

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director *RE Colwell*
James LoBue, Deputy Director
DATE: June 24, 2008
SUBJECT: Adopt a Resolution to Approve the Redevelopment Agency Proposed FY 2008-2009 Budget in the Amount of \$24,340,205.

ACTION REQUESTED: Adopt a resolution to approve the Redevelopment Agency proposed FY 2008-2009 budget in the amount of \$24,340,205.

BACKGROUND: The Redevelopment Agency (Agency) began its implementation activities with the adoption of the North Lake Tahoe Redevelopment Plan in 1996 and expanded its activities with the adoption of Redevelopment Plans for the North Auburn and Sunset Industrial Project Areas in 1997. For its first ten years the Agency's projects and programs were funded with annual tax increment revenues, supplemented by state and federal grants and loans as well as local housing trust funds. In 2006, the Agency issued its first bond and received a net \$23,960,890 from the bond sale.

Agency activities are guided and directed by its Five Year Implementation Plans. The current Implementation Plan for the North Lake Tahoe Project Area was approved by your Board in 2006 and the Implementation Plans for North Auburn and Sunset Industrial Project Areas were approved in 2007.

As the Agency matures, its projects and programs continue to grow in number and complexity. FY 2007-2008 saw the Agency's approval and implementation of its first Owner Participation Agreement, for the Auburn Plaza Project. The Agency acquired 3.8 acres of real property to advance multiple community revitalization projects. Your Board approved Exclusive Negotiating Rights Agreements for three ambitious redevelopment projects in Kings Beach. In addition, several other commercial, housing, and public facilities projects advanced in all three Redevelopment Project Areas. A more detailed overview of the Agency's FY 2007-2008 activities is provided in the attached Summary Work Program.

During the upcoming budget year, the Agency will continue to focus its efforts on: 1) implementation of major commercial improvement projects in North Auburn; 2) multiple Community Enhancement Projects in Kings Beach; 3) core infrastructure improvement projects needed to encourage private investment in all three Project Areas; 4) commercial and housing rehabilitation loans; 5) property acquisition and management to facilitate future redevelopment projects; 6) promotion and assistance for providing increased workforce housing opportunities; and 7) active coordination with outside agencies, private property owners, developers, community

organizations and funding agencies to leverage resources and strategically plan community revitalization efforts.

In FY 2008-2009, tax increment (net of pass throughs to local agencies) is projected to increase from \$6,997,965 (FY 2007-2008 estimated actual) to \$7,207,904, an increase of 3%. Included in the expenditures of the new revenue is \$1,262,294 as a designated reserve for project costs that will carry over into future fiscal years. The Agency's FY 2008-2009 proposed total budget is \$24,340,205 (including prior year carry-overs and State and private grants and loans).

The Agency has adequate reserves to complete the projects in the Capital Improvements Plan. All of the projects are funded through completion. The projection for the end of the fiscal year, at June 30, 2009, is that \$24,340,205 will have been expended during the fiscal year and additional designated reserves in the Housing Setaside Fund of \$940,167 and in the Capital Projects Fund of \$14,155,431 will carry over to the following fiscal year.

The Agency is responsible for securing and managing several state economic development and housing grants and loans, including Community Development Block Grant (CDBG) programs, as well as the County's Housing Trust Fund, and the Agency's administrative charges for these programs consist of \$76,632 of the Agency's total budget.

In accordance with State of California requirements, the Agency has determined that planning and administrative expenses are necessary to support the production, improvement and preservation of housing affordable to low and moderate income households.

The Agency's proposed FY 2008-2009 budget is divided into basic categories by individual Project Areas and the primary work areas of Administration and Planning, Commercial Development, and Housing. Each area requires separate funds and accounting as well as reporting obligations to the State. The work plan to be funded by the Agency's proposed FY 2008-2009 budget includes 26 programs presented with the following narrative.

