



Agenda

FINANCE COMMITTEE

December 12, 2011

1:00 P.M.

651 Pine Street, Room 101, Martinez

Supervisor John Gioia, District I, Chair

Supervisor Federal Glover, District 5, Vice-Chair

Agenda Items:

Items may be taken out of order based on the business of the day and preference of the Committee

1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes)
3. Draft Redevelopment Agency Budget, FY 2011-12 (Steve Goetz, Deputy Director/Development)
4. Redistricting Cost Report (Julia R. Bueren, Director of Public Works/General Services)
5. Next meeting – TBD

☺ *The Finance Committee will provide reasonable accommodations for persons with disabilities planning to attend Committee meetings. Contact the staff person listed below at least 72 hours before the meeting.*

📁 *Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Finance Committee less than 96 hours prior to that meeting are available for public inspection at 651 Pine Street, 10th floor, during normal business hours.*

✉ *Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.*

For Additional Information Contact:

Lisa Driscoll, Committee Staff
Phone (925) 335-1023, Fax (925) 646-1353
Lisa.driscoll@cao.cccounty.us

Glossary of Acronyms, Abbreviations, and other Terms (in alphabetical order):

Contra Costa County has a policy of making limited use of acronyms, abbreviations, and industry-specific language in its Board of Supervisors meetings and written materials. Following is a list of commonly used language that may appear in oral presentations and written materials associated with Board meetings:

AB	Assembly Bill	HCD	(State Dept of) Housing & Community Development
ABAG	Association of Bay Area Governments	HHS	Department of Health and Human Services
ACA	Assembly Constitutional Amendment	HIPAA	Health Insurance Portability and Accountability Act
ADA	Americans with Disabilities Act of 1990	HIV	Human Immunodeficiency Syndrome
AFSCME	American Federation of State County and Municipal Employees	HOV	High Occupancy Vehicle
AICP	American Institute of Certified Planners	HR	Human Resources
AIDS	Acquired Immunodeficiency Syndrome	HUD	United States Department of Housing and Urban Development
ALUC	Airport Land Use Commission	Inc.	Incorporated
AOD	Alcohol and Other Drugs	IOC	Internal Operations Committee
BAAQMD	Bay Area Air Quality Management District	ISO	Industrial Safety Ordinance
BART	Bay Area Rapid Transit District	JPA	Joint (exercise of) Powers Authority or Agreement
BCDC	Bay Conservation & Development Commission	Lamorinda	Lafayette-Moraga-Orinda Area
BGO	Better Government Ordinance	LAFCo	Local Agency Formation Commission
BOS	Board of Supervisors	LLC	Limited Liability Company
CALTRANS	California Department of Transportation	LLP	Limited Liability Partnership
CalWIN	California Works Information Network	Local 1	Public Employees Union Local 1
CalWORKS	California Work Opportunity and Responsibility to Kids	LVN	Licensed Vocational Nurse
CAER	Community Awareness Emergency Response	MAC	Municipal Advisory Council
CAO	County Administrative Officer or Office	MBE	Minority Business Enterprise
CCHP	Contra Costa Health Plan	M.D.	Medical Doctor
CCTA	Contra Costa Transportation Authority	M.F.T.	Marriage and Family Therapist
CDBG	Community Development Block Grant	MIS	Management Information System
CEQA	California Environmental Quality Act	MOE	Maintenance of Effort
CIO	Chief Information Officer	MOU	Memorandum of Understanding
COLA	Cost of living adjustment	MTC	Metropolitan Transportation Commission
ConFire	Contra Costa Consolidated Fire District	NACo	National Association of Counties
CPA	Certified Public Accountant	OB-GYN	Obstetrics and Gynecology
CPI	Consumer Price Index	O.D.	Doctor of Optometry
CSA	County Service Area	OES-EOC	Office of Emergency Services-Emergency Operations Center
CSAC	California State Association of Counties	OSHA	Occupational Safety and Health Administration
CTC	California Transportation Commission	Psy.D.	Doctor of Psychology
dba	doing business as	RDA	Redevelopment Agency
EBMUD	East Bay Municipal Utility District	RFI	Request For Information
EIR	Environmental Impact Report	RFP	Request For Proposal
EIS	Environmental Impact Statement	RFQ	Request For Qualifications
EMCC	Emergency Medical Care Committee	RN	Registered Nurse
EMS	Emergency Medical Services	SB	Senate Bill
EPSDT	State Early Periodic Screening, Diagnosis and treatment Program (Mental Health)	SBE	Small Business Enterprise
et al.	et ali (and others)	SWAT	Southwest Area Transportation Committee
FAA	Federal Aviation Administration	TRANSPAC	Transportation Partnership & Cooperation (Central)
FEMA	Federal Emergency Management Agency	TRANSPLAN	Transportation Planning Committee (East County)
F&HS	Family and Human Services Committee	TRE or TTE	Trustee
First 5	First Five Children and Families Commission (Proposition 10)	TWIC	Transportation, Water and Infrastructure Committee
FTE	Full Time Equivalent	VA	Department of Veterans Affairs
FY	Fiscal Year	vs.	versus (against)
GHAD	Geologic Hazard Abatement District	WAN	Wide Area Network
GIS	Geographic Information System	WBE	Women Business Enterprise
		WCCTAC	West Contra Costa Transportation Advisory Committee

- Funds the *Redevelopment Plan Amendment Study* to merge all five project areas into one project area;
- Loans \$1,029,700 from the County Housing Special Revenue Fund to pay a portion of the administrative costs and debt service obligations for the Bay Point project area;
- Authorizes the Redevelopment Agency to pay debt service on certain Agency bonds from surplus bond loan funds; and
- Funds a debt reduction program, referred to as the *Bond Redemption, Purchase & Defeasance Program*, which will use approximately \$20.3 million in unspent bond proceeds to retire outstanding bonds and reduce debt service obligations of the project areas. The Board authorized staff to implement this debt reduction program on October 4, 2011.

Also attached to the end of this report is a ten-page memo dated November 10, 2011, from Don Fraser, the Agency's tax consultant. This memo provides tax increment projections for the next 10 years. Since the net tax increment to the Agency for FY11-12 did not show any significant growth, the projections have been modified from last year's projections to show more conservative growth of Agency income. Little growth in revenue is anticipated until FY15-16 for most project areas.

County staff will provide some handouts at the Finance Committee meeting which will include a comparison of the revenue sources of continuation payments shown in this budget to what was shown to the Finance Committee in August. We can also provide additional detail on the revenue projections for the Agency and the various components of the debt reduction program.

Attachment

Cc: C. Kutsuris, DCD Director
 M. Toms, DCD
 D. Fraser, Fraser & Associate
 R. Yaquian, Goldfarb & Lipman
 E. Gallagher, Stone & Youngberg
 M. Mandelbaum, PFM Group

DRAFT

Contra Costa County Redevelopment Agency
Budget – FY 2011/12
Adopted on **January 10, 2012**

Pursuant to California Community Redevelopment Law (Health and Safety Code Section 33606) all redevelopment agencies are required to adopt an annual budget containing specific information. This budget fulfills the requirement of Redevelopment Law, and establishes a framework for implementation of the projects and programs of the Contra Costa County Redevelopment Agency in Fiscal Year 2011/12.

