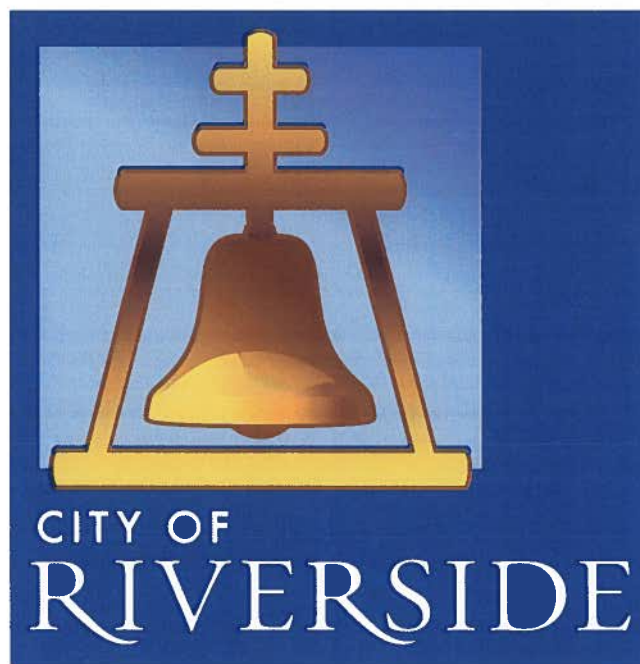


2010 – 2015 REDEVELOPMENT FIVE-YEAR IMPLEMENTATION PLAN



(Prepared pursuant to Article 16.5 of the
Community Redevelopment Law
for fiscal years 2010-2011 through 2014-2015)
for the
Redevelopment Agency of the City of Riverside, California

December 15, 2009

2010 – 2015 REDEVELOPMENT FIVE-YEAR IMPLEMENTATION PLAN

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Preface

This Five-Year Implementation Plan (Plan) was prepared by the Redevelopment Agency of the City of Riverside (Agency) for the following six Redevelopment Project Areas (Project Areas):

- Arlington Redevelopment Project Area
- Casa Blanca Redevelopment Project Area
- Merged Downtown/Airport Industrial – Hunter Park/Northside Redevelopment Project Area
- La Sierra/Arlanza Redevelopment Project Area
- Magnolia Center Redevelopment Project Area
- University Corridor/Sycamore Canyon Merged Redevelopment Project Area

See Appendix A for a map of the Project Areas. The effective Plan Term for the Original portion of the Downtown Redevelopment Project Area is scheduled to expire during the term of this Plan on November 16, 2014 (Appendix B). No other Redevelopment Project Areas are scheduled to expire during the term of this Plan.

This Plan was prepared pursuant to Part I, Chapter 4, Article 16.5 ("Article 16.5") of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) (CRL).

This is the first consolidated Plan for all six Project Areas and will be in effect for fiscal years 2010/2011 through 2014/2015 as provided by CRL Section 33490 (b). Approval of this merged Plan at one Public Hearing is provided by CRL Section 33490 (c). Three previous independent Plans were prepared for the Merged Downtown/Airport Industrial Redevelopment Project Area, the Casa Blanca Redevelopment Project Area, and the Arlington Redevelopment Project Area for fiscal years 1995/1996 through 1999/2000, 2000/2001 through 2004/2005, and 2005/2006 through 2009/2010 respectively. Two previous independent Plans were prepared for the University Corridor/Sycamore Canyon Merged Redevelopment Project and the Magnolia Center Project Area for fiscal years 2000/2001 through 2004/2005 and 2005/2006 through 2009/2010 respectively. Two previous independent Implementation Plans were prepared for the Hunter Park/Northside Redevelopment Project Area for the La Sierra/Arlanza Redevelopment Project Area respectively, both in effect through fiscal year 2009/2010.

Per CRL, this Plan identifies:

- Specific Goals And Objectives
- Specific Programs Including Potential Projects
- Estimated Expenditures
- Explanation Of How The Specific Goals and Objectives, Specific Programs, And Estimated Expenditures Will:
 - Eliminate Blight
 - Implement Low- And Moderate-Housing Requirements

This Plan is intended to be a policy statement. It is not a specific course of action, and it is not intended to restrict the Agency to only the specific programs identified herein, since community expectations, conditions, resources, and community and economic values may change during the term of this Plan.

Current and potential specific programs in the Project Areas described herein are simply a continuation of the Agency's redevelopment program aimed at reducing and eliminating blight and revitalizing the Project Areas and increasing the supply of very low-, low-, and moderate-income housing in the City. The CRL Statutory definition of "Blight" is contained in Section 33030. Given the Agency's past compliance with the CRL, the requirements outlined in Article 16.5 are not expected to have a significant impact on the continued implementation of the Redevelopment Plans.