FY 2008-2009 WORK PROGRAM

NORTH LAKE TAHOE PROJECT AREA (\$13,000,262)

NORTH LAKE TAHOE—COMMERCIAL INFRASTRUCTURE DEVELOPMENT PROGRAM

1. Tahoe City Commercial Development Activities – The FY 2008-2009 work plan includes a variety of activities and programs to support commercial development and community revitalization in the greater Tahoe City area. They range from public facilities projects to assistance for local community organizations and private redevelopment efforts. The Agency has budgeted \$867,234 for the programs in this category. The individual activities include the following:
 - a. Assistance for proposed mixed use redevelopment projects
 - b. Support for public facilities projects, including the Tahoe City Transit Center, Tahoe City Gateway Monument Signs, and Tahoe City Wye landscaping improvements

- c. Support for community-based Main Street programs
 - d. Façade and low-interest commercial loan programs
2. Kings Beach/Tahoe Vista Commercial Development Activities – For FY 2008-2009 the Agency proposes to continue a strong focus on the revitalization of the key commercial areas of Kings Beach and Tahoe Vista. This budget provides \$925,400 for a gateway monument sign, loan programs and community support. Specific components are:
 - e. Installation of a gateway monument sign
 - f. Support for community-based Main Street programs
 - g. Façade and low-interest commercial loan programs
 3. Kings Beach Commercial Core Improvement Project – This Department of Public Works led project is completing its environmental review and is expected to pursue final design and implementation in FY 2008-2009. The Agency is a key funding partner for the project. Agency funds in the projected amount of \$2,661,564, included in the Agency budget, will be used to fund the design and installation of public infrastructure, drainage and water quality improvement facilities, streetscape improvements and new public parking lots on Salmon Avenue and at Deer and Rainbow Streets.
 4. Kings Beach Eastern Gateway Project – Over the past two years the Agency has acquired several neglected and blighted parcels on Highway 28 at the eastern gateway area of Kings Beach. The Agency has proceeded to demolish blighted structures, remediate contaminated soil and improve site conditions, with the aim of ultimately preparing the adjacent properties for a coordinated mixed use development. In FY 2008-2009, \$2,070,374 is budgeted for the acquisition of additional properties needed for the development site. In addition, the Agency anticipates conducting planning activities to prepare for the ultimate development project.
 5. Kings Beach CEP Mixed Use Development – In FY 2007-2008, the Tahoe Regional Planning Agency selected four Kings Beach commercial projects for inclusion in its Community Enhancement Program. The Agency has entered into Exclusive Negotiating Rights Agreements with two of the development teams and continues to support all of the projects through the development process. The Agency has budgeted \$1,172,767 in FY 2008-2009 funds in support of these projects.
 6. Reserves – FY 2008-2009 tax increment in the amount of \$373,114 will be added to prior year reserves, for a total of \$907,996, for use in future years for activities related to North Lake Tahoe and commercial projects. Reserves in the Bond fund total \$9,704,806. These funds are designated for future Commercial Core funding, \$3,400,910; Deer/Rainbow parking lot, \$1,238,856; and future capital projects in Tahoe City and Kings Beach, \$5,065,039.

NORTH LAKE TAHOE – AFFORDABLE HOUSING PROGRAM

7. Housing Rehabilitation and First Time Homebuyer Loan Programs – The Agency will continue its ongoing low interest loan programs to assist qualifying low and moderate

income households to purchase, rehabilitate, and/or weatherize homes in the North Lake Tahoe Project Area. For the upcoming fiscal year \$708,299 is budgeted for the programs.

8. New Multi-family Development – In the FY 2008-2009 budget, \$1,243,646 is earmarked for three affordable multi-family housing developments: Highlands Village, a senior housing project near Tahoe City, Vista Village, a family rental development in Tahoe Vista and the Domus Development scattered site Kings Beach Housing Now multi-family rental housing project.
9. Housing Development Assistance Program – Agency staff continue to provide technical assistance to the Planning Department for implementation of the Inclusionary Housing Ordinance and County General Plan Housing Element policies. Through these activities, and by working in coordination with private developers, new opportunities are created to provide additional workforce housing and affordable rental and for-sale units. Funding in the amount of \$6,798 is included in the FY 2008-2009 budget to support these activities. An additional amount of designated reserves totaling \$940,167 will be available for future housing projects

NORTH LAKE TAHOE-PLANNING, ADMINISTRATION, AND DEBT SERVICE PAYMENT

10. Planning, Administration and Debt Service – This category covers the various tasks and duties to administer Agency funds, records, and contracts, as well as conduct studies and planning activities for new projects and programs and service debt for Agency bonds and loans for the North Lake Tahoe Project Area. The Agency has budgeted \$2,755,099 for the activities in this category.
11. Property Management – The Agency manages numerous properties which it owns in the Project Area. For FY 2008-2009, \$215,965 has been budgeted to cover costs for the property management tasks ranging from parking lot snow removal, to fencing and building maintenance.

