

Infill SCORE



California EIFD's

Land Recycling

Sustainable
Development

Infill
ROADMAP

-Policy
-Funding

- Implementation

NEW TOOLS TO REVITALIZE CALIFORNIA COMMUNITIES

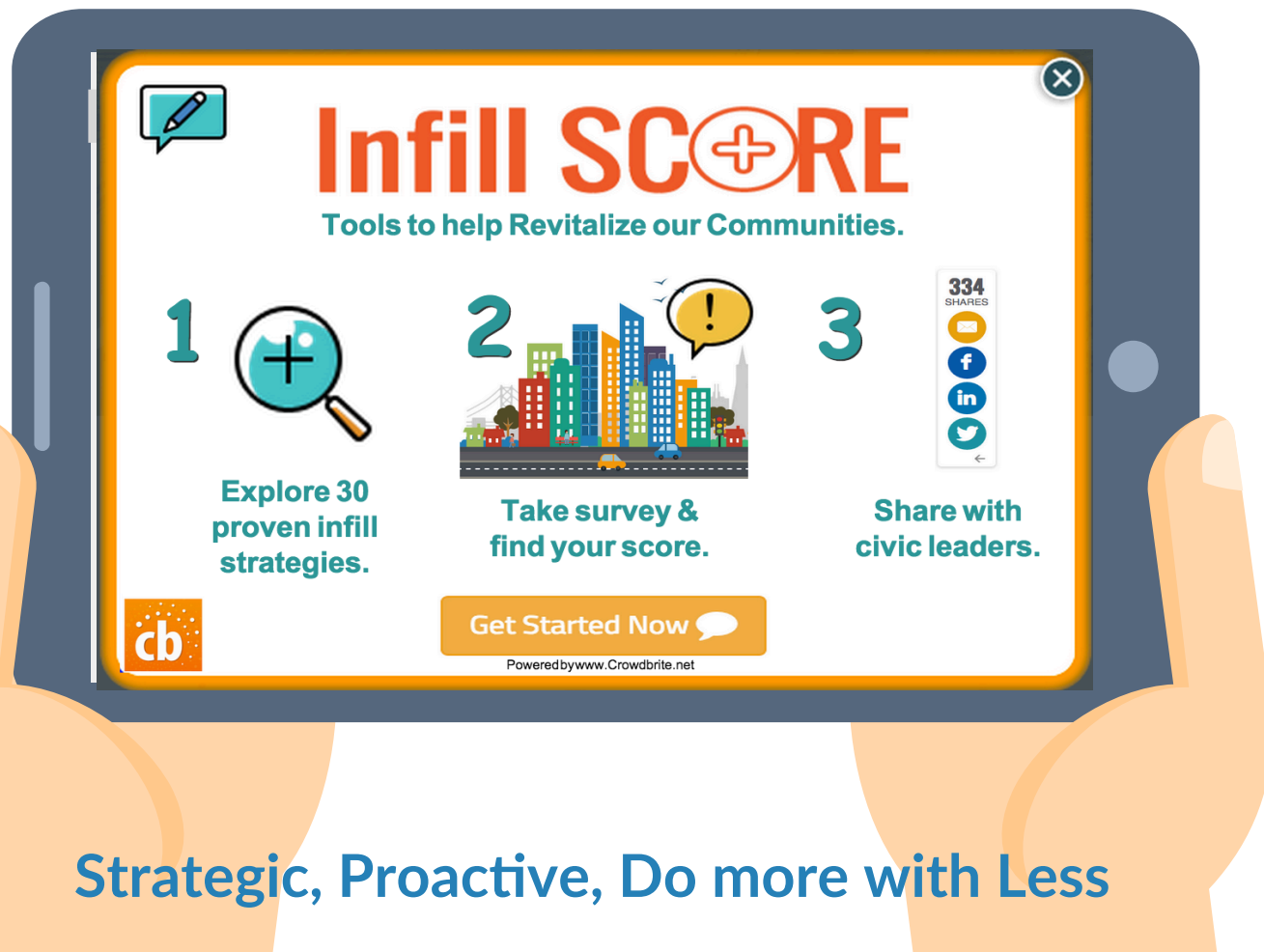
www.crowdbrite.net

Darin@Crowdbrite.com

Accelerate Community Revitalization



30 potential strategies & 195 potential actions



www.InfillScore.com

Strategic, Proactive, Do more with Less

Invitation to try new SMART Infill Tool

[UN]Shelve & Activate your Plans.



Infill Ready?

Use this free tool to learn about 30 strategies & complete the self assessment to calculate your **Infill Score**.



Take Action!

Establish priorities, policies & actions.
Build strong public support & new partnerships for change.



Rebuild & Revitalize.

Leverage public investment while attracting private capital.

"A great tool for reinvigorating cities and towns all across the U.S."

