

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director
DATE: June 8, 2010
SUBJECT: Adopt a Resolution Approving the Redevelopment Agency Proposed FY 2010-2011 Budget in the Amount of \$33,472,626.

ACTION REQUESTED

Adopt a resolution approving the Redevelopment Agency Proposed FY 2010-2011 Budget in the amount of \$33,472,626.

BACKGROUND

The Redevelopment Agency (Agency) continues to implement its projects and programs in pursuit of the goals defined in the Redevelopment Plans and Five Year Implementation Plans for its three Redevelopment Project Areas – North Lake Tahoe, North Auburn, and Sunset Industrial. Fiscal Year 2009-2010 was an eventful year for the Agency, with some of the highlights including the final approvals for the Kings Beach Commercial Core Improvement Project, Tahoe City Transit Center, Kings Beach Scattered Sites Housing Project, Highway 49 Streetscape Master Plan, and Rock Creek Plaza Shopping Center Public Improvements Project, and construction of the North Auburn Sewer Siphon/Lift Station Project, Sunset Boulevard/Highway 65 Interchange Improvement Project, and Tahoe City Gateway Monument Signs. In addition, the Agency continued its' very active Commercial, First Time Homebuyer, and Housing Rehabilitation Loan programs and launched the federally-funded Neighborhood Stabilization Program to acquire and rehabilitate foreclosed homes. The Agency continued to support these and numerous other community revitalization projects and programs, despite a serious economic slowdown, diminished growth in tax increment revenues, and an unprecedented taking by the State of \$3,193,331 in tax increment funds. Another \$656,822 State taking is projected for FY 2010-2011.

For the coming fiscal year the Agency anticipates continuing its full existing program. Because of fiscal constraints and an uncertain economic future, the Agency's FY 2010-2011 Proposed Budget takes a predominantly hold steady approach. Tax increment revenue is projected to have 0% growth in all three Redevelopment Project Areas. No new staff positions are proposed and currently vacant staff positions are proposed to remain vacant. No new projects or programs are included in the Proposed Budget, with two exceptions: \$200,000 funding is proposed to be allocated to begin planning and design of sorely needed streetscape improvements on Lincoln Way and Bowman Road in the North Auburn Redevelopment Project Area and \$1,000,000 is proposed to be made available for commercial loans in the Sunset Industrial Redevelopment Project Area.

The Agency's FY 2010-2011 Proposed Budget totals \$33,472,626 and includes reserves in the North Lake Tahoe and Sunset Industrial Redevelopment Project Area in order to enable the Agency to fund longer-term, multi-year projects as well as meet anticipated future fiscal constraints and program demands. The North Auburn Redevelopment Project Area, because of more constrained available revenues, has no proposed reserves. Total projected Agency expenditures for FY 2010-2011 are \$24,273,346, which are significantly higher than the \$18,711,388 of total expenditures included in the FY 2009-2010 Proposed Budget. This increase represents an overall maturing of Agency activities, as several larger, multi-year projects are anticipated to progress to construction in the upcoming fiscal year.

The upcoming fiscal year is anticipated to be a very active one for the Agency. Significant work on Capital Projects in the pipeline will be completed this year. Highlights include:

North Auburn Redevelopment Project Area

- Construction of road improvements, sidewalks, landscaping and other streetscape amenities on Highway 49, Bell Road and Quartz Drive, adjacent to the Rock Creek Plaza Shopping Center - \$1,788,439
- Design and construction of Phase I of the Highway 49 Beautification Improvements - \$1,144,353
- Planning and design of streetscape improvements on Lincoln Way and Bowman Road - \$200,000
- Construction of the Miner's Ridge Affordable Housing Project - \$1,996,829

Sunset Industrial Redevelopment Project Area

- Completion of the Athens Avenue railroad overcrossing study and preliminary design - \$1,000,000 (funded in FY 2009-2010)
- Commercial and Business Façade Loans to assist the improvement of multiple industrial and commercial buildings and the establishment of several new businesses - \$1,000,000
- Support for numerous affordable housing programs in Western Placer County, including the First Time Homebuyer Loan Program, Housing Rehabilitation Assistance Loan Program, Neighborhood Stabilization Program, and Seniors First Handyman Program - \$314,360
- The Agency will be looking at the potential to issue bonds to implement projects in this area. If the plan is developed the Agency would return to the Board for approval of the projects and the funding package.