SUNSET INDUSTRIAL PROJECT AREA (\$4,752,122)

SUNSET COMMERCIAL/INFRASTRUCTURE DEVELOPMENT PROGRAM

12. Infrastructure Improvements and Development Assistance – The Sunset Industrial Project Area is deficient in necessary infrastructure for transportation access, drainage, fire protection service and sanitary sewer service. Potential new commercial and industrial development in the area is hindered by these deficiencies. The Agency has committed to fund at least six million dollars of these costs over time and, as a result, the County's transportation development fees for the Project Area have been reduced by nearly 50%, which serves as an incentive for future private development investment. The Agency has budgeted \$250,000 in the coming year to assist private commercial and

industrial development efforts in the Project Area. An additional \$1,000,000 is included in designated reserves for future costs of infrastructure projects.

13. Highway 65 Interchange – In FY 2008-2009, \$2,508,700 is budgeted for the design and construction of the interchange of Sunset Boulevard with Highway 65. This critical improvement will improve safety, circulation and convenient access for the Sunset Industrial Area.
14. Reserves – In order to cover future costs of anticipated multi-year infrastructure improvement projects, \$1,000,000 of FY 2008-2009 revenue has been set aside for expenditure when needed in future years. The total reserve is \$2,717,724.

SUNSET AFFORDABLE HOUSING PROGRAM

15. Housing Assistance Programs – The Sunset Industrial Project Area is not zoned for residential uses and so housing is not able to be developed within its boundaries. However, the Project Area generates housing set-aside revenues, which can be used to support affordable housing projects and programs in surrounding areas of the unincorporated County. The budget includes \$675,060 of Sunset Project Area housing set-aside funds, which are programmed to be used for housing rehabilitation assistance, First Time Homebuyer assistance and leveraged funds for the development of new affordable rental and/or for sale housing units in the western unincorporated portion of the county. These funds may be used to match multiple outside funding sources from public and private entities.

SUNSET - PLANNING, ADMINISTRATION, AND DEBT SERVICE PAYMENT

16. Planning, Administration and Debt Service – This category covers the various tasks and duties to administer Agency funds, records, and contracts, as well as conduct studies and planning activities for new projects and programs and service debt for Agency bonds and loans for the Sunset Industrial Project Area. The Agency has budgeted \$552,230 for the activities in this category.

NORTH AUBURN PROJECT AREA (\$6,511,188)

NORTH AUBURN COMMERCIAL/INFRASTRUCTURE DEVELOPMENT PROGRAM

17. North Auburn Commercial Development Support – In FY 2008-2009, \$891,654 is budgeted to be spent in the Project Area on a myriad of activities to support and promote commercial development and community revitalization. The Agency works in close coordination with other County departments, local community organizations and property owners to support these efforts. Specific components of the program planned for emphasis in the coming year are the following:
 - a. Design and implementation of streetscape beautification improvements on Highway 49 to supplement other Caltrans and County infrastructure improvements

- b. Façade and low interest commercial loan programs
 - c. Support for Bowman and Highway 49 business associations
18. Highway 49 Siphon – This project will replace more than 3,000 linear feet of wastewater pipe and provide other related facilities improvements that will significantly reduce flooding hazards and increase system capacity, thereby allowing other private development to occur in a more cost effective fashion. The project is currently well into design and \$1,401,778 is budgeted for FY 2008-2009 for design completion and implementation.
 19. Highway 49/Hulbert Way Improvements / Auburn Plaza Development – This significant infrastructure and streetscape upgrade is proceeding through construction to satisfy requirements for the simultaneous development of the new Auburn Plaza Shopping Center. The Agency is a major funder for the public project and is budgeting \$1,200,329 in the upcoming fiscal year to complete the project.
 20. Rock Creek Plaza Project – The County has been granted \$1,804,000 in a federal Community Development Block Grant to design and install public infrastructure and streetscape improvements in the rights-of-way of Highway 49, Bell Road and Quartz Drive adjacent to the Rock Creek Plaza Shopping Center. The Agency will manage this project for the County. As a result of the Agency involvement, the shopping center is undergoing a major expansion and overall facelift, which will occur in multiple phases over the next few years.
 21. Reserves – The abovementioned projects will span multiple budget years and \$123,050 of FY 2008-2009 tax increment revenue has been identified as reserves for use in future years. The total designated reserve is \$824,905.