Current and proposed specific programs and projects in the Project Areas during the term of the Plan, and described herein, are consistent with the approved list of projects contained in the Redevelopment Plans, the City's Capital Improvements Program (CIP), and Riverside's Renaissance Program.

If there is a conflict between this Plan and the Redevelopment Plans or any other City or Agency plan or policy, the Redevelopment Plans and/or policies shall control.

1.0 Introduction

The Agency is authorized under CRL to undertake a wide variety of redevelopment projects, programs, and expenditures to address conditions of blight and economic decline within the Project Areas and within the City Limits of the City of Riverside. Agency activities within the Project Areas are regulated by the CRL and the adopted Redevelopment Plan for each Project Area. Outside Project Areas, but within the City Limits, Agency activities are controlled by the CRL.

This Plan revisits the goals and objectives of the Redevelopment Plans, consolidates the Implementation Plans for each Project Area into this one Plan, and outlines the Agency's current specific goals, objectives, and estimated expenditures during the next five-year period.

The required component of an Implementation Plan showing how the Agency activities will implement the very low-, low-, and moderate-income housing provisions of the CRL was prepared in 2004 as a separate analysis, referred to as the "2005 – 2010 Redevelopment Housing Implementation Plan". This matter is discussed further in Section 5.0 B below.

2.0 Specific Goals and Objectives

The Agency's principal goals and objectives for the Project Areas over the next five-year period will focus upon:

- 1) Affordable Housing;
- 2) Blight Elimination;
- 3) Economic Development;
- 4) Public Infrastructure and Facilities; and
- 5) Other goals and objectives, as determined by the Agency Board, to further redevelopment in Riverside

3.0 Specific Programs Including Potential Projects

Redevelopment programs and projects meant to reverse and alleviate blight characteristics in the Project Areas include, but are not limited to:

- 1) Building rehabilitation programs;
- 2) Business incentives including façade enhancements;
- 3) Continuing the City's Capital Improvement Program (CIP);
- 4) Commercial Improvement Program business property improvements grants;
- 5) Completing Riverside's Renaissance Program;
- 6) Development of vacant or underutilized parcels;
- 7) Economic incentives and marketing programs;
- 8) Housing improvement and emergency repair loans and grants;
- 9) Infrastructure and public facilities upgrades;
- 10) Railroad Quiet Zones;
- 11) Remediation of environmentally contaminated buildings and sites;
- 12) Site Assembly and clearance; and
- 13) Other programs and projects, as determined by the Agency Board, to further redevelopment in Riverside.

These specific programs and projects maintain a continuity of actions and consistency with established policy within this mature Agency in order to continue to reverse and alleviate conditions of blight, increase the supply of affordable housing, promote economic development, and expand and upgrade public infrastructure and facilities.

Potential projects include, but are not limited to:

- 1) Affordable housing;
- 2) Cybrary and Library improvements and expansion;
- 3) Medical- and professional-office development;
- 4) Public park improvements and expansion;
- 5) Street and sidewalk improvements;
- 6) Public infrastructure, and landscape improvements; and

- 7) Other projects, as determined by the Agency Board, to further redevelopment in Riverside.

Project Examples by Redevelopment Project Area include, but are not limited to:

- 1) Arlington Redevelopment Project Area:
 - Complete the Arlington Park Child Care Center
 - Seek appropriate development proposals for Agency-owned land along Magnolia Avenue
 - Complete redevelopment of the California Square Shopping Center
 - Complete utility undergrounding along California Avenue at California Square
 - Rehabilitation and/or renovation of other antiquated and obsolete retail centers
 - Facilitate Hunt Park improvements
 - Facilitate railroad quiet zones and other related railroad facilities
 - Facilitate economic development within, and adjacent to, the Riverside Corporation Yard including provision for public street improvements within, and adjacent to, the Project Area
 - Facilitate economic development within, and adjacent to, the Riverside Auto Center including provision for public street improvements within, and adjacent to, the Project Area
 - Facilitate Magnolia Avenue Beautification
- 2) Casa Blanca Redevelopment Project Area:
 - Complete Indiana Avenue improvements and beautification
 - Determine potential development options for the Railroad Avenue property
 - Determine potential uses for the remaining vacant land at the Casa Blanca Library
 - Facilitate railroad quiet zones and other related railroad facilities
 - Facilitate economic development within, and adjacent to, the Riverside Corporation Yard including provision for public street improvements within, and adjacent to, the Project Area
 - Facilitate economic development within, and adjacent to, the Riverside Auto Center including provision for public street improvements within, and adjacent to, the Project Area
- 3) Merged Downtown / Airport Industrial / Hunter Park / Northside Redevelopment Project Area:
 - Complete the Fox Plaza Mixed-Use Project
 - Complete the Raincross Promenade Phase One Downtown Housing Complex
 - Complete the construction of Citrus Tower