North Lake Tahoe Redevelopment Project Area

- Completion of site preparation, pre-planning, and release of requests for proposals for new private development on the Kings Beach Eastern Gateway, Swiss Mart, and Everett properties in Kings Beach - \$577,386
- Construction by the North Tahoe Public Utility District of a new parking lot for the Tahoe Vista Recreation Area - \$500,000
- Completion of design and right-of-way acquisition and beginning construction by the County Public Works Department of the Kings Beach Commercial Core Improvement Project - \$2,846,193
- Construction of the Tahoe City Wye Improvements Project - \$200,000

- Construction of the Kings Beach Scattered Sites Housing Project - \$5,629,163

Through prudent use of existing resources, the Agency will be able to continue its overall program and see significant progress of project implementation in the coming year. The Agency will also continue to aggressively seek out and apply for outside grants to supplement local revenues and further its program's effectiveness.

As referred to above, the Agency paid to the State's Supplemental Educational Revenue Augmentation Fund (SERAF) \$3,193,331 in FY 2009-2010 and is budgeting another payment of \$656,022 this year. The California Redevelopment Association (CRA) recently lost their appeal that SERAF payments are unconstitutional. The court's decision stated that the State has unlimited discretion to redirect local redevelopment funds to any purpose it wishes. Although CRA will continue to pursue an appeal the Agency must anticipate further State takings.

ENVIRONMENTAL STATUS

The proposed action is an administrative action and does not constitute a project and is exempt from environmental review per California Environmental Quality Act Guidelines section 15178(b)(5).

FISCAL IMPACT

The Agency's proposed FY 2010-2011 Proposed Budget includes \$33,472,626 from a combination of tax increment, bond proceeds, state and federal grants and loans, and private contributions. There is no fiscal impact to the County General Fund.

RECOMMENDATION

Adopt a resolution approving the Agency Proposed FY 2010-2011 Budget in the amount of \$33,472,626.

Attachments: Resolution
Proposed FY 2010-2011 Budget Summary Table
FY 2010-2011 Summary Work Program
FY 2009-2010 Summary of Goals and Achievements

cc: Karin Schwab, Agency Counsel

Placer County Redevelopment Agency
State of California
Summary of Agency's Proposed Budget
For Fiscal Year 2010-11

Fund / Subfund (1)	Fund / Subfund Title (2)	----- Available Financing -----				----- Financing Requirements -----		
		Fund Balance Unreserved / Undesignated June 30, 2010 (3)	Cancellation of Prior Year Reserves and / or Designations (4)	Estimated Additional Financing Sources (5)	Total Available Financing (6)	Estimated Financing Uses (7)	Provision for Reserves and / or Designations (New or Incr) (8)	Total Financing Requirements (9)
504/100	RDA Housing Set-Aside Fund - North Tahoe Project Area	62,959	1,206,548	5,652,164	6,921,671	6,419,971	501,700	6,921,671
504/200	RDA Housing Set-Aside Fund - North Auburn Project Area	-	441,503	321,493	762,996	321,493	441,503	762,996
504/300	RDA Housing Set-Aside Fund - Sunset Project Area	-	-	487,881	487,881	487,881	-	487,881
504/400	RDA Housing Set-Aside Fund - RDA Housing Overhead	-	-	214,218	214,218	214,218	-	214,218
504/500	RDA Housing Set-Aside Fund - County Wide Housing Bond	1,861,669	-	135,160	1,996,829	1,996,829	-	1,996,829
505/100	RDA / Capital Projects Fund - North Tahoe Project Area	-	698,806	3,023,957	3,722,763	2,812,419	910,344	3,722,763
505/200	RDA / Capital Projects Fund - North Auburn Project Area	-	299,053	2,629,891	2,928,944	2,928,944	-	2,928,944
505/300	RDA / Capital Projects Fund - Sunset Project Area	500,000	2,019,863	1,172,018	3,691,881	1,271,828	2,420,053	3,691,881
505/600	RDA / Capital Projects Fund - North Lake Tahoe Bond	1,785,696	9,815,394	-	11,601,090	6,675,410	4,925,680	11,601,090
505/700	RDA / Capital Projects Fund - North Auburn Bond	800,000	344,353	-	1,144,353	1,144,353	-	1,144,353
Grand Total		5,010,324	14,825,520	13,636,782	33,472,626	24,273,346	9,199,280	33,472,626