This budget presentation contains the following sections:

1. Introduction and Overview
2. Project Area Budgets including:
 - Sources and Uses Budget
 - Project Descriptions
 - Summary of Indebtedness
3. Work Program for Fiscal Year 2012 including:
 - Project Area Goals and Objectives
 - Achievements in Fiscal Year 2011
4. Blight Progress Report (not included in this draft)
5. Loan Status Report (not included in this draft)
6. Property Status Report (not included in this draft)
7. Time Limit Expirations (not included in this draft)

SECTION 1 -- INTRODUCTION AND OVERVIEW

The total budget for the Contra Costa County Redevelopment Agency is approximately \$76.2 million. The Redevelopment Agency is undertaking over 100 budgeted projects/programs, while utilizing less than 3% of total s for administration. Furthermore, multiple revenues are being used to creatively address redevelopment and community improvement needs. The Agency budget has been portrayed visually in the following three charts:

- 1) Chart A – Agency Budget by Project Type
- 2) Chart B – Agency Budget by Project Area
- 3) Chart C – Agency Budget by Revenue Source

The following discussion provides insight on two major issues that are significantly affecting Redevelopment Agency revenue, namely the deterioration of the property tax base within project areas, and the implementation of the Redevelopment Restructuring Acts of 2011, which redirects a portion of redevelopment tax increment by the State of California to balance the State budget and, in future years, to supplement funding for schools and special districts.

Deterioration of Property Tax Base - Similar to the County most of the County's redevelopment areas have incurred a significant loss of property tax base due to the housing and mortgage foreclosure issues. From Fiscal Year 2007-08 to Fiscal Year 2011-12 the Agency's annual tax increment income has dropped in four of the five Project Areas. The table below and Chart D—Tax Increment History by Project Area--reflects the severity of the deterioration:

<u>Project Area</u>	<u>Revenue Change – FY 08 to FY 12</u>
Contra Costa Centre	plus 40.9.3%
North Richmond	minus 21.1%
Bay Point	minus 53.9%
Rodeo	minus 21.1%
Montalvin Manor	minus 81.1%

The Agency identified a deteriorating revenue base as an issue in FY 2008 and began making administrative changes to mitigate the impact. Most notable were the preservation of capital in a future debt service reserve fund, and the reduction of tax increment devoted to pay-as-you-go style programs. These actions gave the Agency some flexibility to manage its fiscal affairs in difficult times. The severity of the downturn in revenue for the Bay Point and Montalvin Manor project areas in particular has been far in excess of worst-case scenarios incorporated into previous budget planning. In FY11, the Agency budgeted bond proceeds to meet a portion of the annual debt service requirement in four of the five project areas experiencing declines in assessed value.

Efforts to manage annual income continue, however the State of California take of redevelopment revenue has added stress to the Agency's financial position going forward (see discussion below). In order to manage through this significant drop in annual revenue, this budget is proposing additional cuts in certain projects and program and will continue to utilize bond proceeds to meet a portion of the annual debt service requirement in four project areas. In addition, a Debt Reduction Program involving the purchase, redemption or defeasance of unspent bond proceeds is underway. The

program will result in the reduction of approximately \$20.3 million in debt. Furthermore, this budget proposes that most project initiatives be severely reduced or eliminated, and funds previously budgeted for projects allocated to the Future Debt Service Reserve fund. Using this approach should allow the Agency to fulfill its anticipated debt service requirement in the short term and reduce the debt service obligation in the long term.

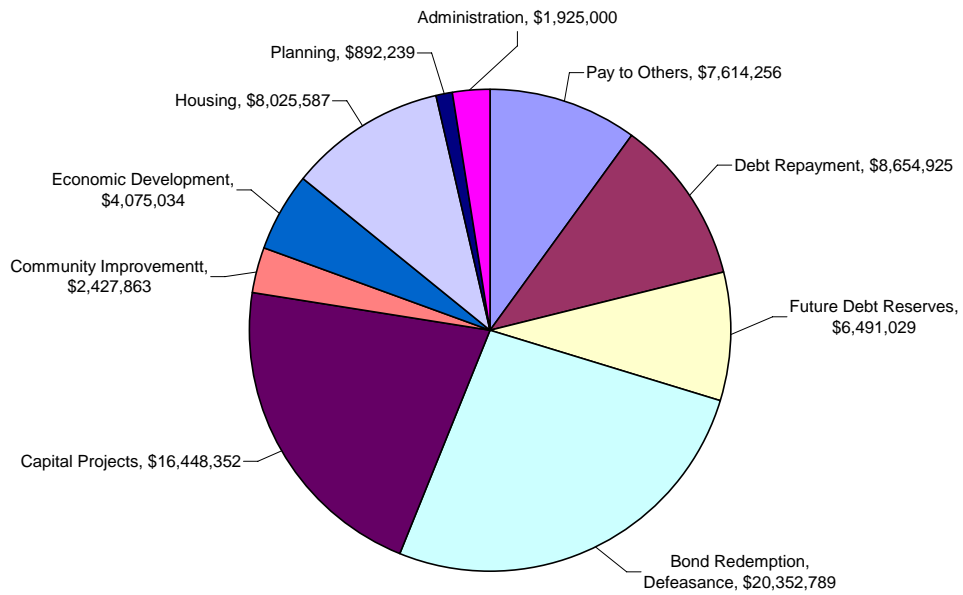
The one exception to this is the Bay Point project area, which has experienced significant tax base loss and a significant debt service load. This budget proposes a loan from a special revenue account of the County (non-General Fund), and initiation of a study to merge all five project areas to give those project areas with declining revenue access to additional funds. Another alternative includes the possible deferment of pass-through payments to other taxing entities, however this action is not recommended at this time. More recent data suggest that the property tax base may have reached the bottom of the cycle. While cautiously optimistic, staff continues to manage the Agency's fiscal affairs with a very conservative revenue outlook in mind.

Redevelopment Restructuring Acts of 2011 (RRA) - On June 29, 2011, the Governor approved the State Budget for FY12 and signed a number of implementing trailer bills. Two of these trailer bills significantly modify California Community Redevelopment Law and fundamentally alter the future of California redevelopment: ABx1 26 (the *Dissolution Act*) and ABx1 27 (the *Voluntary Program Act*). The Dissolution Act immediately suspends all new redevelopment activities and incurrence of indebtedness, and dissolves redevelopment agencies, effective October 1, 2011. The Voluntary Program Act then allows redevelopment agencies to avoid dissolution under the Dissolution Act by opting in to an "alternative voluntary redevelopment program". This Voluntary Program requires annual contributions to local schools and special districts. The RRA represents a compromise by allowing redevelopment programs to continue while dedicating some of their revenue to augment the budgets of schools and special districts. A lawsuit was filed directly with the California Supreme Court to accelerate the ultimate court decision and included a request that the Court issue a "stay" or injunction to prevent specified aspects of the RRA from being operative pending the final court decision on the merits of the lawsuit. A stay was granted and continues the suspension of redevelopment activities until the Supreme Court decision on the case, which is expected by January 15, 2012.