- Facilitate additional public parking facilities
 - Continue to support general Airport improvements
 - Complete the Jurupa Industrial Park Public Art Entry Feature
 - Complete the Columbia and Iowa Avenues widening and beautification project
 - Complete the North Main Street water line and beautification project
 - Complete the Hunter Hobby Park Improvement Project
 - Facilitate reuse options for the former Riverside Golf Club
 - Seek appropriate development proposals for development of a grocery-anchored commercial center in the Northside neighborhood
 - Continue to support improvements to Reid Park
- 4) La Sierra / Arlanza Redevelopment Project Area:
- Complete the Arlanza Cybrary
 - Complete Doty Trust Park
 - Complete the Five Points Development
 - Complete the La Sierra Senior Citizen's Center
 - Complete Magnolia Avenue improvements and beautification
 - Rehabilitation and/or renovation of other antiquated and obsolete retail centers
- 5) Magnolia Center Redevelopment Project Area:
- Complete the new Marcy Branch Library and Parks, Recreation and Community Services Department Administrative Office Relocation Project
 - Seek appropriate development proposals for development of the Agency-owned land along Merrill Avenue
 - Rehabilitation and/or renovation of other antiquated and obsolete retail centers
 - Facilitate railroad quiet zones and other related railroad facilities
- 6) University Corridor / Sycamore Canyon Merged Redevelopment Project:
- Complete the Vine Street Multi-Modal Transit Center
 - Initiate continued acquisition and removal of blighted motels and liquor stores
 - Seek appropriate development proposals for Agency-owned land along University Avenue
 - Rehabilitation and/or renovation of other antiquated and obsolete retail centers
 - Facilitate railroad quiet zones and other related railroad facilities
 - Complete street and median improvements to Sycamore Canyon Boulevard and Eastridge Avenue in the Sycamore Canyon Business Park
 - Establish a monument entryway project for Sycamore Canyon Business Park

4.0 Estimated Expenditures

The Agency is authorized to utilize a wide variety of funding sources for implementing the Redevelopment Plans. Such funding sources include, but are not limited to, property tax increments, interest income, Agency bonds secured by tax increment or other revenues, rent from Agency-owned properties, proceeds from sale of Agency-owned land and/or real property, and gifts, grants, loans and/or any other form of financial assistance from the City of Riverside, Riverside Public Utilities, State of California, Federal Government, donors, sponsors, patrons, foundations, or any other legally available revenue source.

Although the sources of revenue utilized by the Agency have generally been deemed to be reliable from year to year, such funds are subject to changing economic conditions and events not controlled by the Agency. Such events include, but are not limited to, the current economic recession, mandated Educational Revenue Augmentation Fund (ERAF) payments to the State, other State monetary take-aways, legislative, program, and/or policy changes that could, and have, reduced the amount and/or availability of the funding sources upon which the Agency relies. Additionally, the formulae governing the amount or percentage of tax increment (TI) revenues payable to the Agency may be subject to legislative changes that directly or indirectly reduce the tax increment revenues available to the Agency.

Due to the above-described uncertainties in Agency funding, the activities described herein and the funding amounts estimated to be available are subject to modification, changes in priority, replacement with other project(s), or cancellation by the Agency.

During the next five years, the Agency intends to set aside no less than twenty percent (20%) of TI revenues for affordable housing programs as required by the CRL. Depending upon State take-away, this amount could change. The remaining TI revenues will be expended on Agency approved programs, projects, administration, and bond payments to continue the on-going successful efforts to reverse and eliminate blight, increase the supply of affordable housing, promote economic development, and increase and upgrade public infrastructure and facilities.

The anticipated and estimated redevelopment TI revenue analysis for the Project Areas during the five-year term of this Plan is as follows:

Estimated Redevelopment Net TI Revenues Anticipated by Fiscal Year*

2010 – 2011:	2011 – 2012:	2012 – 2013:	2013 – 2014:	2014 – 2015:
\$33,083,056	\$31,130,283	\$31,130,283	\$32,210,440	\$33,624,336

* Estimated TI revenue information for all Project Areas, including housing set aside dollars, is provided in the memorandum dated February 25, 2009 from Diane Hadland / DHC Consulting contained in Appendix E.

5.0 Explanation of How These Specific Goals and Objectives, Specific Programs, and Estimated Expenditures Will:

A) Eliminate Blight

Even though the Agency has been diligent in the execution of programs and projects that have had the effect of reversal, alleviation, and elimination of blight during the past four decades of Agency activities within the City, some amount of blight in the Project Areas still remains.

