tax**





## CRIA Plan (Requirements)



- Required by GOV Section 62003
- Shall include:
  1. Statement of goals & objectives
  2. Description of deteriorated infrastructure & program for repair
  3. Housing program with 5-year estimate of deposits, assisted units, etc.
  4. Program to remove hazardous substances
  5. Program to provide funding for economic revitalization
  6. 5-year projected receipt of revenue and projected expenses



# CRIA Plan (Goals & Objectives)



## ■ **Goals**

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

## ■ **Objectives:**

1. Transform Old Town focal point for region
2. Bring new housing opportunities to Old Town
3. Encourage new businesses and jobs in Old Town
4. Promote attractive and pedestrian-oriented Old Town





## CRIA Plan (Considerations)



*It is important to note that the estimates presented during this meeting and in the Victorville CRIA Plan are based on the development assumptions in the City's certified 6<sup>th</sup> Cycle Housing Element and the Old Town Traffic Study.*

*The City cannot guarantee the estimated revenues, as growth is contingent on private sector developments.*



# CRIA Plan (Programs)



## PREVIOUS CRIA PLAN

		Tax Increment Revenues By County Participation Level									
Year	FY	0%		50%		54% (Break-Even %) <sup>1</sup>		75%		100%	
		Non-LMIHF	LMIHF	Non-LMIHF	LMIHF	Non-LMIHF	LMIHF	Non-LMIHF	LMIHF	Non-LMIHF	LMIHF
0	2022-23 <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2023-24	2,550	850	3,680	1,227	3,776	1,259	4,244	1,415	4,809	1,603
2	2024-25	5,152	1,717	7,433	2,478	7,628	2,543	8,574	2,858	9,714	3,238
3	2025-26	7,806	2,602	11,261	3,754	11,557	3,852	12,989	4,330	14,717	4,906
4	2026-27	10,512	3,504	15,166	5,055	15,565	5,188	17,494	5,831	19,821	6,607
5	2027-28	13,273	4,424	19,149	6,383	19,653	6,551	22,088	7,363	25,026	8,342
<b>Subtotal</b>		<b>\$ 39,293</b>	<b>\$ 13,098</b>	<b>\$ 56,690</b>	<b>\$ 18,897</b>	<b>\$ 58,180</b>	<b>\$ 19,393</b>	<b>\$ 65,389</b>	<b>\$ 21,796</b>	<b>\$ 74,087</b>	<b>\$ 24,696</b>
<b>Total CRIA Rev.</b>		<b>\$52,391</b>		<b>\$75,587</b>		<b>\$77,573</b>		<b>\$87,185</b>		<b>\$98,783</b>	

## UPDATED CRIA PLAN

		Tax Increment Revenues By County Participation Level									
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>\$ 6,818,806</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>	

*About \$9million higher*

*The City cannot guarantee the estimated revenues, as growth is contingent on private sector developments.*





# CRIA Plan (Programs)



Previous Plan	Updated Plan
<b>HOUSING PROGRAM</b>	
Up to <u>one</u> \$15k residential rehabilitation loan provided – first 5 years	Up to <u>113</u> \$20k residential rehabilitation loan provided – first 5 years
<b>HAZARDOUS SUBSTANCES</b>	
CRIA Board to coordinate with owners to address any threats & support grant applications	<i>No Changes</i>

The City cannot guarantee the program estimates, as revenue is contingent on private sector developments.



# CRIA Plan (Programs)



Previous Plan	Updated Plan
<b>ECONOMIC DEVELOPMENT</b>	
Up to <u>four</u> \$15k commercial rehabilitation loans – first 5 years	<i>Removed</i>
Old Town Business Recruitment Packet	<i>Removed</i>
	Assistance in residential rehabilitation/development.
	Outreach to improve business attraction efforts.
	Establish a marketing campaign to promote business opportunities.
	Relocation assistance grant for small businesses looking to relocate to CRIA areas.
	Forgivable acquisition loan to small business owners for purchasing the property where their business is located.
	Support a partnership between the CRIA and the Victorville Police Department to ensure a safe environment in Old Town.