FY 2010-2011 REDEVELOPMENT AGENCY PROPOSED 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:

- Eliminate blighting conditions
- Rehabilitate, redesign and/or redevelop deteriorated and underutilized areas
- Improve infrastructure and public facilities
- Improve environmental hazards and deficiencies
- Revitalize commercial areas
- Promote private investment and improvement of deteriorated private properties
- Provide employment opportunities
- Improve the supply, quality and availability of affordable housing

In order to achieve these goals, the Agency proposes to carry out the following projects, programs and activities during the 2010-2011 fiscal year:

NORTH AUBURN PROJECT AREA

COMMERCIAL AND INFRASTRUCTURE DEVELOPMENT PROGRAM

1. North Auburn Commercial Improvements Support – In FY 2010-2011 \$409,054 is budgeted for various programs and activities in the Redevelopment Project Area in support of the recruitment and retention of businesses, new commercial development and rehabilitation of existing commercial properties. Specific planned activities include:
 - A. Façade and Commercial Rehabilitation Loan Programs
 - B. Continued coordination and support of the Highway 49, Bowman (Sierra Gateway) and Auburn Airport Industrial Area business associations, for the planning and implementation of future redevelopment, rehabilitation and infrastructure improvement projects.
 - C. Continued coordination and support of business and commercial property owners in the promotion and marketing of their business districts. The Agency will also seek out opportunities to partner with business and property owners to install and maintain streetscape improvements.

2. Rock Creek Plaza Public Improvements – Construction of public improvements to Highway 49, Bell Road and Quartz Drive around the Rock Creek Plaza Shopping Center are scheduled to be completed during the fiscal year. \$1,788,439 in Community Development Block Grant funds are budgeted for the new sidewalks, street widening, traffic signal enhancements, landscaping enhancements, decorative paving and related public improvements.
3. Highway 49 Streetscape Improvements – In June, 2010 the Agency Board approved a master plan for streetscape improvements for approximately three miles of Highway 49 within the North Auburn Redevelopment Project Area. The Agency has budgeted \$1,144,353 to implement phase I of those improvements, which are primarily new sidewalks, intersection upgrades and landscaping and stretch between Education Street and New Airport Road. The Phase I project is scheduled for completion of design and beginning of construction during the fiscal year. In addition, design of Phase II improvements – between Education Street and Locksley Lane are proposed to be completed.
4. Bowman Streetscape Improvements – The Agency plans to begin the planning and design of streetscape improvements on Lincoln Way and/or Bowman Road in Bowman and has budgeted \$200,000 for the planning and design work.
5. Auburn Airport Industrial Park Sign – The Agency has budgeted \$30,000 for the installation of a new monument sign on Locksley Lane at Highway 49 for the Auburn Airport Industrial Park.

AFFORDABLE HOUSING PROGRAM

6. Miner's Ridge Project – The Agency owns a 6.2 acre development site on Silver Bend Way in Bowman and anticipates entering into a Disposition and Development Agreement with USA Properties Fund for the development of 64 affordable rental housing units and related improvements on the property. The Agency is budgeting \$1,996,829 of Housing Setaside funds and Housing Bond proceeds for the project. Construction will be contingent on the allocation of Low Income Housing Tax Credits by the State.
7. Housing Assistance Programs – The Agency is budgeting \$42,372 in North Auburn Housing Setaside funds to supplement grant funds received by the County for the planning of housing projects and programs and the operation of a Housing Rehabilitation Loan Program and First Time Homebuyer Loan Program, which assist low and moderate income residents to acquire and improve homes. The Agency funds also support the

primarily grant-funded Neighborhood Stabilization Program, which acquires, rehabilitates and sells to low and moderate income buyers vacant homes that have been foreclosed by their previous mortgage lenders.

