

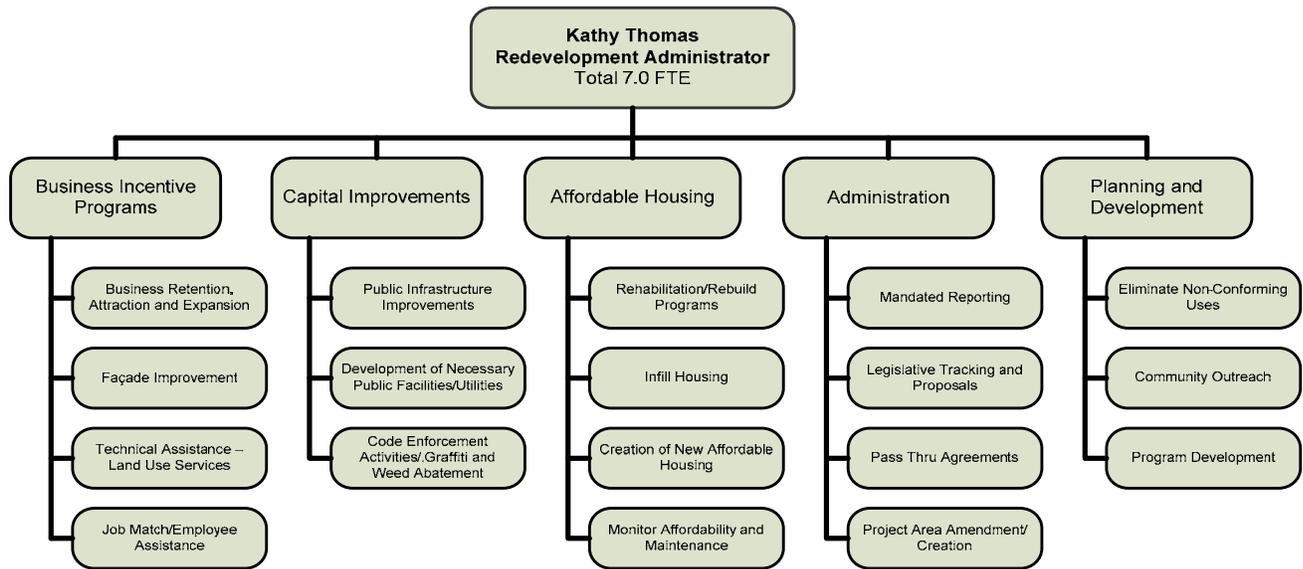
REDEVELOPMENT AGENCY

Kathy Thomas

I. MISSION STATEMENT

The County of San Bernardino Redevelopment Agency (CoRDA) serves to assist in improving the quality of life within established redevelopment project areas by: improving and constructing infrastructure, retaining and expanding opportunities for existing businesses, attracting new businesses, creating new job opportunities, improving living conditions of residences, and creating new affordable housing. Through coordinated efforts with other county departments, the agency can implement programs and projects that foster economic opportunities in unincorporated communities.

II. ORGANIZATIONAL CHART



III. DESCRIPTION OF MAJOR SERVICES

In 1980, a Redevelopment Agency was established under California Redevelopment Law as a tool, through its special legal and financial mechanisms, to do the following: 1) alleviate conditions of blight in identified communities throughout the county, 2) address the growing needs and services to its residents, and 3) ensure that the county’s economic base would grow and remain healthy through the provision of new public improvements, commercial and industrial developments and affordable housing. A study was made at that time to assess the feasibility of establishing one or more project areas; however no project areas were created.

In 1993, the **Victor Valley Economic Development Authority (VVEDA)**, a joint powers authority, was established for the purpose of providing economic development in and around the former George Air Force Base. Five jurisdictions oversee the economic development of the area, which include: the Cities of Victorville, Hesperia and Adelanto, the Town of Apple Valley, and the County of San Bernardino. VVEDA totals approximately 60,000 acres and is administered by the City of Victorville. The unincorporated portion of VVEDA is approximately 16,000 acres. VVEDA is currently in its eighth amendment where approximately 30,236 acres are being added.

In 1995, the former Kaiser Steel Mill site and other blighted industrial properties in its vicinity were formed to create the San Sevaine Redevelopment Project, currently known as the **Speedway Redevelopment Project Area** (Speedway). The Speedway was amended in 2004 and 2005 to add additional territory resulting in a total acreage of 3,495 acres.