Jeff Speck - City Planner, author of Walkable City

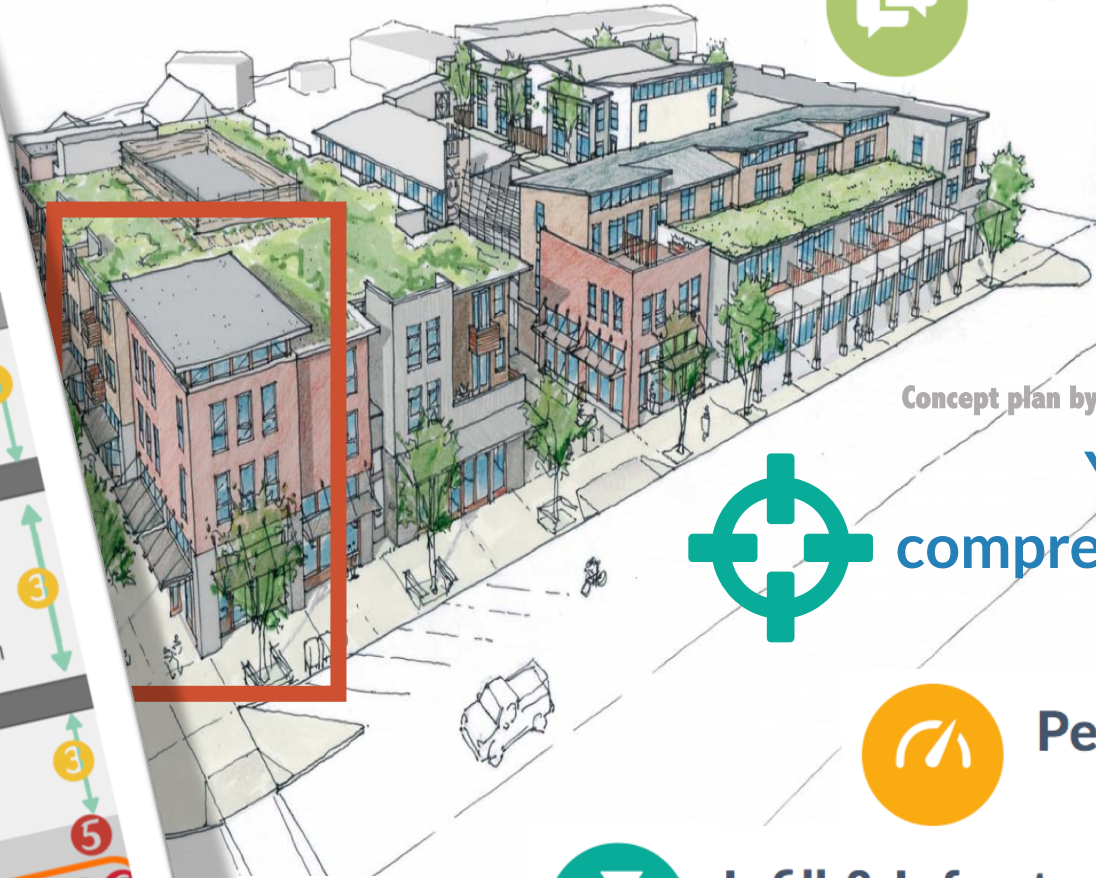




Priorities, Policy, & Place Making



Building Public Support



Concept plan by Holliday Development



You get points for a comprehensive & strategic approach



Performance/Metrics



Infill & Infrastructure Finance

Scoring Categories



30 potential strategies used as a diagnostic tool – the roadmap has 195 potential actions

Stats & Figures

We let the results speak for themselves.

1450

Cities Signed Up!
(10/07)

90

Communities completed step 1
(10/20)

24 | 7

States & Countries with Users
(10/19)



1. Communication

Involve existing residents in creating a shared vision & identify specific priority infill development areas.



1. Communication

2. Policy & Programs

3. Partnerships

4. Placemaking

5. Infill Finance

6. Infrastructure

2. Policy & Programs

Establish strong policies to incentivize infill & remove obstacles to revitalization.



3. Partnerships

Build capacity & collaborate on solutions, establish partnerships & leverage resources.



4. Placemaking

Improve the existing built environment & perception of place.



5. Infill Finance

Proactively identify funding opportunities & fund infill.



6. Infrastructure

Make strategic infrastructure investments to support projects & finance improvements.





Create your Infill Roadmap

1



Get your Infill Score

2



Explore Actions & Develop your Roadmap

3



Attract Investment



We work with cities to help them develop a Strategic Roadmap & Action Plan

Implementation Program

Las Vegas, Anaheim, Brea,

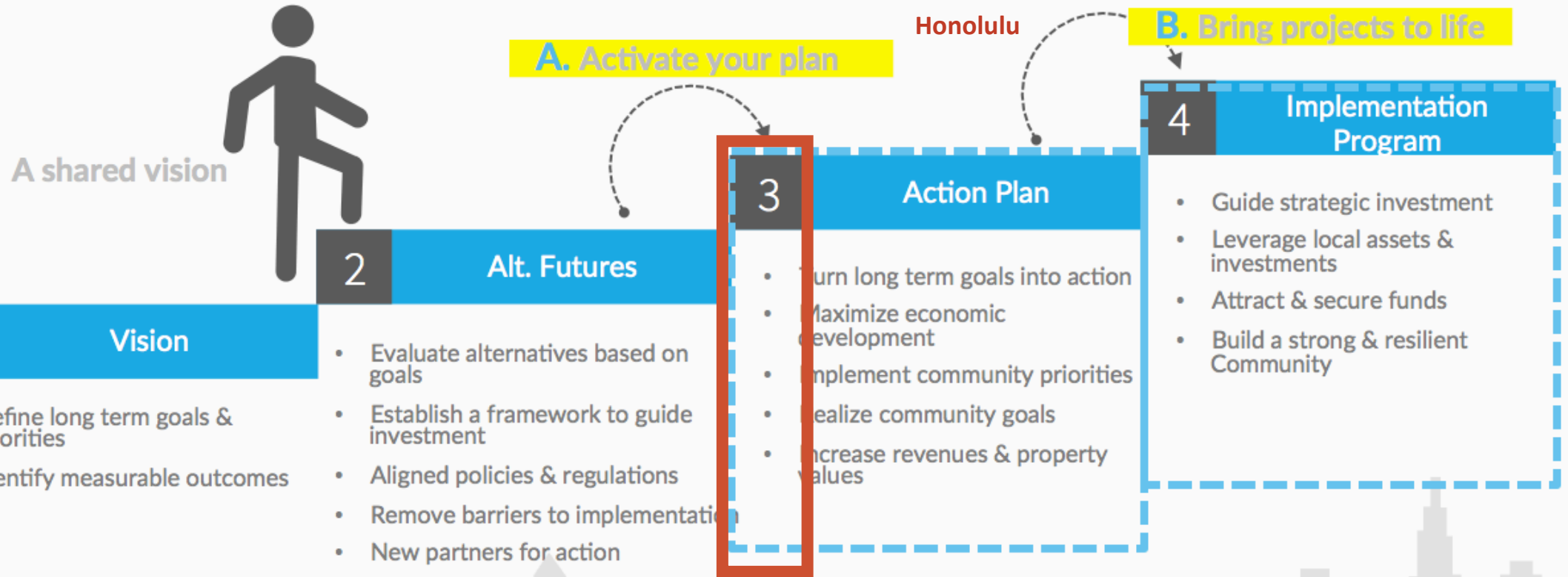
Investing in our future
Move from vision to reality

