



**Santa Cruz County Redevelopment Agency**

**Santa Cruz County  
Redevelopment Agency**

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**Recommendations for  
Proposed 2011-12 Budget**

**May 2011**



# County of Santa Cruz

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## REDEVELOPMENT AGENCY

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May 23, 2011

May 24, 2011

Board of Directors  
County of Santa Cruz Redevelopment Agency  
701 Ocean Street  
Santa Cruz, CA 95060

### **EXECUTIVE DIRECTOR'S RECOMMENDATIONS FOR THE 2011-12 PROPOSED REDEVELOPMENT AGENCY BUDGET**

Dear Members of the Board:

This letter transmits the Executive Director's Recommendations for the 2011-12 Proposed Redevelopment Agency Budget for your consideration during Budget Hearings which are scheduled to begin Monday, June 20, 2011. These materials present the recommended budget and an implementation status report and work program for completing community improvement projects throughout the Live Oak and Soquel Project Area and affordable housing projects throughout the unincorporated area.

The budget recommendations have been prepared with the assumption that the legislation to eliminate redevelopment agencies statewide will be adopted as proposed in the Governor's Proposed May Revisions to the State budget. AB 101 and SB 77, if adopted as currently proposed will mean that the Redevelopment Agency will cease to exist as of July 1, 2011, and that the responsibility of closing out the affairs of the Agency will be assumed by a Successor Agency with oversight by an Oversight Board, the State Controller and the Department of Finance. The Auditor-Controller will be responsible for conducting a final audit and for the allocation of funds<sup>1</sup>. Capital projects for which agreements are in place are expected to continue until complete. Low and Moderate Income Housing Funds will be transferred to the County and the County will assume responsibility for the expenditure of the balance of these funds on low and moderate income housing projects and programs countywide.

The recommended budget provides financing of approximately \$3.6 million for the completion of capital projects underway. The budget reflects the mid-year transfer of the balance of capital

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<sup>1</sup> The legislation calls for the establishment of a new fund called the Redevelopment Property Tax Trust Fund to receive Project Area property tax increment. Funds are then to be allocated by the County Auditor-Controller in the following order: (1) Auditor-Controller Cost (2) passthrough payments to other taxing entities; (3) transfers to the Public Health and Safety Fund in the amount of \$1.7 billion statewide, for trial court and health care costs in 2011-12 ; (4) transfers to the Redevelopment Obligations Retirement Fund for payment of debt service and other enforceable obligations; (5) administrative costs (maximum of 5% in 2011-12 and 3% thereafter); and finally (6) disbursement of any remaining funds to other taxing entities.

project funds to the County per the Amended and Restated Cooperation Agreement of February 15, 2011. In the area of affordable housing, the budget provides over \$22 million for funding activities related to projects and programs for retaining, rehabilitation, and constructing affordable housing in the upcoming years. The budget also provides financing for the Successor Agency to wrap up the affairs of the former Redevelopment Agency. Twenty one Redevelopment Agency funded positions are eliminated as of August 5, 2011, with 1 position proposed for the Successor Agency. As presented to your Board in the Recommended 2011-12 Proposed County Budget, positions in the Planning Department dedicated to low-income housing are recommended to continue through 2011-12 and RDA funded positions have otherwise been eliminated from County departments.

While this proposed budget has been prepared to address the worst case, the timing of State actions and actual outcomes remain uncertain. Legislation to reform rather than eliminate redevelopment has been introduced as SB 286. That legislation has not moved out of committee as of the writing of this letter. It is also anticipated that adoption of this legislation would be challenged in the courts. In fact an April 28, 2011 opinion issued by the Legislative Counsel concludes that the transfer of local property taxes in 2011-12 for trial courts and healthcare costs as proposed in the legislation is unconstitutional. The Governor's administration has not agreed with that conclusion. Given the Governor's clear interest in eliminating redevelopment agencies and that your Board will be on recess in July, staff must be prepared to begin the close-out of the redevelopment agency should these actions be taken by the state. Staff will continue to monitor the situation and report back to your Board with any additional recommendations or revisions as appropriate.

It is therefore RECOMMENDED that your Board, as the Board of Directors for the Redevelopment Agency, take the following actions:

1. Accept the attached document as the Proposed 2011-2012 Redevelopment Agency Budget;
2. Set June 22, 2011 at 9 am or thereafter as the time and date for conducting a public hearing o the Proposed Redevelopment Agency Budget; and
3. Direct the Clerk to order the necessary notices for the hearing described above.

Very truly yours,

Susan A. Mauriello  
Executive Director of the Redevelopment Agency

Attachments

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**PROPOSED 2011-12  
REDEVELOPMENT AGENCY  
BUDGET**

**PROGRESS REPORT ON  
IMPLEMENTATION OF  
LIVE OAK/SOQUEL  
REDEVELOPMENT PLAN**

**May 2011**

# REDEVELOPMENT AGENCY

Index Number: 136110, 136120, 610110,  
610115, 610120, 611100, 612200

Fund: Redevelopment  
Function: Land Use  
Activity: Redevelopment

<b>Expend. Category</b>	<b>Actual 2009-10</b>	<b>Approp. 2010-11</b>	<b>Est. Actual 2010-11</b>	<b>Request 2011-12</b>	<b>Recom. 2011-12</b>	<b>Recom. Change</b>
Capital Proj.	\$37,649,762	\$82,699,650	\$75,562,337	\$3,580,968	\$3,580,968	(\$79,118,682)
Hsng. Proj.	13,749,936	22,991,413	17,292,098	22,041,919	22,041,919	(949,494)
Prop. Mgmt.	188,034	331,292	345,689	1,239	1,239	(330,053)
Admin.	<u>4,394,677</u>	<u>6,219,499</u>	<u>6,219,499</u>	<u>2,183,515</u>	<u>2,183,515</u>	<u>(4,035,984)</u>
<b>Total</b>	<b>\$55,982,409</b>	<b>\$112,241,854</b>	<b>\$99,419,623</b>	<b>\$27,807,641</b>	<b>\$27,807,641</b>	<b>(\$84,434,213)</b>
<b>Positions</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>1</b>	<b>1</b>	<b>(21)</b>

The Redevelopment Agency (RDA) was established to improve public infrastructure and facilities, assist in business development and to preserve existing and expand affordable housing opportunities. The Agency is in the 24<sup>th</sup> year of implementing its redevelopment plan for the Live Oak and Soquel area. The Governor's Proposed State Budget now calls for the elimination of redevelopment agencies statewide as of July 1, 2011. Legislation to accomplish this has been introduced as SB 77 and AB 101. These bills are pending in the legislature. This budget has been prepared with the assumption that legislation to eliminate redevelopment agencies statewide as of July 1, 2011 will be adopted. At that time a Successor Agency (the County) would assume responsibility for completing agency funded projects (as permitted under the legislation) and shutting down agency activities with the balance of housing funds transferred to the County for low and moderate income housing projects and programs.

The financing for all of the Agency's activities is included in the budgets presented in this document. The Proposed County Budget has also been prepared to address the cessation of specific redevelopment activities in individual departmental budget descriptions.

Redevelopment activities are financed by bond proceeds and tax increment financing, a well-leveraged use of local property tax dollars generated within the Redevelopment Project Area. Bond proceeds finance the Capital Projects Fund and the Low and Moderate Income Housing Fund which are the primary funding source for redevelopment projects and programs. Bond debt service is paid by the tax increment funds. The Capital Projects Fund and the Low and Moderate Income Housing Fund are presented beginning on pages 12 and 13, respectively. Property tax increment is the primary source of revenues for the Capital Projects Tax Increment Fund and the Low and Moderate Income Housing Tax Increment Fund presented beginning on page 18. These two funds provide the source of revenues for the administrative activities of the Agency which are detailed in the General Redevelopment Administration Fund and the Housing Program Administration Fund beginning on page 2. This budget also includes a new fund, the Redevelopment Obligation Retirement Fund. As defined in the proposed legislation, this fund would receive tax increment and would be used as the source of funding for payment of administrative costs of the Successor Agency and payment of enforceable obligations of the former redevelopment agency with the balance, if any, distributed to other taxing entities. Property rental income finances all expenditures in the Property Management Fund separately from the other Agency funds and is presented on page 4.

**PROPOSED BUDGET**

**STAFFING**

The Redevelopment Agency provides coordination and administration of the Agency's various capital projects and activities as well as overall Agency administration. These responsibilities will be assumed by the Successor Agency. The Successor Agency will be responsible for compliance with the requirements of the legislation as adopted and the wrap up and close out of agency activities. The balance of Agency housing funds will be transferred to the County and will continue to fund low and moderate income housing programs and projects, including administrative costs, to be managed by the Housing Section of the Planning Department.

AB 101 as currently written, permits up to 5% of the Successor Agency property tax funds to be budgeted for the administrative costs in 2011-12, subject to review and approval of an Oversight Board. As funding for the administrative function of the Successor Agency is limited, only one fiscal staff position is proposed for the Successor Agency in 2011-12.

<b>Figure 1: Redevelopment Agency Staffing</b>						
<b>Position Classification</b>	<b>Salary Code</b>	<b>Allow 2010-11</b>	<b>Actual 2010-11</b>	<b>Request 2011-12</b>	<b>Recom. 2011-12</b>	<b>Recom. Change</b>
Agency Administrator	YS	1	1	0	0	(1)
Capital Impr Prog Mgr	D7	3	3	0	0	(3)
Redevelopment Project Mgr	MY	8	8	0	0	(8)
Urban Designer	YK	2	2	0	0	(2)
Admin. Services Manager	B1	1	1	1	1	0
Asst/Sr/Dept Admin Analyst	M8, LL, PM	1	1	0	0	(1)
Asst/Dept Admin Analyst	M8, PM	1	1	0	0	(1)
Administrative Aide	LO	1	1	0	0	(1)
Sr Accounting Technician	JL	1	1	0	0	(1)
Accounting Technician	V2	1	1	0	0	(1)
Economic Development Mgr	XY	1	1	0	0	(1)
Secretary	YA	1	1	0	0	(1)
<b>TOTAL</b>		<b>22</b>	<b>22</b>	<b>1</b>	<b>1</b>	<b>(21)</b>

**GENERAL ADMINISTRATIVE BUDGET SUMMARY**

Revenues to support both the General Redevelopment Administration budget – Index Number 610110 and the Housing Program Administration budget – Index Number 610120, have in prior years been provided from the Capital Projects and Low and Moderate Income Housing Tax Increment Funds, Index Numbers 136110 and 136120, respectively (discussed later). With the enactment of the proposed legislation, and as presented here, beginning in 2011-12 the Redevelopment Obligation Retirement Fund will provide the revenues to support the General Redevelopment Administration Fund (discussed later). The General Redevelopment Administrative budget includes one staff position and administrative costs for the Successor Agency, including other indirect County costs recovered through County overhead charges, for FY 2011-12.

The Housing Program Administration budget includes the costs related to the Housing Section of the Planning Department. With enactment of the proposed legislation, and as presented here, beginning in 2011-12 the balance of tax increment funds will be used as revenues to support this fund and this fund will be transferred to the Planning Department. Finally, revenues and expenses for the Property Management activities associated with properties previously owned by the Agency are separately budgeted in Index Number 610115.



