

**Bakersfield Redevelopment Highlights  
Old Town Kern-Pioneer Redevelopment Area**

- **Old Town Kern-Pioneer Redevelopment Plan** - is a broad based document which sets forth the blighted conditions in the redevelopment project area and the mechanisms available to the Bakersfield Redevelopment Agency to alleviate those conditions.
- **Old Town Kern-Pioneer Redevelopment Plan adopted** - June 30, 1999, pursuant to City of Bakersfield Ordinance No. 3904.
- **Total project area** covers 1,970 acres.
- **Legal Authority** - the Redevelopment Plan for the Old Town Kern-Pioneer Redevelopment Project Area was prepared by the City of Bakersfield's Redevelopment Agency in accordance with the California Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq.
- **Eminent Domain Authority** – Pursuant to Health and Safety Code Section 33333.4, the agency has the authority to exercise eminent domain to acquire any parcel deemed necessary within 12 years of the effective date of the ordinance adopting the plan; June 20, 2010.
- **Effectiveness of the Redevelopment Plan** - pursuant to California Redevelopment Law, Section 33333.2, the effectiveness of the plan for the project area shall terminate 30 years from the date of adoption - June 30, 2029.
- **Housing Set-aside** - 20% of all taxes allocated to the Agency are set aside and used by the Agency for the purposes of increasing or improving the City's supply of housing for persons and families of low- or moderate-income and very low-income households.
- **Passthroughs** – AB 1290 abolished the authority of agencies to enter into negotiated Pass-through agreements with taxing entities. In their stead is Health and Safety Code section 33607.5 and subsequent sections which establishes a specific, 3-tiered schedule of payments to be made by agencies to affected taxing entities through the life of the redevelopment plan. Currently, through year 11 of the redevelopment plan, OTKP is required to pass-through 25% of the total taxes collected (after the 20% housing set-aside) to other agencies.
- **Bonds** - the Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the project.
- **Financing limitations** - the total outstanding principal of any bonds so issued and repayable from tax increment from the project area shall not exceed \$141 million at any one time, except by further amendment of the Redevelopment Plan.
- **Debt** - the Agency is authorized to incur loans, advances, or indebtedness to be paid with the proceeds of property taxes received 20 years from the effective date of the ordinance adopting the redevelopment plan which is June 30, 2019.
- **Amendments** - there have been no amendments to the original plan to date.