With the earliest development within the City exceeding 130 years in age, blighting conditions still exist, including, but not limited to:

- 1) Abundance of obsolete motels and liquor stores;
- 2) Aged, obsolete, vacant and deteriorating buildings (many 50 to 100+ years old);
- 3) Defects in original design and construction (especially compliance with current fire, seismic safety, and universal accessibility codes);
- 4) Depreciated property values;
- 5) Environmentally contaminated buildings and sites;
- 6) Faulty and un-permitted additions to buildings;
- 7) Fragmented ownership and obsolete, narrow, shallow commercial parcel sizes;
- 8) High costs for land assembly resulting from required "highest and best use" appraisal values as well as relocation assistance and site clearance.
- 9) High rates of home ownership foreclosure;
- 10) Inadequate commercial and industrial truck loading spaces;
- 11) Inadequate lot sizes and parcel configuration;
- 12) Inadequate on-site and off-site vehicle parking facilities;
- 13) Inadequate service access;
- 14) Inadequate street access and traffic volume capacity;
- 15) Inadequate, missing, or unavailable utility capacity;

- 16) Incompatible mixes of land uses;
- 17) Lack of ADA accessibility in all public buildings areas and streets;
- 18) Lack of needed neighborhood services including grocery stores;
- 19) Lack of proper building and site maintenance;
- 20) Lack of public improvements and public facilities; and
- 21) Mixed and shifting land and structural uses.

But for Redevelopment assistance and funding, many of these blighting characteristics within the City would not, and will not, be reversed or alleviated resulting in further deterioration within the City and added costs to, and economic decline for, the taxpayer.

B) Implement Low- and Moderate-Housing Requirements

The required component of this Plan illustrating how the goals and objectives, projects, programs, and expenditures of the Agency will implement very low-, low-, and moderate-income housing provisions of Article 16.5 and the CRL has been prepared as a separate analysis, as provided by CRL, as the 2005 – 2010 Redevelopment Housing Implementation Plan (RHIP) approved in October 2004. Additionally, the City's General Plan Housing Element was adopted by the City Council of the City of Riverside in November 2007 as part of the General Plan 2025 update.

The RHIP contains a complete description of the following issues relative to very low-, low-, and moderate-income housing in the City of Riverside, including:

- 1) Detailed housing production in the Project Areas;
- 2) Identified inclusionary housing needs;
- 3) Projected housing needs through the five-year planning period of the RHIP;
- 4) Replacement housing needs;
- 5) Current housing programs; and
- 6) A five-year production plan.

An update of the RHIP, the 2010 – 2015 Redevelopment Housing Implementation Plan is currently being prepared by the Agency and is scheduled to be adopted by the end of fiscal year 2009 – 2010 under separate cover.

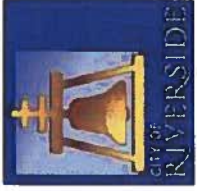
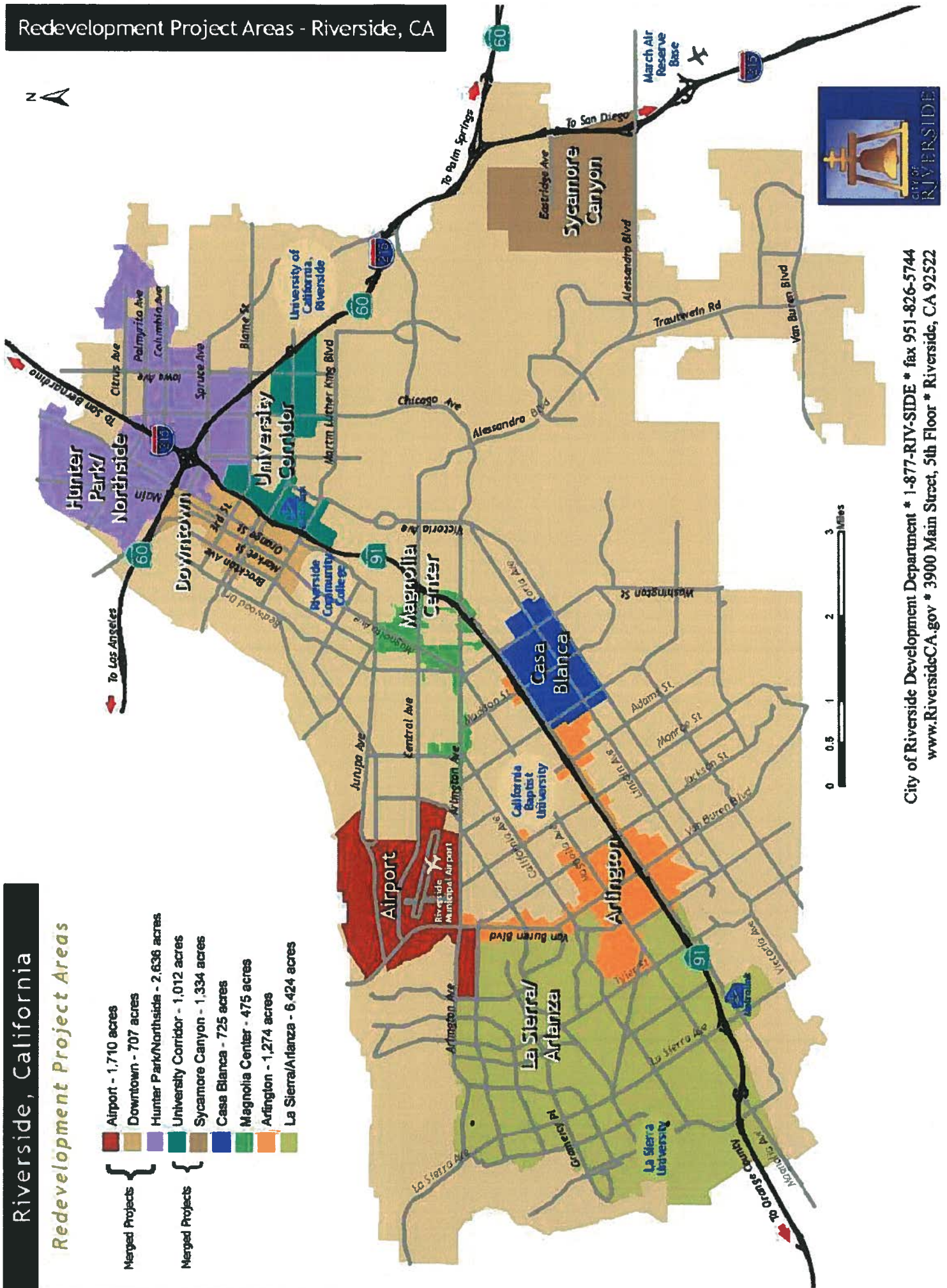
Appendix A
Project Areas Map