PLANNING, ADMINISTRATION AND DEBT SERVICE PAYMENT

8. Planning, Administration and Debt Service – The Agency is budgeting \$765,578 of North Auburn Agency funds for the planning and administration of North Auburn commercial and public facilities projects and programs and Western County housing projects and programs as well as debt service costs for loans and bonds supporting the commercial and housing programs
9. Operation and Maintenance of Acquired Property – The Agency is budgeting \$14,994 for the operation and maintenance of acquired property in Bowman.

SUNSET INDUSTRIAL PROJECT AREA

COMMERCIAL AND INFRASTRUCTURE DEVELOPMENT PROGRAM

10. Sunset Commercial/Industrial Improvements Support - In FY 2010-2011 \$1,005,999 is budgeted for various programs and activities in the Redevelopment Project Area to support the recruitment and retention of businesses, support area business associations, and develop new and rehabilitate existing properties. Specific planned activities include:
 - D. Façade and Commercial Rehabilitation Loan Programs
 - E. Continued coordination and support of businesses, property owners and the Sunset Industrial business association, for the planning and implementation of future redevelopment, rehabilitation and infrastructure improvement projects. Particular attention is being paid to key vacant or underutilized parcels and development opportunities in the Project Area.
11. Athens Avenue Overcrossing – Athens Avenue is proposed to be redesigned to bridge over Union Pacific Railroad tracks in order to improve future vehicle access and circulation for the Project Area. The Agency has provided \$1,000,000 to fund the initial engineering studies and preliminary design for this project.
12. Sunset Transportation Improvements – The Agency has budgeted \$2,420,053 in reserves for future planned roads, bridges and related transportation improvements considered essential for the future development of the Sunset Industrial Area. In addition to the funds the Agency has already spent for the Highway 65/Sunset Boulevard Interchange

13. Project and the Athens Avenue Overcrossing Project, the Agency has committed to ultimately providing a total of \$3,500,000 of additional funding over multiple years for transportation improvements. The Agency funding contribution to these projects has significantly reduced the development impact fees that are being assessed against new development and is making new development more financially feasible.

AFFORDABLE HOUSING PROGRAM

14. Housing Assistance Program – The Sunset Industrial Area is not zoned for residential uses and so new housing is not allowed within the Project Area boundaries. However, the Project Area generates Housing Set-aside revenue, which is combined with North Auburn Project Area funds and other grants and loans to support various affordable housing programs in Western Placer County. The Budget includes \$314,360 to support the Housing Rehabilitation Loan Program, First Time Homebuyers Loan Program and the Neighborhood Stabilization Program.

PLANNING, ADMINISTRATION AND DEBT SERVICE

15. Planning, Administration and Debt Service - In the coming fiscal year \$432,989 is budgeted for project planning activities, staffing, overall administration, overhead and operations expenses as well as debt service costs all in support of the projects and programs for the Sunset Industrial Project Area.

NORTH LAKE TAHOE PROJECT AREA

COMMERCIAL AND INFRASTRUCTURE DEVELOPMENT PROGRAM

16. Kings Beach Eastern Gateway – Through multiple real property transactions, the Agency has assembled an approximately 1.3 acre site that is strategically located at the eastern gateway to the Kings Beach main commercial district at the southwest corner of Highway 28 and Chipmunk Street. The Agency has already completed the majority of the site cleanup and preliminary planning work prior to making the site available for new private development. The Agency has budgeted \$256,040 for the coming fiscal year to complete environmental remediation work in coordination with the Lahontan Regional Water Quality Control Board, assist the remaining tenants in relocating, demolishing the last remaining structures, and releasing a Request for Proposals for a private development project on the site.