**INDEX NUMBER 610110 – GENERAL REDEVELOPMENT ADMINISTRATION**

<b>Requirements</b>	<b>Actual 2009-10</b>	<b>Appropriated 2010-11</b>	<b>Estimated 2010-11</b>	<b>Requested 2011-12</b>	<b>Recommended 2011-12</b>	<b>Change From 2010-11</b>
<b>Appropriations</b>						
Salaries & Benefits	\$0	\$0	\$0	\$276,369	\$276,369	\$276,369
Services & Supplies	\$334,507	\$850,402	\$444,264	\$228,030	\$228,030	(\$622,372)
Other Charges	\$111,152	\$208,688	\$534,799	\$0	\$0	(\$208,688)
Fixed Assets	\$8,759	\$170,000	\$1,693	\$0	\$0	(\$170,000)
Intra-Fund Charges	(\$454,419)	(\$1,227,874)	(\$980,756)	(\$504,399)	(\$504,399)	\$723,475
Approp. for Cont.	\$0	\$0	\$0	\$0	\$0	\$0
RDA Projects	\$2,661,181	\$4,449,836	\$4,451,125	\$504,399	\$504,399	(\$3,945,437)
<b>Total</b>	<b>\$2,661,180</b>	<b>\$4,451,052</b>	<b>\$4,451,125</b>	<b>\$504,399</b>	<b>\$504,399</b>	<b>(\$3,946,653)</b>
Increase Reserve	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Requirements</b>	<b>\$2,661,180</b>	<b>\$4,451,052</b>	<b>\$4,451,125</b>	<b>\$504,399</b>	<b>\$504,399</b>	<b>(\$3,946,653)</b>
<b>Available Funds</b>						
Fund Balance Avail.	\$0	\$0	\$0	\$0	\$0	\$0
Cancel Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Revenue	\$2,661,182	\$4,451,052	\$4,451,125	\$504,399	\$504,399	(\$3,946,653)
<b>Total</b>	<b>\$2,661,182</b>	<b>\$4,451,052</b>	<b>\$4,451,125</b>	<b>\$504,399</b>	<b>\$504,399</b>	<b>(\$3,946,653)</b>
<b>Misc. Revenue</b>	<b>(\$26)</b>	<b>(\$20)</b>	<b>(\$93)</b>	<b>(\$20)</b>	<b>(\$20)</b>	<b>\$0</b>
<b>NET ADMIN. COSTS</b>	<b>\$2,661,156</b>	<b>\$4,451,032</b>	<b>\$4,451,032</b>	<b>\$504,379</b>	<b>\$504,379</b>	<b>(\$3,946,653)</b>

**INDEX NUMBER 610120 – HOUSING PROGRAM ADMINISTRATION**

<b>Requirements</b>	<b>Actual 2009-10</b>	<b>Appropriated 2010-11</b>	<b>Estimated 2010-11</b>	<b>Requested 2011-12</b>	<b>Recommended 2011-12</b>	<b>Change From 2010-11</b>
<b>Appropriations</b>						
Services & Supplies	\$0	\$0	\$0	\$0	\$0	\$0
RDA Projects	\$1,733,523	\$1,768,467	\$1,768,467	\$1,679,136	\$1,679,136	(\$89,331)
<b>Total</b>	<b>\$1,733,523</b>	<b>\$1,768,467</b>	<b>\$1,768,467</b>	<b>\$1,679,136</b>	<b>\$1,679,136</b>	<b>(\$89,331)</b>
Increase Reserve	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Requirements</b>	<b>\$1,733,523</b>	<b>\$1,768,467</b>	<b>\$1,768,467</b>	<b>\$1,679,136</b>	<b>\$1,679,136</b>	<b>(\$89,331)</b>
<b>Available Funds</b>						
Fund Balance Avail.	\$0	\$0	\$0	\$0	\$0	\$0
Cancel Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Revenue	\$1,733,522	\$1,768,467	\$1,768,467	\$1,679,136	\$1,679,136	(\$89,331)
<b>Total</b>	<b>\$1,733,522</b>	<b>\$1,768,467</b>	<b>\$1,768,467</b>	<b>\$1,679,136</b>	<b>\$1,679,136</b>	<b>(\$89,331)</b>
Misc. Revenue	(\$1)	\$0	\$0	\$0	\$0	\$0
<b>NET ADMIN. COSTS</b>	<b>\$1,733,521</b>	<b>\$1,768,467</b>	<b>\$1,768,467</b>	<b>\$1,679,136</b>	<b>\$1,679,136</b>	<b>(\$89,331)</b>

**2011-12 Recommended Budget**

The 2011-12 recommended budget provides for a net decrease of \$3,946,653 in expenditures in the General Redevelopment Administration Fund and a net decrease of \$89,331 in expenditures in the Housing Program Administration Fund. These expenditures are funded by revenues from the Redevelopment Retirement Obligation Fund and Low and Moderate Income Tax Increment Funds respectively. The recommended budget assumes continuation of the annual furloughs instituted in FY 2009-10.

## Expenditures

The recommended decrease of \$3,946,653 in administrative costs in the General Redevelopment Administration Fund is the result of the proposed elimination of redevelopment and the decrease in costs for staffing, County overhead, administration and fixed assets.

The recommended decrease of \$89,331 in administrative costs in the Housing Program Administration Fund is primarily the result of a reduction in staff as recommended in the Planning Department proposed budget.

## Revenues

The recommended budget includes a decrease of \$3,946,653 in revenues to the General Redevelopment Administration Fund and a decrease of \$89,331 in revenues to the Housing Program Administration Fund. The decrease to the General Redevelopment Administration Fund is the result of a decrease in revenues transferred from the Capital Projects Tax Increment Fund and/or the Redevelopment Obligation Retirement Fund, and the decrease to the Housing Program Administration Fund is the result of a decrease of revenues transferred from the Low and Moderate Income Housing Tax Increment Fund. Tax revenue funds are presented later in this budget report.

### **INDEX NUMBER 610115 – PROPERTY MANAGEMENT**

<b>Requirements</b>	<b>Actual 2009-10</b>	<b>Appropriated 2010-11</b>	<b>Estimated 2010-11</b>	<b>Requested 2011-12</b>	<b>Recommended 2011-12</b>	<b>Change From 2010-11</b>
<b>Appropriations</b>						
Services & Supplies	\$188,019	\$331,192	\$75,861	\$0	\$0	(\$331,192)
Other Charges	\$15	\$100	\$8	\$0	\$0	(\$100)
Intra-Fund Charges	(\$188,034)	(\$326,867)	(\$75,869)	\$0	\$0	\$326,867
RDA Projects	\$188,034	\$326,867	\$345,689	\$1,239	\$1,239	(\$325,628)
<b>Total</b>	<b>\$188,034</b>	<b>\$331,292</b>	<b>\$345,689</b>	<b>\$1,239</b>	<b>\$1,239</b>	<b>(\$330,053)</b>
Increase Reserve	\$42,660	\$50,948	\$50,948	\$0	\$0	(\$50,948)
<b>Total Requirements</b>	<b>\$230,694</b>	<b>\$382,240</b>	<b>\$396,637</b>	<b>\$1,239</b>	<b>\$1,239</b>	<b>(\$381,001)</b>
<b>Available Funds</b>						
Fund Balance Avail.	\$120,716	\$136,088	\$136,088	(\$74,119)	(\$74,119)	(\$210,207)
Cancel Reserve	\$96,349	\$95,150	\$95,150	\$75,358	\$75,358	(\$19,792)
Revenue	\$149,717	\$151,002	\$91,280	\$0	\$0	(\$151,002)
<b>Total</b>	<b>\$366,782</b>	<b>\$382,240</b>	<b>\$322,518</b>	<b>\$1,239</b>	<b>\$1,239</b>	<b>(\$381,001)</b>

The Property Management budget, Index Number 610115, accounts for property income and maintenance expenses separately from general administrative costs. This index was transferred to the County Plant Budget with mid-year budget changes. It is recommended that the small remaining balance also be transferred.

## **AGENCY ACCOMPLISHMENTS AND GOALS**

### **FY 2010-2011 Accomplishments**

Building on the results of past efforts, a number of projects were completed during the past year throughout the Live Oak-Soquel area. To date, significant progress has taken place in a number of areas, including: development of technical base studies and area-wide plans, construction of public safety projects and parks, acquisition of key sites, installation of beautification improvements, and business support activities. These activities are summarized in Figure 2. In addition, the Agency funds the preservation, rehabilitation, and construction of affordable housing. These projects are described in the narrative of Index Number 612200 – Low and Moderate Income Housing Fund. A more detailed description of the specific accomplishments during the past year in non-housing program areas follows.

**Figure 2:  
Redevelopment Capital Project Activities Completed To Date  
Live Oak and Soquel Project Area**

**CAPITAL IMPROVEMENT PROJECTS**

**Parks and Community Facilities:**

- |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Twin Lakes Park</li> <li>• Willowbrook Park</li> <li>• The Hook Beach Parking Lot &amp; 41st Avenue Pedestrian Access</li> <li>• Upper Soquel Creek &amp; Main Street Pedestrian Bridges</li> <li>• Animal Services Facility</li> <li>• Interim &amp; New Expanded Live Oak Library</li> <li>• Live Oak Resource Center</li> </ul> | <ul style="list-style-type: none"> <li>• Live Oak Sheriff Center on 17th Avenue</li> <li>• Anna Jean Cummings Park, Parking &amp; Slide Improvements</li> <li>• Hestwood Park</li> <li>• Simpkins Swim Center/Live Oak Community Center &amp; Renovation Project</li> <li>• Jose Avenue Park &amp; Harper Court Pedestrian Bridge</li> <li>• Felt Street Park (under Construction)</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Drainage Improvements:**

- |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Avenues Drainage Project (Phases 1 &amp; 2)</li> <li>• Mission Drive Drainage Improvements</li> <li>• Winkle Avenue/Prather Lane Park Drainage</li> <li>• Garden &amp; 38th Avenue Drainage and Sidewalk Infill</li> <li>• 17th Avenue Drainage Improvements</li> </ul> | <ul style="list-style-type: none"> <li>• Thurber Channel Drainage Project</li> <li>• 14th Avenue to Bonita Lagoon Drainage</li> <li>• Venice Drive Drainage Improvements</li> <li>• Roland Drive and 35th Avenue Drainage Improvements</li> <li>• 16th Avenue Drainage Improvements</li> </ul> |
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**Road and Sidewalk Improvements:**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Soquel Dr. (Soquel Village) &amp; Bridge Replacement</li> <li>• 17th Avenue Improvements (Phase I, II, and III)</li> <li>• Chanticleer Avenue Improvements (Soquel Avenue to Kinsley Street)</li> <li>• Lower Porter Street Improvements</li> <li>• East Cliff Dr. Improvements (East Cliff Village Area)</li> <li>• Upper 14th Avenue Improvements</li> <li>• Jose Avenue Sidewalk Infill Project</li> <li>• Brommer Street (7th to 17th Avenues)</li> <li>• Alice/Corcoran Street Improvements</li> <li>• Rodriguez Street Improvements</li> <li>• 7th Avenue (East Cliff Drive to Capitola Road)</li> <li>• Kinsley Street Improvements</li> <li>• Upper Porter Sidewalk Infill</li> <li>• Capitola Avenue Improvements</li> <li>• 30th Avenue Improvements (Portola Dr to Brommer St)</li> <li>• Soquel Drive Signal Projects</li> <li>• 2008 Sidewalk Infill (S. Rodeo, Soquel Dr at Paul Sweet, 24th Avenue)</li> <li>• Soquel Avenue (west of 17th Avenue)</li> <li>• Eaton Street Improvements (under construction)</li> <li>• East Cliff Drive Bluff Stabilization</li> </ul> | <ul style="list-style-type: none"> <li>• East Cliff Drive Parkway (32nd to 41st under construction)</li> <li>• Soquel Drive (Walnut to Porter Gulch)</li> <li>• Sidewalk Infill (Paul Minnie, Merrill St, upper 30th Avenue, Daubenbiss Avenue)</li> <li>• Felt Street Improvements</li> <li>• Gross Road Improvements</li> <li>• Main Street/East Walnut Street Improvements</li> <li>• 30th Avenue Improvements (Portola to East Cliff)</li> <li>• Park Avenue Improvements</li> <li>• Lake/5th Avenues Improvements</li> <li>• Capitola Road (Soquel Ave. to 38th Avenue)</li> <li>• Commercial Way Circulation/Drainage Improvements</li> <li>• East Cliff Drive Emergency Crib Wall Repairs</li> <li>• Soquel Dr Sidewalk Infill (41st to Daubenbiss &amp; at Center Street)</li> <li>• Pleasure Point Improvements (Commercial Area – Lower 41st &amp; Portola Drive)</li> <li>• Portola Dr. Improvements (17th to 26th Avenues)</li> <li>• Pavement Management Projects</li> <li>• Upper 7th Avenue (Soquel Avenue to Capitola Road)</li> </ul> |
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**Figure 2:**