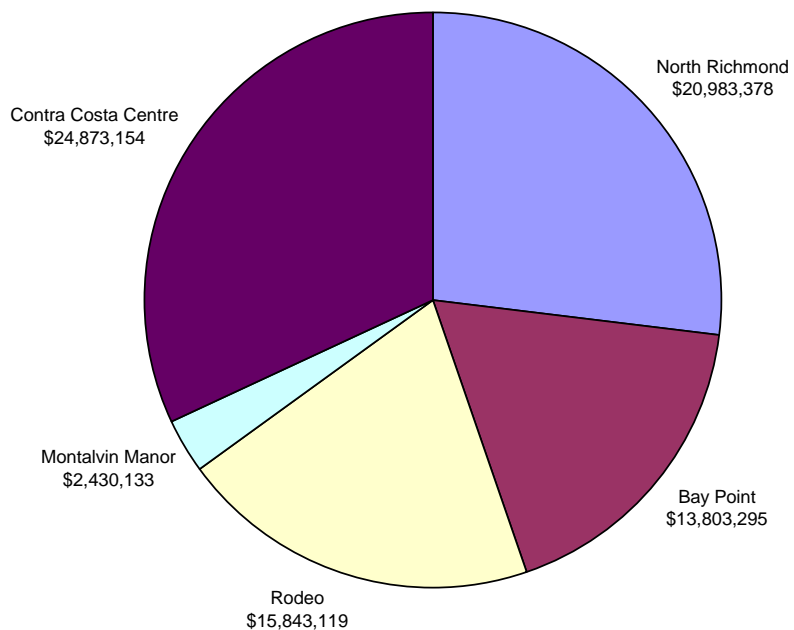
The Voluntary Program is designed to generate \$1.7 billion for FY12 and \$400 million statewide in each subsequent year if every sponsoring community/redevelopment agency in the State agrees to participate. The formula for calculating each sponsoring community/redevelopment agency's share is similar, but not identical, to the formula used to calculate each redevelopment agency's share of the statewide \$1.7 billion and \$350 million Special Educational Revenue Augmentation Fund (SERAF) obligations in FY10 and FY11, respectively. The State Department of Finance has provided information about the FY12 continuation payment for each sponsoring community. The amount for Contra Costa County in FY12 is approximately \$5,300,000. The FY12 payment was recalculated by the Department of Finance to \$5,007,756 on appeal. In subsequent years, the continuation payment is estimated to be roughly \$1,250,000 (subject to adjustments under a formula to the extent the Agency incurs new non-Housing fund debt or other obligations on or after October 1, 2011).

Per HSC _____, the Blight Progress Report, Loan Status Report, Property Status Report, and Time Limit Expirations were transmitted to the Redevelopment Agency Board on December xx, 2011.

