

<i>Property ownership by City</i>	<i>Without CRA</i>	<i>Additional abilities with CRA in place</i>
<i>Buy, lease, condemn, acquire real property</i>	Allowed, but not with intent to be resold to private party for economic development	Allowed with preference to resale to private parties*
<i>Hold, clear, or improve real property</i>	Allowed, but only for public facilities	Allowed for both public or eventual private use
<i>Dispose of real property</i>	Allowed, but not with intent to be resold to private party for economic development	Allowed with preference to resale to private parties*
		<i>* Condemnation only to be exercised to cure health and safety blight, not economic blight</i>
<i>Zoning changes</i>	<i>Without CRA</i>	<i>Additional abilities with CRA in place</i>
<i>Rezone property</i>	Allowed as a Planned Area	Allowed as a spot zone regardless of GMA/Comprehensive Plan cycle
<i>Use resources to master plan private property</i>	Not allowed since it can be construed to benefit private property	Allowed
<i>Create special districts with unique rules</i>	Allowed in a limited way as part of the Planned Area zoning	Allowed
<i>Private partnerships</i>	<i>Without CRA</i>	<i>Additional abilities with CRA in place</i>
<i>Enter into a developer agreement</i>	City can only sell property it owns through competitive bid without strings attached.	Before purchasing property, the city can identify partners to develop all or some. City can also dictate to buyers how the property will be used.
<i>Select buyer who agrees to further CRA goals</i>	Not allowed	Allowed after some kind of competitive process or any non-profit buyer without competitive process
<i>Execute contracts and other instruments</i>	Allowed to carry out City purposes only	Allowed to carry out CRA purposes as well
<i>Provide incentives to tenants who help fulfill the community renewal plan</i>	Allowed with limitations	Allowed with more flexibility

<i>Building infrastructure</i>	<i>Without CRA</i>	<i>Additional abilities with CRA in place</i>
<i>Build and repair roads, parks, utilities</i>	Allowed	Allowed
<i>Close, vacate & rearrange streets and sidewalks</i>	Allowed for city purposes	Allowed to promote economic development as well
<i>Borrow money and accept grants to carry out community renewal</i>	Not allowed	Allowed
<i>Form Local Improvement Districts to finance</i>	Allowed	Allowed
<i>Incentives and impacts</i>	<i>Without CRA</i>	<i>Additional abilities with CRA in place</i>
<i>Provide loans, grants, or other assistance to property owners or tenants affected by the community renewal process</i>	Not allowed, except in aid of lower income persons	Allowed
<i>Provide financial or technical incentives for job creation or retention</i>	Not allowed	Allowed
<i>Relocate persons affected by community renewal</i>	Not allowed except for persons affected by condemnation for public facilities	Allowed