**Redevelopment Capital Project Activities Completed To Date  
Live Oak and Soquel Project Area**

**CAPITAL IMPROVEMENT PROJECTS**

**ECONOMIC VITALITY PROJECTS AND PROGRAMS**

- |                                                     |                                                                                          |
|-----------------------------------------------------|------------------------------------------------------------------------------------------|
| • Soquel Parking and Business Improvement Area      | • Small Business Assistance Program (LEAP)                                               |
| • Soquel Village Plan and Soquel 2000 (Plan update) | • Soquel Village Public Parking Lots: Walnut Street, Church, & Daubenbiss Ave (on-going) |
| • Pleasure Point Commercial Area Plan               | • Felt Street Plaza Commercial Center Rehabilitation                                     |
| • Commercial Way Retail Project                     | • Utility Undergrounding: Soquel Village & Pleasure                                      |
| • Graffiti Abatement                                | • Business Inventory                                                                     |

**SPECIAL STUDIES/PROGRAMS AND COMMUNITY DESIGN**

- |                                                                                      |                                                  |
|--------------------------------------------------------------------------------------|--------------------------------------------------|
| • Live Oak Circulation Study & Commercial Way Circulation Study                      | • Live Oak/Soquel Aerial Photo update            |
| • East Cliff Drive Circulation Alternatives Study                                    | • Moran Lake Water Quality & Restoration Study   |
| • Road Plan Lines (on-going)                                                         | • Live Oak Historic Resources Inventory Update   |
| • Floral Park Master Plan Update                                                     | • The Farm Park and Community Center Master Plan |
| • Zone 5 Flood Control and Water Conservation District Master Plan Update (underway) | • Chanticleer Ave Park Master Plan               |
| • Soquel Creek Linear Park & Parking Master Plan                                     | • Pleasure Point Community Plan                  |
|                                                                                      | • Twin Lakes Beach Front Concept Plan            |

**PROPERTIES ACQUIRED (PENDING REDEVELOPMENT)**

- |                                                                     |                                                                                        |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| • Cunnison Lane/The Farm (future park & community center)           | • Heart of Soquel Mobile Home Park (future Soquel Village project)                     |
| • Chanticleer Park Site – (future park)                             | • O'Neill Ranch Commercial Site (top of 41 <sup>st</sup> Avenue)                       |
| • Porter Street (future connection to Soquel Creek linear park)     | • East Cliff Drive Bluff Top (future park)                                             |
| • Capitola Road Site (commercial site assembly)                     | • 7 <sup>th</sup> Avenue/Brommer Site – (future recreational and visitor serving uses) |
| • East Harper Street Park (future mini-park/housing)                | • Rodriguez Park Site – (future park site assembly)                                    |
| • 17 <sup>th</sup> Avenue Resource Center Site (under construction) |                                                                                        |

**URBAN FORESTRY PROGRAM AND STREETScape PLANTING PROJECTS**

- |                                                                |                                                                   |
|----------------------------------------------------------------|-------------------------------------------------------------------|
| • Urban Forestry Master Plan                                   | • Street Tree Maintenance Program (on-going)                      |
| • Felt Street Volunteer Tree Planting/Maintenance              | • East Walnut Street                                              |
| • 17 <sup>th</sup> Avenue                                      | • Lower Main Street                                               |
| • Lower Thurber Lane                                           | • East Cliff Drive (13 <sup>th</sup> to 17 <sup>th</sup> Avenues) |
| • Commercial Crossing                                          | • Lower Porter Street                                             |
| • Commercial Way                                               | • Park Avenue                                                     |
| • Rodriguez Street Volunteer Tree Planting/Mainten             | • 7 <sup>th</sup> Avenue (Soquel Avenue to East Cliff Dr)         |
| • Lower 41 <sup>st</sup> Avenue                                | • Soquel Drive (Soquel Village)                                   |
| • Portola Drive (17 <sup>th</sup> to 41 <sup>st</sup> Avenues) | • Lake/5 <sup>th</sup> Avenues                                    |
| • Capitola Road                                                | • Soquel Drive (Walnut Street to Porter Gulch)                    |
| • Kinsley Street Volunteer Tree Platning/Maintenance           | • Brommer Street (7 <sup>th</sup> to Thompson Street)             |
| • West Walnut Street Volunteer Tree Planting/Maintenance       | • Soquel Drive (east of 41 <sup>st</sup> Avenue)                  |
|                                                                | • Soquel Avenue (east of 17 <sup>th</sup> Avenue)                 |

## Capital Improvement Projects

Planning and design work continued on a number of projects. Improvements under construction during the past year as part of the County Capital Improvement Program, and with funding from the Redevelopment Agency include:

- **East Cliff Drive Bluff Stabilization - Phase I.** This project included construction of stained and sculpted concrete soil nail walls to stabilize the bluffs below East Cliff Drive between 32<sup>nd</sup> and 36<sup>th</sup> Avenues and at the end of 41<sup>st</sup> Avenue. Construction also included 3 new stairways, as well as removal of rip-rap and concrete rubble from the beach. The view of the coastline from the bay is natural in appearance and represents a significant beautification of this important and scenic resource. Construction was completed in early 2011.
- **East Cliff Drive Parkway (Pleasure Point) - Phase II.** This project is the second and final phase of construction to complete pedestrian, bike, and landscaping improvements along East Cliff Drive from 32<sup>nd</sup> to 41<sup>st</sup> Avenues. The project also includes a new restroom and interpretive element at Pleasure Point Park plus storm drainage, road and utility improvements. Bids have been opened and construction is expected to begin in June 2011 and take up to one year to complete.
- **Live Oak Resource Center.** Construction of this new two story building on 17<sup>th</sup> Avenue in Live Oak, wrapped up in March 2011 and is now occupied by the Volunteer Center of Santa Cruz County and the Live Oak Family Resource Center, a program of Community Bridges.
- **2010 Pavement Management Project.** All or portions of twenty-three streets in the project area were reconstructed by the Public Work Department with Agency funding in FY 2010-11.
- **Soquel Avenue (west of 17<sup>th</sup> Avenue).** This project included construction of sidewalks on the south side of Soquel Avenue from 17<sup>th</sup> Avenue west to opposite the Highway 1 on and off ramps, a new west bound travel lane to ease traffic, bike lanes, storm water and street tree improvements. Construction was completed in spring 2011.
- **Eaton Street Improvements.** Improvements under construction include sidewalks, curb and gutter on the south side of Eaton Street, curb and gutter on the north side, and bike lanes. Construction will be complete by summer 2011.
- **Felt Street Park.** The Agency is funding the construction of a new park on the County-owned Felt Street Park site. Park development will include play areas, skate board features, bocce ball courts, garden plots, a restroom, and parking. Construction is underway and planned to be complete in fall 2011.

In addition, conceptual and engineering design proceeded on many projects including: Schwan Lake Pedestrian Improvements (East Cliff Drive from 9<sup>th</sup> to 12<sup>th</sup> Avenues), East Cliff Drive Pedestrian Walk (17<sup>th</sup> to 32<sup>nd</sup> Avenues), Twin Lakes Beach Front (East Cliff Drive 5<sup>th</sup> to 9<sup>th</sup> Avenues), sidewalk infill projects, Cabrillo College Drive, the Farm Neighborhood Park and Community Center, Chanticleer Avenue Neighborhood Park, Soquel Linear Park and Parking Improvements, Floral Park Renovation and Upper Porter Street. Agency staff also continued to coordinate with Parks staff on a number of RDA funded projects including Felt Street Park, habitat and park improvements at Moran Lake Park, and improvements at Anna Jean Cummings Park and the Simpkins Family Swim Center, with Sheriff's Office staff on the Center for Public Safety project, and with Health Services Agency staff on the Behavioral Health Unit project.

## Community Design/Special Studies and Projects

In addition to work on the planning and design of Capital Improvement Projects, Agency staff established the Leadership in Our Neighborhoods Pilot Program now under implementation by the Live Oak Family Resource Center a program of Community Bridges. In addition, staff worked with the Boys

and Girls Club of Santa Cruz County and the Live Oak School District to plan for the joint development of a youth center proposed for the Shoreline Middle School campus.

### **Economic Vitality Projects and Programs**

During the past year, staff dedicated to the development and implementation of an economic development program was hired. RDA Economic Development staff worked with businesses interested in locating in the County to package funding assistance, to identify potential sites, and sort through state and local land use requirements. Staff prepared the foundation for a Business Retention and Expansion Program. Planning Department and RDA staff also worked together to further refine the Community Development Block Grant Program for the County, and to inventory key commercial and industrial sites within the project area with potential for development or redevelopment. Additionally Agency staff established communications with representatives of various business associations, governmental and educational organizations and elected officials. Finally, RDA also continued participation and contributed funding to the annual update of the Comprehensive Economic Development Strategy for Santa Cruz County led by the WIB, and to the Santa Cruz County Visitors and Conference Council.

### **Urban Forestry Program and Streetscape Planting Projects**

Since the Agency's Urban Forestry Program's inception in 1994, more than 1,825 street trees and related landscaping have been planted. Additionally, Agency staff continued to administer the streetscape maintenance program, funded by County Service Area 9E, with maintenance provided by Parks Department staff. Figure 2 provides a list of the streets that have benefited from Streetscape Planting.

### **Affordable Housing Assistance**

In May of 1990, your Board approved the Agency's Affordable Housing Program and Goals, now being implemented under the leadership of the Planning Department, with several key objectives:

- Focusing Agency housing funding assistance on projects which benefit a wide range of household incomes;
- Leveraging Agency funds to assure the greatest benefit for the expenditures provided;
- Providing a mix of new construction projects and rehabilitation of existing housing which could be made available to qualifying households; and
- Working with the full range of affordable housing providers to assure that the Agency provides assistance for a variety of affordable housing opportunities.