Truckee

Planning Program

South Lake Tahoe

Implementation Program

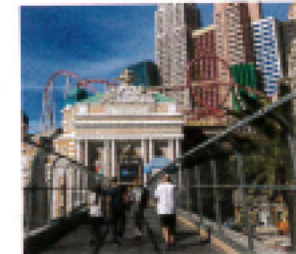
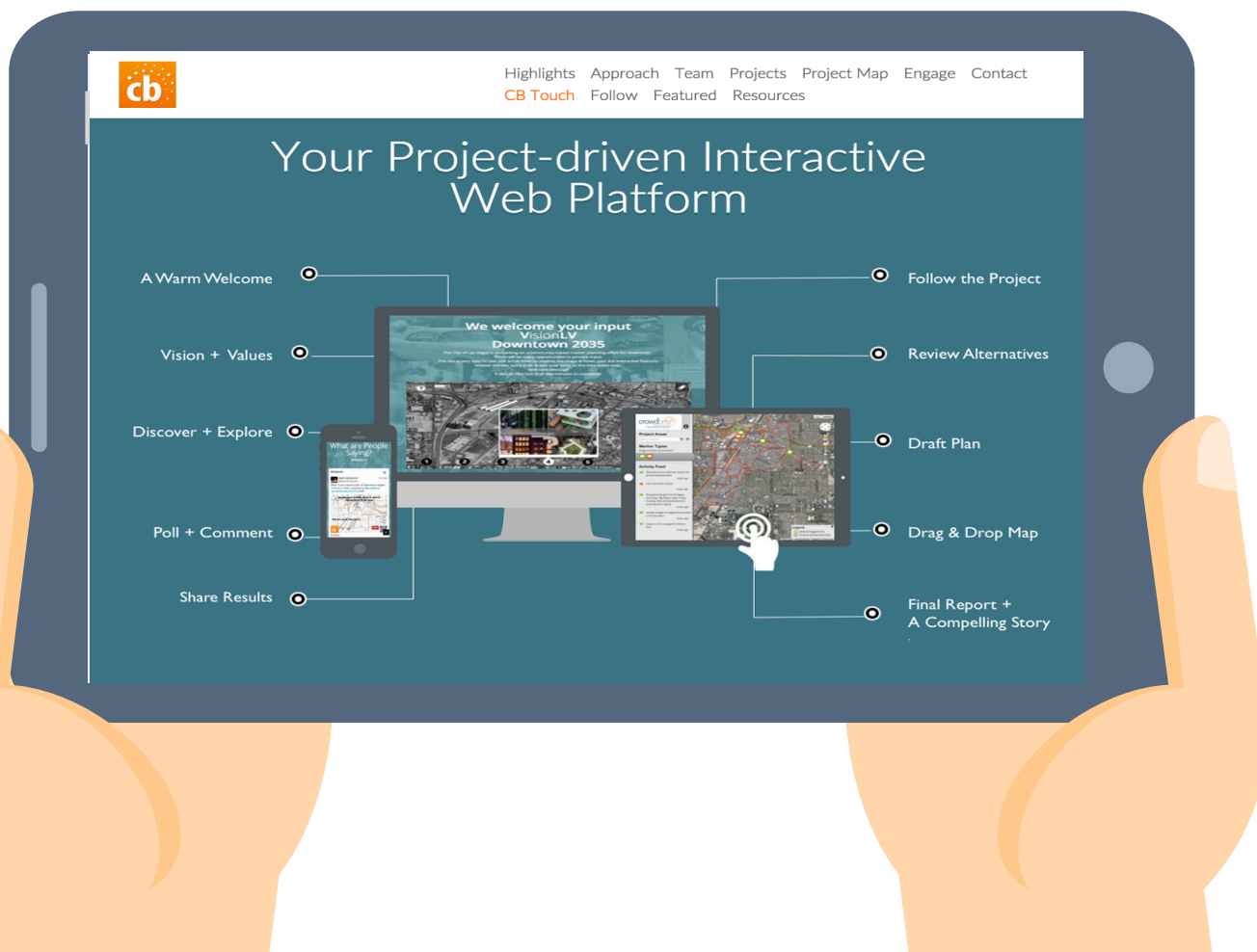


[UN]Shelve & Activate Your Plan

Planning - Infill & Revitalization

“This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote infill development & smart growth within their communities.”

Robert Summerfield City of Las Vegas Department of Planning



15. Bet big on infrastructure

LAS VEGAS

One of greater Las Vegas's busiest streets, Flamingo Road, is getting a \$40.3 million overhaul that will include new bus stops, better crosswalks, and more traffic signals. Last year, the regional transportation commission began studying how to expand public transit on the Strip, and in March, officials vowed to put more than \$90 million toward improving pedestrian safety.



www.visionlv.com

Activate – Revitalization & Investment



SOUTH LAKE TAHOE ACTION PLAN | Vision to Reality | 2015 Priorities | Priorities Map | Making it work
Tahoe Valley Plan | Parks Plan | UNSHELVED | Core Area Plan | Comment

2015 PRIORITIES

Working together for a prosperous & sustainable future.