In 2003, the county approved the ***Mission Boulevard Joint Redevelopment Project Area*** (Mission Boulevard) with the City of Montclair. Mission Boulevard totals approximately 404 acres and is administered by the City of Montclair.

In 2004, the ***Cedar Glen Disaster Recovery Project Area*** (Cedar Glen), consisting of 837 acres, was adopted to assist with the rebuilding of the community that was destroyed by the 2003 Old Fire.

The major goals of the agency are to encourage private sector investment in the development and redevelopment of the area by removing impediments to growth, eliminating and/or preventing the spread of blight and deterioration, correcting infrastructure deficiencies, rehabilitation and augmentation of affordable housing for low- and moderate-income households.

Although the agency is a separate, legal entity, the Board of Supervisors acting as the Board of Directors serves as the legislative body of the agency.

The agency currently has 8 positions to manage redevelopment activities, including project and program management as well as administrative functions. Agency activities include managing: capital improvement projects, housing programs, real property activities, business incentive programs, planning and development of projects, and general administration duties for the Redevelopment Agency, such as coordinating budget and reporting requirements and maintaining the agency's official records.

IV. 2005-06 ACCOMPLISHMENTS

Business Incentive Programs

- Continued marketing of redevelopment project areas at conventions and trade shows such as the International Council of Shopping Centers, High Desert Opportunity, and The California Speedway.
- Continued graffiti abatement program.
- Provided technical and financial assistance to businesses seeking to locate, relocate, and expand in our redevelopment project areas.
 - Mohawk Industries Incentive Agreement
 - Specialty Steel Relocation Assistance

Planning and Development

- Continued to review and comment on all new development proposals in existing and proposed project areas.
- Initiated Economic Development Plans and Implementation Strategies in VVEDA and Cedar Glen project areas.
- Initiated the design and specification of a number of infrastructure projects and public facilities in the Speedway Project Area including sidewalks, road widening, flood control measures, fire station, freeway interchange, intersection improvements, medians, signage, and railroad crossing improvements.
- Purchased tax-defaulted properties in Cedar Glen for road and water system improvements.
- Assisted in the coordination of street sign fabrication and installation in Cedar Glen to improve navigation, particularly for emergency services.
- Continued the redevelopment plan formation in the communities of Bloomington and Cajon.

Capital Improvements

- Completed 1,300 linear feet of curbs, gutters, sidewalks, and road widening along Beech Avenue.
- Completed 1.5 miles of paving, curbs, gutters, sidewalks and road widening of Whittram Avenue.

Affordable Housing

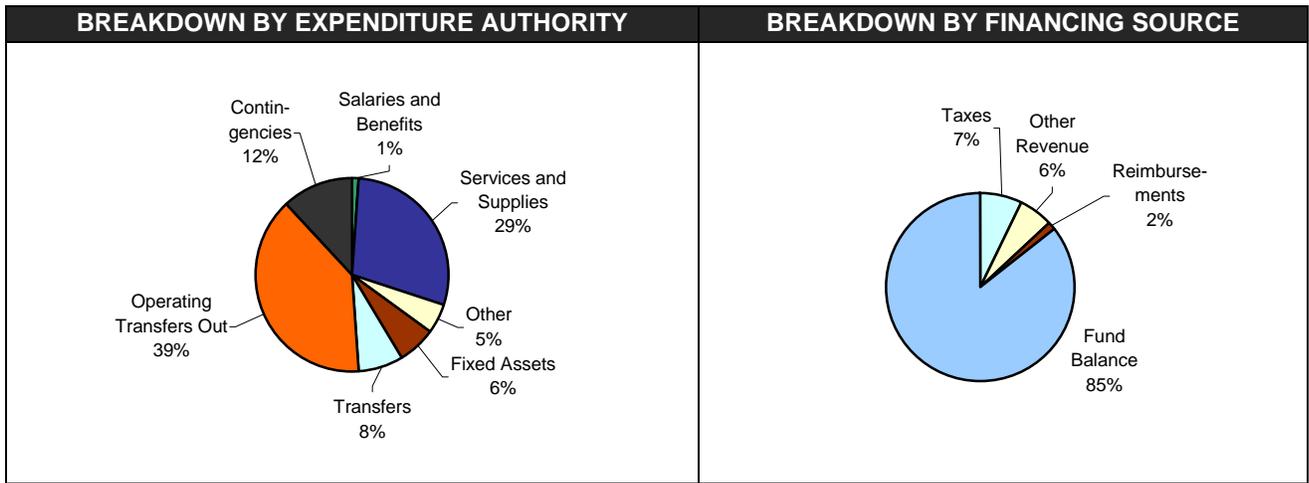
- Continued the voluntary sales program in the Speedway Project Area to eliminate incompatible land uses. Acquired 13 properties along Rosemary and Iris Drives.
- Developed and implemented the Home Rehabilitation Program and Land Use Services Grant Program in the Cedar Glen project area.