Redevelopment Project Areas

- Airport - 1,710 acres
- Downtown - 707 acres
- Hunter Park/Northside - 2,636 acres
- University Corridor - 1,012 acres
- Sycamore Canyon - 1,334 acres
- Casa Blanca - 725 acres
- Magnolia Center - 475 acres
- Arlington - 1,274 acres
- La Sierra/Arlanza - 6,424 acres

Merged Projects

Merged Projects



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 www.RiversideCA.gov * 3900 Main Street, 5th Floor * Riverside, CA 92522

Appendix B

Project Area Time Limits

Table 1
 Redevelopment Agency of the City of Riverside
 Redevelopment Plan Limits Summary (1)

PROJECT/AMENDMENT	ORD. #	DATE ADOPTED	INCR DEBT	PLAN TERM	CURRENT LIMITS				EMINENT DOMAIN
					RECEIVE TAX INCR.	TAX INCR. LIMIT	BONDED DEBT LIMIT		
MERGED PROJECT									
Downtown									
Original Area	3872	11/16/71	11/16/2014	11/16/2014	11/16/2024	Combined with Airport	Combined with Airport	Combined with Airport	Combined with Airport
Area Added by 1st Amndmt	3980	12/19/72	12/19/2015	12/19/2015	12/19/2025				
Area Added by 2nd Amndmt	4108	05/07/74	5/7/2017	5/7/2017	5/7/2027				
Area Added by 3rd Amndmt	4246	11/18/75	11/18/2018	11/18/2018	11/18/2028				
Area Added by 4th Amndmt	5238	11/27/84	11/27/2027	11/27/2027	11/27/2037				
5th Amndmt (merger no area added)	5872	09/25/90	-	-	-				
6th Amndmt (1290 conformity)	6190	12/20/94	-	-	-				
7th Amndmt (no area added)	6373	05/06/97	-	-	-				
Amendment (2-Year for 2004-05 & 2005-06 ERAF)	6911	10/03/06	-	-	-				
Amendment (1-Year for 2003-04 ERAF)	6912	10/03/06	-	-	-				
8th Amendment (merged with H/P)	7051	08/25/09	-	-	-				
Airport									
Original Area	4355	12/01/76	10/22/2019	10/22/2019	10/22/2029	671,000,000	171,000,000	9/25/2021 (2)	
Area Added by 1st Amndmt	4800	06/10/80	6/10/2023	6/10/2023	6/10/2033				
Area Added by 2nd Amndmt	5240	11/27/84	11/27/2027	11/27/2027	11/27/2037				
3rd Amndmt (merger no area added)	5872	09/25/90	-	-	-				
4th Amndmt (1290 conformity)	6191	12/20/94	-	-	-				
5th Amndmt (no area added)	6374	05/06/97	-	-	-				
Amendment (2-Year for 2004-05 & 2005-06 ERAF)	6911	10/03/06	-	-	-				
Amendment (1-Year for 2003-04 ERAF)	6912	10/03/06	-	-	-				
8th Amendment (merged with H/P)	7051	08/25/09	-	-	-				
Hunter Park / Northside									
Original Area	6686	6/24/2003	6/24/2023	6/24/2034	6/24/2049	None	115,000,000	7/24/2015 (2)	
Amendment (1-Year for 2003-04 ERAF)	6906	10/3/2006	-	-	-				
Amendment (2-Year for 2004-05 & 2005-06 ERAF)	7051	Not Eligible	-	-	-				
8th Amendment (merged with DT/Airport)	7051	08/25/09	-	-	-				
CASA BLANCA									
Original Area	4348	11/9/1976	-	-	-				
1st Amndmt (no area added)	5824	4/24/1990	-	-	-				
2nd Amndmt (1290 conformity)	6189	12/20/1994	-	-	-				
3rd Amndmt (no added area) (2)	6568	6/19/2001	1/1/2014	11/9/2019	11/9/2029	265,000,000	80,000,000	7/19/2013 (2)	
Amendment (1-Year for 2003-04 ERAF)	6907	10/3/2006	-	-	-				
Amendment (2-Year for 2004-05 & 2005-06 ERAF)	6909	10/3/2006	-	-	-				