Since your Board's approval of the Housing Program and Goals, the Agency has been involved in financing housing that is affordable to very low, low and moderate income households, including acquisition and rehabilitation of existing units and new unit construction. With these goals in mind, the Housing Division of the Planning Department continues to pursue a program of creating and retaining affordable housing opportunities, with financing provided by the Agency. A more comprehensive discussion of the Affordable Housing Program is included under Index Number 612200.

### **FY 2011-2012 Agency Goals**

The recommended budget proposes funding for those capital improvement projects identified as community priority projects and affordable housing assistance projects and programs. Figure 3 provides an overview of the planned non-housing projects and programs; a more detailed narrative description is presented below. Housing activities are described in association with the Agency's Low and Moderate Income Housing Fund on page 13.

<b>Figure 3:</b>	
<b>Highlights of Proposed 2010-11 Capital Projects Work Program</b>	
<b>CAPITAL IMPROVEMENT PROJECTS FOR 2011-12 CONSTRUCTION</b>	
<ul style="list-style-type: none"> <li>• LION Neighborhood Grants</li> <li>• East Cliff Drive Parkway (Pleasure Point)</li> </ul>	<ul style="list-style-type: none"> <li>• Felt Street Park</li> </ul>
<b>CAPITAL IMPROVEMENT PROJECTS UNDER DESIGN FOR FUTURE YEAR CONSTRUCTION</b>	
<ul style="list-style-type: none"> <li>• Twin Lakes Beach Front (East Cliff Dr 5th – 7th Ave)</li> <li>• Arana Gulch Path</li> <li>• Upper Porter Street</li> <li>• Soquel Creek Linear Park &amp; Parking</li> </ul>	<ul style="list-style-type: none"> <li>• Youth Center</li> <li>• Behavioral Health Unit</li> <li>• Center for Public Safety</li> </ul>

### Capital Improvement Projects

Most capital project funds have been transferred to the County subsequent to the approval of the Amended and Restated Cooperation Agreement of February 15, 2011, and designated for the design and construction of priority projects of community wide benefit as noted in Figure 3. It is anticipated that agreements with partners for the completion of the design and construction of these projects will be in place by June 30, 2011. A small balance of funds was retained for the completion of Agency contracts. The priority projects include:

- **Center for Public Safety.** This project includes the consolidation of Sheriff-Coroner operations into one facility in the mid-County Live Oak area improving operational efficiencies and mid-county response to public safety needs.
- **Behavioral Health Unit Project.** The project includes site acquisition and construction of a new facility to replace the facility now located on the Dominican Hospital campus which is to be converted to core-services functions.
- **Arana Gulch Path.** The City of Santa Cruz plans the construction a pedestrian and bicycle path connecting Live Oak and the City. This project includes improvements to the County’s Brommer Street right-of-way between the Port District property and 7<sup>th</sup> Avenue and will provide an important link between Live Oak and services located in the City.
- **Youth Center.** The Live Oak School District, Boys and Girls Club of Santa Cruz and the Agency plan a partnership for the construction of a new youth center on the Shoreline Middle School campus to be owned by the school district and used under agreement by the Boys and Girls Club. A youth center in Live Oak will provide area youth with expanded access to educational and recreational programs and services throughout the year.
- **Twin Lakes Beachfront.** The development of pedestrian and bicycle improvements where there are currently none, beach area parking and beach access are the focus of this project. Work is planned along East Cliff Drive from the harbor entrance at 5<sup>th</sup> Avenue to 7<sup>th</sup> Avenue. This project will provide safety improvements along a heavily used beachfront area.
- **Upper Porter Street Sidewalk Improvements.** This project includes the construction of a sidewalk and retaining walls on the west side of Porter Street from the entrance to Soquel High School, south to meet existing sidewalks. These improvements will provide a pedestrian connection between Soquel Village and the high school, Anna Jean Cummings Park and neighborhoods to the north.

- **Soquel Creek Linear Park and Parking (Heart of Soquel).** This project implements the Soquel Village Plan providing pedestrian access through the village, to the creek and businesses, improves circulation and parking, offers businesses the opportunity to create outdoor dining areas and creates a place for community events.
- **Leadership in Our Neighborhoods Program (LION).** This pilot program established in 2010 includes neighborhood outreach, leadership training and a neighborhood grant program. The goal is to connect residents to local government resources and empower them to solve problems and improve their neighborhoods and community. Implementation of the LION Pilot Program will continue and be completed by Live Oak Family Resource Center staff.

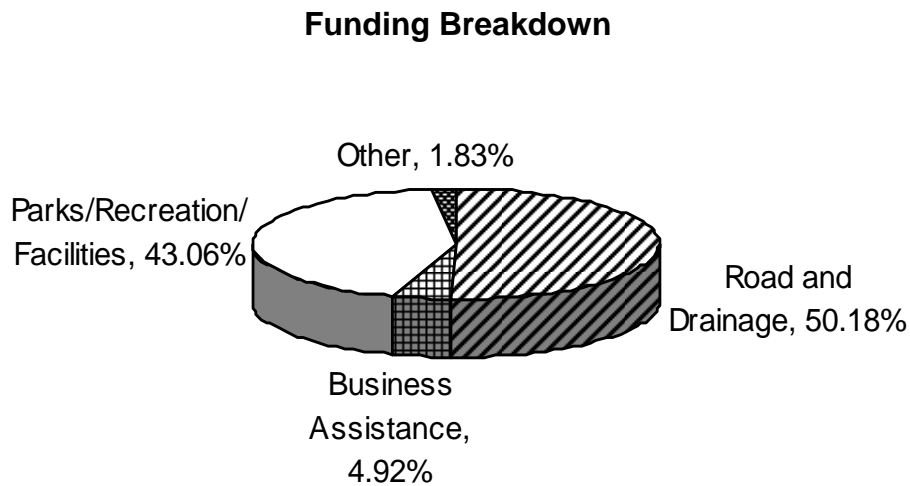
**PROJECT BUDGETS**

The following two budgets represent the recommended expenditures for both the Capital Projects and Low and Moderate Income Housing Projects, funded by revenues from the Agency’s various bond issues to date.

**Index Number 611100 – Capital Projects Fund**

Attachment 1 reflects the most recent update of the multi-year financing plan for a variety of capital improvement projects, including proposed annual revisions to project allocations. Proceeds from past bond issues have been allocated to priority capital projects including pedestrian and bicycle improvements, business area improvements, park improvements, community facilities, and a coastal improvement project. Figure 4 shows the distribution of funding for completed projects by project category and an overview of the resulting project improvements.

**Figure 4: Completed RDA Capital Projects (1989-2010)**





Project Results		
Storm Drains:	47,585	linear feet
Sidewalks:	105,851	linear feet
Bike Lanes:	94,999	linear feet
Street Trees:	Over 1,825	trees
Parks/Recreation Sites Acquired:	Over 123	acres
Public Parking Spaces:	215	spaces
New Community Facilities	Live Oak Library Simpkins Family Swim Center & Live Oak Community Center Animal Services Authority Sheriff Service Center on 17th Avenue Live Oak Resource Center	

Over \$139 million of community improvement projects have been completed since 1987; a listing and location map for these projects is included in Attachment 2. Attachment 1 illustrates multi-year funding for capital projects.

Figure 5 illustrates project-by-project appropriations for project expenses proposed to be funded from the Capital Projects Fund for FY 2011-12. For 2010-11, allocations and estimated actuals reflect mid-year budget adjustments and transfers to fund the Amended and Restated Cooperation Agreement for capital projects and the proposed encumbrance of funds in agreements with partners for the completion of community priority capital projects. In addition, the \$9.7 million net proceeds the 2011 A Taxable Bond were deposited directly in the County Plant Fund for the Amended and Restated Cooperation Agreement.

**FIGURE 5: INDEX NUMBER 611100 – CAPITAL PROJECTS**

Index	Projects & Programs	Actual 2009-10	Approp. 2010-11	Est. Act. 2010-11	Request 2011-12	Recom. 2011-12	Recom. Change
611100	RDA Capital Projects Fund		17,620,501	17,620,501			(17,620,501)
611102	Economic Development -- General	149,016	45,400	45,400	0	0	(45,400)
611107	LION Program	0	10,000	0	10,000	10,000	0
611108	Small Busin. Assist. Prog. (LEAP)	0	0	0	0	0	0
611109	Graffiti Abatement Program	57,675	36,828	36,828	0	0	(36,828)
611111	Solar Projects	0	0	0	0	0	0
611112	Parks Dept Staff Svcs to RDA	368,295		(26,530)	0	0	0
611114	Jose Avenue Park - Acq & Dev	0	0	0	0	0	0
611119	Chanticleer Ave Park - Acq & Dev	293,562	265,176	265,176	0	0	(265,176)
611125	Small Drainage Projects		11,901	11,901	0	0	(11,901)
611131	30th Avenue (Portola to Brommer)	1,614	0	0	0	0	0
611132	Soquel Village Improvements	1,161	32,693	32,693	0	0	(32,693)
611134	Simpkins Swim Center	943,631	0	0	0	0	0
611136	Anna Jean Cummings Park	395,044	0	0	0	0	0
611137	Felt Street Park Design	63,618	111,779	111,779	0	0	(111,779)
611138	Live Oak Library	26,149	0	0	0	0	0
611139	7th & Brommer Site	0	2,295	2,295	0	0	(2,295)
611140	Farm Park	270,788	240,031	177,792	44,874	44,874	(195,157)
611143	East Cliff Improvements	358,923	298,124	298,123	3,466,094	3,466,094	3,167,970
611145	Twin Lakes Beach Improvements	277,674	290,626	290,626	0	0	(290,626)
611147	Moran Lake	21,586	34,093	34,093	0	0	(34,093)
611148	Floral Street Park	6,269	12,034	12,034	0	0	(12,034)
611151	Eaton Street Planline	152,084	162,734	162,734	0	0	(162,734)
611152	Plan Line Study for Road Projects	50,515	6,964	6,964	0	0	(6,964)
611153	Thompson Ave (Capitola-Brommer)	0	24,593	24,593	0	0	(24,593)
611155	Traffic Calming Program	52,514	0	0	0	0	0
611157	Schwan Lake Pedestrian Improvements	0	86,010	86,010	0	0	(86,010)
611158	Street Tree Program -- General	34,462	4,009	(7,751)	0	0	(4,009)
611160	Associated Traffic Studies	56,633	0	0	0	0	0
611162	Special Studies	0	2,000	2,000	0	0	(2,000)
611165	Traffic Improvements	0	0	0	0	0	0
611169	Misc Park Improvements	0	0	0	0	0	0
611171	41st Avenue (North of Hwy 1)	1,990	0	(2,074)	0	0	0
611175	Pavement Mgmt (3 yr Allocation)	2,262,973	1,258,792	1,258,792	0	0	(1,258,792)
611183	East Cliff Stabilization	5,869,290	1,561,527	1,485,381	60,000	60,000	(1,501,527)
611195	Sidewalk Infill Program	363,843	3,352	3,352	0	0	(3,352)
611202	Soquel Avenue Improvements	238,721	606,071	606,070	0	0	(606,071)
611205	Community Facilities	(2,041)	57,133	57,133	0	0	(57,133)
611208	East Cliff Dr (17th-32nd Avenues)	111,141	75,061	75,061	0	0	(75,061)
611211	Upper 7th Avenue	81,412	0	0	0	0	0
611213	Cabrillo College Dr	71,547	7,802	7,802	0	0	(7,802)
611215	Live Oak Resource Center	1,726,761	2,483,155	2,398,109	0	0	(2,483,155)
611217	Soquel Creek Linear Park & Parking Impr	1,280	21,187	21,186	0	0	(21,187)
611219	Soquel Drive (41st to S. Rodeo)	1,121	2,325	2,324	0	0	(2,325)
611220	Park site Acquisition	0	0	0	0	0	0
611223	Main Street	0	50,135	50,135	0	0	(50,135)
611225	Sidewalk Infill Phase 2	117,226	83,523	83,522	0	0	(83,523)
611228	Sheriff Center	0	30,000	30,000	0	0	(30,000)
611800	2009A Bond	0	37,868,154	37,868,154	0	0	(37,868,154)
<b>TOTAL RDA PROJECTS &amp; PROGRAMS</b>		<b>14,426,477</b>	<b>63,406,008</b>	<b>63,132,208</b>	<b>3,580,968</b>	<b>3,580,968</b>	<b>(59,825,040)</b>

## **Index Number 612200 – Low and Moderate Income Housing Fund**

In the spring of 1990, the Redevelopment Agency Board of Directors established the underlying policy basis for administering the Low and Moderate Income Housing Fund. Consistent with that program, during FY 2010-11, the Agency financed projects and funded programs to foster the development of new housing, and the rehabilitation and redevelopment of existing housing to provide long-term affordability to very low and low-income households. The Housing Division of the Planning Department manages all housing activities.