NORTH AUBURN AFFORDABLE HOUSING PROGRAM

22. Housing Rehabilitation and First Time Homebuyer Loan Programs – The Agency will continue its ongoing low interest loan programs to assist qualifying low and moderate income households to purchase, rehabilitate, and weatherize homes inside and outside of the Project Area. North Auburn Project Area housing set-aside and bond funds are combined with Sunset Industrial Project Area funds, as well as federal HOME, CDBG and state Cal HFA funds to provide these programs for the entire area of unincorporated western Placer County. For the upcoming year \$192,074 is budgeted for these programs.
23. Housing Development Assistance Program – As in the North Tahoe area, Agency staff provide technical assistance to the Planning Department for implementation of the Inclusionary Housing Ordinance and County Housing Element policies. Working in coordination with private developers, new opportunities are created to provide additional workforce and affordable rental and for-sale housing units. Included in the FY 2008-2009 budget is \$68,906 to support these activities.

24. Western County RFP – In FY 2007-2008, the Agency issued a Request for Proposals, offering up to \$2,000,000 in Agency funds to support proposals from developers and/or property owners to provide new or rehabilitate existing housing units at costs affordable to low and moderate income residents. This program is proposed to be continued into the new fiscal year and \$2,000,000 is budgeted for the effort.

NORTH AUBURN - PLANNING, ADMINISTRATION, AND DEBT SERVICE PAYMENT

25. Planning, Administration and Debt Service – This category covers the various tasks and duties to administer Agency funds, records, and contracts, as well as conduct studies and planning activities for new projects and programs and service debt for Agency bonds and loans for the North Auburn Project Area. The Agency has budgeted \$633,293 for the activities in this category.

Included in the budget for each redevelopment project area are funds and expenditures to cover general administrative activities, which also include marketing programs and coordination with outside agencies and community organizations. Specific components of these activities are the following:

26. Community Outreach and Coordination – These activities cover all of the Project Areas.
- a. Marketing materials for promotion of specific programs such as façade loans, rehab loans and First Time Homebuyer Assistance loans
 - b. Community outreach programs, including staff participation in various community group meetings and continued management of the Agency web site
 - c. Reimbursement to County departments for financial, planning, and management support directly related to the Agency's work program
 - d. Reporting on housing programs and various grants and loans as well as preparing new applications for grant and loan funding
 - e. Providing technical support to other County departments on activities related to the Agency's programs.

FISCAL IMPACT: The Agency's proposed FY 2008-2009 includes \$24,340,205 from a combination of tax increment, bond proceeds, state and federal grants and loans, and private contributions. There is no fiscal impact to the General Fund.

RECOMMENDATION: Adopt a resolution to approve the Redevelopment Agency proposed FY 2008-2009 budget in the amount of \$24,340,205