Table 1
 Redevelopment Agency of the City of Riverside
 Redevelopment Plan Limits Summary (1)

PROJECT/AMENDMENT	ORD. #	DATE ADOPTED	INCUR DEBT	PLAN TERM	CURRENT LIMITS			EMINENT DOMAIN	
					RECEIVE TAX INCR.	TAX INCR. LIMIT	BONDED DEBT LIMIT		
MERGED PROJECT University Corridor (Central Industrial) Original Area Area Added by 1st Amndmt 2nd Amndmt (no area added) 3rd Amndmt (1290 conformity) Area Added by 4th Amndmt (merger) Amendment (2-Year for 2004-05 & 2005-06 ERAF) Amendment (1-Year for 2003-04 ERAF) 5th Amendment (increase TI)	4471	10/25/77	10/25/2020	10/25/2020	10/25/2030				
	5239	11/27/84	11/27/2027	-	11/27/2037				
	6099	12/20/94	-	-	-				
	6188	12/20/94	-	-	-				
	6382	07/08/97	7/8/2028	7/8/2028	7/8/2028	7/8/2043	Combined	Combined	
	6913	10/03/06	-	-	-				
6914	10/03/06	-	-	-					
7051	08/25/09					1.2 Billion	319,000,000	9/25/2021 (2)	
Sycamore Canyon Original Area 1st Amndmt (1290 conformity) Area Added by 2nd Amndmt (merger) Amendment (2-Year for 2004-05 & 2005-06 ERAF) Amendment (1-Year for 2003-04 ERAF) 5th Amendment (increase TI)	5148	12/20/83	12/20/2026	12/20/2026	12/20/2036				
	6192	12/20/94	-	-	-				
	6383	07/08/97	7/8/2028	7/8/2028	7/8/2028	7/8/2043			
	6913	10/03/06	-	-	-				
	6914	10/03/06	-	-	-				
	7051	08/25/09							
ARLINGTON PROJECT (2) Original Area 1st Amndmt (1290 conformity) Area Added by 2nd Amndmt Area Added by 3rd Amndmt Amendment (1-Year for 2003-04 ERAF) Amendment (2-Year for 2004-05 & 2005-06 ERAF)	4619	11/28/1978	1/1/2014	11/28/2021	11/28/2031	50,000,000	Comb. w/2nd N/A	5/13/2011 N/A	
	6193	12/20/1994	-	-	-	N/A	N/A	N/A	
	6466	4/13/1999	4/13/2019	4/13/2030	4/13/2045	4/13/2045	None	75,000,000	5/13/2011
	6685	6/24/2003	6/24/2023	6/24/2034	6/24/2049	6/24/2049	None	50,000,000	7/24/2015
	6908	10/3/2006	-	-	-	-	-	-	(2)
	6910	10/3/2006	-	-	-	-	-	-	-
MAGNOLIA CENTER Original Area (2) Amendment (1-Year for 2003-04 ERAF) Amendment (2-Year for 2004-05 & 2005-06 ERAF)	6441	7/14/1998	7/14/2018	7/14/2029	7/14/2044	None	55,000,000	8/14/2010 (2)	
	6905	10/3/2006	-	-	-	-	-	-	
		Not Eligible							
LA SIERRA/ARLANZA Original Area 1st Amendment (Delete Territory) 2nd Amendment (Delete Territory) Amendment (1-Year for 2003-04 ERAF) Amendment (2-Year for 2004-05 & 2005-06 ERAF)	6739	7/13/2004	7/13/2024	7/13/2034	7/13/2049	None	235,000,000	8/13/2016 (2)	
	6828	10/18/2005	-	-	-	-	-	-	
	6892	7/25/2006	-	-	-	-	-	-	
		Not Eligible							
		Not Eligible							

(1) Eastside can continue to repay debt incurred before AB 1290, or 1/1/94. Without an effective Plan, the expiration of various limits are pretty meaningless.
 (2) Eminent domain time limit is 12 years from effective date of Plan (versus from date of Plan adoption; a 30 day difference).
 (3) Time limit is 12 years from effective date of the original Plan adoption. In many instances, eminent domain is prohibited on residential properties that are primarily single-family in nature. See Section 2 of Ordinance No. 6892 for additional information.