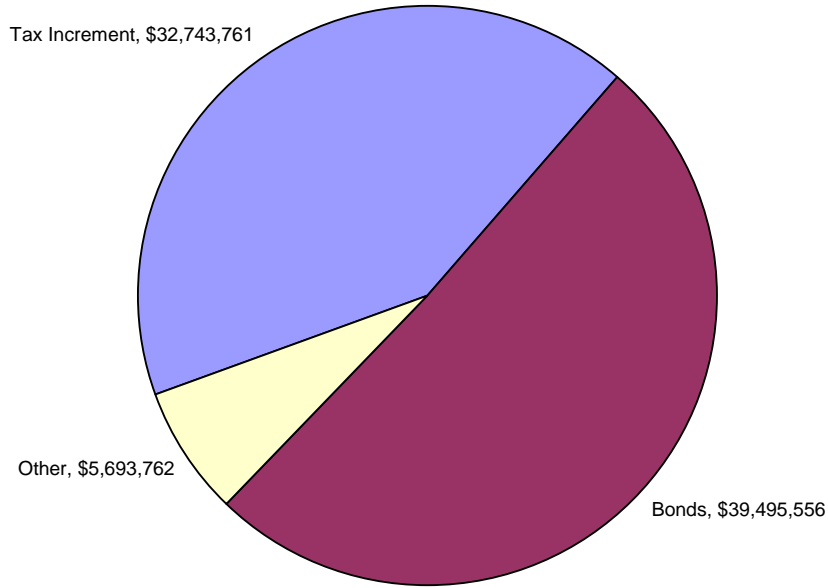
A. Agency Budget by Project Type done



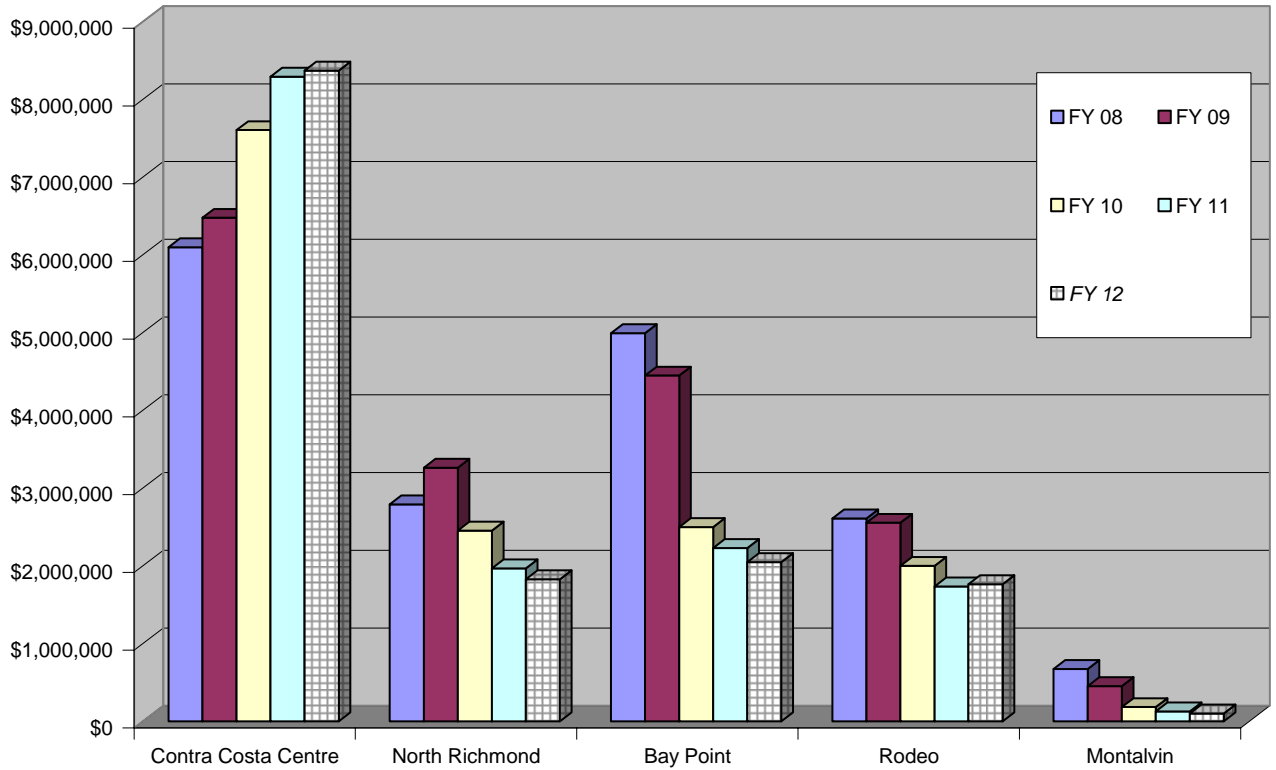
B. Agency budget by Project Area



C. Agency Budget by Revenue Source



D. Tax Increment History By Project Area



SECTION 2 – PROJECT AREA BUDGETS

12/7/2011

I CONTRA COSTA CENTRE REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other	TOTAL
	Capital Funds	Housing Funds	Capital Funds	Housing Funds	Revenue	
Payments to Other Agencies						
Property Tax Admin Charge	\$83,000					\$83,000
Fiscal Agreements/33676 Payments	\$745,000					\$745,000
AB 27x1 Payment	\$3,300,000					\$3,300,000
Debt Service						
Bonded Indebtedness - Capital Projects	\$3,738,925					\$3,738,925
Capital Projects						
Hookston Station Business Relocation	\$200,000					\$200,000
Placemaking - Civic Use/Bike Station	\$200,000					\$200,000
Placemaking - Station Enhancements	\$725,000		\$38,669			\$763,669
Infrastructure Upgrades/Renovations	\$250,000					\$250,000
Hookston Station HazMat Remediation	\$150,000					\$150,000
Swap T.I. funds for N. Richmond TAB proceeds	\$1,916,653					\$1,916,653
Property Holding Costs	\$10,000					\$10,000
Unallocated Capital Funds	\$17,364				\$19,209 g	\$36,573
Community Improvement Programs						
Walden Green Phase I Upgrades	\$25,000					\$25,000
Hookston Station Landscaping	\$50,000					\$50,000
Resident Deputy	\$80,000					\$80,000
Child Care Facility Fund					\$607,518 f	\$607,518
Economic Development Activities						
Marketing Program	\$30,000					\$30,000
Housing Projects/Programs						
Park Regency Financial Assistance		\$550,000				\$550,000
BRIDGE Housing Financial Assistance		\$100,000				\$100,000
Avalon Walnut Creek Financial Assistance	\$500,000	\$775,000				\$1,275,000
Pre-Development - 1250 Las Juntas Way		\$75,000				\$75,000
Debt Repayment		\$310,000				\$310,000
Housing Development Fund		\$81,008				\$81,008
Planning Activities						
Transit Village Financial/Technical Consultants	\$100,000					\$100,000
Administration						
	\$805,000					\$805,000
TOTALS	\$12,925,942 a	\$1,891,008 b	\$38,669 c	\$0	\$626,727	\$15,482,346 d

a: Capital Funds include

Annual Increment	\$6,725,382
Fund Balance	\$4,244,275
Unencumbered TI	\$1,916,653
Interest earnings	\$39,632
Reimbursement from CFD	\$0
Total Capital Funds	\$12,925,942

b: Housing Funds include

Annual Increment	\$1,643,718
Fund Balance	\$241,101
Interest earnings	\$6,189
Total Housing Funds	\$1,891,008

c: Bond Proceeds

Capital Project Proceeds	\$38,669
Housing Project Proceeds	\$0
Total Bonds	\$38,669

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	Capital Funds	Housing Funds	Bond Capital Funds	Bond Housing Funds	Other Revenue	TOTAL
	Iron Horse Trail Overcrossing			\$308,077		
Placemaking - BART Transit Village	\$683,950		\$675,748			\$1,359,698
Placemaking - Station Enhancements (I)			\$1,450,989		\$1,492,500 i	\$2,943,489
Infrastructure Upgrades/Renovations (I)			\$996,342			\$996,342
BART Replacement Parking Garage (1)			\$196,573			\$196,573
Transit Village Construction Inspector - Harris	\$42,480					\$42,480
Additional Alternative Access Impvts - CCC PW	\$139,044					\$139,044
TDM Capital Improvements	\$35,000					\$35,000
Hookston Remediation	\$134,496					\$134,496
Project Navigator	\$17,606					\$17,606
Iron Horse Business Relocation - ARWS	\$8,077				\$16,923 j	\$25,000
Walden Green Phase II			\$500,000		\$500,000 m	\$1,000,000
Wayfinding Consultant - Sasaki (I)			\$18,317			\$18,317
Wayfinding - CCC PW (I)			\$504,526			\$504,526
Transit Village Town Architect - Opticos	\$13,500					\$13,500
Transit Village Financial Consultant - AD Kotin	\$40,000					\$40,000
1250 Las Juntas Predevelopment - KMA		\$60,000				\$60,000
Total Encumbered	\$1,114,153	\$60,000	\$4,650,572	\$0	\$3,566,083	\$9,390,808

e. Cash balances as of 06/31/11 are:

Capital Funds	\$14,040,095	Housing Funds	\$1,951,008	Bond	\$4,689,241	Other	\$0
---------------	--------------	---------------	-------------	------	-------------	-------	-----

f: Child care facilities program funds held by the RDA.

g: All or part from Pleasant Hill BART Specific Plan fees, which total: 19,029 (County Fee Account) + 0 (Mello Roos Proceeds) = \$19,029.

h: TEA 21 25% Funds--\$32,825; Other Federal Funds--\$1,523,835

i: Proceeds from the sale of Developer Fee Credits pursuant to BART Transit Village DDA.

j: Specific Plan fees.

l. Amend contract for revenue source to show swap of encumbered CCC tax increment revenue for Tax Allocation Bond (TAB) proceeds from N. Richmond.

m. County Park Dedication Funds

file name: G:\CDBG-REDEV\Redev\Budget\FY.12.Budget\Sources & Uses\S&U CCCentre.FY.12-2-11.xls

B. PROJECT DESCRIPTION: CONTRA COSTA CENTRE AREA

1. Payments to Other Agencies: Pass-thru payments to taxing agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 of Health and Safety Code; charges of the County Auditor-Controller for property tax administration; and revenue required to be diverted as required for the AB27x1 Payment.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness
3. Hookston Station Business Relocation Program: Funds to cover relocation expenses of a business necessary to install the Iron Horse Trail between Hookston and Mayhew.
4. Infrastructure Upgrades/Renovations: Capital improvements to enhance alternative mode (pedestrian, bicycle, car sharing, transit) access to the Station Area, pedestrian gap closures, signage, crossings, and landscape replacement are prospective projects.
5. Placemaking – Civic Use/Bicycle Station: Funds for construction of the civic use and bicycle station to be part of the BART Transit Village project.
6. Placemaking – Station Enhancements: Funds to visually improve the appearance of the existing BART Station and bus intermodal.
7. Hookston Station Hazardous Materials Remediation: Hazardous materials remediation associated with a County-owned/Agency-financed property in the Hookston Station area. Implements the obligations of a 1997 Settlement Agreement to which the Agency and the County are a party.
8. Swap Tax Increment from Contra Costa Centre for tax allocation bond revenue from North Richmond.
9. Property Holding Costs: Special assessments, special taxes, and property maintenance on Agency held property.
10. Unallocated Capital Funds: Capital Projects funds reserved for future designation including alternative mode capital improvements, park and landscape improvements, and Transit Village improvements.
11. Walden Green Phase I Upgrades/Construction: Enhancements to improve the efficiency of landscape maintenance and irrigation associated with Walden Green I between Treat Blvd and the Coggins turn.
12. Hookston Station Landscaping Program: Funds to permit a neighborhood initiative to provide landscape improvements on the Hookston Station properties to move forward. Funds may be used for planning, preliminary design/engineering, or construction.
13. Resident Deputy: Funds to maintain a full-time Resident Deputy in the Contra Costa Centre area. The funding will permit continued efforts addressing vandalism, car-theft, and construction site security. Funds will match Contra Costa Centre funds on a 40% basis.
14. Child Care Facility Fund: County child care program funds available for child care facility construction and/or expansion.
15. Marketing Program: Preparation of a marketing program to enhance the image of and to stimulate economic development activities at Contra Costa Centre.

16. Park Regency Financial Assistance: Contractually obligated payment to Park Regency owner for affordable housing.
17. BRIDGE Housing Financial Assistance: Contractually obligated payment to Coggins Square for affordable housing.
18. Avalon Walnut Creek Housing Assistance: Contractually obligated payment to the Avalon Walnut Creek owner pursuant to an approved Financial Assistance Agreement approved by the Redevelopment Agency on June 14, 2005, and amended on January 22, 2008.
19. Pre-Development-1250 Las Juntas Way: Pre-development expenses related to identification of a development type, developer, and plan of finance for conversion of this Agency owned property to a residential use with an affordable housing component.
20. Debt Repayment: Funds to retire a portion of the debt the Agency owes to the County for prior affordable housing and redevelopment initiatives.
21. Housing Development Funds: Housing funds reserved for future designation.
22. Transit Village Financial/Technical Consultants: Economic, real estate, construction, and legal consulting costs associated with perfecting and implementing Agreements with BART and the BART Transit Village developer.
23. Administration: Salaries, services, supplies, and equipment in support of project implementation.

