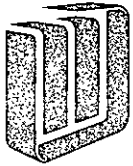


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METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Bern E. Dwyer
EXECUTIVE SECRETARY

January 17, 1992

To: Board of Directors (Finance and Insurance Committee--Action)
From: General Manager
Subject: Property Taxes on Specific Redevelopment Projects in the
Counties of Los Angeles, Orange and San Bernardino

Report

Existing provisions in the Community Redevelopment Law permit redevelopment agencies to raise revenue through a procedure known as tax increment financing. This is accomplished by the adoption of a redevelopment plan containing a provision which limits various taxing agencies overlying the area of the redevelopment project to whatever revenue may be raised by their tax rate applied to a frozen assessed valuation on project property. In theory, but for the redevelopment project, the assessed valuation of the blighted area encompassed by the redevelopment project would diminish or at best remain the same. Accordingly, any increase in assessed valuation resulting from the redevelopment project can be equitably allocated to the redevelopment agency for the repayment of debt incurred by the agency for the redevelopment of the area.

Under the provisions of Section 33670 of the Community Redevelopment Law, the various overlying taxing agencies receive the tax revenue levied on the frozen assessed valuation and the redevelopment agency receives any additional tax revenue attributable to incremental assessed value, unless the taxing agency adopts a resolution (prior to the adoption of the redevelopment plan providing for tax increment financing) pursuant to Section 33676, electing to be allocated that portion of the tax revenue on the incremental assessed valuation attributable to increases in the taxing agency's tax rate and the inflation adjustment occurring after the base year.

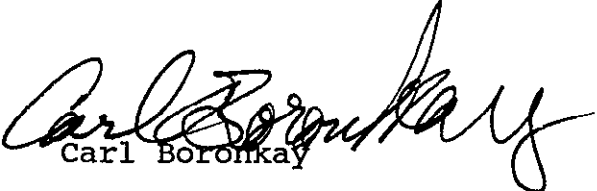
Board Committee Assignment

This letter was referred for action to the Finance and Insurance Committee because of its authority to study, advise, and make recommendations with regard to potential increases in the District's share of tax revenue, pursuant to Administrative Code Section 2441(e).

Recommendation**FINANCE AND INSURANCE COMMITTEE FOR ACTION.**

It is recommended that the Board of Directors adopt the resolutions in the form attached hereto, providing in substance that the District elects to be allocated that additional portion of revenue from taxes levied on redevelopment property which is attributable to either or both of the following: 1) any increase in the District's base year tax rate applied to incremental assessed value of project property; and 2) that portion of the increase in assessed valuation attributable to the annual inflation adjustment applied to the base year tax rate on the following specific redevelopment projects:

<u>Name of Project</u>	<u>County</u>
Northwest El Monte Redevelopment Project, City of El Monte	Los Angeles
Amendment No. 2 (Walker Street Amendment), Community Development Project, City of La Palma	Orange
Amendment No.2 Stanton Community Development Project, City of Stanton	Orange
Amendment to the South Main Street and Intercity Commuter Station Redevelopment Project, City of Santa Ana	Orange
Educational and Community Facility Project, City of Santa Ana	Orange
Main Street South Redevelopment Project, City of Corona	San Bernardino
Ontario Redevelopment Project No. 1, Amendment No. 5, City of Ontario	San Bernardino
Town Center Redevelopment Project, City of Upland	San Bernardino


Carl Boronkay

AMY:pm

Attachments

RESOLUTION 8350

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Northwest El Monte Redevelopment Project in the City of El Monte pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Northwest El Monte Redevelopment Project in the City of El Monte becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of El Monte, the Auditor-Controller, and the Tax Collector for the County of Los Angeles.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8351

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Amendment No. Two (Walker Street Amendment) Community Development Project in the City of La Palma pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Amendment No. Two (Walker Street Amendment) Community Development Project in the City of La Palma becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of La Palma, the Auditor-Controller, and the Tax Collector for the County of Orange.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8352

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Amendment No. Two Stanton Community Development Project in the City of Stanton pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Amendment No. Two Stanton Community Development Project in the City of Stanton becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Stanton, the Auditor-Controller, and the Tax Collector for the County of Orange.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8353

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Amendment to the South Main Street and Intercity Commuter Station Redevelopment Project in the City of Santa Ana pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Amendment to the South Main Street and Intercity Commuter Station Redevelopment Project in the City of Santa Ana becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Santa Ana, the Auditor-Controller, and the Tax Collector for the County of Orange.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8354

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Educational and Community Facilities Project in the City of Santa Ana pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Educational and Community Facilities Project in the City of Santa Ana becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Santa Ana, the Auditor-Controller, and the Tax Collector for the County of Orange.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8355

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Main Street South Redevelopment Project in the City of Corona pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Main Street South Redevelopment Project in the City of Corona becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Corona, the Auditor-Controller, and the Tax Collector for the County of San Bernardino.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8356

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Ontario Redevelopment Project No. 1, Amendment No. 5 in the City of Ontario pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Ontario Redevelopment Project No.1, Amendment No. 5 in the City of Ontario becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Ontario, the Auditor-Controller, and the Tax Collector for the County of San Bernardino.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California

RESOLUTION 8357

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to 1) an increase in the District's tax rate and 2) an increase in assessed valuation of project property attributable to the annual inflation adjustment, either of which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Town Center Redevelopment Project in the City of Upland pursuant to subdivision (b) of said Section 33670 which is attributable to 1) any increase in this District's tax rate and 2) the annual inflation adjustment in the assessed valuation of project property, either of which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Town Center Redevelopment Project in the City of Upland becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Upland, the Auditor-Controller, and the Tax Collector for the County of San Bernardino.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held February 11, 1992.

Executive Secretary
The Metropolitan Water District
of Southern California