*The City cannot guarantee the program estimates, as revenue is contingent on private sector developments.*



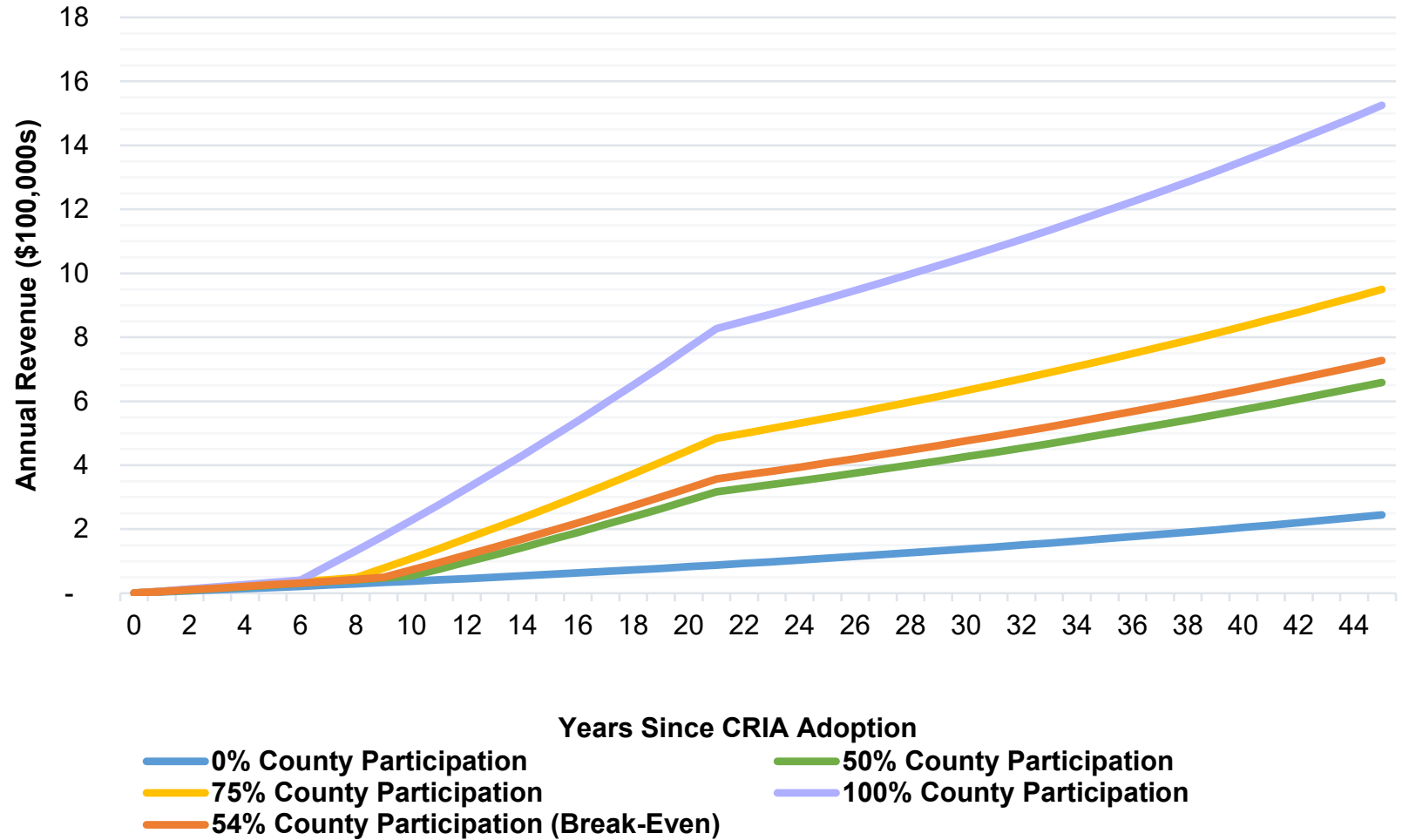


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# Tax Increment Projections (Estimates)

Previous CRIA Plan

### Projected CRIA Revenues, With New Development



The City cannot guarantee the estimated revenues, as growth is contingent on private sector developments.