PROJECTS WITH ENCUMBERED REVENUES

1. Iron Horse Trail Overcrossing: Funds to complete the construction of Iron Horse Trail pedestrian/bicycle overcrossing of Treat Boulevard.
2. Placemaking -- BART Transit Village: Funds for construction of the placemaking improvements, including parks, plazas, street furniture, specialized lighting, and appointments, and open space for the Transit Village project on the BART property.
3. Placemaking -- Station Enhancements: Funds to visually improve the appearance of the existing BART Station and bus intermodal.
4. Infrastructure Upgrades/Renovations: Capital improvements to enhance alternative mode (pedestrian, bicycle, car sharing, transit) access to the Station Area, pedestrian gap closures, signage, crossings, and landscape replacement are prospective projects.
5. BART Replacement Parking Garage: Funds to close-out the construction financing of the BART patron replacement parking structure.
6. Transit Village Construction Inspector: Construction inspection services related to BART parking garage and BART Transit Village Backbone and Placemaking improvements;
7. Alternate Access Improvements: Costs associated with improvements designed to encourage alternative mode use.
8. TDM Capital Improvements: Funds for capital improvements associated with the Contra Costa Centre Associations' Transportation Demand Management Program.

9. Hookston Remediation: The RDA is financing the County/Agency contribution toward remediation of hazardous materials associated with a County owned/RDA financed property in the Hookston Station. .
10. Project Navigator: Funds for a third-party administrator of Hookston Remediation funds jointly contributed by the Agency, Union Pacific Railroad, and the Helix Group.
11. Iron Horse Corridor Business Relocation: Relocation services associated with Hookston Station business relocation.
12. Walden Green Phase II: Further development of Walden Green on Iron Horse Corridor between Mayhew Road and the Coggins turn.
13. Wayfinding-Consultant services for the design of the area-wide wayfinding program.
14. Wayfinding-PW- Public Works design, engineering and construction costs for the wayfinding program. The wayfinding program is to enhance signage to assist pedestrians and visitors in navigating to their destination.
15. Town Architect: Opticos Design has been retained as the Transit Village Town Architect.
16. Transit Village Financial Consultant: A.D. Kotin has been retained as the Transit Village Financial Consultant.
17. 1250 Las Juntas Predevelopment: Financial advisory services related to 1250 Las Juntas Way developer selection process.

C. **INDEBTEDNESS – CONTRA COSTA CENTRE AREA**

As of June 30, 2011 the Agency has approximately \$308.9 million in debt. The major elements of Agency debt for the Contra Costa Centre Area are:

- \$92.7 million in principal and interest due on Tax Allocation Bonds issued in 1999, 2003, and 2007.
- \$64.8 million Low and Moderate Income Housing.
- \$3.7 million for infrastructure improvements
- \$53.8 million in contractually obligated fiscal agreements
- \$49.3 million in contractual obligated housing assistance.
- \$.3 million for administrative services and professional services.
- \$40.8 million for professional services and contracts;
- \$2.4 million in loans from the County for affordable housing initiatives
- \$1.1 million in obligated childcare projects

12/7/2011

II NORTH RICHMOND REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12 Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other Revenue	TOTAL
	Capital Funds	Housing Funds	Capital Funds	Housing Funds		
Payments to Other Agencies						
Property Tax Admin Charge	\$16,500					\$16,500
Fiscal Agreements/33676 Payments	\$257,600					\$257,600
AB 27x1 Payment	\$1,541,756					\$1,541,756
Debt Service						
Bonded Indebtedness - Capital Projects	\$750,807		\$114,193			\$865,000
Bonded Indebtedness - Housing Projects		\$285,862		\$29,138		\$315,000
Revenue Stabilization Fund	\$410,460	\$309,761		\$10,513		\$730,734
Bond Redemption, Purchase & Defeasance Prog.			\$8,036,126			\$8,680,097
Capital Projects						
NR Specific Plan Implementation	\$1,916,653		\$0			\$1,916,653
Swap for TAB proceeds for CCC Tax Increment			\$1,916,653			\$1,916,653
Unallocated Capital Funds	\$30,381		\$0			\$30,381
Community Improvement Programs						
Abatement Attorney - County Counsel	\$5,000	\$5,000				\$10,000
Abatement Revolving Loan Fund	\$25,000					\$25,000
Resident Deputy Program	\$148,500					\$148,500
Blight Removal Activities	\$10,000					\$10,000
Property Holding Expenses	\$30,000					\$30,000
Economic Development Activities						
First Source Capacity Building	\$10,000					\$10,000
Enterprise Zone Application	\$50,000					\$50,000
Housing Projects/Programs						
Homebuyer Resale Revolving Fund		\$209,000				\$209,000
Community Preservation		\$15,000				\$15,000
Heritage Point Land Assembly	\$650,000			\$0		\$650,000
Heritage Point Predevelopment		\$75,000				\$75,000
Las Deltas Feasibility		\$40,000				\$40,000
Debt Repayment		\$155,000				\$155,000
Housing Development Fund		\$515,000		\$411,558		\$926,558
Planning Activities						
Indian Gaming Consultant	\$20,000					\$20,000
Industrial Area GPA	\$100,000					\$100,000
Administration						
	\$405,000					\$405,000
TOTALS	\$6,377,657 a	\$1,609,623 b	\$10,066,972 c	\$1,095,180 c	\$0	\$19,149,432 d

a: Capital Funds include
 Annual Increment \$1,512,210
 Fund Balance \$2,920,923
 Liquidated encumbrances \$13,519 f
 CCC TI swap \$1,916,653
 Interest earnings \$14,352
Total \$6,377,657

b: Housing Funds include
 Annual Increment \$313,665
 Fund Balance \$1,289,882
 Interest earnings \$6,076
Total \$1,609,623

c: Bond Proceeds
 Capital Project Proceeds \$10,066,972
 Housing Project Proceeds \$1,095,180
Total \$11,162,152

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	Capital Funds		Bond		Other Revenue	TOTAL
	Capital Funds	Housing Funds	Capital Funds	Housing Funds		
PW - 3rd Street Enhancements			\$51,677			\$51,677
PW - Market Ave Sidewalk			\$21,478			\$21,478
Heritage Point Predevelopment		\$131,700				\$131,700
Relocation Consultant - Overland Pacific				\$10,513		\$10,513
Craig Communication	\$450					\$450
GPA Planning Consultant - WRT	\$95,896					\$95,896
Industrial Area Infrastructure			\$1,240,000 g		\$900,000 h	\$2,140,000
PW - Truck Route			\$132,232			\$132,232
CHDC Commercial Rehabilitation	\$150,000					\$150,000
Total Encumbered	\$246,346	\$131,700	\$1,445,387	\$10,513	\$900,000	\$2,733,496

e: Cash balances as of 06/30/11 are: \$6,624,003 \$1,741,323

f: Terminate Craig Communications contract and reprogram tax increment.