Appendix C

Diane Hadland Memorandum Tax Increment Revenue Projections (Substituted Exhibit by February 23, 2010 Agency Action)

**Redevelopment Agency of the City of Riverside
80% Gross Tax Increment (Excludes Housing Funds)
Tax Increment Revenue Projections**

Fiscal Year	Arlington		Bal of		Casa		Hunter Pk		La Sierra (2)		Magnolia		DT/Air		UC/Syc		Total (2)	
	Auto Ctr (2)		Arlington		Blanca						Merged	Merged	Merged	Merged	Memo Only			
2008-09	340,341	3,833,154	3,833,154	2,769,371	6,394,044	13,051,103	2,500,698	9,533,402	9,533,402	9,533,402	9,533,402	9,533,402	9,533,402	9,533,402	47,973,860			
2009-10	358,915	3,104,888	3,104,888	2,432,682	5,676,359	10,090,348	2,344,785	9,280,312	9,280,312	9,280,312	9,280,312	9,280,312	9,280,312	9,280,312	42,797,315			
2010-11	377,862	2,651,812	2,651,812	2,217,532	4,498,726	8,635,049	2,149,149	8,888,484	8,888,484	8,888,484	8,888,484	8,888,484	8,888,484	8,888,484	38,343,947			
2011-12	377,862	2,515,407	2,515,407	2,155,146	3,798,326	8,279,144	1,968,295	8,707,259	8,707,259	8,707,259	8,707,259	8,707,259	8,707,259	8,707,259	36,193,574			
2012-13	377,862	2,515,407	2,515,407	2,155,146	3,798,326	8,279,144	1,968,295	8,707,259	8,707,259	8,707,259	8,707,259	8,707,259	8,707,259	8,707,259	36,193,574			
2013-14	397,187	2,624,592	2,624,592	2,201,315	3,993,864	8,810,116	2,057,412	8,902,470	8,902,470	8,902,470	8,902,470	8,902,470	8,902,470	8,902,470	37,563,650			
2014-15	416,899	2,735,961	2,735,961	2,248,408	4,193,313	9,351,708	2,148,312	9,101,585	9,101,585	9,101,585	9,101,585	9,101,585	9,101,585	9,101,585	38,961,128			
2015-16	437,005	2,849,557	2,849,557	2,296,443	4,386,751	9,904,132	2,241,029	9,304,683	9,304,683	9,304,683	9,304,683	9,304,683	9,304,683	9,304,683	40,386,555			
2016-17	457,513	2,965,426	2,965,426	2,345,439	4,604,257	10,467,604	2,335,601	9,511,843	9,511,843	9,511,843	9,511,843	9,511,843	9,511,843	9,511,843	41,840,491			
2017-18	478,432	3,083,611	3,083,611	2,395,415	4,815,914	11,042,346	2,432,064	9,723,145	9,723,145	9,723,145	9,723,145	9,723,145	9,723,145	9,723,145	43,323,505			
2018-19	498,768	3,204,161	3,204,161	2,446,390	5,031,804	11,628,583	2,530,457	9,938,674	9,938,674	9,938,674	9,938,674	9,938,674	9,938,674	9,938,674	44,836,180			
2019-20	521,532	3,327,121	3,327,121	2,498,384	5,252,012	12,226,544	2,630,817	10,158,514	10,158,514	10,158,514	10,158,514	10,158,514	10,158,514	10,158,514	46,379,109			
2020-21	543,731	3,452,541	3,452,541	2,551,419	5,476,624	13,458,584	2,733,185	10,382,750	10,382,750	10,382,750	10,382,750	10,382,750	10,382,750	10,382,750	47,952,895			
2021-22	566,373	3,580,469	3,580,469	2,605,514	5,705,728	14,093,145	2,837,600	10,611,471	10,611,471	10,611,471	10,611,471	10,611,471	10,611,471	10,611,471	49,558,158			
2022-23	589,469	3,710,955	3,710,955	2,660,691	5,939,414	14,093,145	2,944,103	10,844,766	10,844,766	10,844,766	10,844,766	10,844,766	10,844,766	10,844,766	51,195,526			
2023-24	613,026	3,844,052	3,844,052	2,716,971	6,177,774	14,740,398	3,052,736	11,082,728	11,082,728	11,082,728	11,082,728	11,082,728	11,082,728	11,082,728	52,865,641			
2024-25	637,055	3,978,810	3,978,810	2,774,377	6,420,901	15,400,596	3,163,542	9,760,874	9,760,874	9,760,874	9,760,874	9,760,874	9,760,874	9,760,874	53,004,585			
2025-26	661,564	4,118,283	4,118,283	2,832,932	6,668,890	16,073,997	3,276,565	9,978,699	9,978,699	9,978,699	9,978,699	9,978,699	9,978,699	9,978,699	52,865,641			
