



# County of Santa Cruz

## REDEVELOPMENT AGENCY

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TOM BURNS, AGENCY ADMINISTRATOR

November 22, 1999

Agenda: December 7, 1999

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

### **Addition of Project Manager and Engineering Positions to Implement RDA Activities**

Dear Members of the Board:

In the past ten years the Redevelopment Agency, with the assistance of Public Works and other County departments, has overseen the design, financing and construction of over \$50 million of community improvement projects throughout Live Oak and Soquel. A list of the wide range of completed projects is attached as Exhibit A. During that same time frame an additional \$13 million has been directed towards a wide range of projects and programs to increase the supply and quality of affordable housing throughout the unincorporated area. (Exhibit B provides a summary of these activities.) On November 19, your Board, as the Redevelopment Agency Board of Directors, approved a new Five Year Implementation Plan for the Live Oak - Soquel area. The projects envisioned by that plan will result in an even more ambitious agenda of activities in the coming years.

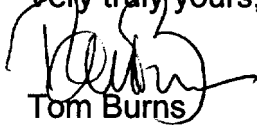
While the level of efforts needed to proceed with projects has grown -- both in terms of the magnitude and complexity of projects and the expanded process for addressing community issues -- the level of staff resources has not increased for many years. At this point in time, seven staff members are actively involved within the Redevelopment Department in the management of the Agency's wide-ranging projects and programs. In addition, four engineering positions are primarily dedicated to the design and construction oversight in Public Works. Furthermore, over the past year key experienced staff members within both departments have moved onto jobs with other County departments. In reviewing the Implementation Plan it is clear that the current level of staffing is not adequate to maintain the existing project commitments and the needs of the projected future work efforts.

With the Agency approaching its final seven years of bonding capability, if we are to receive the maximum benefits from our redevelopment efforts, it is critical to keep staffing at a level where projects can proceed expeditiously. Over the course of the next year we will be working with the CAO's Office in evaluating the proper level of staffing and relationships with other County departments to meet these challenges. In the meantime, it has become

apparent that an additional Project Manager in the Redevelopment Department and an **Assist/Assoc/Civil** Engineer position in Public Works are required in the immediate future to manage the Agency's current commitments. These new positions can be financed for the balance of the fiscal year from existing appropriations.

It is therefore RECOMMENDED that your Board approve the creation of a new Project Manager Position in the Redevelopment Department and an **Assist/Assoc/Civil** Engineer in the Public Works Department and direct the Personnel Department to take the necessary actions to classify the positions at the earliest possible date.

Very truly yours,



Tom Burns  
Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello  
County Administrative Officer

Attachments

cc. RDA  
Public Works  
Personnel Department

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## Exhibit A: Redevelopment Activities Completed to Date Live Oak - Soquel Project Area

CONSTRUCTION PROJECTS	ECONOMIC VITALITY PROJECTS/ PROGRAMS																
<p><b><u>Parks and Community Facilities:</u></b></p> <p>Twin Lakes Park</p> <p>Willowbrook Park</p> <p>Jose Avenue Park and Pedestrian Bridge</p> <p>Interim Live Oak Library</p> <p>Simpkins Family Swim Center</p> <p>Live Oak Community Center</p> <p>Main Street Pedestrian Bridge Improvements</p> <p>Church Public Parking Lot</p> <p>Walnut Street Public Parking Lot</p> <p>Daubenbiss <b>Public</b> Parking Lot</p> <p>The Hook Beach Parking Lot</p> <p>Upper Soquel Creek Pedestrian Bridge</p>	<p><b>Soquel</b> Parking and Business Improvement Area</p> <p>Retail Business Potential Studies</p> <p>Soquel Village Off-Street Parking Development Program</p> <p>Small Business Assistance Program (LEAP)</p> <p>Felt Street Plaza Commercial Center Rehabilitation</p> <p>Pleasure Point Business Revitalization Plan</p> <p>Retail/ Industrial Siting Facilitation</p> <p>East Cliff Village Business Rehabilitation Loans</p> <p>Soquel Village Plan and <b>Soquel</b> 2000 (Project Update)</p> <p>Commercial Way Retail Project</p>																
<p><b><u>Road and Sidewalk Improvements:</u></b></p> <p>17th Avenue Improvements (Phase I, II, and III)</p> <p>Thurber Lane Improvements</p> <p>Felt Street Improvements</p> <p>East Walnut Street Improvements</p> <p>Soquel Drive (Walnut to Porter Gulch) Improvements</p> <p>Chanticleer Avenue Improvements</p> <p>East Cliff Dr. Improvements (East Cliff Village Area)</p> <p>Lower Porter Street Improvements</p> <p>Rodriguez Street Improvements</p> <p>Park Avenue Improvements</p> <p>Lower 7th Avenue Improvements</p> <p>Commercial Way Circulation/Drainage Improvements</p> <p>Portola Dr. Improvements (17<sup>th</sup> to 24<sup>th</sup>) &amp; 30<sup>th</sup> Ave. <b>Infill</b></p> <p>Lower 41<sup>st</sup> Avenue Improvements</p> <p>Jose Avenue Sidewalk <b>Infill</b> Project</p>	<p><b>SPECIAL STUDIES/ PROGRAMS</b></p> <p>Live Oak Circulation Study</p> <p>East Cliff Drive Circulation Alternatives Study</p> <p>Commercial Way Circulation Study</p> <p><b>O'Neill</b> Ranch Master Plan and EIR</p> <p>Urban Forestry Program and Street Tree Maintenance</p> <p>Road Plan Lines (ongoing)</p>																
<p><b><u>Drainage Improvements:</u></b></p> <p>34th, 35th, 36th, 37th Avenues Drainage Project</p> <p>Thurber Channel Drainage Project</p> <p>Winkle <b>Avenue/Prather</b> Lane Park Drainage</p> <p>14th Avenue to Bonita Lagoon Drainage</p> <p>Mission Drive Drainage Improvements</p>	<p><b>PROPERTIES ACQUIRED, PENDING REDEVELOPMENT</b></p> <p>O'Neill Ranch (<b>future</b> A.J. Cummings Community Park)</p> <p><b>Cunnison</b> Lane/The Farm (<b>future</b> park &amp; community center)</p> <p><b>Capitola</b> Road Site (commercial site assembly)</p> <p>Heart of <b>Soquel</b> Mobile Home Pk. (<b>future</b> business focus area)</p> <p>Chanticleer Park Site (future park site)</p> <p>East Harper Street Park (future <b>minipark/housing</b>)</p>																
	<p><b>STREETSCAPE PLANTING PROJECTS</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Felt Street</td> <td style="width: 50%;">Chanticleer Avenue</td> </tr> <tr> <td>East Walnut St.</td> <td>Lower Main Street</td> </tr> <tr> <td>17th Avenue</td> <td>Lower Thurber <b>Lane</b></td> </tr> <tr> <td>East Cliff Village</td> <td>Lower Porter Street</td> </tr> <tr> <td>Commercial Crossing</td> <td>Commercial Way</td> </tr> <tr> <td>Park Avenue</td> <td>Lower 7th Avenue</td> </tr> <tr> <td>Rodriguez Street</td> <td><b>Soquel</b> Drive (Walnut to Porter Gulch)</td> </tr> <tr> <td>Lower 41<sup>st</sup> Avenue</td> <td>Portola Drive</td> </tr> </table>	Felt Street	Chanticleer Avenue	East Walnut St.	Lower Main Street	17th Avenue	Lower Thurber <b>Lane</b>	East Cliff Village	Lower Porter Street	Commercial Crossing	Commercial Way	Park Avenue	Lower 7th Avenue	Rodriguez Street	<b>Soquel</b> Drive (Walnut to Porter Gulch)	Lower 41 <sup>st</sup> Avenue	Portola Drive
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Exhibit B: Affordable Housing Projects and Programs -- Completed and In Progress