g: Requires amending CCC PW contract to downscope existing \$2,905,902 project to \$1,240,000 and budget balance for Bond Redemption, Purchase & Defeasance Pr

h: Public Works AOB funds

B. PROJECT DESCRIPTION: NORTH RICHMOND

1. Payments to Other Agencies: Pass-thru payments to Taxing Agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 of Health and Safety Code; charges of the County Auditor-Controller for property tax administration; and revenue required to be diverted as required for the AB27x1 Payment.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness.
3. Revenue Stabilization Fund: Funds reserved for future bonded indebtedness payments.
4. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
5. North Richmond Specific Plan Implementation: Funds to construct infrastructure improvements to support implementation of prospective Specific Plan policies and strategies. Potentially funded by trading bond revenue to Contra Costa Centre for tax increment revenue.
6. Swap tax increment from Contra Costa Centre for Tax Allocation Bond (TAB) revenue from North Richmond.
7. Unallocated Capital Funds: Capital funds reserved for future designation including, but not limited to, drainage improvements North of Parr Boulevard, roadway overlays, widening and reconstruction improvements, Market Avenue pedestrian over crossing, 7th Street extension, and Fred Jackson Way - Goodrick realignment.
8. Abatement Attorney – County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
9. Abatement Revolving Loan Fund: Revolving funds for abatement of structures which pose health and safety standards. Money may be combined with other funds to facilitate structural enhancements.
10. Resident Deputy: Funds to continue partially supporting two Resident Deputy positions exclusively for the North Richmond community. One position will enhance law enforcement activities in and around the issues of illegal dumping, graffiti abatement and the surveillance of private development sites, while the second position will focus on litter and trash abatement.
11. Blight Removal: Funds to support the North Richmond Beautification Committee's blight and illegal dumping programs.
12. Property Holding Expenses: Maintenance of Agency owned properties
13. First Source Capacity Building: Administrative support for the development of the First Source Hiring Program linking community residents with local employment opportunities from NR businesses.
14. Enterprise Zone Application: Funds to apply for the State of California's Enterprise Zone Designation for fiscal year 2012. It is anticipated that the application would be jointly submitted with the City of Richmond.
15. Homebuyer Resale Revolving Fund: Recaptured housing funds to facilitate scattered site development, affordable housing, and first time homebuyer programs.

16. Community Preservation (Acquisition of foreclosed homes): Costs associated with the acquisition/renovation of foreclosed homes in North Richmond. Program may work in coordination with the Neighborhood Stabilization Program.
17. Heritage Point Land Assembly: Funds for land acquisition of six contiguous sites along the eastern portion of Fred Jackson Way, the North Richmond Town Center
18. Heritage Point Predevelopment: Funds to begin market studies, preliminary design, and other predevelopment activities for the 2nd Phase of the North Richmond Town Center.
19. Las Deltas Feasibility Study, Phase II: Funds to support the second phase of the Housing Authority's feasibility study and revitalization plan for the 224-unit Las Deltas Public Housing Development.
20. Debt Repayment: Funds to retire a portion of the debt the Agency owes to the County for prior affordable housing and redevelopment initiatives.
21. Housing Development Fund: Housing funds reserved for additional site acquisition and/or predevelopment funds for funded projects, or scattered site property acquisition/housing rehabilitation. Projects under consideration include, among others: Signature Properties' "Nove" Las Deltas Feasibility Study, Heritage Point and tax defaulted property acquisitions.
22. Indian Gaming Consultant: Funds to offset costs associated with future analysis, specialized consultants, and preparation for the casino project of the Scotts Valley Band of Pomo Indians
23. Industrial Area GPA: Funds to continue processing the General Plan Amendment/North Richmond Specific Plan for the area between San Pablo Creek and Wildcat Creek, Union Pacific Railroad Tracks, and east of the Richmond Parkway.
24. Administration: Salaries, services, supplies and equipment in support of project implementation

PROJECTS WITH ENCUMBERED FUNDS:

1. Fred Jackson Way Enhancements: Improvements to Fred Jackson Way.
2. Market Ave Sidewalk: Funds for infrastructure and pedestrian improvements along Market Avenue to be completed by the County Public Works Department.
3. Heritage Point Predevelopment: Funds to begin market studies, preliminary design, and other predevelopment activities for the 2nd Phase of the North Richmond Town Center.
4. Relocation Consultant: Funds to continue providing relocation services for Heritage Point property owners and/or tenants.
5. Craig Communications: Funds to support public outreach for the General Plan Amendment/North Richmond Specific Plan.
6. GPA Planning Consultant: Funds to continue implementing the General Plan Amendment/North Richmond Specific Plan and related EIR.
7. North Richmond Area Infrastructure: Funds to initiate a comprehensive infrastructure improvement plan for the North Richmond area.

8. Truck Route Implementation: Funds for additional studies, preliminary engineering, environmental clearances, right-of-way acquisition, and the Precise Alignment identified in the recently completed Truck Route Planning program.
9. CHDC Commercial Rehabilitation: Tenant improvement funds to complete renovations to Community Housing Development Corporation's service delivery center.

C. INDEBTEDNESS - NORTH RICHMOND

The Agency has incurred approximately \$78.6 million in debt as of June 30, 2011. The major elements include:

- \$31.6 million in principal and interest due on Tax Allocation Bonds issued in 1999, and 2007.
- \$4.5 million in contractually obligated fiscal agreements.
- Approximately \$3.0 million to the County for advances from the County Affordable Housing Trust Fund.
- \$20.1 million in Low and Moderate Income Housing Fund obligations.
- \$18.7 million for administrative services and contracted professional services
- \$.7 million for infrastructure improvements

12/7/2011

III BAY POINT REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other Revenue	TOTAL
	Capital Funds	Housing Funds	Capital Funds	Housing Funds		
Payments to Other Agencies						
Property Tax Admin Charge	\$17,100					\$17,100
Fiscal Agreements/33676 Payments	\$918,400					\$918,400
AB 27x1 Payment	0					\$0
Debt Service						
Bonded Indebtedness - Capital Projects	\$776,000		\$414,300		\$734,700 f	\$1,925,000
Bonded Indebtedness - Housing Projects		\$304,900		\$195,100		\$500,000
Revenue Stabilization Fund	\$37,878	\$349,432	\$1,103,205	\$1,008,797		\$2,499,312
Bond Redemption-Purchase & Defeasance Program			\$3,446,033	\$1,656,959		\$5,102,992
Capital Projects						
Orbisonia Heights Assemblage		\$300,000	\$0	\$300,000		\$600,000
Community Improvement Programs						
Abatement Attorney - County Counsel		\$12,000				\$12,000
Property Holding Costs		\$25,000				\$25,000
Day Care-Improvement Fund					\$32,751 g	\$32,751
Economic Development Activities						
Enterprise Zone Marketing	\$15,000					\$15,000
Housing Projects/Programs						
Youth Homes Predevelopment		\$310,000				\$310,000
Homebuyer Resale Transaction Costs		\$40,000				\$40,000
Community Preservation (foreclosed homes)		\$25,000				\$25,000
Planning Activities						
Administration						
					\$295,000 f	\$295,000
TOTALS	\$1,764,378 a	\$1,366,332 b	\$4,963,538 c	\$3,160,856 c	\$1,062,451	\$12,317,555

a: Capital Funds include

Annual Increment	\$1,761,404
Fund Balance	-\$8,501
Interest earnings	\$11,475
Total	\$1,764,378

b: Housing Funds include

Annual Increment	\$286,232
Fund Balance	\$1,067,923
Interest earnings	\$12,177
Total	\$1,366,332

c: Bond Proceeds

Capital Project Proceeds	\$4,963,538
Housing Project Proceeds	\$3,160,856
Total	\$8,124,394