Hotel Districts



Tahoe Valley Community Plan



Parks & Trails Waterfront Recreation



Neighborhoods & Watersheds

SOUTH LAKE TAHOE ACTION PLAN

Vision to Reality | 2015 Priorities | Priorities Map | Making it work
Tahoe Valley Plan | Parks Plan | UNSHELVED | Core Area Plan | Comr



PLAN



PROJECTS



PROGRESS

ACCELERATE COMMUNITY REVITALIZATION

[UN]shelve & Activate your Plans & Projects
powered by Crowdbrite + the team at Buildbrite
Creating Smart Communities & Brite Futures



www.slt.unshelved.net

Taking Action – 2000 – Infill Score 65 2015 - Infill Score 85



Priorities, Policy, & Place Making

- **Project became council priority**
- **Downtown Historic District**
- **Master Plan Developed**
- **Building Types Studied**
- **Project Liaison/Coordinator**
- **Streetscape & Stream Restoration**



Infill
ROADMAP



Partnerships

- **Developer Purchase**
- **Railyard Partnership**
- **State & SGC**



Building Public Support

- **Community based Master Plan**
- **Downtown Design Center**
- **5-0 Vote**



Infill & Infrastructure Finance

- **Capital Improvement Program**
- **Relocate State Highway**
- **Brownfield & Restoration Grants**
- **Cap & Trade**
- **EIFD Potential?**

aerial sketch -
TRY theater block

- **\$250,000,000 in potential private investment**



California EIFD's



Tools to help Revitalize our Communities.



1

Explore Enhanced
Infrastructure
Finance District
Benefits.

2



1. EIFD Ideas

2. EIFD in progress

Add projects to
the Map.

3

Share with civic
minded friends.

334
SHARES

←



www.ElFDistricts.com



- **Brownfield restoration, environmental mitigation**
- **Industrial structure construction or repair**



Search an address

Marker Types

Drag a marker to comment



Activity Feed

- i* Planning & Design
Street Safety Bond
- ★ Infrastructure
Sloat Blvd Bike Lanes
- ★ Infrastructure
Bond Measure Paving I
- ★ Infrastructure
Bond Measure Curb/Pe
Improvements
- ★ Infrastructure
Bond Measure Streetca

Help us Crowdfund the first EIFD Map!

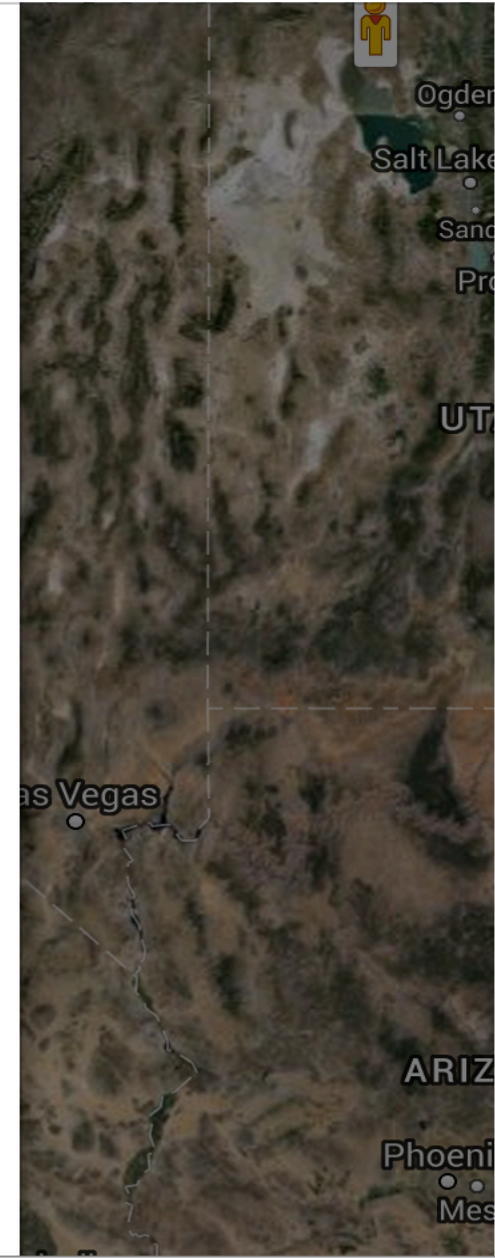
We want to create a California wide Map resource of EIFD project ideas, and Projects in the research/development mode.

Please share this with your colleagues. Please include a brief project description, photo & contact details/links to online resources.

1. Review Projects on the Map



2. Drag Blue Icon for EIFD Ideas





Primary participants in EIFDs are cities/towns, counties and special districts

EIFDs do not automatically get all incremental property taxes - Each public agency/district must agree to the amount of tax increment they will contribute

EIFDs cannot take revenue from:

K-12 school districts

Community college districts

County offices of education



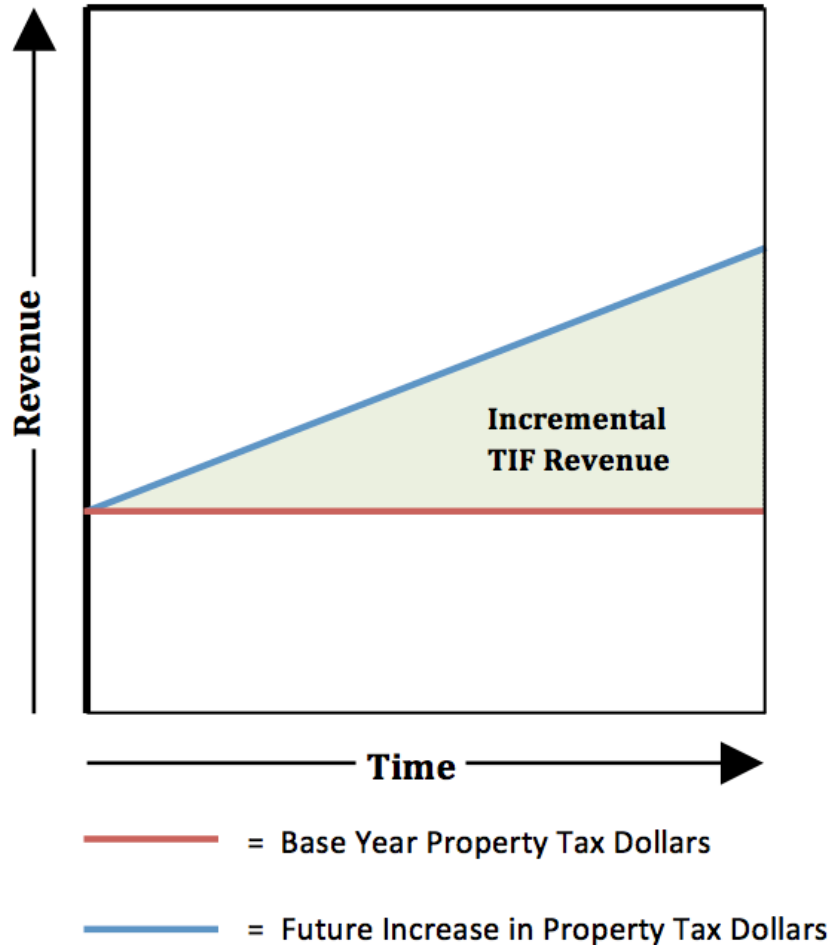
aerial sketch -
TRY theater block

Facilities need not be physically located within the boundaries of the district.

BUT any facilities financed outside the district must have a tangible connection to the work of the district.

Up to 10% of tax increment generated in the first 24 months of the EIFD may be used for planning and public education activities.

How do EIFD's it work?



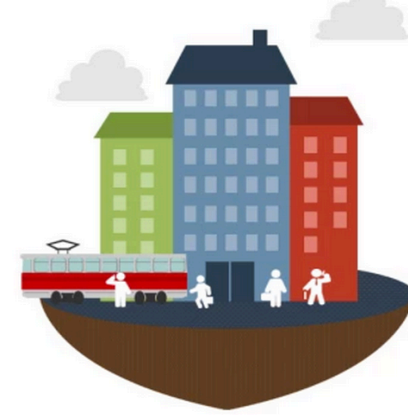
Redirect future incremental increases in property tax revenue, to be reinvested in a place.