17. Swiss Mart Project – The Agency has acquired and is completing environmental remediation of the Swiss Mart site at the northwest corner of Highway 28 and Chipmunk Street. \$107,488 is budgeted to complete site remediation work, conduct development planning and release a Request for Proposals for a private development project on the site.
18. Everett Site Redevelopment Project – The Agency previously acquired a commercially zoned property on the south side of Highway 28 east of Fox Street from the Everett family. The site is being subdivided to facilitate a new public parking lot and a new mixed use development project. In the coming year the Agency is budgeting \$213,858 to complete planning analysis and site preparation and solicit private development proposals for the property targeted for new mixed use development.
19. Everett Site Public Parking – The County Department of Public Works, under a project agreement with the Agency, will be designing and constructing a public parking lot on the Agency-owned property. In the coming fiscal year \$1,901,286 is budgeted for these activities.
20. BB, LLC Kings Beach Town Center Project – The Agency continues to assist BB, LLC in the planning and design of the proposed approximately three acre mixed use town center development. \$59,308 is budgeted to further assist the completion of design plans, technical studies and environmental review.
21. North Tahoe Commercial Improvements Support – In FY 2010-2011 \$147,941 is budgeted for various programs and activities in the Redevelopment Project Area in support of the recruitment and retention of businesses, new commercial development and rehabilitation of existing commercial properties. Specific planned activities include:
 - A. Façade and Commercial Rehabilitation Loan Programs
 - B. \$130,000 of combined core funding and continued coordination and support of the North Tahoe Business Association and Tahoe City Downtown Association, for the planning and implementation of future redevelopment, rehabilitation and infrastructure improvement projects.
 - C. Continued coordination and support of business and commercial property owners in the promotion and marketing of their business districts.
22. Tahoe Vista Recreation Area Improvements – The Agency will provide \$500,000 of funding support to the North Tahoe Public Utility District for a new parking lot and other improvements to upgrade the Tahoe Vista Recreation Area.

23. Ferrari Family Resort – The Agency will continue to assist the planning, design and Tahoe Regional Planning Agency coordination efforts for a resort redevelopment project at the Ferrari Family property located at the western gateway area of the Kings Beach Commercial District.
24. Bio-Mass Project – The Agency will continue to assist the planning and coordination efforts to establish a Bio-mass energy and heat generating facility to serve the North Lake Tahoe Redevelopment Project Area.
25. Deer-Rainbow Public Parking Lot – In the coming year the Agency is budgeting \$1,227,931 and contracting with the County Public Works Department for the final design and construction of a public parking lot and water quality improvement facilities on the Agency-owned property on Rainbow Avenue in Kings Beach.
26. Commercial Core Improvement Project – The roadway, streetscape and environmental improvements to Highway 28 and connecting neighborhood streets in Kings Beach are scheduled to complete final engineering design and begin construction during the fiscal year and \$2,846,193 is budgeted as the Agency’s funding contribution to this project.
27. Tahoe City Wye Improvements – The Agency has budgeted \$200,000 to assist the installation of landscaping and associated improvements to the Wye Project, located at the intersection of Highways 28 and 89 in Tahoe City.
28. Reserves – The Agency is holding \$467,928 in reserves for future year expenditures of the Commercial Core Improvement Project (Highway 28) in Kings Beach, \$140,800 for the Everett Site parking lot as well as \$5,227,296 for anticipated future expenditures on several other targeted redevelopment projects, including: property acquisitions and infrastructure costs for mixed use and commercial redevelopment projects in the focus areas of Kings Beach, Tahoe Vista and Tahoe City.

AFFORDABLE HOUSING PROGRAM

29. Housing Assistance Programs – The Agency is budgeting \$336,113 in North Lake Tahoe Housing Setaside funds to supplement grant funds received by the County for the operation of a Housing Rehabilitation Loan Program and First Time Homebuyer Loan Program, which assist low and moderate income residents to acquire and improve homes. The Agency funds also support the primarily grant-funded Neighborhood Stabilization Program, which acquires, rehabilitates and sells to low and moderate income buyers vacant homes that have been foreclosed by their previous mortgage lenders.