Project	Description	Developer	No. Units	Status
Habitat for Humanity (scattered sites)	New construction: single family houses for sale to very low income	Habitat for Humanity	6	Completed
Pacific Family Mobile Home Park	Conversion of mobile home park to limited equity co-op; low income coach owners	Santa Cruz Community Housing	34	Completed
VOA Senior Housing	New construction apt. units; very low income seniors	Volunteers of America	75	Completed
Lagoon Beach Cooperative	Apt. conversion to limited equity cooperative; very low income	Santa Cruz Community Housing	31	Completed
Stepping Out	New construction apartments; very low income disabled adults	Stepping Out Housing, Inc.	18	Completed
Cunnison Lane/Farm	New units/child care; very low income families	Mid-Peninsula Housing Coalition	39	Completed
Brommer Street	Apt. purchase/rehab.; transitional housing formerly homeless families	Housing Authority	6	Completed
Woodland Heights	Preserve affordability of low income senior rental project	Vosti Properties	68	Completed
Arroyo Verde	Enhance affordability of very low and low income ownership project	Housing Authority	101	Completed
Merrill Road	New construction: v. low income families	Housing Authority	15	Completed
Casa Linda	New construction; single family houses for very low income families	Housing for In&p. People	21	Completed
Beachcomber Mobile Home Park	Conversion of mobile home park to limited equity co-op; low income coach owners	Santa Cruz Community Housing	73	Completed
CDBG Housing Rehabilitation	Rehabilitation of single family, apartments and mobile homes; low income	Various	16	Completed
Murphy's Crossing	Rehabilitation and purchase of farm labor camp; low and very low income	Mid Peninsula Housing Coalition	18	Completed
Sorrento Oaks	Private mobile home park conversion; loans to low income park residents	Private Cooperative	13	Completed
Tierra Alta	Sanitation improvements for low and very low income farm worker housing	Housing Authority	36	Completed
Measure J	Measure J preservation; low and moderate income homeowners	RDA	3 (to date)	Completed
Cliffwood Estates Mobile Home Park	Private mobile home park conversion; loans to low income park residents	Private Cooperative	9	Completed
Willowbrook Assisted Care Housing	Assisted living housing and affordable rental units	Willowbrook LLC	40 beds + 4 units	Under Construction
Above the Line	Transitional housing for formerly homeless teens & affordable rental units	Mercy Housing	20 beds + 7 units	Completed
McIntosh Mobile Home Park	Preserve, expand, and upgrade mobile home park; low income	Mercy Housing	26	Under Construction
Vista Verde Apartments	New units and child care for very low income families	South County Housing	60	In Progress
San Andreas Farm Labor Housing	Reconstruction of dilapidated farmworker housing	Mid Peninsula Housing Coalition	43	In Progress
Seascape	Property deeded to County for affordable housing	Not yet identified	Currently Unknown	In Progress
First Time Home Buyer Program	Loans to low and very low income households to purchase homes	RDA	37 (to date)	On going
Mobile Home Rehab. Program	Loans to low and very low income mobile home owners for coach upgrades	RDA	10 (to date)	On going
Last/Deposit Program	Loan program to low income households to avoid homelessness	Housing Authority (contra&w/ RDA)		New Program
Families in Transition	Program to assist lower income homeless families transition to self-sufficiency	FIT		On going