

BLIGHT & ECONOMIC VITALITY

Blight: In accordance with Section 33433 of the California Community Redevelopment Law, "Blight" can be described as conditions that cause:

- Depreciated or stagnant property values;
- Impaired property values due in significant part, to hazardous wastes on the property where the Agency (RDA) may be eligible to use its authority as specified in this law;
- Abnormally high business vacancies and /or abnormally low lease rates and /or an abnormally high number of abandoned properties;
- A serious lack of necessary commercial facilities that are typically / normally found in neighborhoods, e.g., grocery stores, drug stores, banks and lending institutions;
- A serious residential "overcrowding" that has resulted in a significant public health or safety situation;
- An excess of bars, liquor stores or adult-oriented business that has resulted in significant public health, safety or welfare problem;
- A high crime rate that constitutes a serious threat to the public safety and welfare.

Economic Vitality: is one of the reasons that the Redevelopment Agency acquires specific properties within its core (downtown /urban /suburban) areas. Some of the outcomes that could occur from the RDA's actions include:

- Increase in depreciated or stagnate property values;
- Elimination of ongoing vacancies, increase in degraded lease rates and elimination of abandoned buildings;
- Inclusion of necessary commercial facilities that are typically found in neighborhoods and downtown areas;
- Decrease in crime rates that previously posed a threat to the public's safety and welfare;
- The creation of a new project, whose elements facilitate the creation of a new urban / suburban core including their financial benefits to the RDA and City.