Figure 6 summarizes the total housing units assisted by housing type (existing or new) over time, including those projects completed in 2010. These programs and projects have assisted approximately 1385 units throughout the unincorporated County.

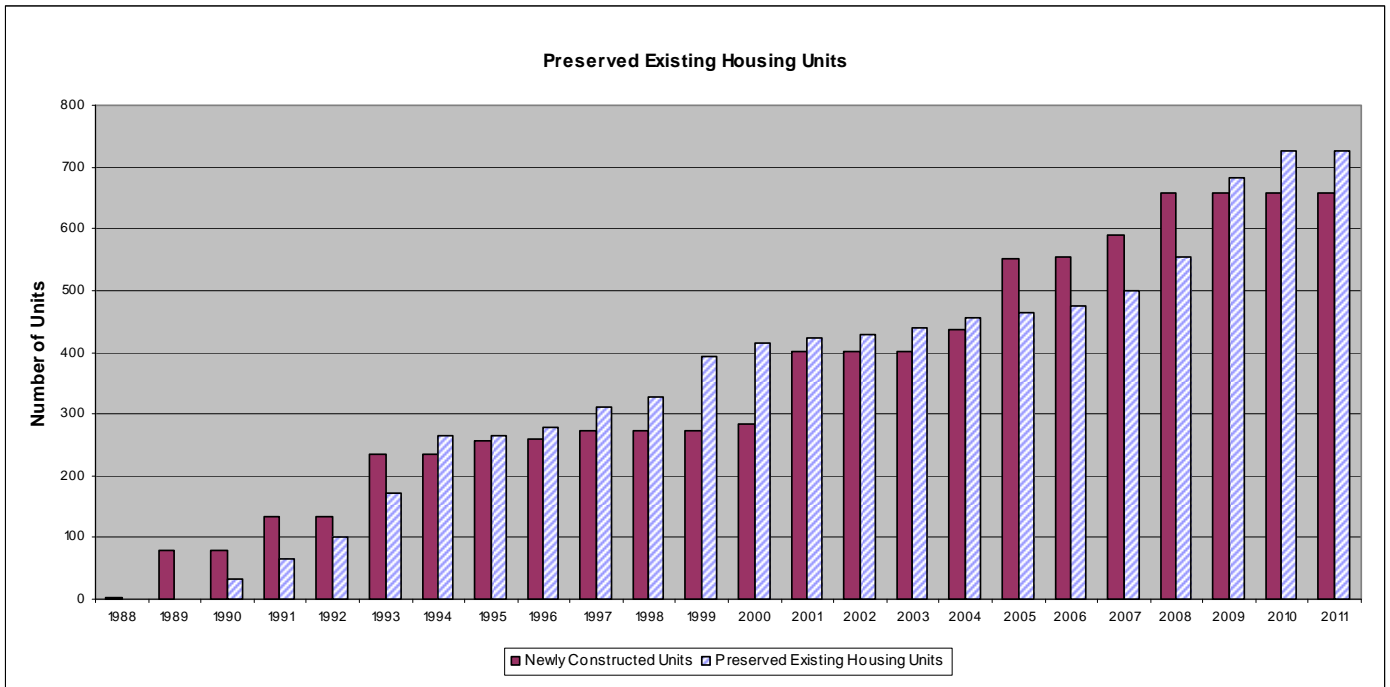
Figure 7 describes the individual projects financed through the RDA and RDA funded programs administered by the Planning Department. That table illustrates the critical role non-profit housing providers play through their partnership roles on various projects, in particular, South County Housing and MidPen Housing (formerly MidPeninsula Housing Coalition), who continue to be very active in current partnerships. The table also includes the variety of affordable housing programs available to serve community needs.

Agency-assisted housing projects have benefited a cross-section of area residents living in a wide range of housing types. Units assisted to date are distributed as follows:

- Family Apartments – 26%
- Home Ownership Projects – 24%
- Mobile Home Units – 22%
- Farmworker Units – 12%
- Senior Apartments – 10%
- Special Needs Housing – 6%

Projects in the design and financing stages for construction in future years are expected to follow a similar distribution.

**FIGURE 6: AFFORDABLE HOUSING UNITS ASSISTED**



In addition to providing financing for a significant number of units, Agency funds have been highly successful in leveraging other public and private funding sources. An amount in excess of \$48 million has been committed by the Agency over the past 24 years to completed housing projects which has been matched by over \$160 million in outside funds.

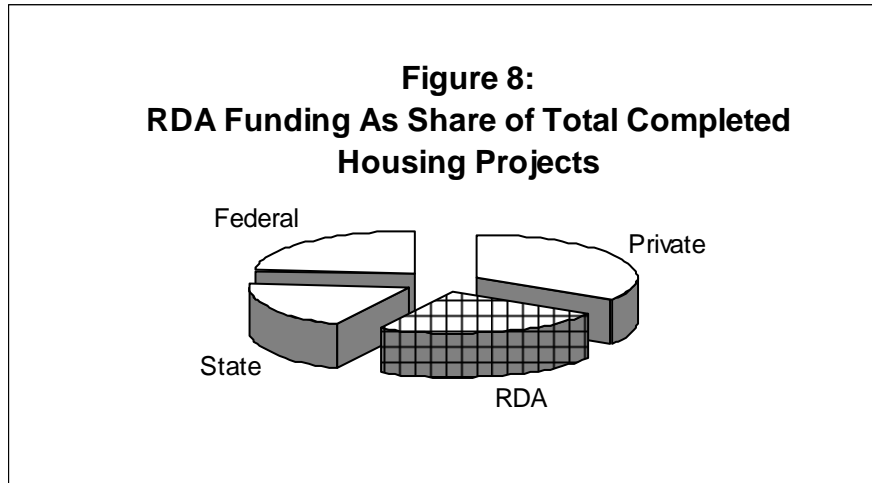
**FIGURE 7: REDEVELOPMENT AGENCY ASSISTED AFFORDABLE HOUSING:  
PROJECTS & PROGRAMS**

<b>PROJECTS</b>				
<b>Project</b>	<b>Description</b>	<b>Developer</b>	<b>No. Units</b>	<b>Status</b>
Habitat for Humanity (scattered sites)	New construction of single family for sale homes to very low income	Habitat for Humanity	6	Completed
Pacific Family Mobile Home Park	Acquisition, rehabilitation and reconfiguration of a mobile home park for low income home owners	South County Housing	34	Completed
VOA Senior Housing	New apartment units for very low income seniors	Volunteers of America	75	Completed
Lagoon Beach Cooperative	Apt. conversion to limited equity cooperative for very low income	Santa Cruz Community Housing Corp.	31	Completed
Stepping Out	New apts for very low income disabled adults	Stepping Out Housing, Inc.	18	Completed
Cunnison Lane/Farm	New units & child care for very low income families	Mid-Peninsula Housing Coalition	39	Completed
Brommer Street	Purchase/rehab. of transitional housing for formerly homeless families	Housing Authority	6	Completed
Woodland Heights	Preserve affordability of apts. for low income seniors	Vosti Properties	68	Completed
Arroyo Verde	Affordable home ownership project for very low and low income	Housing Authority	101	Completed
Merrill Road	New construction for very low income families	Housing Authority	15	Completed
Casa Linda	New construction of apartments for very low income disabled adults	Housing for Independent People (HIP)	21	Completed
Murphy's Crossing (Jardines del Valle)	Rehabilitation and purchase of farm labor camp for low and very low income	Mid Peninsula Housing Coalition	18	Completed
Sorrento Oaks	Private mobile home park conversion and loans to low income park residents	Private Cooperative	12	Completed
Tierra Alta	Sanitation improvements for low and very low income farm worker housing	Housing Authority	36	Completed
Cliffwood Estates Mobile Home Park	Private mobile home park conversion and 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	Completed
Above the Line/Freedom Cottages	Affordable rental units (and group home for teens)	Santa Cruz Community Counseling Center	17	Completed
McIntosh Mobile Home Park	Preserve, expand, and upgrade mobile home park for low income	Mercy Housing	28	Completed
Monarch	Transitional Housing for families	Santa Cruz Community Counseling Center	6	Completed
Vista Verde Apartments	New units and child care for very low income families	South County Housing	76	Completed
San Andreas Farm Labor Housing	Reconstruction of dilapidated farmworker housing	Mid Peninsula Housing Coalition	43	Completed
Corralitos Creek Townhomes	New for sale units for moderate income families	South County Housing	35 townhomes	Completed
Corralitos Creek Apartments	New apartment complex for low income families	South County Housing	64 apartments	Completed
Marmos RV Park (Villas del Paraíso)	Reconstruction Project with modular rental housing units for low and very low income	Mid Peninsula Housing Coalition	51	Completed