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	Capital Funds		Bond		Other Revenue	TOTAL
	Capital Funds	Housing Funds	Capital Funds	Housing Funds		
PCH Flood Control			\$200,000			\$200,000
BART Specific Plan Implementation			\$332,826			\$332,826
Habitat for Humanity		\$193,606		\$732,870		\$926,476
Overland Pacific & Cutler - Orbisonia relocation			\$6,438	\$0		\$6,438
Total Encumbered	\$0	\$193,606	\$539,264	\$732,870		\$1,465,740

e: Cash balances of 6/30/11 are:

Capital Funds	\$-8,501	Housing Funds	\$1,261,529	Bond Capital Funds	\$5,502,802	Bond Housing Funds	\$3,893,726
---------------	----------	---------------	-------------	--------------------	-------------	--------------------	-------------

f: Loan from Special Revenue Acct.

g: Funds transferred to the RDA from EHSD

<G:CDBG-REDEV/redev/budget/S&U-BayPoint.FY12.12-2-11.xls>

B. PROJECT DESCRIPTION: BAY POINT

1. Payments to Other Agencies: Pass-thru payments to taxing agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 of Health and Safety Code; charges of the County Auditor-Controller for property tax administration; and revenue required to be diverted as required for the AB27x1 Payment.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness.
3. Revenue Stabilization Fund: Funds reserved for future bonded indebtedness payments.
4. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
5. Orbisonia Heights Assemblage-BART Specific Plan Implementation: Advance acquisition of property within the Specific Plan area for the purpose of future transit oriented development. Also includes the costs associated with drafting an RFP for Development Zone 2 of the Specific Plan area.
6. Abatement Attorney – County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
7. Property Holding Costs: Property maintenance costs including weed abatement, clean up, taxes, etc.
8. Day Care Improvement Fund: Funds from EHSD reserved for day care improvements.
9. Enterprise Zone Marketing/Management: Involves update and reproduction of marketing material for Bay Point and other costs associated with the newly designated Pittsburg/Bay Point Enterprise Zone.
10. Youth Homes Pre-Development: Funds to cover predevelopment and land assemblage costs associated with the relocation of the Youth Homes Facility (previously located in the Orbisonia Heights Neighborhood of Bay Point) to an Agency owned property within Pittsburg/Bay Point BART Station Area Specific Plan.
11. Homebuyer Resale Transaction Costs: Costs associated with the acquisition, rehabilitation, and resale of deed restricted affordable homes in Bay Point.
12. Community Preservation (foreclosed homes): Costs associated with the acquisition/renovation of foreclosed homes in Bay Point. Program may work in coordination with the Neighborhood Stabilization Program.
13. Habitat for Humanity: See projects with encumbered revenue.
14. Administration: Salaries, services, supplies, and equipment in support of project implementation.

PROJECTS WITH ENCUMBERED REVENUES

1. Port Chicago Highway Flood Control Improvements: Project includes replacing the existing culvert at Anchor Drive and Port Chicago Highway and transition improvements upstream and downstream of the culvert.

2. BART Specific Plan Implementation-Infrastructure: Involves capital improvements associated with the implementation of the BART Specific Plan. Funds to use as match to grants awarded for the project.
3. Habitat for Humanity: Funds to assist Habitat for Humanity in the development of a for-sale affordable housing development.
4. Overland Pacific & Cutler-Orbisonia Heights Relocation Consultant services for the coordination of relocation of residents from the Orbisonia Heights neighborhood.

C. INDEBTEDNESS - BAY POINT

The Agency has incurred approximately \$110.2 million in debt as of June 30, 2011, including:

- \$64.6 million in principal and interest on Tax Allocation Bonds issued in 1999, and 2007.
- \$24 million Low and Moderate Income Housing Funds.
- \$20 million contractual obligation pursuant to fiscal agreements.
- \$0.2 million in contractual obligation for infrastructure improvements
- \$0.7 million in administrative services and professional services contracts
- Loans from County of Contra Costa totaling \$.7 million

IV RODEO REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12 Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other Revenue	TOTAL
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Capital Funds</u>	<u>Housing Funds</u>		
Payments to Other Agencies						
Property Tax Admin Charge	\$16,600					\$16,600
Fiscal Agreements/33676 Payments	\$534,000					\$534,000
AB 27x1 Payment	\$116,000					\$116,000
Debt Service						
Bonded Indebtedness - Capital Projects	\$704,025		\$65,975			\$770,000
Bonded Indebtedness - Housing Projects		\$198,581		\$141,419		\$340,000
Revenue Stabilization Fund	\$113,530	\$726,596	\$0	\$2,103,948		\$2,944,074
Bond Redemption, Purchase & Defeasance Program			\$4,856,391 f	\$692,917		\$5,549,308
Capital Projects						
Façade Improvement Program Loans/Grants					\$25,213 g	\$25,213
Property Holding Costs	\$40,000				\$2,970 h	\$42,970
Assessment District Study	\$100,000					\$100,000
Parker Ave. Capitalized Replacement	\$30,000					\$30,000
Community Improvement Programs						
Abatement Attorney - County Counsel	\$5,000	\$5,000				\$10,000
Community Preservation (foreclosed homes)	\$5,000					\$5,000
Community Group Funding	\$5,000					\$5,000
Economic Development Activities						
Waterfront HazMat Remediation	\$40,000					\$40,000
Waterfront Infrastructure - Rodeo Sanitary			\$777,396			\$777,396
Housing Projects/Programs						
Community Preservation Assistance (foreclosed homes)		\$0		\$453,019		\$453,019
Debt Repayment		\$155,000				\$155,000
Town Plaza Mixed Use Development	\$200,000	\$1,100,000		\$135,945	\$5,818 i	\$1,441,763
Planning Activities						
Administration						
	\$365,000					\$365,000
	\$2,274,155 a	\$2,185,177 b	\$5,699,762 c	\$3,527,248 c	\$34,001	\$13,720,343 d
a: Capital Funds Include:	Annual Increment		\$1,445,300			
	Fund Balance		\$827,234			
	Interest earnings		\$1,621			
	Total		\$2,274,155			
b: Housing Funds Include:	Annual Increment		\$317,760			
	Fund Balance		\$1,858,375			
	Interest earnings		\$9,042			
	Total		\$2,185,177			
c: Bond Proceeds:	Capital Project Proceeds		\$5,699,762			
	Housing Project Proceeds		\$3,527,248			
	Total		\$9,227,010			
d: Additional encumbrances available for expenditure, but not listed in the budget are:						
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Bond Capital Funds</u>	<u>Bond Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
CCC PW - Parker Ave			\$54,026			\$54,026
Parker Ave. Capitalized Replacement	\$40,000					\$40,000
Downtown Infrastructure - CCC PW			\$1,144,000 j			\$1,144,000
Rodeo Creek Plan Implementation			\$4,492			\$4,492
Waterfront Infrastructure - KMA	\$13,000					\$13,000
Waterfront Infrastructure - Rodeo Sanitary			\$853,634			\$853,634
HazMat Remediation - Rodeo Marina LLC	\$10,163					\$10,163
Chamber of Commerce	\$3,609					\$3,609
Total Encumbered	\$66,772	\$0	\$2,056,152			\$2,122,924
e. Cash Balances as of 06/30/11 are:	\$894,006	\$1,858,375	\$7,755,914	\$3,527,248		

f. A combination of unspent bond proceeds and reprogrammed encumbrances.

g. Façade Improvement Loan Program Revenue (RDA Funds on deposit with Mechanic's Bank)

h: Rental/Lease revenue for 189 Parker Ave

i. Donated funds for Town Plaza landscaping

j. Amend CCC PW contract to downscope existing \$4,665,590 project to \$1,144,000 and budget balance for Bond Redemption, Purchase & Defeasance Program.