30. Kings Beach Scattered Sites Housing Project – In FY 2010-2011 the Agency will assist the construction of 77 new affordable multi-family housing units at five separate sites in Kings Beach. The project has been fully approved and construction is expected to be substantially completed during the fiscal year. \$5,629,163 is budgeted for the project.

PLANNING, ADMINISTRATION AND DEBT SERVICE

31. Planning, Administration and Debt Service – The Agency has budgeted \$2,167,159 for the overall administration of its North Tahoe Redevelopment program, including staffing, overhead costs, office space, accounting support, future project planning activities, consultant services and debt service for multiple loans and bonds which fund ongoing projects and programs.
32. Operation and Maintenance of Acquired Property – The Agency is budgeting \$240,085 for the operation and maintenance of multiple properties that it has acquired within the Project Area for public parking lots and future development projects.

FY 2009-2010 GOALS AND ACHIEVEMENTS

In Fiscal Year 2009-2010 the Redevelopment Agency actively pursued the accomplishment of the following stated goals:

- Elimination of blighting conditions
- Revitalization, redesign and rehabilitation of deteriorated or underutilized areas
- Infrastructure and public facilities improvements
- Improvement of environmental hazards and 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 availability of affordable housing

The Agency addressed these goals during the fiscal year by carrying out a series of projects and programs in all three Project Areas. Highlights of the project and program accomplishments were as follows:

Administrative/Fiscal

- Prepared and received Board approval for the FY 2009-2010 Proposed Agency Budget
- Prepared and received Board approval for the FY 2009-2010 Final Agency Budget
- Received a clean audit report for the period July 1, 2008 to June 30, 2009
- Submitted mandated California monitoring reports, including ERAF/SERAF reports and taxing agency pass-through reports, in conformance with State requirements
- Prepared and submitted an Annual Report in conformance with California Community Redevelopment Law regulations
- Prepared reports in compliance with significant bond/loan covenants
- Continued fiscal oversight responsibilities for the County's Community Development Block Grant (CDBG), HOME and CalHOME funds as well as associated Program Income Revolving Loan funds
- Prepared and submitted applications to the State for CDBG General Allocation and HOME funding; was successful in receiving allocations of \$400,000 of CDBG funds for housing rehabilitation loan assistance in Kings Beach and \$2,100,000 in HOME funds for the Kings Beach Scattered Sites Housing Project

- Continued to work cooperatively with the State Department of Housing and Community Development (HCD) to complete grant agreement requirements for a \$1,804,906 CDBG Economic Development grant for public improvements associated with the Rock Creek Plaza Shopping Center in North Auburn; administrative activities included processing the approval of an amended developer agreement to account for a change in ownership of the Rock Creek Plaza Shopping Center and the continued tracking and documenting of jobs created in the center
- Prepared and submitted an application for CDBG funds for the Neighborhood Stabilization Program (NSP); was successful in obtaining a \$872,933 County funding allocation and was designated by the State HCD to also manage \$505,694 of NSP funds allocated to the City of Rocklin and \$667,802 allocated to the City of Lincoln
- Managed loans for Agency projects and programs from the California Infrastructure and Economic Development Bank, CalHFA and Wells Fargo Bank
- Administered, in conformance with existing agreements and loan guidelines, the portfolio of existing loans for Commercial Improvements, Commercial Façade Improvements, Housing Rehabilitation Assistance, First Time Homebuyer Assistance, and Redevelopment Project Pre-development activities
- In coordination with County Procurement, County Counsel, Risk Management, Auditor and other departments, established and managed vendor contracts, memoranda of understanding with other County departments and agreements with outside agencies