**FIGURE 7: REDEVELOPMENT AGENCY ASSISTED AFFORDABLE HOUSING:  
PROJECTS AND PROGRAMS**

<b>PROJECTS</b>				
<b>Project</b>	<b>Description</b>	<b>Developer</b>	<b>No. Units</b>	<b>Status</b>
McGregor Apartments (Seacliff Highlands)	New apartments for low and very low income families	South County Housing	39	Completed
Golden Torch RV Park (Parkhurst Terrace)	Reconstruction project with rental housing units for low and very low income	Mid Peninsula Housing Coalition	68	Completed
Wheelock	Permanent housing/residential Board & Care for psychiatrically disabled adults	HSA	12 beds in 2 units	Completed
Canterbury Park	New for sale affordable town homes	South County Housing	19	In Progress
Pleasant Acres Mobile Home Park	Acquisition and infrastructure improvements of an existing mobile home park	South County Housing	64	Completed
Seascape	Property deeded to County for affordable housing	Not yet identified	Currently Unknown	Pending
Leased Units: Gemma	Single family home providing transitional housing for women leaving Blaine Street Jail	RDA/ Community Action Board	1 unit	Completed
Leased Units: Former Foster Youth	Transitional housing for former foster youth aging out of foster care	Santa Cruz Community Counseling Center	2 beds	On going
Leased Units: At-Risk Families	Families at risk of homelessness due to seriously ill family member	Families in Transition	4 unit	On going
Leased Units: Disabled	Shared housing for developmentally disabled adults	Housing Choices Coalition	2 beds	On going
Beachcomber Mobile Home Park	Conversion of mobile home park to limited equity co-op; low income coach owners	Santa Cruz Community Housing Corp.	73	Completed
Swan Lake Gardens	Acquisition of Permanent Affordability Restrictions	RDA	45	In Progress
Miller Site (Aptos Blue)	New construction rental apartments for low and very-low income (Housing Element Rezoning Site)	MidPen Housing	40	Project review in process
St. Stephens Senior Apartments	New construction rental for low and very low income seniors	MidPen Housing	33-50	Preliminary stage
Minto Place Apartments	New construction rental apartments for low and very-low income (Housing Element Rezoning Site)	MidPen Housing	88	Construction start 12/11
<b>PROGRAMS</b>				
<b>Program</b>	<b>Description</b>	<b>Program Administrator</b>	<b>No. Units (cumulative)</b>	<b>Status</b>
CDBG Housing Rehabilitation	Rehabilitation of single family homes, apartments and mobile homes	Planning	18	Completed
Mobile Home Rehab. Program	Loans to low and very low income owners for life threatening and health and safety improvements	Planning	58	On-going
First Time Homebuyer Program	Subsidies to low & moderate income households to purchase homes (mobiles and real estate)	Planning	183	On-going
Change Out Program	Subsidies to very low, low & moderate income mobile home owners to replace older homes w/ new manufactured home	Planning	101	On-going
Families in Transition	Assist families into stable, permanent housing	Families in Transition	81	On-going
Last/Deposit Program	Loan program to low income households to avoid homelessness	Housing Authority	500	On going
Affordable Housing Preservation	Preserve affordability of units as a result of an enforcement action or pending foreclosure	Planning	19	On going
Transitional Housing Plus (THP+) Extended Housing Assistance	Housing assistance to former foster youth departing THP+ Program	Santa Cruz Community Counseling Center	19	On going

Figure 8 illustrates the total funding for completed affordable housing projects, with the Agency contributing 23% of the total costs with the remainder of funding coming from private, State and federal funding sources.



**INDEX NUMBER 612200 – LOW AND MODERATE INCOME HOUSING FUND**

Requirements	Actual 2009-10	Appropriated 2010-11	Estimated 2010-11	Requested 2011-12	Recommended 2011-12	Change From 2010-11
<b>Appropriations</b>						
Services & Supplies	\$11,089	\$0	\$4	\$0	\$0	\$0
Intra-Fund Charges	(\$11,089)	\$0	(\$4)	\$0	\$0	\$0
RDA Projects	\$5,735,466	\$9,951,826	\$4,444,119	\$16,156,919	\$16,156,919	\$6,205,093
<b>Total</b>	<b>\$5,735,466</b>	<b>\$9,951,826</b>	<b>\$4,444,119</b>	<b>\$16,156,919</b>	<b>\$16,156,919</b>	<b>\$6,205,093</b>
Increase Reserve	\$1,137,046	\$2,142,669	\$2,142,669	\$9,789,745	\$9,789,745	\$7,647,076
<b>Total Requirements</b>	<b>\$6,872,512</b>	<b>\$12,094,495</b>	<b>\$6,586,788</b>	<b>\$25,946,664</b>	<b>\$25,946,664</b>	<b>\$13,852,169</b>
<b>Available Funds</b>						
Fund Balance Avail.	\$15,029,078	\$12,019,193	\$12,019,193	\$25,783,647	\$25,783,647	\$13,764,454
Cancel Reserve	\$3,434,889	\$0	\$0	\$0	\$0	\$0
Revenue	\$336,142	\$75,302	\$20,351,242	\$163,017	\$163,017	\$87,715
<b>Total</b>	<b>\$18,800,109</b>	<b>\$12,094,495</b>	<b>\$32,370,435</b>	<b>\$25,946,664</b>	<b>\$25,946,664</b>	<b>\$13,852,169</b>

Over the past year, several important projects and programs have proceeded with the Agency's financial assistance. South County Housing plans to undertake construction of the Canterbury Park Town Home project, 19 affordable for sale town homes on Canterbury Drive adjacent to the Parks Department's proposed 1.25-acre public park on McGregor Drive. MidPen Housing (MPH) has recently been awarded Low Income Housing Tax Credits for the Minto Place Apartments project and expects to begin construction before the end of 2011. Minto Place is an 88 unit, low and very-low income rental project in South County, which is one of the six sites rezoned by the Board of Supervisors in 2008-09 as part of the Affordable Housing Combining District Rezoning program. MidPen Housing is proceeding with another 100% affordable project on the Miller property, another of the Rezoning sites. The site was purchased with Agency assistance in September of 2010. The 40 unit rental project will be called Aptos Blue and is currently undergoing Design Review and is expected to begin construction in late 2012. The St. Stephens Senior Apartments project received predevelopment funding this year. It is in the conceptual design phase and has begun competing for financing.

In addition, the Agency has financed programs to provide affordable ownership housing opportunities to first time homebuyers who meet RDA income eligibility requirements. The First Time Homebuyer Program offers income eligible purchasers a subsidy of up to 25% of the purchase price to be used toward the purchase of a home. The Mobile Home Change-Out Program offers current mobile home owners, within eligible parks, a subsidy of up to \$60,000 toward the purchase and installation of a new home. Units assisted through these programs include long term affordability restrictions. Through these programs, 29 units were assisted during FY 2010-11.

Other Agency funded program activities include the Mobile Home Rehabilitation Loan Program that provides deferred loans of up to \$25,000 to very low income homeowners to address life/safety issues, the Affordable Housing Preservation Program and other affordable housing activities including homelessness prevention programs. The County also operates a State HOME funded First Time Homebuyer program serving lower income households and a CalHome funded Owner Occupied Rehab Program.

The proposed budget provides funding for the following housing programs:

- \$200,000 for the mobile home rehabilitation program;
- Decrease funding to the RDA First Time Homebuyer Program to \$1,000,000;
- Decrease funding for the Mobile Home Change Out Program to \$500,000;
- \$2,000,000 for the Affordable Housing Unit Preservation Program;
- \$60,000 for the Pre-development Loan Program;
- Maintain \$78,000 in funding for the Families in Transition Program;
- Continue the \$36,000 contract with the Santa Cruz Counseling Center for the Transitional Housing Plus (THP+) Extended Housing Assistance Program;
- Maintain support of the Homeless Action Partnership (HAP)/Continuum of Care at \$57,125;
- Additional support for the HAP of \$6,117 for the County's share of HUD- mandated Homeless Management Information System and \$2,677 for Ten Year Plan Implementation;
- Reduce funding to \$180,000 to Front St. Housing Inc., for the mental health supportive housing program administered by the Health Services Agency;
- Continue allocation of \$192,000 directly to the Health Services Agency to support housing costs associated with psychiatrically disabled adults living at the Willowbrook Board and Care facility;
- \$77,000 funding for the Last Month's Rent/Security Deposit Program; and
- Maintain \$100,000 funding for the Community Action Board Eviction Protection Program.

## **TAX INCREMENT FUNDS**

The Redevelopment Agency's Tax Increment Funds include property tax increment (allocated 20% gross for affordable housing purposes in 2010-11, and the balance for capital projects) plus interest revenues. These revenues are used to pay obligations, including previously incurred debt (from bonds and loans), special projects costs, and administrative expenses (expended through Index Numbers 610110 and 610120). SB 77 and AB 101, if enacted, result in the establishment of a new fund called the Redevelopment Obligation Retirement Fund, to accept future tax increment and allocate the funds per the requirements of the legislation (see below).



**INDEX NUMBER 136110 – CAPITAL PROJECTS TAX INCREMENT FUND**

<b>Requirements</b>	<b>Actual 2009-10</b>	<b>Appropriated 2010-11</b>	<b>Estimated 2010-11</b>	<b>Requested 2011-12</b>	<b>Recommended 2011-12</b>	<b>Change From 2010-11</b>
<b>Appropriations</b>						
RDA Projects	\$25,802,333	\$23,710,608	\$23,866,150	\$0	\$0	(\$23,710,608)
Transfer to RDA Obligation Retirement Fund	\$0	\$0	\$0	\$6,240,687	\$6,240,687	\$6,240,687
<b>Total</b>	<b>\$25,802,333</b>	<b>\$23,710,608</b>	<b>\$23,866,150</b>	<b>\$6,240,687</b>	<b>\$6,240,687</b>	<b>(\$17,469,921)</b>
Increase Reserve	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Requirements</b>	<b>\$25,802,333</b>	<b>\$23,710,608</b>	<b>\$23,866,150</b>	<b>\$6,240,687</b>	<b>\$6,240,687</b>	<b>(\$17,469,921)</b>
<b>Available Funds</b>						
Fund Balance Avail.	\$2,757,209	(\$3,136,555)	(\$3,136,555)	\$1,621,302	\$1,621,302	\$4,757,857
Cancel Reserve	\$7,084,859	\$12,844,718	\$12,844,718	\$4,619,385	\$4,619,385	(\$8,225,333)
Revenue	\$14,644,151	\$14,002,445	\$15,779,289	\$0	\$0	(\$14,002,445)
<b>Total</b>	<b>\$24,486,219</b>	<b>\$23,710,608</b>	<b>\$25,487,452</b>	<b>\$6,240,687</b>	<b>\$6,240,687</b>	<b>(\$17,469,921)</b>

**INDEX NUMBER 136120 – LOW AND MODERATE INCOME HOUSING  
TAX INCREMENT FUND**

<b>Requirements</b>	<b>Actual 2009-10</b>	<b>Appropriated 2010-11</b>	<b>Estimated 2010-11</b>	<b>Requested 2011-12</b>	<b>Recommended 2011-12</b>	<b>Change From 2010-11</b>
<b>Appropriations</b>						
RDA Projects	\$9,831,400	\$17,142,935	\$16,936,913	\$7,564,136	\$7,564,136	(\$9,578,799)
<b>Total</b>	<b>\$9,831,400</b>	<b>\$17,142,935</b>	<b>\$16,936,913</b>	<b>\$7,564,136</b>	<b>\$7,564,136</b>	<b>(\$9,578,799)</b>
Increase Reserve	\$1,898,138	\$2,321,610	\$2,321,610	\$0	\$0	(\$2,321,610)
<b>Total Requirements</b>	<b>\$11,729,538</b>	<b>\$19,464,545</b>	<b>\$19,258,523</b>	<b>\$7,564,136</b>	<b>\$7,564,136</b>	<b>(\$11,900,409)</b>
<b>Available Funds</b>						
Fund Balance Avail.	\$9,128,131	\$7,861,478	\$7,861,478	(\$1,635,759)	(\$1,635,759)	(\$9,497,237)
Cancel Reserve	\$0	\$3,459,096	\$3,459,096	\$8,651,604	\$8,651,604	\$5,192,508
Revenue	\$10,462,885	\$8,143,971	\$6,302,190	\$548,291	\$548,291	(\$7,595,680)
<b>Total</b>	<b>\$19,591,016</b>	<b>\$19,464,545</b>	<b>\$17,622,764</b>	<b>\$7,564,136</b>	<b>\$7,564,136</b>	<b>(\$11,900,409)</b>

**REDEVELOPMENT OBLIGATION RETIREMENT FUND**

Revenues to the Redevelopment Obligation Retirement Fund include an estimated allocation of 2011-12 property tax revenues plus \$6,240,687, the balance of Capital Project Tax Increment Funds. Expenditures include 5% administration costs and the costs of all enforceable obligations of the former redevelopment agency including bond debt service for both capital projects and low and moderate income housing projects.