Respectfully submitted,

Richard Colwell
Chief Assistant CEO-Redevelopment Director

Attachments: Agency Budget
Proposed Indebtedness
Summary Work Program
Resolution

cc: Karin Schwab, Agency Counsel

ATTACHMENT A

PLACER COUNTY REDEVELOPMENT AGENCY
FY 2008-09

PROPOSED BUDGET SUMMARY

Revenues	N. Tahoe 505-100	N. Auburn 505-200	Sunset 505-300	NT Bond 505-600	NA Bond 505-700	Total Capital Projects	N. Tahoe 504-100	N. Auburn 504-200	Sunset 504-300	General 504-400	CW Hsg Bond 504-500	Total Housing	FY'08-09 Proposed Budget
Estimated Fund Balance	3,168,114	1,127,431	2,546,294	3,344,952	2,145,780	12,402,564	1,357,843	173,445	569,976	-	2,000,000	4,121,264	16,525,928
Tax Increment	3,293,627	747,375	1,254,686	-	-	5,299,682	1,202,573	264,471	441,176	-	-	1,908,220	7,207,904
Long-Term Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenues	525,000	-	-	-	-	525,000	4,154	2,647	-	76,632	-	83,433	608,473
Total FY07-08 Revenue	3,822,621	747,375	1,254,686	-	-	5,824,682	1,206,719	267,158	441,176	76,632	-	1,991,695	7,816,377
Available Revenues	7,040,739	1,924,806	3,800,970	3,344,952	2,145,780	18,227,246	2,644,572	440,603	951,152	76,632	2,000,000	6,112,959	24,340,205
Expenditures	N. Tahoe 505-100	N. Auburn 505-200	Sunset 505-300	NT Bond 505-600	NA Bond 505-700	Total Capital Projects	N. Tahoe 504-100	N. Auburn 504-200	Sunset 504-300	General 504-400	CW Hsg Bond 504-500	Total Housing	FY'08-09 Proposed Budget
Salaries & Employee Benefits	861,092	145,283	128,694	55,175	15,295	1,176,737	491,746	119,379	171,506	73,605	-	856,236	2,032,973
Services & Supplies	1,367,224	1,235,187	165,946	959,629	2,007,434	6,348,420	259,559	84,294	174,069	3,028	-	520,928	6,669,348
Other Charges	2,784,409	550,576	2,750,000	2,353,150	-	7,894,794	1,893,287	256,531	605,378	-	2,000,000	4,755,797	12,630,591
Land	1,745,000	-	-	-	-	1,745,000	-	-	-	-	-	-	1,745,000
Subtotal FY08-09 Expenditures	6,637,624	1,924,806	3,034,640	3,344,952	2,022,729	16,964,952	2,644,572	440,603	951,152	76,632	2,000,000	6,112,959	23,077,911
** Designated FY08-09 Reserves (CIP)	373,114	0	766,150	109	123,050	1,262,294	40	11	0	-	-	43	1,262,294
Grand Total Expenditures	7,010,739	1,924,806	3,800,970	3,344,952	2,145,780	18,227,246	2,644,572	440,603	951,152	76,632	2,000,000	6,112,959	24,340,205

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ATTACHMENT B

PROPOSED INDEBTEDNESS

Under Article XVI, Section 16 of the California Constitution and Health and Safety Code Section 33670, a redevelopment agency is able to receive tax increment until its debts are paid. The Agency files an annual Statement of Indebtedness with the County Auditor by October 1 of each year to report its indebtedness and thus show its eligibility for the receipt of tax increments. The Agency filed its FY 2007-2008 Statement of Indebtedness with the County Auditor on September 30, 2007. The Agency is estimating the following indebtedness for FY 2008-2009:

	North Tahoe	Sunset	North Auburn	Total
Proposed Indebtedness				
2007-2008 Pass Throughs	1,506,298	511,902	318,128	2,336,328
General Fund Agreements	11,132,856	6,000,000	8,737,978	25,870,834
Agreements with Others	38,852,626	3,019,978	3,595,894	45,468,498
Housing Set Aside Fund	1,202,757	442,530	262,280	1,907,567
Total \$	\$ 52,694,537	\$ 9,974,410	\$ 12,914,280	\$ 75,583,227

ATTACHMENT

FY 2008-2009 REDEVELOPMENT AGENCY BUDGET

SUMMARY WORK PROGRAM

The Redevelopment Agency operates under the goals, guidelines and regulations established in the adopted Redevelopment Plans and Five Year Implementation Plans for the Agency's three Redevelopment Project Areas – North Auburn, Sunset Industrial and North Lake Tahoe. The Agency's overall goals, described in these plans, include:

- Elimination of blighting influences
- Revitalization, redesign and rehabilitation of deteriorated or underutilized areas
- Infrastructure and public facility improvements
- Improvement of environmental deficiencies
- Commercial revitalization
- Provision of opportunities for residents and property owners to participate in the revitalization of their properties
- Provision of employment opportunities
- Improvement of the supply, quality and condition of affordable housing

To accomplish these general Agency goals, each of the project area plans detail individual projects and programs. The 26 specific Agency activities proposed to be carried out in FY 2008-2009 are the following:

NORTH LAKE TAHOE PROJECT AREA

- Commercial/Infrastructure Development
 1. Tahoe City Commercial Development Activities
 - Assistance for mixed use redevelopment projects
 - Support for public facilities projects, including the Tahoe City Transit Center, Tahoe City Gateway Monument Signs, Tahoe City Wye landscaping improvements
 - Support for community based Main Street programs
 - Façade and low-interest commercial loan programs
 2. Kings Beach/Tahoe Vista Commercial Development Activities
 - Installation of a gateway monument sign
 - Support for community based Main Street programs
 - Façade and low-interest commercial loan programs
 3. Support for the Kings Beach Commercial Core Improvement Program (CCIP)
 - Highway 28 CCIP project implementation

