

GENERAL FACT SHEET

BILL NUMBER 09R-51

BRIEF TITLE	APPROVAL DEADLINE	REASON
Creekside Village Redevelopment Agreement		Support the redevelopment of an affordable housing project that includes 60 apartments, 20 designated for Seriously Mentally Ill (SMI) people, 10 townhomes for sale for homeownership, and park and street improvements

DETAILS	POSITIONS/RECOMMENDATIONS	
<p>The City, through the Urban Development Department, has negotiated a redevelopment agreement with Creekside Village, Ltd., that allows for the use of TIF to fund public improvements in the redevelopment of 10th and Military. The project is in the Antelope Valley redevelopment area. The project will remove blighted and substandard conditions including the existing asbestos-filled former Naval reserve building. It provides needed housing for low income people including helping to fill the gap in need for SMI low income housing. Park and street improvements also provide public benefit to the area.</p>	Sponsor	Urban Development
	Program Departments, or Groups Affected	Urban Development
	Applicants/Proponents	Applicant: City of Lincoln, Urban Development Dept.
<p>Discussion (Including Relationship to other Council Actions)</p> <p>The resolution will allow TIF to be used as shown in the agreement. Publicly funded improvements, to the extent TIF is available, include regrading Hayward Park and renovating the playground; construction of 9th and Court Streets; sewer and water; landscaping, including the installation of streetscape in the public ROW and landscaping the projects site to minimize water consumption; geothermal heating and cooling.</p> <p>The project includes 60 apartment units: 30 one bedroom and 30 two bedroom units. Twenty units will be for SMI people. All of the units will be leased to income restricted tenants, at or below 60% of median income. Ten townhomes that are duplexes will be rent-to-own, providing homeownership opportunities and buffering the neighborhood. A club house will be constructed that will provide offices for a caseworker and a manager apartment. Parking is included at a ratio of 1.5 stalls per unit. The building style will be compatible and in keeping with the character of the North Bottoms neighborhood. Two streets will be</p>	Opponents	Groups or Individuals
		Basis of Opposition
	Staff Recommend.	X <input type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommend.	BY <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)
	CITY COUNCIL ACTIONS (For Council Use Only)	<input type="checkbox"/> Pass <input type="checkbox"/> Pass (As Amended) <input type="checkbox"/> Council Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not Pass

DETAILS

POLICY/PROGRAM IMPACT

<p>completed, 9th and Court. Hayward Park will be improved with new playground equipment, a soccer field, and improved drainage. Streetscape will be completed on 10th Street, consistent with the proposed design for the entire 10th Street streetscape.</p> <p>The project is located in the Salt Creek floodplain but meets criteria for no net rise. Relocation of the Parks and Recreation Shooting Range will be required.</p> <p>Other related Council actions include:</p> <ul style="list-style-type: none"> - Declaring the Antelope Valley redevelopment area blighted and substandard by Resolution No. A-8222 on 7/21/03. -Adoption of the Antelope Valley Redevelopment Plan by Resolution No. A-83093 on 11/29/04. - Approval of the Creekside Village Project plan amendment by Resolution No. A-84631 on 11/26/07. - Surplus of property approved by Ordinance No. 19021 on 11/26/07. - Approval of change of zone from P to R-4 by Ordinance No. 19022 on 11/26/07. - Approval of special permit for a Community Unit Plan by Resolution No. A-84632 on 11/26/07. 	<p>POLICY OR PROGRAM CHANGE</p>	<p>X <input type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>_____</p> <p>_____</p>																							
	<p>OPERATIONAL IMPACT ASSESSMENT</p>	<p>_____</p> <p>_____</p> <p>_____</p>																							
	<p>FINANCES</p>																								
	<p>COST AND REVENUE PROJECTIONS</p>	<table border="0"> <tr> <td>COST of total project:</td> <td style="text-align: right;">\$ 8.5 million</td> </tr> <tr> <td>COST of this Ordinance/Resolution</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>RELATED annual operating Costs</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>INCREASE REVENUE EXPECTED/YEAR</td> <td style="text-align: right;">\$ _____</td> </tr> </table>	COST of total project:	\$ 8.5 million	COST of this Ordinance/Resolution	\$ _____	RELATED annual operating Costs	\$ _____	INCREASE REVENUE EXPECTED/YEAR	\$ _____															
	COST of total project:	\$ 8.5 million																							
COST of this Ordinance/Resolution	\$ _____																								
RELATED annual operating Costs	\$ _____																								
INCREASE REVENUE EXPECTED/YEAR	\$ _____																								
<p>SOURCE OF FUNDS</p>	<table border="0"> <tr> <td colspan="3">CITY [Approximately]</td> </tr> <tr> <td>TIF</td> <td style="text-align: right;">\$ 775,000</td> <td style="text-align: right;">% 9.1</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> <td style="text-align: right;">% _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> <td style="text-align: right;">% _____</td> </tr> <tr> <td colspan="3">NON CITY [Approximately]</td> </tr> <tr> <td>private</td> <td style="text-align: right;">\$ 7,725,000</td> <td style="text-align: right;">% 90.9</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> <td style="text-align: right;">% _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> <td style="text-align: right;">% _____</td> </tr> </table>	CITY [Approximately]			TIF	\$ 775,000	% 9.1	_____	\$ _____	% _____	_____	\$ _____	% _____	NON CITY [Approximately]			private	\$ 7,725,000	% 90.9	_____	\$ _____	% _____	_____	\$ _____	% _____
CITY [Approximately]																									
TIF	\$ 775,000	% 9.1																							
_____	\$ _____	% _____																							
_____	\$ _____	% _____																							
NON CITY [Approximately]																									
private	\$ 7,725,000	% 90.9																							
_____	\$ _____	% _____																							
_____	\$ _____	% _____																							
<p>BENEFIT COST</p> <p><input type="checkbox"/> Front Foot</p> <p><input type="checkbox"/> Square Foot</p>		<p style="text-align: right;">Average Assessment</p> <p>\$ _____ \$ _____</p>																							

APPLICABLE DATES:

FACT SHEET PREPARED BY: Wynn Hjermstad

REVIEW BY:

REFERENCE NUMBER