2026-27	686,564	4,259,526	4,259,526	2,892,657	6,921,840	16,760,867	3,391,847	10,200,880	10,200,880	10,200,880	10,200,880	10,200,880	10,200,880	10,200,880	56,454,416			
2027-28	712,063	4,403,584	4,403,584	2,953,577	7,179,848	17,461,474	3,509,435	10,427,504	10,427,504	10,427,504	10,427,504	10,427,504	10,427,504	10,427,504	58,231,251			
2028-29	738,072	4,550,543	4,550,543	3,015,715	7,443,017	18,176,093	3,629,375	5,675,303	5,675,303	5,675,303	5,675,303	5,675,303	5,675,303	5,675,303	55,060,263			
2029-30	764,602	4,700,431	4,700,431	-	7,711,448	18,905,005	3,751,714	3,770,596	3,770,596	3,770,596	3,770,596	3,770,596	3,770,596	3,770,596	51,689,298			
2030-31	791,662	4,853,317	4,853,317	-	7,985,249	19,648,495	3,876,500	3,861,513	3,861,513	3,861,513	3,861,513	3,861,513	3,861,513	3,861,513	51,983,487			
2031-32	819,263	4,791,704	4,791,704	-	8,264,526	20,406,854	4,003,781	3,954,248	3,954,248	3,954,248	3,954,248	3,954,248	3,954,248	3,954,248	53,440,937			
2032-33	847,417	4,945,836	4,945,836	-	8,549,388	21,180,381	4,133,608	4,048,838	4,048,838	4,048,838	4,048,838	4,048,838	4,048,838	4,048,838	55,144,512			
2033-34	876,133	5,103,050	5,103,050	-	8,839,947	21,969,379	4,266,031	1,327,980	1,327,980	1,327,980	1,327,980	1,327,980	1,327,980	1,327,980	54,064,819			
2034-35	905,424	5,263,409	5,263,409	-	9,136,318	22,774,156	4,401,103	1,366,022	1,366,022	1,366,022	1,366,022	1,366,022	1,366,022	1,366,022	55,776,850			
2035-36	935,300	5,426,975	5,426,975	-	9,438,615	23,595,029	4,538,877	1,404,825	1,404,825	1,404,825	1,404,825	1,404,825	1,404,825	1,404,825	57,523,121			
2036-37	965,774	5,593,812	5,593,812	-	9,746,959	24,432,319	4,679,405	1,444,404	1,444,404	1,444,404	1,444,404	1,444,404	1,444,404	1,444,404	55,593,853			
2037-38	996,858	5,763,986	5,763,986	-	10,061,470	25,286,355	4,822,745	-	-	-	-	-	-	-	47,271,503			
2038-39	1,028,563	5,937,564	5,937,564	-	10,382,271	26,157,472	4,968,951	-	-	-	-	-	-	-	48,823,915			
2039-40	1,060,903	6,114,613	6,114,613	-	10,709,488	27,046,011	5,118,081	-	-	-	-	-	-	-	50,407,376			
2040-41	1,093,889	6,295,203	6,295,203	-	11,043,249	27,952,321	5,270,194	-	-	-	-	-	-	-	52,022,506			
2041-42	1,127,535	6,479,404	6,479,404	-	11,383,686	28,876,757	5,425,349	-	-	-	-	-	-	-	53,669,939			
2042-43	1,161,853	6,667,290	6,667,290	-	11,730,931	29,819,682	5,583,608	-	-	-	-	-	-	-	55,350,320			
2043-44	1,196,859	6,859,934	6,859,934	-	12,085,121	30,781,466	-	-	-	-	-	-	-	-	56,667,411			
2044-45	1,232,564	7,054,410	7,054,410	-	12,446,396	31,762,485	-	-	-	-	-	-	-	-	52,495,854			
2045-46	1,268,983	1,222,493	1,222,493	-	12,814,895	32,763,124	-	-	-	-	-	-	-	-	48,069,495			
2046-47	1,306,131	1,256,965	1,256,965	-	13,190,764	33,783,776	-	-	-	-	-	-	-	-	49,537,637			
2047-48	1,344,022	1,292,127	1,292,127	-	13,574,151	34,824,841	-	-	-	-	-	-	-	-	51,035,141			
2048-49	1,382,670	1,327,992	1,327,992	-	13,965,206	35,886,728	-	-	-	-	-	-	-	-	52,562,596			

(1) Amounts shown equal the estimated tax increment after deducting the housing set-aside obligation, i.e., 80% tax increment.
(2) While all 80% tax increment revenues must be spent to benefit the Project from which they were generated, the Auto Center and La Sierra have additional expenditure restrictions, contained in the Redevelopment Plan (Auto Center) and a court judgement for La Sierra.