- Support for the Kings Beach Water Quality Improvement Program
 - Design and construction of new public parking lots on Salmon Avenue and at Deer Street/Rainbow Avenue
4. Site acquisition, site preparation, planning and design for the Kings Beach Eastern Gateway Project
 5. Support for the planning, design, finance and implementation of Kings Beach mixed use Community Enhancement Program projects
 - Ferrari Family Resort Project
 - BB, LLC Kings Beach Town Center Project
 - KB Resorts Project
 - Pastore Ryan Project
 6. Reserves for public facilities and mixed use/commercial development project support
- Affordable Housing
 7. Housing Rehabilitation Assistance and First Time Homebuyer Loan Programs
 8. Support for new multifamily housing development projects
 - Domus Development Kings Beach Housing Now Scattered Sites Project
 - Vista Village project
 - Highlands Village Senior Housing Project
 9. Housing development assistance program
 10. Reserves for the development of affordable housing
 - Administration and Planning
 11. Accounting, administration, reporting and planning activities for the North Lake Tahoe Project Area

SUNSET INDUSTRIAL PROJECT AREA

- Commercial/Infrastructure Development
 12. Infrastructure improvements and development assistance
 13. Highway 65/Sunset Boulevard Interchange Improvement Project
 14. Reserves for public facilities improvements and development assistance
- Affordable Housing
 15. Support for Western County housing assistance programs

- Administration and Planning

16. Accounting, administration, reporting and planning activities for the Sunset Industrial Project Area

NORTH AUBURN PROJECT AREA

- Commercial/Infrastructure Development

17. Commercial Development Support – the Agency has a comprehensive program to support commercial development and community revitalization in the Project Area, with the following components:
 - Design and implementation of streetscape improvements on Highway 49 to supplement other County and Caltrans infrastructure improvements
 - Façade and low interest commercial loan programs
 - Support for Bowman and Highway 49 business associations
18. Highway 49 Sewer Siphon replacement
19. Highway 49/Hulbert Way Improvements and Auburn Plaza development
20. Rock Creek Plaza Project
21. Reserves for infrastructure improvements and commercial development support

- Affordable Housing

22. Housing Rehabilitation Assistance and First Time Homebuyer Assistance Loan Programs
23. Housing development assistance
24. Western County housing development request for proposals

- Administration and Planning

25. Accounting, administration, reporting and planning activities for the North Auburn Project Area

GENERAL

26. Community outreach and coordination

FY 2007-2008 GOALS AND ACHIEVEMENTS

The Redevelopment Agency had an active year in FY 2007-2008 and made significant progress in addressing its goals and implementing its work plan. Specific goals identified in the FY 2007-2008 Budget document were the following:

- Elimination of Blighting Influences
- Revitalization, Redesign, and Rehabilitation of Stagnant or Underutilized Areas
- Infrastructure and Public Facility Improvements
- Commercial Revitalization
- Assistance to Targeted Development
- Improvement of the Supply, Quality, and Condition of Affordable Housing

The Agency addressed these goals during the fiscal year with a range of projects, programs and activities in each of the three Project Areas and for the Agency as a whole. The most significant accomplishments were as follows:

Administrative/Fiscal

- Prepared and received Board approval for the FY 2007-2008 proposed Agency budget
- Prepared and received Board approval for the FY 2007-2008 final Agency budget
- Received a clean audit report for the period July 1, 2006 to June 30, 2007
- Submitted mandated California monitoring reports in accordance with required time frames
- Prepared and submitted an Annual Report in conformance with California Redevelopment Law regulations
- Continued fiscal oversight responsibilities for the County's CDBG and HOME Program Income Revolving Loan Funds
- Prepared and received Board approval for a new CDBG Program Income Reuse Plan and Program Income reallocation
- Forecasted FY 2008-2009 tax increment revenues for the three Project Areas
- Completed and submitted the annual Housing Report to the California Department of Housing and Community Development (HCD)
- Closed out with HCD completed grants for the Foresthill Native American Housing Rehabilitation Program, North Auburn Shelters Infrastructure Improvements, Newcastle-Ophir Economic Development studies and an Affordable Housing Incentives Study.

