

What Happened to Redevelopment Land?

A Step-by-Step Guide to Finding Your City's Remaining RDA Property

A green triangle pointing to the right, containing the text "Great Communities Collaborative".

Great
Communities
Collaborative

What was Redevelopment?

- From 1945 - 2012 the state of California allowed cities to purchase, acquire, and consolidate land assets for development through Redevelopment Agencies (RDA).
 - If your city had RDA, it can be found [on this list](#).
- In 2011 these entities were dissolved, leaving many cities with extra land to dispose of, and complicated rules about how they could use the land.
- **These property assets could serve an important purpose as sites for future affordable housing development.**

RDA Property: Two Potential Sources

- This guide will help answer:
 - What agencies own former RDA properties?
 - What are the current obligations on these properties?
- The dissolution process divided real property assets once held by the RDA between two separate entities: **Redevelopment Succession Agencies** and **Housing Successor Agencies**.

Redevelopment Successor Agencies

- Successor Agencies are responsible for most former RDA land.
- These properties are documented in city specific [Long Range Property Management Plans \(LRPMP\)](#)
- The LRPMP is:
 - An inventory of all former RDA-owned properties
 - Designation for how the properties would be utilized, sold, or retained.
 - Key document to analyze to find out what real property assets existed **that were NOT acquired for housing.**



Redevelopment Successor Agencies

- [LRPMP are available on the State of California Department of Finance website.](#)
- Click on the city you are interested in to access a pdf with all of the Successor Agency's parcel information.
- All LRPMPs will include a table outlining the intended use of each parcel.

Example: El Cerrito LRPMP

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)				HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY (If applicable)		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date
1	1925 Kearny St.; 11690 San Pablo Avenue; 11600 San Pablo Avenue (Mayfair Block)	502-062-003; 502-062-028; 502-062-029	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	7-31-2008; 5-29-1987; 3-4-2009	\$3,987,241	\$3,714,285	11/3/2015	Market	N/A	N/A
2	11335-41 San Pablo Ave. (Eastshore Block)	513-372-015	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	1-1-1991	\$589,142	\$403,704	11/3/2015	Market	N/A	N/A
3	6111 Potrero (Eastshore Block)	513-372-018	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	1-1-1991	\$93,155	\$148,570	11/3/2015	Market	N/A	N/A
4	1718 Eastshore (Eastshore Block)	513-372-032	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	3-25-1990	\$304,899	\$796,138	11/3/2015	Market	N/A	N/A
5	10930/10940 San Pablo Ave. (Civic Center)	502-411-029; 502-411-023	Police/Fire Station	Governmental Use	N/A	TOD - Mixed-Use Development	3-0-1992; 8-25-1987	\$302,713	\$1,023,605	11/3/2015	Market	N/A	N/A
6	10066-72 San Pablo Ave. (Theater)	504-152-030	Public Building	Sale of Property	Distribute to Taxing Entities	Public Theater	8-1-2002	\$571,105	\$891,250	11/3/2015	Agency Estimate	TBD	TBD

This table is a portion of the City of El Cerrito's LRPMP.

The circles indicate what the city proposes to do with the parcels.

Redevelopment Successor Agencies

- The LRPMP indicate the following about parcels:
 - PERMISSABLE USE
 - Land held by Successor Agencies should be marked “held for future development”
 - Parcels will be designated for governmental use or held for economic development
 - with a requirement to work out compensation agreements with entities owed tax revenues (e.g. counties and school districts).
 - PROPERTY TYPE/PERMISSABLE USE DETAIL
 - This indicates whether housing might be an appropriate or a planned use
 - Some of the parcels identified in the LRPMP may be suitable for housing development, and will include the size and zoning designation of these parcels
- Understanding LRPMPs can be confusing. Contacting Successor Agencies directly can help provide clarity.



Housing Successor Agencies

- Housing Successor Agencies received assets that were
 - Land designated for housing functions
 - Land purchased with funds from the Low and Moderate Income Housing Fund (LMIHF)
- These parcels are currently held for developments that would conform to LMIHF standards
 - In redevelopment project areas 15 percent of all housing units constructed affordable to low- and moderate-income persons, including at least 6 percent affordable to very-low-income households
 - A list of showing which properties RDAs transferred to Housing Successor

Example: El Cerrito Real Property Table

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)
Housing Successor Owned Real Property (Section 34176(e)(1))