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
- Prepared mid-term status reports for the Sunset Industrial and North Auburn Redevelopment Project Area Five Year Implementation Plans and presented them at public meetings
- Continued to update and refine the Agency web page to provide project/program information and access to maps, technical studies and official documents for the general public
- Continued to provide core financial support for the operation of the North Tahoe Business Association and Tahoe City Downtown Association
- Participated in County Tahoe Area forums and formed and held multiple redevelopment focus group meetings to further inform the public in North Tahoe about the Redevelopment Agency and its activities

Commercial and Infrastructure Development

- At the Swiss Mart and Ronning properties in Kings Beach continued groundwater well tests and coordination with the Lahontan Regional Water Quality Control Board for clearance of the site contamination remediation programs
- At the Kings Beach Eastern Gateway site processed Board approval of a relocation plan and provided relocation assistance services to existing tenants
- Acquired the Everett commercial property in Kings Beach and began site maintenance, security fencing installation and planning for splitting the site to provide part of it for future public parking and the other part for private mixed use development
- Conducted development feasibility research and held multiple public meetings to discuss community interests in advance of issuing requests for proposals for developers to undertake projects on the Agency's Swiss Mart, Kings Beach Eastern Gateway and Everett Property sites
- Completed design, fabrication and installation of two community gateway monument signs on Highway 89 at the entries to Tahoe City
- Provided ongoing financial and technical support for the Kings Beach Commercial Core Improvement Project along Highway 28; the project obtained final County, Tahoe Regional Planning Agency (TRPA) and Caltrans approvals, which enabled final engineering design work to proceed
- Continued to support Community Enhancement Program (CEP) mixed use development proposals in Kings Beach; TRPA approved extending three of the CEP project designations for one more year to allow for additional design and environmental review work
- Continued funding support for the Tahoe City Wye Improvements Project
- Provided approximately \$500,000 in funding for the Tahoe City Transit Center Project, which completed design and awarded bids for construction in Summer 2010
- Supported the planning and design coordination efforts for the proposed North Tahoe Bio-mass Co-generation Project
- Provided \$500,000 in funding support to the North Tahoe Public Utilities District for the Tahoe Vista Recreation Area improvement project
- Completed a blight field survey, prepared a Preliminary Redevelopment Area Plan and associated environmental review for TRPA's consideration of adopting a Chapter 15 Redevelopment Plan for North Tahoe
- Approved Façade Improvement Loans for the Miller Heating and Air Conditioning Company in North Auburn of \$15,000 and the Brockway Golf Course in Kings Beach of \$18,000 and completed improvements for the previously approved \$11,324 Façade Improvement Loan for Dutch Brothers Coffee in North Auburn
- Completed design, advertised for bids and prepared to begin construction on public improvements surrounding the Rock Creek Plaza Shopping Center in North Auburn; the project is funded with a \$1,804,906 CDBG Economic Development grant

- Completed a master plan and environmental review document for streetscape improvements along Highway 49 in North Auburn, presented the study to the Auburn Metropolitan Advisory Council and prepared the study for Agency Board approval in July 2010; received County Board approval to pursue Federal CMAC funding for future implementation of the proposed improvements
- Prepared engineering design plans for the first phase of Highway 49 streetscape improvements, between Education Street and New Airport Road in North Auburn; processed the plans through Caltrans and prepared for bidding and construction in early 2011
- Completed construction of a new sewer lift station and siphon on Auburn Ravine Road and Highway 49 in North Auburn with \$2,000,000 of Agency funding support
- Supported with \$2,500,000 of Agency funding the substantial construction completion of the Sunset Boulevard/Highway 65 interchange project in the Sunset Industrial Project Area
- Approved \$1,000,000 funding for planning and preliminary design of an Athens Avenue overcrossing of the Union Pacific Railroad tracks in the Sunset Industrial Project Area
- Supported a proposed Sunset Industrial Area flood control project on Scilacci Farms with a \$500,000 Agency funding commitment; however, the private property owner pulled out of the project and the County has been searching for an alternative site to provide similar flood control benefits
- Provided support and coordination for the Sunset Industrial Area business coalition
- Provided meeting support and coordination for the Auburn Airport Industrial Park and associated businesses and provided design and a funding commitment for a gateway monument sign to the industrial park in North Auburn
- Supported the proposed development of the Bowman Hilltop Hotel and prepared a preliminary CDBG Economic Development funding application for public improvements needed for the development; the final application will not be submitted until the developer provides evidence of private financing commitments