Parks + Open Space



Affordable Housing



Transit Priority Area

Potential Areas of Investment



Brownfield Restoration



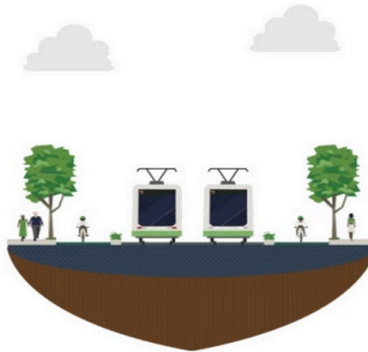
Military Base Remediation



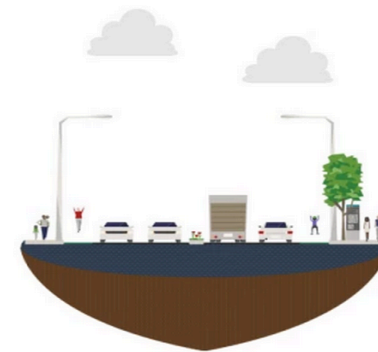
Water/Wastewater Infrastructure



NO Maintenance & Repairs



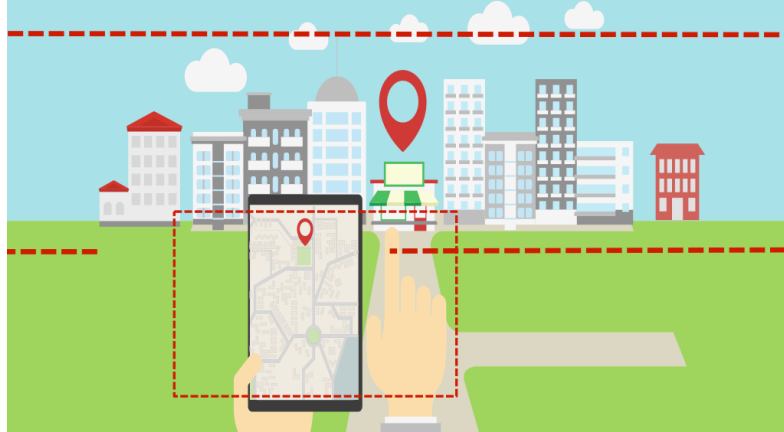
Transit & Walkable Communities



Highways & Arterial Streets

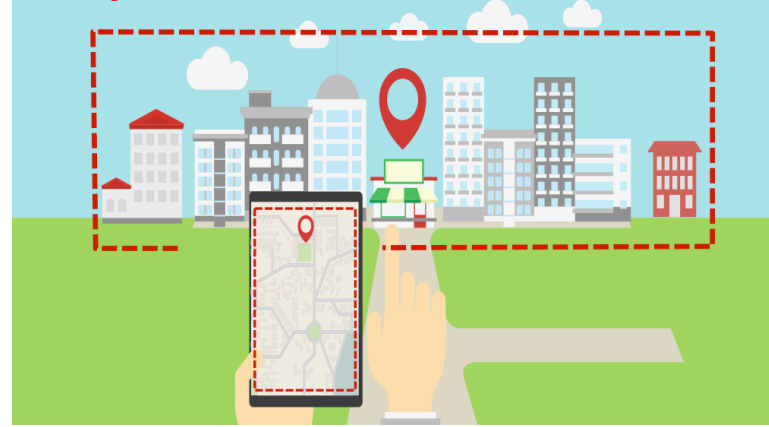
1. Multi-Jurisdiction

ex. L.A. River

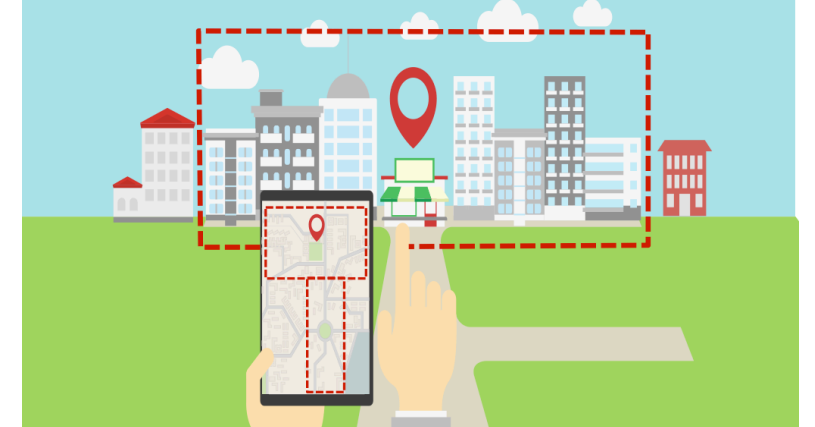


2. City-Wide

City Wide CIP



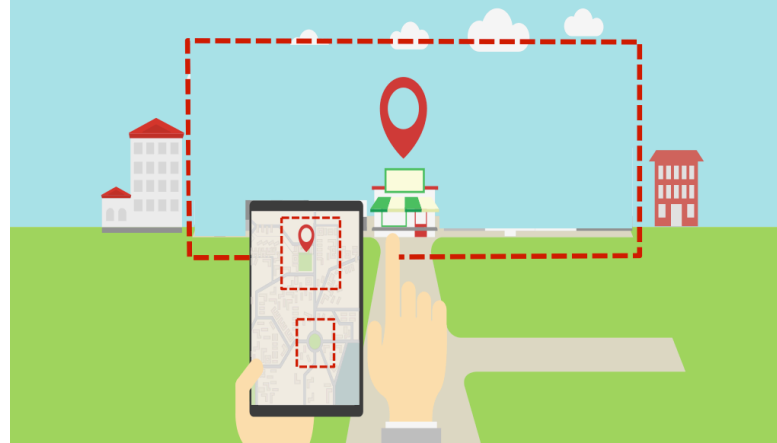
3. Redevelopment 2.0



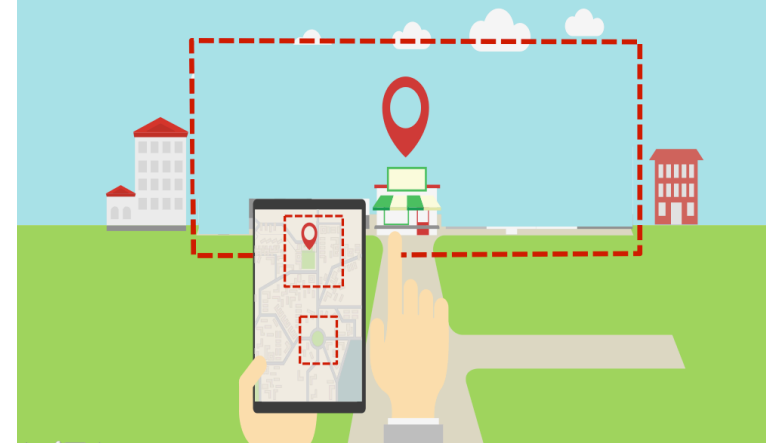
Rapid Assessment of EIFD opportunities

Goals, Type, Opportunity Sites, % Rev. Share, Gap/Needs

4. Targeted Opportunity Sites – non contiguous



5. Targeted Opportunity Sites – non contiguous



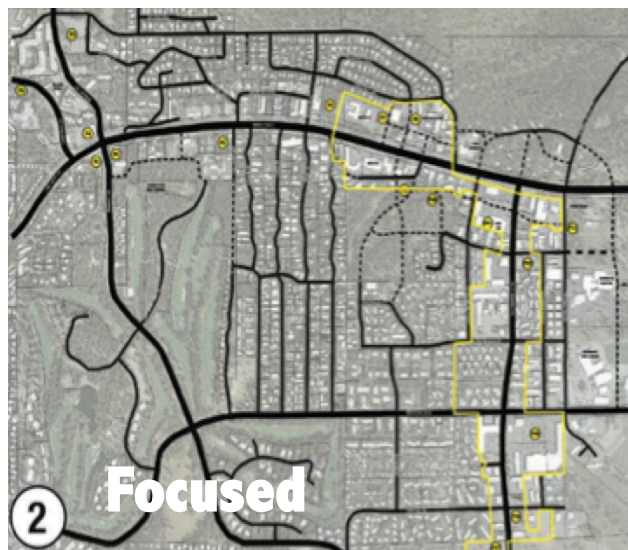
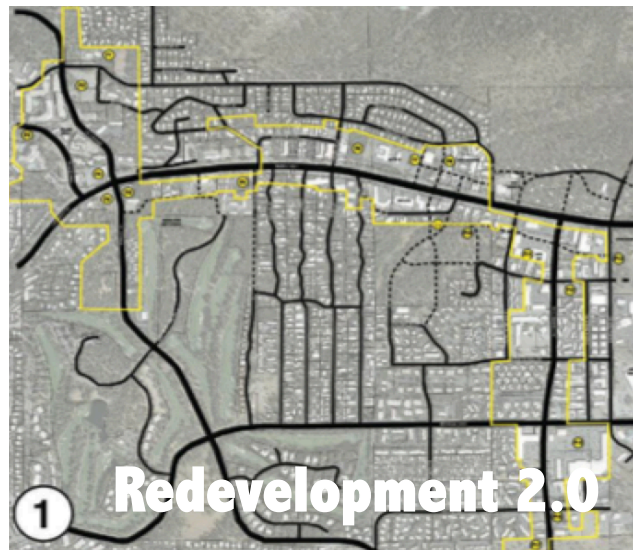
55% Vote, Min 12 properties for Bond