**INDEX NUMBER "TBD" -- REDEVELOPMENT OBLIGATION RETIREMENT FUND**

	2009-10	2010-11	2010-11	2011-12	2011-12	2011-12
<b>Requirements</b>	<b>Actual</b>	<b>Allowed</b>	<b>Est/Act</b>	<b>Request</b>	<b>Recommend</b>	<b>Recommend Change</b>
<b><u>EXPENDITURES</u></b>						
Other Enforceable Obligations				190,363.00	190,363.00	190,363.00
Admin. Services				504,379.00	504,379.00	504,379.00
RDA Interest Expense				12,186,398.00	12,186,398.00	12,186,398.00
RDA L/T Debt Principal Payments				3,118,631.00	3,118,631.00	3,118,631.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,999,771.00</b>	<b>15,999,771.00</b>	<b>15,999,771.00</b>
<b><u>REVENUES</u></b>						
Property Taxes				10,087,576.00	10,087,576.00	10,087,576.00
Interest				7,986.00	7,986.00	7,986.00
Operating Transfers In	0.00	0.00	0.00	6,240,686.00	6,240,686.00	6,240,686.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,336,248.00</b>	<b>16,336,248.00</b>	<b>16,336,248.00</b>

# **ATTACHMENT 1**

## **PROJECTED THREE YEAR EXPENDITURES FOR BOND-FUNDED CAPITAL IMPROVEMENT PROJECTS/STUDIES**

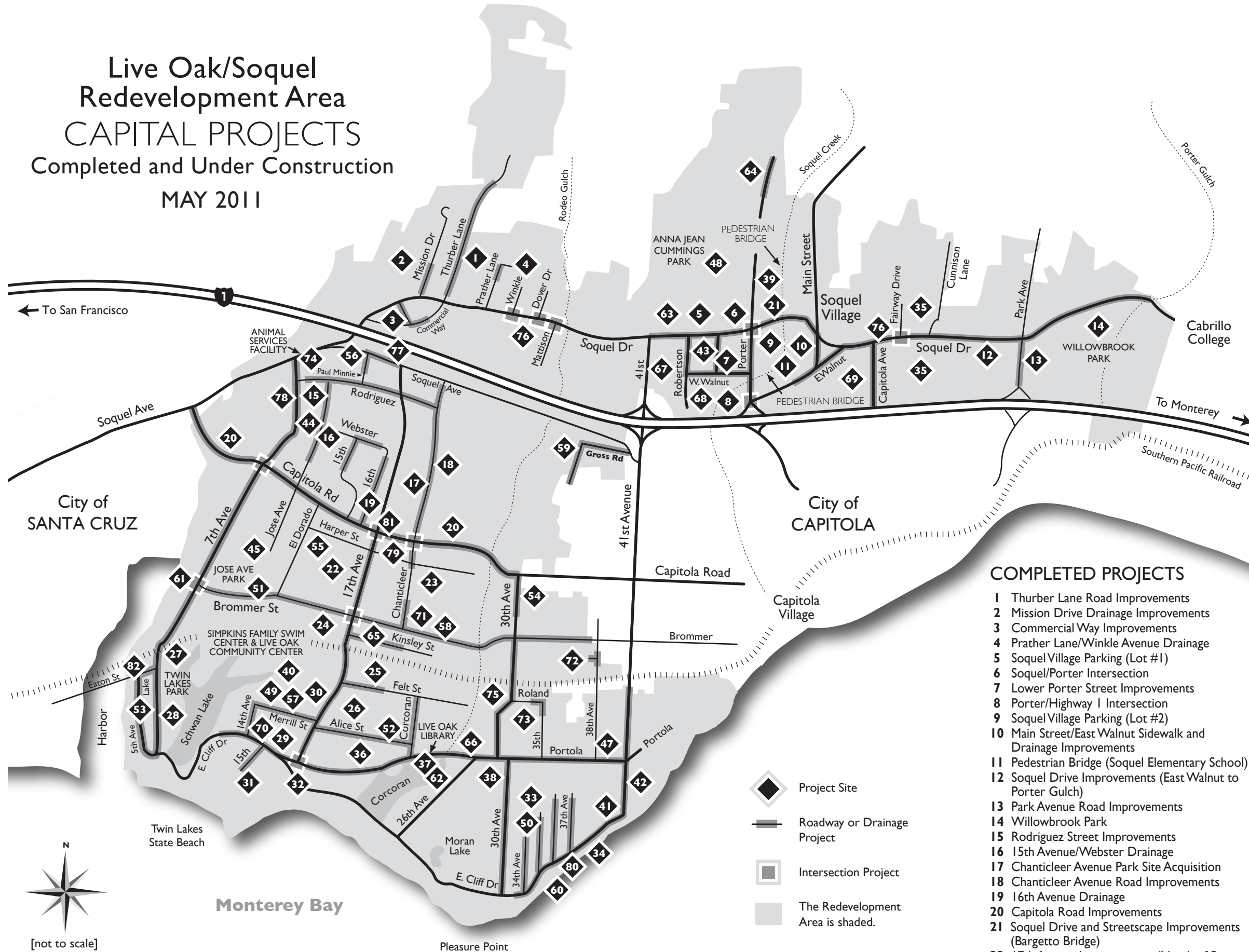
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY  
 PROJECTED CAPITAL PROJECT APPROPRIATIONS  
 1988, 1990, 1993, 1996, 2000, 2005 & 2009 TAX ALLOCATION BOND ISSUES

BU#	DESCRIPTION	PRIOR	10/11	11/12	PROPOSED	ACTUAL	EST	2011-12	2012-13	2013-14
		PROJECT APPROVED COST	Mid-Year Changes	PROPOSED CHANGE	AMENDED TOTAL PROJECT COST	1988-2009	ACTUAL 2010-11			
611100	RDA Capital Projects Fund		17,620,501			17,620,501	17,620,501			
611102	Economic Development	7,259,532	(2,408,191)			4,851,341	45,400			
611107	LION Program	10,000				10,000		10,000		
611108	Small Business Assistance Program	152,485	(75,000)			77,485	77,485			
611109	Graffiti Abatement Program	172,957	(35,172)			137,785	100,957		36,828	
611111	Solar Projects	50,000	(50,000)							
611112	Parks Dept Staff Svcs to RDA	1,569,069	(760,402)	(26,530)		782,137	808,667		(26,530)	
611114	Jose Avenue Park - Acq & Dev	117,842				117,842	117,842			
611119	Chanticleer Ave Park - Acq & Dev	7,620,587	(5,829,249)			1,791,338	1,526,162		265,176	
611125	Small Drainage Projects	1,258,664	(88,099)			1,170,565	1,158,664		11,901	
611131	30th Avenue (Portola to Brommer)	1,914,263	(1,158)	0		1,913,105	1,913,105			
611132	Soquel Village Improvements	246,598	(41,146)			205,452	172,759		32,693	
611134	17th Ave Park - Simpkins Swim Cntr	13,334,314	(113,887)	0		13,220,428	13,220,428			
611136	O'Neill Ranch - Acq & Dev	11,831,673	(2,539,292)			9,292,381	9,292,381			
611137	Felt St Park	1,893,879	(1,598,680)			295,199	183,421		111,778	
611138	Live Oak Library	9,944,214	(5,718)	1		9,938,497	9,938,497			
611139	7th & Brommer Site	4,553,884	(147,705)			4,406,179	4,403,884		2,295	
611140	The Farm Park - Acq & Dev	14,191,202	(10,551,676)	(17,366)		3,622,160	3,399,494		177,792	44,874
611143	East Cliff Beach Improvements	5,579,005	(1,015,897)	(1)		4,563,107	798,890		298,123	3,466,094
611145	Twin Lakes Beach Improvements	6,445,236	(5,155,736)	0		1,289,500	998,874		290,626	
611147	Moran Lake	1,507,230	(1,312,565)	(0)		194,665	160,572		34,093	
611148	Floral Street Park	1,277,260	(1,115,059)	1		162,202	150,168		12,034	
611151	Eaton Street Planline	1,925,912	(1,571,402)	(0)		354,509	191,776		162,734	
611152	Plan Line Study for Road Projects	863,204	(155,020)	(0)		708,184	701,220		6,963	
611153	Thompson Ave (Capitola-Brommer)	152,000	(127,407)	(0)		24,593	24,593		24,593	
611155	Traffic Calming Program	237,442	(110,000)			127,442	127,442			
611157	Schwan Lake Pedestrian Improvement	4,424,395	(4,338,385)	(0)		86,010	86,010		86,010	
611158	Street Tree Program	1,063,311	(382,357)	(11,759)		669,195	676,946		(7,751)	
611160	Associated Traffic Studies	319,566	(116,313)	0		203,253	203,253			
611162	Special Studies	577,807	(138,000)			439,807	439,807		2,000	
611165	Traffic Improvements	309,088	(20,000)			289,088	289,088			
611169	Misc Park Improvements	200,000	(200,000)							
611171	41st Avenue (north of Hwy 1)	71,578		(2,074)		69,504	71,578		(2,074)	
611175	Pavement Management (3 yr allocation)	18,948,115	(3,485,412)	(0)		15,462,703	14,203,912		1,258,791	
611183	East Cliff Stabilization	11,399,077	(648,824)	(257)		10,749,996	9,188,726		1,485,381	60,000 15,888
611195	Sidewalk Infill Program	2,677,210	(96,222)	(0)		2,580,988	2,577,637		3,351	
611202	Soquel Ave - 17th West	1,916,269	(869,392)	(1)		1,046,876	440,806		606,070	
611205	Community Facilities	8,057,695	(781,589)	1		7,276,107	7,218,974		57,133	
611208	East Cliff Dr (17th-32nd Avenues)	2,794,000	(2,590,705)	0		203,295	128,235		75,061	
611211	Upper 7th Avenue	2,463,705	(26,463)	(0)		2,437,242	2,437,242			
611213	Cabrillo College Dr	2,984,847	(2,838,853)	0		145,994	138,193		7,802	
611215	Live Oak Resource Center	5,210,180	(428,072)	(85,045)		4,697,063	2,298,954		2,398,109	
611217	Soquel Creek Linear Park & Parking Im	432,407	(375,847)	(0)		56,560	35,374		21,186	
611219	Soquel Drive (41st to S. Rodeo)	370,700	(367,254)	(1)		3,445	1,121		2,324	
611220	Parksite Acquisition	321,935				321,935	321,935			
611223	Main Street	120,000	(69,865)	(1)		50,134	50,134		50,134	
611225	Sidewalk Infill Phase 2	979,743	(778,994)	(1)		200,748	117,226		83,522	
611228	Sheriff Center		30,000			30,000	30,000		30,000	
611800	2009A Bond		37,868,154			37,868,154	37,868,154			
	Completed Projects	44,632,615				44,632,615	44,632,615			
		204,382,694	2,157,647	(143,033)		206,397,307	139,668,248		63,132,203	3,580,968 15,888