Affordable Housing

- Supported the Kings Beach Scattered Sites Housing Project by acquiring a development site on Trout Street, applying for and successfully obtaining \$2,100,000 in HOME funding, assisting the processing and approval of entitlements and environmental review documents through the County and TRPA, approving a Disposition, Development and Loan Agreement with the project developer, assisting the preparation of a Low Income Housing Tax Credits funding application, approving a relocation plan and initiating a relocation assistance program for existing on site tenants of the proposed 77 unit affordable housing development project

- Supported the County processing and approval of an updated Affordable Housing Density Bonus Ordinance
- Reviewed development proposals for the Agency's 6.2 acre site in Bowman, selected a developer, entered into an Exclusive Negotiating Rights Agreement, assisted the developer in the processing of County permit approvals and prepared a Disposition and Development Agreement for development of a proposed 64 unit Miner's Ridge affordable housing project
- Obtained approval for \$872,933 of Neighborhood Stabilization Program (NSP) funding, entered into a cooperative agreement with the Cities of Rocklin and Lincoln for assistance in managing their NSP programs, worked in coordination with State HCD to establish the structure of the new NSP program, solicited proposals and contracted with Mercy Housing, Inc. to identify, acquire and rehabilitate bank-owned homes, and began implementation of the program with the purchase of multiple homes that will be rehabilitated and resold to qualified low and moderate income first time homebuyers
- Continued financial assistance for the Seniors First handyman home repairs assistance program
- In cooperation with Habitat for Humanity, completed the construction of one home, sold it to a qualified low income homebuyer and substantially completed construction of a second new home
- Completed two housing rehabilitation projects for a combined \$112,335 and began processing for three more housing rehabilitation assistance loans
- Issued 13 First Time Homebuyer Assistance Loans to qualified low and moderate income residents for a combined total of \$890,650.

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

In the matter of:

Approving the Redevelopment Agency's proposed FY 2010-2011 Budget in the amount of \$33,472,626.

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 8, 2010

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 2010-2011 is submitted to the Redevelopment Agency by the Redevelopment Director and is attached as "Summary of Agency's Proposed Budget"; and

WHEREAS, Agency staff reviewed the Proposed Budget and recommends its adoption; and

WHEREAS, the Agency will incur indebtedness in the form of its obligation to deposit twenty percent of tax increment revenue received during the fiscal year into the low and moderate income housing fund in the amount of \$2,152,205; and

WHEREAS, the public improvements set forth in the Agency 2010-2011 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, 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.

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 \$1,823,078; and

WHEREAS, the proposed budget includes the information required by the California Health and Safety Code section; and

Now, therefore be it resolved that:

The Proposed Budget for the Placer County Redevelopment Agency for fiscal year 2010-2011, as submitted by the Redevelopment Director in the amount of \$33,472,626 is hereby approved.

The Proposed Budget for the Placer County Redevelopment Agency for fiscal year 2010-2011, contains all of the requirements of the State of California Health and Safety Code Section 33606, including all activities to be financed by the Low and Moderate Income Housing Fund established pursuant to Section 33334.3: (a) the proposed expenditures of the agency; (b) the proposed indebtedness to be incurred by the agency; (c) the anticipated revenues of the agency; (d) the work program for the coming year, including goals; and (e) an examination of the previous year's achievements and a comparison of the achievements with the goals of the previous year's work program.

- The Redevelopment Agency finds that the planning and administrative costs in the amount of \$647,246 charged to the Low and Moderate Income Housing Fund(s) are necessary for the production, improvement or preservation of low- and moderate-income housing, as required by subdivision (d) of section 33334.3 of the State of California Health and Safety Code.