Community Outreach and Support

- Continued to meet with Municipal Advisory Councils, business associations, community design review committees and other local community groups in the

- three Project Areas to present information and discuss Redevelopment projects and programs
- Completed an Affordable Housing Development Incentives Study and shared the study with a network of interested parties and individuals throughout the community
 - Received a CDBG grant and supported the process to begin preparation of a Countywide Economic Development Strategy, in coordination with the County Economic Development Board and a network of other interested organizations and individuals
 - Continued to provide Redevelopment Agency information through a County web site and periodically updated information of interest to the public
 - Instituted a new North Tahoe area web site with information specific to Agency activities in the North Lake Tahoe Project Area

Commercial and Infrastructure Development

- Completed construction of the Minnow Avenue public parking lot in Kings Beach
- Completed Agency acquisition and lot line adjustment for the site at Deer Street/Rainbow Avenue in Kings Beach, in preparation for the design and construction of a new public parking lot
- Completed structures demolition and made significant progress in the remediation of soil contamination on the Swiss Mart site at Highway 28/Chipmunk Street in Kings Beach
- Completed Agency acquisition and substantially completed remediation of soil contamination on the Ronning site at Highway 28 near Chipmunk Street in Kings Beach
- Completed Agency acquisition and provided relocation assistance to relocating tenants on the Brad Johnson site at Highway 28 near Chipmunk Street in Kings Beach; this site, in combination with the adjacent sites, are planned to be made available for a new mixed use gateway development in the future
- Completed design and issued a bid for fabrication and installation of a gateway monument sign at the corner of Highway 28 and Chipmunk Street in Kings Beach
- Completed design and specifications for the fabrication and installation of two gateway monument signs on Highways 28 and 89 entering Tahoe City
- Assisted and financed the completion of design concepts and issuance for public review of an environmental impact statement for the Commercial Core Improvement Project on Highway 28 in Kings Beach
- Coordinated with the Tahoe Regional Planning Agency (TRPA) the launch of the new Community Enhancement Program (CEP) and assisted four mixed use projects in Kings Beach to submit development proposal pre-applications for the program, which were all approved by the TRPA Governing Board
- Assisted the BB, LLC mixed use project to advance its design and successfully submit its CEP pre-application to TRPA and the County; the Agency approved an Exclusive Negotiating Rights Agreement and a Dedication Agreement for this project

- Assisted the Ferrari Family Resorts mixed use project to advance its design and successfully submit its CEP pre-application to TRPA and the County; the Agency extended an existing Exclusive Negotiating Rights Agreement and provided additional support for project pre-development costs
- Assisted the Pastore Ryan mixed use project to advance its design and successfully submit its CEP pre-application to TRPA and the County
- Assisted the KB Resorts mixed use project to advance its design and successfully submit its CEP pre-application to TRPA and the County
- Assisted the County preparation of a water quality improvements master plan for Kings Beach, including the financing of a Stormwater Management Model study
- Financed the core operations and assisted the Main Street programs of the Tahoe City Downtown Association and North Tahoe Business Association
- Managed a CDBG grant to begin the preparation of a County-wide economic development strategies analysis
- Assisted the Sierra Gateway Business Association in Bowman to conduct strategic organizational planning and develop its Main Street programs
- Issued four façade and commercial improvement loans worth a total of \$91,024 to assist businesses and property owners to rehabilitate and expand their business properties in the North Auburn Project Area
- Prepared new loan guidelines for the tax increment financed façade, commercial improvement and housing rehabilitation loan programs
- Substantially completed construction of the Highway 49/Hulbert Way infrastructure and streetscape improvements and assisted the simultaneous private development of the new Auburn Plaza shopping center
- Prepared an application on behalf of the County and received State approval for a \$1.8 million CDBG grant to finance streetscape and infrastructure improvements to Highway 49, Bell Road and Quartz Drive adjacent to the Rock Creek Plaza shopping center as that center is undergoing a major facelift and expansion project
- Selected a consultant team for design of the Highway 49 corridor beautification improvements project
- Assisted the substantial completion of design for the installation of a sewer siphon improvement project in North Auburn to reduce system deficiencies
- Assisted the launching of the DeWitt Center First Street Roundabout Landscaping Project, which is planned for completion in Fall 2008
- Assisted substantial completion of design work for the Highway 65/Sunset Boulevard Interchange project
- Provided support and coordination for the Sunset Industrial Area business coalition