# **ATTACHMENT 2**

## **PROJECT DESCRIPTIONS AND LOCATIONS FOR COMPLETED AND FUTURE BOND-FUNDED CAPITAL IMPROVEMENT PROJECTS**

# Live Oak/Soquel Redevelopment Area CAPITAL PROJECTS Completed and Under Construction MAY 2011

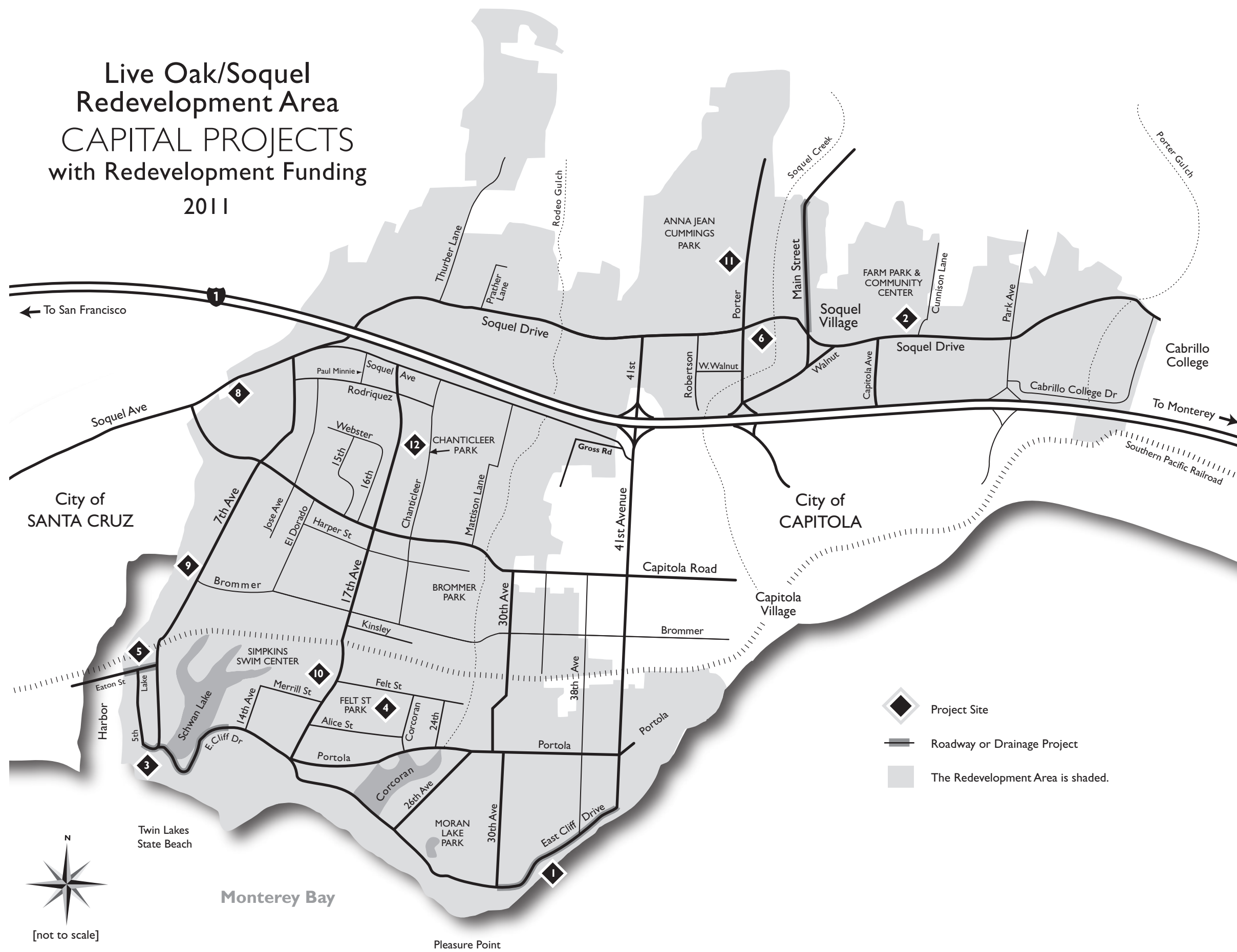


- 23 Harper East park Site Acquisition
- 24 17th Avenue/Brommer Intersection
- 25 Felt Street Road & Drainage
- 26 Felt Street Plaza Commercial Center
- 27 Twin Lakes Park
- 28 Lower 7th Avenue Road Improvements
- 29 East Cliff Drive Road Improvements
- 30 Lower 17th Avenue Road Improvements
- 31 Lower 15th Avenue Drainage
- 32 17th Avenue/Portola Intersection
- 33 34th Avenue to 37th Avenue Drainage
- 34 Larch Lane Cliff Stabilization
- 35 Farm Park Site Acquisition
- 36 Portola Drive Improvements (17th Avenue to 24th Avenue)
- 37 Live Oak Interim Library & Live Oak Library Expansion
- 38 30th Avenue Sidewalk
- 39 Upper Soquel Creek Pedestrian Bridge
- 40 Simpkins Family Swim Center and Live Oak Community Center
- 41 The Hook Parking Lot
- 42 Lower 41st Avenue Improvements
- 43 Daubenbiss Parking Lot / Street Improvements
- 44 Jose Avenue Sidewalk Infill
- 45 Jose Avenue Park
- 46 Harper Court Pedestrian Bridge
- 47 Pleasure Point Commercial Area Improvements
- 48 Anna Jean Cummings Park
- 49 Live Oak Teen Center
- 50 30th Avenue to 33rd Avenue Drainage
- 51 Brommer Street Phase I Improvements
- 52 Alice Street and Corcoran Avenue Improvements
- 53 Lake Avenue/5th Avenue Improvements
- 54 Upper 30th Sidewalk Infill
- 55 Hestwook Park
- 56 Paul Minnie Avenue Sidewalk Infill
- 57 Merrill Street Sidewalk Infill
- 58 Brommer Street Phase II Improvements
- 59 Gross Road Improvements
- 60 East Cliff Drive Emergency Crib Wall Repairs
- 61 7th Avenue (Eaton Street to Capitola Road)
- 62 Live Oak Library Lagoon Restoration
- 63 Soquel Drive Improvements (41st to Daubenbiss)
- 64 Upper Porter Sidewalk Infill
- 65 Kinsley Street Improvements
- 66 Portola Drive Improvements (24th to 26th Avenues)
- 67 Robertson Street (West Walnut to Soquel Drive)
- 68 West Walnut Street
- 69 Capitola Avenue
- 70 Upper 14th Avenue
- 71 Lower Chanticleer
- 72 Garden/38th Avenue Drainage
- 73 Roland/35th Avenue Drainage
- 74 Animal Services Facility
- 75 30th Avenue Improvements (Portola to Brommer)
- 76 Soquel Drive Signal Project
- 77 Soquel Avenue Sidewalk Infill
- 78 Upper 7th Avenue
- 79 17th Avenue Drainage
- 80 East Cliff Drive Bluff Stabilization and Parking
- 81 Live Oak Recourse Center
- 82 Eaton Street Sidewalk

## COMPLETED PROJECTS

- 1 Thurber Lane Road Improvements
- 2 Mission Drive Drainage Improvements
- 3 Commercial Way Improvements
- 4 Prather Lane/Winkle Avenue Drainage
- 5 Soquel Village Parking (Lot #1)
- 6 Soquel/Porter Intersection
- 7 Lower Porter Street Improvements
- 8 Porter/Highway 1 Intersection
- 9 Soquel Village Parking (Lot #2)
- 10 Main Street/East Walnut Sidewalk and Drainage Improvements
- 11 Pedestrian Bridge (Soquel Elementary School)
- 12 Soquel Drive Improvements (East Walnut to Porter Gulch)
- 13 Park Avenue Road Improvements
- 14 Willowbrook Park
- 15 Rodriguez Street Improvements
- 16 15th Avenue/Webster Drainage
- 17 Chanticleer Avenue Park Site Acquisition
- 18 Chanticleer Avenue Road Improvements
- 19 16th Avenue Drainage
- 20 Capitola Road Improvements
- 21 Soquel Drive and Streetscape Improvements (Bargetto Bridge)
- 22 17th Avenue Improvements (North of Brommer)

# Live Oak/Soquel Redevelopment Area CAPITAL PROJECTS with Redevelopment Funding 2011



- ### PROJECTS
- 1 East Cliff Drive Parkway
  - 2 The Farm Park and Community Center (Permits)
  - 3 Twin Lakes Beach Front
  - 4 Felt Street Park
  - 5 Eaton Street Improvements
  - 6 Soquel Creek Linear Park and Parking
  - 7 Center for Public Safety (location to be determined)
  - 8 Behavioral Health Unit
  - 9 Arana Gulch
  - 10 Youth Center
  - 11 Upper Porter
  - 12 Chanticleer Park-Miller House

# **ATTACHMENT 3**

## **PROJECT DESCRIPTIONS AND LOCATIONS FOR AGENCY-FUNDED AFFORDABLE HOUSING PROJECTS**



# HOUSING PROJECTS with Redevelopment Funding

## Affordable Multi-family Rental Housing

- 1 Corralitos Creek Apartments
- 2 Cunnison Lane/The Farm
- 3 Lagoon Beach Cooperative
- 4 Merrill Road
- 5 Villa Del Paraiso (Marmos RV Park)
- 6 Vista Verde Apartments
- 7 Osocales Mobile Home Park (McIntosh)
- 8 Seacliff Highlands (formerly McGregor Phase I)
- 9 Parkhurst Terrace Apartments (Golden Torch RV Park)
- 10 Minto Place Apartments
- 11 Aptos Blye

## Home Ownership Projects

- 12 Arroyo Verde
- 13 Corralitos Creek Townhouses
- 14 Beachcomber Mobile Home Park
- 15 Cliffwood Estates Mobile Home Park
- 16 Pacific Family Mobile Home Park
- 17 Sorrento Oaks Mobile Home Park
- 18 Pleasant Acres Mobile Home Park
- 19 Canterbury Park Housing/ Park Joint Project—pending
- 20-23 Habitat for Humanity
- 24 Swan Lake Gardens

## Farm Worker Projects

- 25 Jardines del Valle (Murphy's Crossing)
- 26 San Andreas Farm Labor Housing
- 27 Tierra Alta

## Housing for Special Populations

- 28 Above the Line (Freedom)
- 29 Brommer Street
- 30 Casa Linda (Maciel Lane)
- 31 Foster Care Transitional Housing (various locations)
- 32 Monarch
- 33 Stepping Out

## Farm Worker Projects

- 34 Gemma House
- 35 VOA Senior Housing (East Cliff Village)
- 36 Willowbrook Assisted Care Housing (Ben Lomond)
- 37 Woodland Heights
- 38 Wheelock Housing Project
- 39 St Stephens
- 40 Developmentally Disabled
- 41 At Risk Family House

## Preliminary Projects

- (housing type to be determined)
- 42 Seascape Uplands