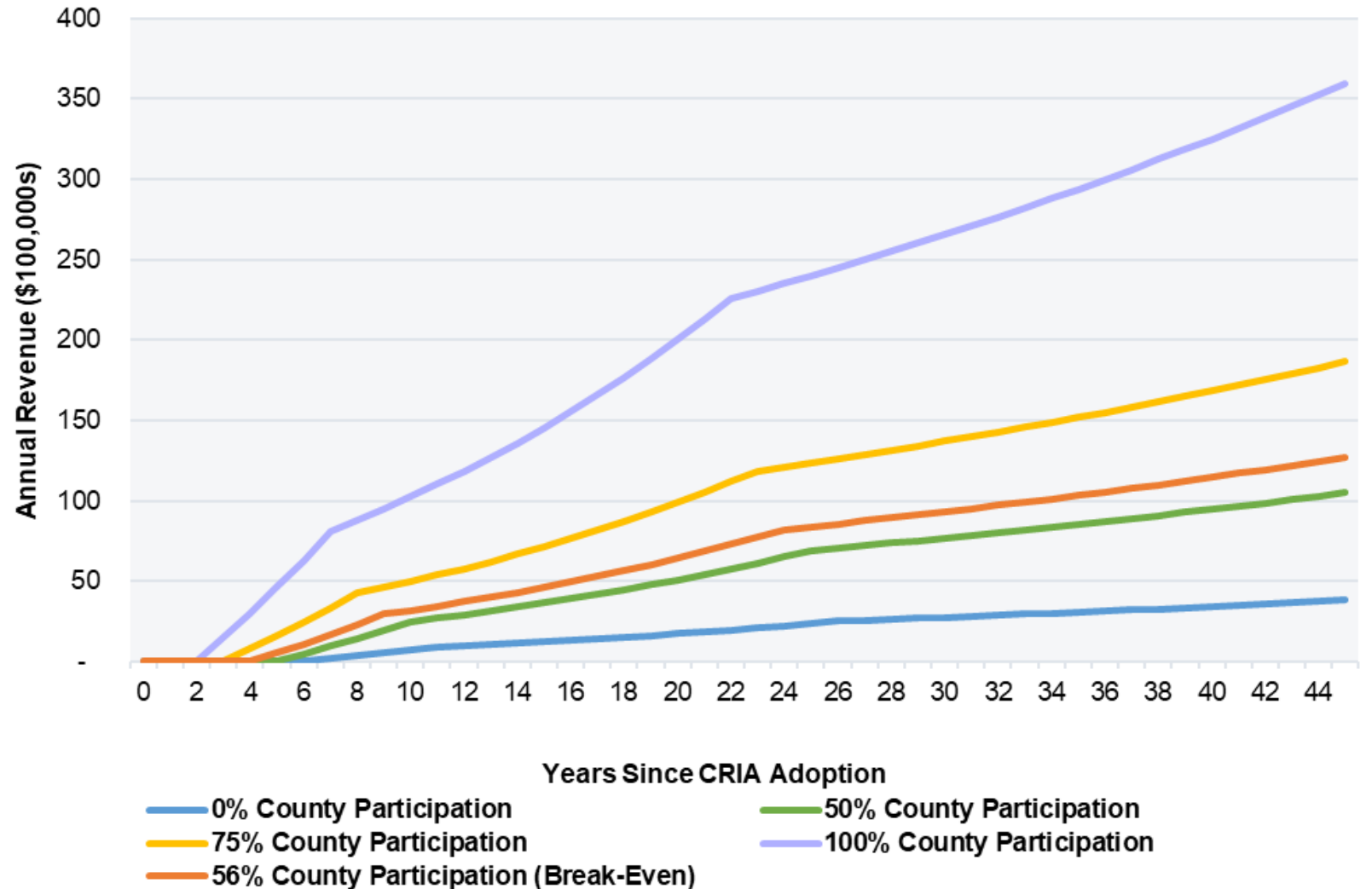


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# Tax Increment Projections (Estimates)

Updated CRIA Plan

### Projected CRIA Revenues, With New Development



The City cannot guarantee the estimated revenues, as growth is contingent on private sector developments.



# Tax Increment Projections (Comparisons)

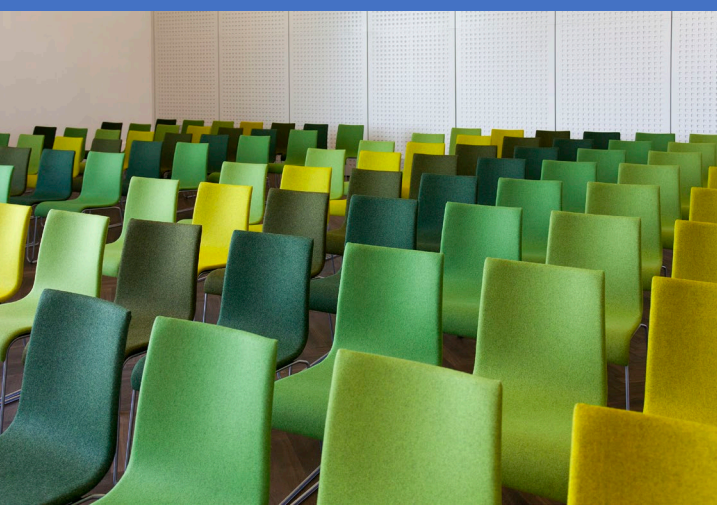
## Tax Increment Revenues (45-Year Totals)

CP	Previous	Updated
0%	\$4.8M	\$88.0M
50%	\$14.0M	\$249.9M
54%	\$15.6M	\$309.2M
75%	\$20.8M	\$464.1M
100%	\$34.7M	\$916.3M

*The City cannot guarantee the estimated revenues, as growth is contingent on private sector developments.*



# Next Steps



Spring/Summer 2023

- Updated CRIA Plan available for public review
- Public Meeting

Summer/Fall 2023

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

Winter 2024

- CRIA Plan approved





# Questions, Feedback and Next Steps

