

Executive Summary

Bay Point Redevelopment Plan Amendment

The Contra Costa County Redevelopment Agency (“Agency”) has initiated a redevelopment plan amendment process to amend the Bay Point Redevelopment Plan (“Redevelopment Plan”). The proposed amendment to the Redevelopment Plan (“2008 Bay Point Amendment”) would accomplish the following:

1. Increase the total amount of tax increment revenues the Agency may receive in Bay Point from \$116 million to \$689 million; and
2. Increase the amount of bonds that can be outstanding at any one time from \$60 million to \$220 million.

The 2008 Bay Point Amendment will enable the Agency to more effectively implement redevelopment projects and activities eliminating blighting conditions within the Project Area. The proposed amendment does not increase the territory of the Project Area, or alter the Redevelopment Plan’s eminent domain and property acquisition provisions.

By receiving additional tax increment revenue and increasing the bonding capacity the Agency will be able to substantially enhance its’ ability to reinvest funds in Bay Point, enhance the job base by revitalizing commercial and industrial areas, and increasing, improving, and preserving the supply of affordable housing. All redevelopment activities will be subject to future review and approval by the Agency, and/or Board of Supervisors. The Agency has also established the Bay Point Project Area Committee to work with it in establishing priorities, and developing projects and programs

Plan Amendment Process: A Report to the Board of Supervisors (“Report”) is one of several documents the Agency is required to prepare during the amendment process. The Report is intended to provide the decision makers with comprehensive information concerning the 2008 Bay Point Amendment. The Agency Report contains all of the elements required by law (Health and Safety Code Section 33000 et seq).

Reasons for Amending the Redevelopment Plan: Since its 1987 adoption of the Redevelopment Plan the Agency has made progress in revitalizing the Bay Point. The Agency has made progress in eliminating blight throughout the Project Area by actively pursuing revitalization opportunities and assisting in redevelopment activities such as:

- North Broadway Infrastructure Program;
- Bella Monte Apartments/Nantucket Cove homes;
- Elaine Null Apartments;
- Willow Pass Road improvement program
- Bailey Road/Willow Pass Road Banner Program
- BART Station land assemblage for Transit-Oriented Development (TOD); and
- Community Group Funding Program

Unfortunately, blighting conditions still remain within Bay Point and the proposed 2008 Bay Point Amendment is necessary to continue the Agency’s efforts in eliminating physical and economic blight and attracting private investment to the community.

The benefits of the 2008 Bay Point Amendment would affect the immediate and long-range economic viability of the entire Bay Point community. If implemented, the 2008 Bay Point Amendment would provide the needed resources to the Agency to ensure that community revitalization and improvement goals are fully realized. Redevelopment activities are subject to future review and approval by the Board, of Supervisors. The Agency uses an annual budgeting process that includes local community input to determine goals and priorities, as well as the projects and activities to be funded.

Proposed Projects and How Blight will be Addressed: The Agency has identified a number of projects which would aid current revitalization efforts, and in particular, eliminate deficiencies in the existing infrastructure systems. Through these public investments the Agency hopes to further stimulate private sector investment in Bay Point. These projects include, but are not limited to, the following:

Public Infrastructure and Facility Improvements

- Neighborhood Infrastructure Upgrades
- Port Chicago Highway/Pacifica Intersection Improvements
- East Willow Pass Road Improvements
- Willow Pass Road (Bailey - Clearland)
- BART Area redevelopment and infrastructure enhancements, including Bailey Road/Orbisonia Heights
- Pacifica Avenue Extension Infrastructure
- Railroad Overcrossing To Waterfront
- Waterfront Improvements
- Park and recreation improvements
- Alves Lane Extension Infrastructure
- Pacifica Avenue Frontage Improvements
- Clearland Avenue Assemblage/Infrastructure
- Hertz Property Infrastructure
- Bike Lanes
- Delta De Anza Trail

Community Improvement Programs

Projects in the Community Improvement Program, such as, additional code enforcement support, a garbage remediation program, and a community group funding program for projects such as graffiti removal and vacant lot/yard cleanup, and the closure of trail gaps are all anticipated to indirectly reduce crime.

Low- / Moderate- Affordable Housing Programs

The Agency is required to set aside no less than twenty (20) percent of its annual revenue for the creation/preservation of affordable housing. These funds are to be used to increase, improve and preserve the supply of affordable housing in the community.

Administration and Operations

Revenues are needed to ensure that a sufficient level of staff support and equipment is available to operate and maintain the Bay Point Program at an efficient level.

REPORT TO THE BOARD OF SUPERVISORS

Contra Costa County Redevelopment Agency
Bay Point Redevelopment Project Area

Exhibit A- 1