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Real property for low-mod housing w/ commercial space	Real property address: 10848 and 10860 San Pablo Avenue, El Cerrito. Assessor Parcel Numbers: 503-010-003, 503-101-014	\$3,950,000	Land area is 41,985 sf (.96 acres). Square footage of proposed development is 59,779.	55,176 for 63 dwelling units, including common area and circulation space.	See Exhibit C, Item 3: Pursuant to the terms of the Loan Agreement, California Redevelopment Law regulatory restrictions for affordable rental housing will be recorded on the subject property at the time the property is conveyed to the developer.	California Redevelopment Law	February 1, 2012, pursuant to City Council Resolution No.2012-04, when City elected to retain housing functions. Note: This property was deeded to the City on March 22, 2011.	\$2,130,000 for land acquisition; \$40,000 for developer loan agreement (see Exhibit C, item 2).	\$1,820,000 of tax-exempt bond proceeds for land acquisition; \$310,000 in RPTTF requested to fund developer loan agreement (See Exhibit C, item 2).	All other proposed financing per developer proposal: \$2,000,000 CDBG; \$2,501,791 HOME; \$1,200,000 MHSA; \$630,000 AHP; \$11,071,287 LIHTC equity; \$1,017,031 Private financing; \$707,378 HUD Section 8 Mortgage. TDC: \$23,427,486	1-May-09	fee simple ownership
2	Regulatory Agreement for mixed-income housing with commercial space.	Regulatory Agreement and Declaration of Restrictive Covenants El Cerrito Mill and Lumber (for the Village at Town Center, 10810 San Pablo Avenue, El Cerrito)	\$0	Development contains 158 units of mixed-income rental housing and commercial space.	24 rental units are deed-restricted to low- and moderate-income households through the Regulatory Agreement.	Yes.	California Redevelopment Law	1-Feb-12	\$0. No RDA financial assistance.	\$0. No RDA financial assistance.	No RDA or other public funds. Privately financed development. Estimated property value of \$23,459,823.	Date of Regulatory Agreement is 11/22/2005.	Deed restriction running with the land.
3	Notice of Special Housing Affordability Restrictions for low-mod housing	Notice of Special Housing Affordability Restrictions, El Cerrito Redevelopment Agency, Ibox Group (for the Del Norte Place, 11720 San Pablo Avenue)	\$0	Total estimated SF of mixed-use development: 124,257, including 135 rental units and 17,000 sf of commercial space.	Per agreement, no less than 20% of rental units or 27 units reserved for very-low income.	Yes.	California Redevelopment Law placed by Notice. In addition, property has tax credit and state bond indenture deed restrictions recorded by other public agencies.	1-Feb-12	Approximately \$3 million of LMIHF funded land acquisition in 1990. In 2003, the RDA sold its interest in the land to the developer and refunded a proportionate share of the sale proceeds to the LMIHF.	Information not available.	4% LIHTC, mortgage revenue bonds issued by Contra Costa County, private financing.	Date of Notice of Affordability Restrictions is 04/01/1991	Deed restriction running with the land.
	Partnership interest in landowner of low-mod housing with associated community center	Partnership interest in landowner of land leased for low-mod housing and associated community center. Landowner is St. John's Land Partnership, a partnership between Roman Catholic Welfare Corporation of Oakland and the El Cerrito Redevelopment Agency (transferred to City of El Cerrito as Housing Successor). Address: 6510 Gladys Ave., El Cerrito. APNs: 502-540-002, 502-540-003, 502-540-001.	\$0	Development includes senior care facility of 102 units of senior housing and a community center of approximately 5,000sf.	30%, or 31 units, of the 102 senior housing units are reserved for very-low income senior households.	Yes.	Low-mod housing units covenanted by California Redevelopment Law and state bond indenture. Care facility is licensed by Department of Social Services.	1-Feb-12	A loan of \$250,000 of LMIHF monies was made in 1987 and subsequently repaid, per the loan agreement, in 2008.	No RDA funds.	Land dedication by private entity, mortgage revenue bonds issued by Contra Costa County.	Partnership acquired property as of 12/07/1987.	Partnership interest in landowner.

Housing Successor Agencies

- When reviewing the Housing Asset List from the State website look for tables labeled “real property.”
- Housing Successor Agencies are often a city’s housing or community development department
 - For an updated list of former RDA real property held by local housing

What to Track?

If your organization is interested in understanding the landscape of real property assets, begin by compiling a spreadsheet or database with the following information:

- Street address
- Parcel #
- Information about estimated value
- Size of parcel
- Zoning restrictions
- Agreements/plans (as notes): Was this intended for mixed use? TOD? What were the original plans?
- Designation for use in LRPMP: Held for development, to be sold, government use

How to Use This Information

- Find out who is in charge of your city's **Redevelopment Successor Agency** and **Housing Successor Agency**.
 - Examples include **city council staff**, **housing departments**, or **community development departments**
- Begin identifying parcels that may still be available in the LRPMP.
- Work with local affordable housing advocates to determine if these parcels are suitable for affordable housing or another community development use that would benefit your city. [SEP]