Rapid Assessment

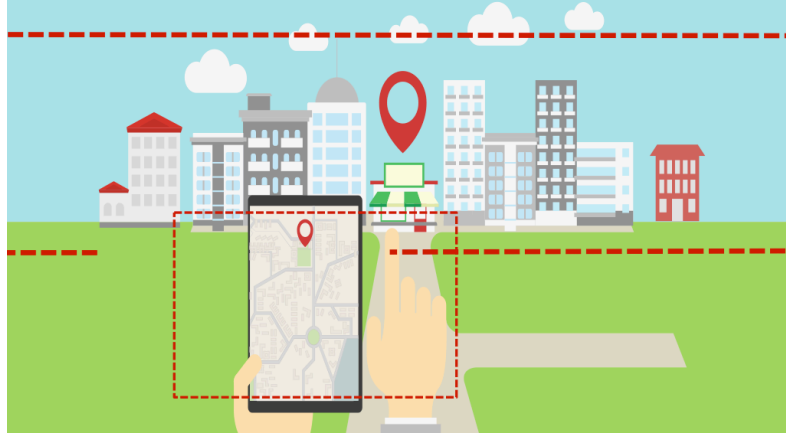
- Boundaries
- Taxing Authority Participation
- Engagement – Support & Vote
- Revenue Potential
- Governance