V. 2006-07 SUMMARY OF BUDGET UNITS

	2006-07			
	Appropriation	Revenue	Fund Balance	Staffing
Speedway Project Area	63,610,971	9,703,950	53,907,021	8.0
Cedar Glen Project Area	10,073,190	119,000	9,954,190	-
VVEDA Project Area	1,006,281	138,000	868,281	-
Mission Blvd. Redevelopment Joint Project Area	120,619	42,765	77,854	-
Proposed Bloomington Project Area	151,635	5,000	146,635	-
Proposed Cajon Project Area	229,938	5,000	224,938	-
TOTAL	75,192,634	10,013,715	65,178,919	8.0

VI. 2006-07 BUDGET



VII. GOALS, OBJECTIVES, AND PERFORMANCE MEASURES

GOAL 1: DEVELOP AND IMPLEMENT INCLUSIONARY AND REPLACEMENT HOUSING PROGRAMS AND PROJECTS TO MEET SUCH NEEDS AND TO INCREASE, IMPROVE AND PRESERVE THE REDEVELOPMENT PROJECT AREAS' AFFORDABLE HOUSING STOCK.

- Objective A: Implement Home Rehabilitation Program (HRP) in all redevelopment project areas to address residential blight in project areas.*
- Objective B: Continue to implement the Home Rehabilitation and Land Use Grant Program in Cedar Glen to assist with the rebuilding effort.*
- Objective C: Purchase land as sites for affordable housing development.*
- Objective D: Partner with housing developers to construct affordable housing.*
- Objective E: Develop and implement an Infill Housing Program in project areas to address underutilized and blighted parcels and increase home ownership among very-low, low, and moderate-income families.*
- Objective F: Assist in the construction of new homes and apartments to increase the supply of new housing for very-low, low, and moderate-income families.*



Objective G: Leverage other funds, such as CDBG and HOME, to facilitate a large scale affordable housing project in a redevelopment project area.

Objective H: Assist in future updates of the Housing Element of the General Plan, as necessary.

MEASUREMENT		2005-06 (Actual)	2006-07 (Projected)	2006-07 (Estimated)	2007-08 (Projected)
1A.	The number of applicants assisted in the Cedar Glen Housing Programs (Home Rehabilitation Loan and Grant Program and Land Use Services Program).	NEW	NEW	NEW	10%

Status

This goal and its objectives were designed to meet the new mission statement developed by and for the Redevelopment Agency. The objectives were also designed to maximize the resources available under the Economic Development Agency, the parent department for the Redevelopment Agency. Specifically, the above objectives will help to meet the important aspect of the mission statement which seeks to improve the County's affordable housing stock within redevelopment project areas. One particular objective which will help to improve the affordable housing stock is the development and implementation of an Infill Housing Program. It is estimated that it will take 6 months to one year to develop the program and 6 months to one year to implement the program.

GOAL 2: ASSIST IN THE DEVELOPMENT OF CAPITAL IMPROVEMENTS TO ELIMINATE AND PREVENT THE ACCELERATION OF PHYSICAL BLIGHT AND ENCOURAGE THE BETTER UTILIZATION OF REAL PROPERTY AND NEW PRIVATE ENTERPRISE INVESTMENT.

Objective A: Assist in the improvement of public infrastructure, including but not limited to: construction or reconstruction of roads, curbs, gutters, and sidewalks; providing signalization; installing landscaping, multi-use trails, lighting and street furniture; and the construction or reconstruction of water storage and distribution facilities, drainage and flood control measures and sewerage systems.

Objective B: Ensure that capital improvement projects are carried out as planned in the work program and the budget.

Objective C: Assist in the development of public facilities and utilities, such as the construction or rehabilitation of fire and sheriff stations, community centers, school facilities, parks, multi-use trails, and utility improvements.