Affordable Housing

- Assisted the Domus Development Kings Beach Housing Now scattered sites development with a Board approved Exclusive Negotiating Rights Agreement and Pre-development Loan Agreement, assisted the project to advance its design and

- successfully submit its CEP pre-application to TRPA and the County, and applied to the State for a \$3.3 million infill infrastructure grant for the project
- Acquired properties on Chipmunk Street, Fox Street and Deer Street in Kings Beach and entered into Option Agreements and a Property Management Agreement with Domus Development for the immediate improvement and management of the properties and to plan for the ultimate development of the properties as new affordable housing development sites
 - Continued support for the Vista Village and Highlands Village housing development projects, including applying for a \$1 million CDBG grant to assist the Highlands Village project
 - Assisted and coordinated efforts with four Kings Beach mixed use CEP project development teams to plan for the inclusion of workforce and other affordable housing in their development projects
 - Completed a Kings Beach rental housing availability study
 - Prepared and received Board approval of new Agency Relocation Guidelines
 - Completed and distributed a Western County Affordable Housing Development Incentives study
 - Issued two housing rehabilitation assistance loans to low and moderate income households worth a total of \$120,000
 - Applied to the State for a \$500,000 CDBG grant for additional housing rehabilitation assistance in Foresthill, Kings Beach and Tahoe Vista
 - Issued four First Time Homebuyer loans to low and moderate income households worth a total of \$450,000
 - Received a \$600,000 Call Home grant and instituted a new First Time Homebuyer assistance program
 - Issued and publicized a Request for Proposals for private parties to propose development or rehabilitation of affordable housing units in the unincorporated Western County; the RFP offers up to \$2 million of Agency assistance for approved proposals
 - Infrastructure improvements and the first of two new houses were completed by Habitat for Humanity and will be made available for purchase by a low income household
 - Assisted the completion of infrastructure improvements and substantially completed the construction of a new Domestic Violence Shelter and a Children's Shelter in North Auburn
 - Assisted the completion of infrastructure improvements and housing rehabilitation and expansion for the Advocates for Mentally Ill Housing
 - Continued financial support for the Seniors First handyman assistance program.

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

**Adopt a resolution to approve the Redevelopment Agency's
proposed FY 2008-2009 Budget in the amount of \$24,340,205.**

Reso. No. _____

Ord. No: _____

First Reading: _____

**The following Resolution was duly passed by the Redevelopment Agency Board
of the County of Placer at a regular meeting held June 24, 2008**

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chair, Agency Board

WHEREAS, pursuant to Health & Safety Code Section 33606, a proposed budget for Fiscal Year 2008-2009 is submitted to the Redevelopment Agency by the Redevelopment Director and is attached as "Proposed Budget Summary"; and

WHEREAS, Agency staff reviewed the proposed budget and recommends its adoption; and

WHEREAS, the deposit of 20% of the net tax increment is budgeted in Fund 504, Housing Set Aside in the amount of \$1,908,223; and

WHEREAS, the public improvements set forth in the Agency 2008-2009 Budget are of benefit to the respective redevelopment Project Areas in and near where such improvements will be constructed; and

WHEREAS, such improvements will help to alleviate blighting conditions in the applicable Project Areas; and

WHEREAS, the payment of the costs of such improvements is consistent with the Agency's adopted Implementation Plans; and

WHEREAS, no other reasonable means of financing such improvements are available; and

WHEREAS, to the benefit of the Agency, Placer County staff provide valuable program management, planning and financial management for the agency in the sum of \$2,032,973; and

WHEREAS, the proposed planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing during the Fiscal Year 2008-2009 Agency budget year; and

WHEREAS, pursuant to Health and Safety Code section 333334.2 (g) the use of moneys from the Housing Set Aside Fund to fund housing projects outside any redevelopment Project Area will be of benefit to the each redevelopment Project Area within the County.

NOW, THEREFORE BE IT RESOLVED by the Placer County Redevelopment Agency Board that the Fiscal Year 2008-2009 Budget is hereby adopted.

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