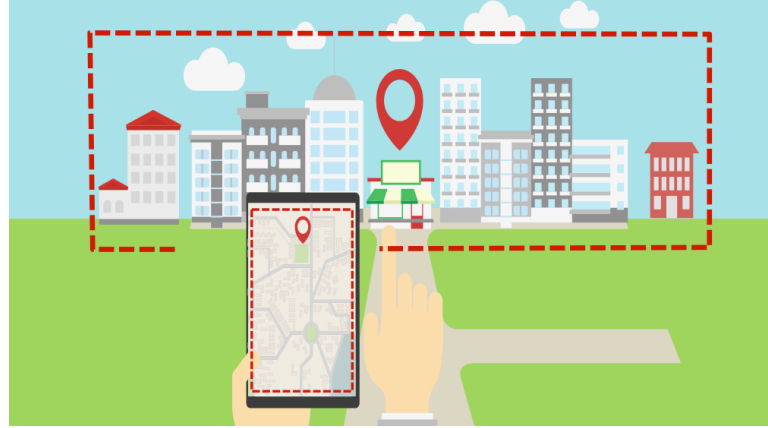
Source: Centro & Town of Mammoth Lakes



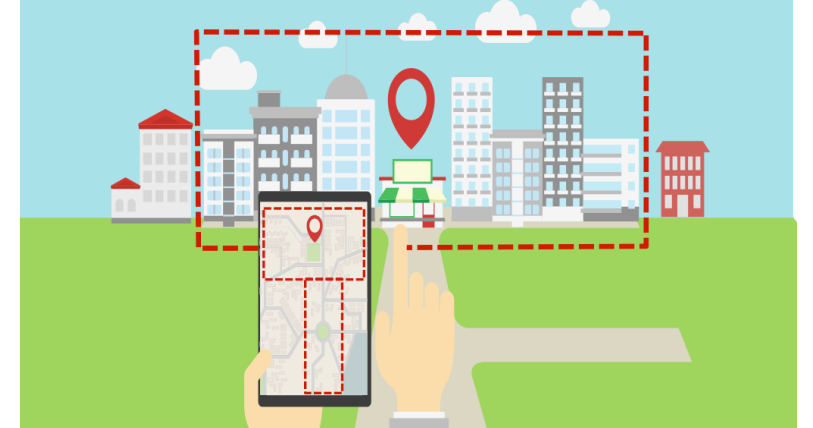
1. Multi-Jurisdiction



2. City-Wide



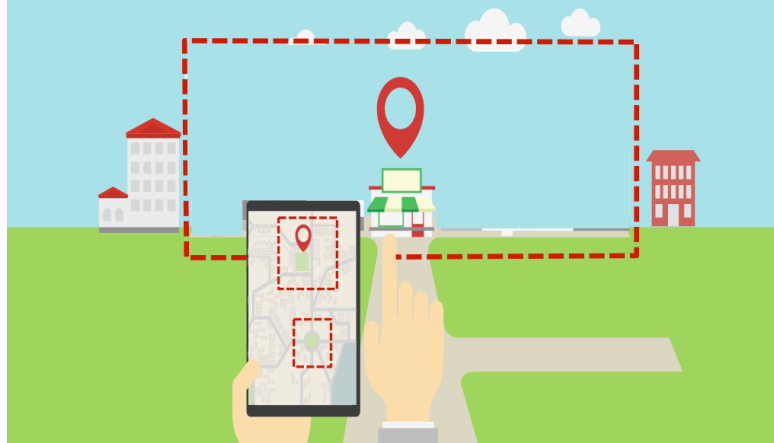
3. Redevelopment 2.0



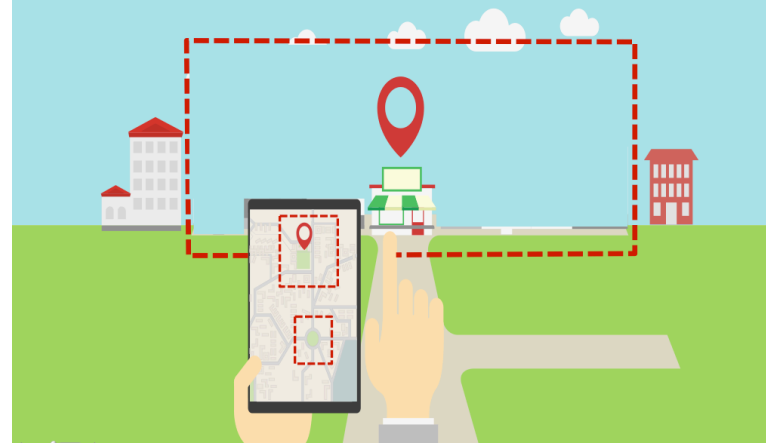
Rapid Assessment of EIFD opportunities

Goals, Type, Opportunity Sites, % Rev. Share, Gap/Needs

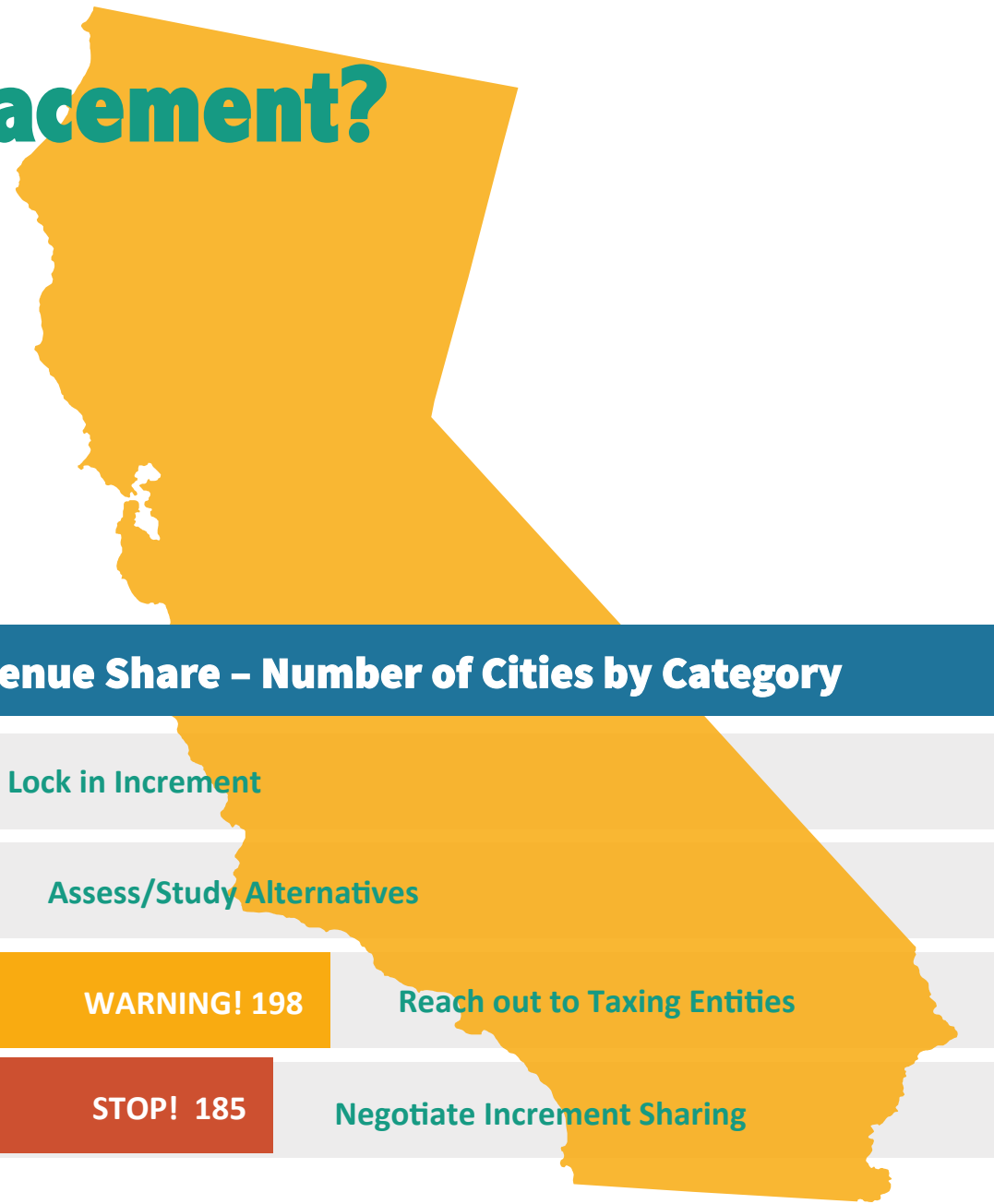
4. Targeted Opportunity Sites – non contiguous



5. Targeted Opportunity Sites – non contiguous



Redevelopment Replacement?



EIFD Opportunity

Greater than 20%

15% to 19.9%

9% to 14.9%

Less Than 9%

Revenue Share – Number of Cities by Category

GO! 45 Lock in Increment

Start! 50 Assess/Study Alternatives

WARNING! 198 Reach out to Taxing Entities

STOP! 185 Negotiate Increment Sharing

Process to Create an EIFD

The process to create the EIFD occurs through three primary steps:

Step 1: Create an EIFD Authority

Step 2: Adopt a Resolution of Intent for Form an EIFD

Step 3: Develop an Infrastructure Financing Plan

First we will build the business case for creating an EIFD through comprehensive & thoughtful analysis.



Darin Dinsmore
Crowdbrite
+Buildbrite



Fred Silva
CAFWD