Objective D: Expand ongoing code enforcement activities.

Objective E: Continue to implement a Graffiti Abatement Program.

Objective F: Develop and implement a Weed Abatement Program.

Status

This goal and its objectives were designed to meet the new mission statement developed by and for the Redevelopment Agency. The objectives were also designed to maximize the resources available under the Economic Development Agency, the parent department for the Redevelopment Agency. Specifically, the above objectives will help to meet the important aspect of the mission statement which seeks to facilitate the needed infrastructure to promote economic development and improve the quality of life within established redevelopment project areas.



GOAL 3: ASSIST IN THE DEVELOPMENT OF BUSINESS INCENTIVE PROGRAMS TO RECONSTRUCT, UPGRADE AND EXPAND COMMERCIAL AREAS IN CONFORMANCE WITH THE GENERAL PLAN (AS AMENDED) AND COMMUNITY PLANS.

- Objective A: Implement an ongoing economic development and business promotion program to expand existing businesses and attract new ones.*
- Objective B: Develop and implement a Façade Improvement Program to rehabilitate deteriorated commercial buildings.*
- Objective C: Develop and implement a Volunteer Demolition Grant program to remove unsafe structures that pose public health and safety hazards.*
- Objective D: Provide job matching and workforce development training to help businesses find needed employees or better train existing or future employees.*
- Objective E: Provide incentives for the development of under-utilized parcels.*
- Objective F: Provide technical assistance to facilitate and expedite the entitlement process.*

MEASUREMENT	2005-06 (Actual)	2006-07 (Projected)	2006-07 (Estimated)	2007-08 (Projected)
3B. The number of applicants assisted in the Façade Improvement Program.	NEW	NEW	NEW	10
3C. The number of applicants assisted in the Volunteer Demolition Grant Program.	NEW	NEW	NEW	10

Status

This goal and its objectives were designed to meet the new mission statement developed by and for the Redevelopment Agency. The objectives were also designed to maximize the resources available under the Economic Development Agency, the parent department for the Redevelopment Agency. Specifically, the above objectives will help to meet the important aspect of the mission statement which seeks to retain and/or expand existing businesses, attract new businesses, promote economic development and improve the quality of life within established redevelopment project areas.

GOAL 4: TO EFFECTUATE THE COMPREHENSIVE PLANNING, REDESIGN, REPLANNING, RECONSTRUCTION, AND/OR REHABILITATION OF PROJECT AREAS IN SUCH A MANNER AS TO FACILITATE A HIGHER AND BETTER UTILIZATION OF LAND USES IN ACCORDANCE WITH THE GENERAL PLAN.

- Objective A: Eliminate non-conforming uses as appropriate and necessary. Collaborate and coordinate with the Planning Department on the development of standards and guidelines, or where appropriate, a county-initiated Specific Plan, Community Plan, or Master Plan for redevelopment project areas.*
- Objective B: Buffer residential neighborhoods from the intrusion of incompatible land uses.*
- Objective C: Actively engage in community outreach.*

MEASUREMENT	2005-06 (Actual)	2006-07 (Projected)	2006-07 (Estimated)	2007-08 (Projected)
4B. The number of properties acquired as part of the Rosemary/Iris Voluntary Sales program to alleviate incompatible land use.	11	20	28	40

Status

This goal and its objectives were designed to meet the new mission statement developed by and for the Redevelopment Agency. The objectives were also designed to maximize the resources available under the Economic Development Agency, the parent department for the Redevelopment Agency. Specifically, the above objectives will help better comprehensively plan specific activities in the redevelopment project areas. The creation of a Master Plan for each project area aims to provide clear direction, target locales, and specify benchmarks for facilitating the objectives in the plan.



VIII. 2006-07 APPROVED ADDITIONAL GENERAL FUND FINANCING (POLICY ITEMS)

The agency did not have any approved policy items for 2006-07.

IX. 2007-08 REQUESTS FOR ADDITIONAL GENERAL FUND FINANCING (POLICY ITEMS)

The agency is not requesting any additional general fund financing for 2007-08.

X. 2007-08 PROPOSED FEE ADJUSTMENTS

The agency is not requesting any proposed fee adjustments for 2007-08.

If there are questions about this business plan, please contact Kathy Thomas, Redevelopment Director, at 387-9805.