B. PROJECT DESCRIPTION: RODEO

1. Payments to Other Agencies: Pass-through payments to taxing agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 Health & Safety Code; charges by the County Auditor-Controller; and revenue required to be diverted as required for the AB27x1 Payment.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness.
3. Revenue Stabilization Fund: Funds reserved for future bonded indebtedness payments.
4. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
5. Facade Improvement Program Loans/Grants: Financial assistance to downtown businesses and property owners for façade improvements.
6. Property Holding Costs: Property maintenance costs for 189/199 Parker; 1.5 acre Town Plaza site and the 2.1acre site on Willow/San Pablo Avenue.
7. Assessment District Study: To identify mechanism for funding Parker Avenue landscaping once establishment period ends.
8. Parker Ave. Capitalized Replacement: See #2 in projects with encumbered revenue below.
9. Abatement Attorney- County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
10. Community Preservation Program: A pilot program to address blight on vacant properties, boarded up properties, and apartment units in disrepair.
11. Community Group Funding Program: A program to provide funds to local nonprofits for volunteer time spent implementing community improvement projects.
12. Waterfront/Marina HazMat Remediation: Study and analysis of environmental contamination, marina restoration/maintenance, and financial feasibility for future waterfront revitalization.
13. Waterfront Infrastructure – Rodeo Sanitary: Funds to extend sewer service to the waterfront area. Implementation will be by the Rodeo Sanitary District.
14. Community Preservation Assistance (foreclosed homes): Costs associated with the acquisition/renovation of foreclosed homes. Program may work in coordination with the Neighborhood Stabilization Program.
15. Debt Repayment: Funds to retire a portion of the debt the Agency owes to the County for prior affordable housing and redevelopment initiatives.
16. Town Plaza Mixed Use: Funds to implement a mixed-use project to act as a catalyst for economic development and private investment in the downtown area. Funds may be designated for activities such as property acquisition, property management, development of financing plans and development costs, market research, pre-development costs, infrastructure, or site preparation costs.
17. Administration: Salaries, services, supplies, and equipment in support of Agency program and project implementation.

PROJECTS WITH ENCUMBERED REVENUES

1. Parker Avenue Improvements: Encumbered funds for the Contra Costa County Public Works Department for design/construction engineering for Parker Avenue improvements as specified in the Downtown/Waterfront Specific Plan, and to construct the project.-
2. Parker Avenue Capitalized Replacement: Funds to replace physically or economically obsolete elements associated with Parker Avenue.
3. Downtown Area Infrastructure Improvements: Funds to continue replacing physically or economically obsolete infrastructure elements in the downtown area.
4. Rodeo Creek Plan Implementation: Funds to complete Phase I improvements of the Rodeo Creek Watershed Vision Plan
5. Waterfront Infrastructure: Encumbered funds to provide financial consultant services for the Waterfront Marina.
6. Waterfront Infrastructure—Rodeo Sanitary District: Funds to allow the Rodeo Sanitary District to undertake a preliminary assessment of sewer line options for an extension of service to the waterfront.
7. Haz Mat Waterfront Remediation-Rodeo Marina LLC: Funds to continue analyzing environmental contamination, marina restoration/maintenance, and financial feasibility for future waterfront revitalization
8. Chamber of Commerce: Funds for community festival improvements to draw people to the Rodeo community.

C. INDEBTEDNESS: RODEO

The Agency has incurred approximately \$91.8 million in debt as of June 30, 2011 including:

- \$0.5 million in contractual obligation for EBRPD improvements;
- \$29.4 million in principal and interest for Tax Allocation Bonds issued in 1999, and 2007.
- \$22.8 million in Low/Moderate Income Housing Funds; and
- \$25.3 million contractual obligation pursuant to fiscal agreements.
- \$1.0 million for Town Square account payable
- \$12.8 million for professional services and administrative services.

12/7/2011

V MONTALVIN MANOR REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other	TOTAL
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Revenue</u>	
Payments to Other Agencies						
Property Tax Admin Charge	\$1,000					\$1,000
Fiscal Agreements/33676 Payments	\$17,300					\$17,300
Ab 27x1 Payment	\$50,000					\$50,000
Debt Service						
Bonded Indebtedness - Capital Projects	\$52,900		\$92,100			\$145,000
Bonded Indebtedness - Housing Projects		\$23,253		\$32,747		\$56,000
Revenue Stabilization Fund	\$197,671	\$119,238				\$316,909
Bond Redemption, Purchase & Defeasance Prog			\$504,424	\$515,968		\$1,020,392
Capital Projects						
Community Improvement Programs						
Abatement Attorney-County Counsel	\$10,000					\$10,000
Economic Development Activities						
Housing Projects/Programs						
Planning Activities						
Administration	\$55,000					\$55,000
TOTALS	\$383,871 a	\$142,491 b	\$596,524	\$548,715	\$0	\$1,671,601 d

a: Capital Funds include	Annual Increment	\$80,296
	Fund Balance	\$302,605
	Interest earnings	\$970
	Total	\$383,871
b: Housing Funds include	Annual Increment	\$20,074
	Fund Balance	\$121,285
	Interest earnings	\$1,132
	Total	\$142,491
c: Bond Proceeds	Capital Project Proceeds	\$596,524
	Housing Project Proceeds	\$548,715
	Total	\$1,145,239

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	<u>Capital Funds</u>	<u>Housing Funds</u>	Bond <u>Capital Funds</u>	Bond <u>Housing Funds</u>	<u>Other</u> <u>Revenue</u>	<u>TOTAL</u>
	Transit Access Project			\$363,482		\$384,500 f
Housing Rehabilitation		\$10,550		\$0		\$10,550
Total Encumbered	\$0	\$10,550	\$363,482	\$0	\$384,500	\$758,532

e: Cash balances of 6/30/11 are: \$302,605 \$131,835 \$960,006 \$548,715

f: Transportation for Livable Communities funds

G:\CDBG-REDEV\Redev\Budget\FY.12.Budget\Sources & Uses File Name: S&U-Montalvin.FY12.2-2-11.xls

B. PROJECT DESCRIPTION: MONTALVIN MANOR

1. Payments to other Agencies: Statutory pass-thru payments to taxing agencies pursuant to Section 33607.5 of the California Health & Safety Code; charges of the County Auditor-Controller, and revenue required to be diverted as required for the AB27x1 payment.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness incurred.
3. Future Debt Service Reserve: Funds reserved for future bonded indebtedness payments.
4. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
5. Abatement Attorney - County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
6. Administration: Salaries, services, supplies, and equipment in support of project implementation.

PROJECTS WITH ENCUMBERED REVENUES

1. Transit Access Project: Funds for costs associated with the installation Pedestrian enhancements along San Pablo Avenue and Kay Road.
2. Housing Rehabilitation: Housing Funds to develop and implement a program to rehabilitate existing housing in Montalvin Manor for low and moderate-income households.

C. INDEBTEDNESS: MONTALVIN MANOR

The Agency has incurred approximately \$21.6 million in debt as of June 30, 2011 including:

- Loans from the County of Contra Costa totaling \$0.9 million.
- Bonded Indebtedness from 2007 Tax Allocation Bond issue totaling \$5.3 million.
- Low and Moderate Income Housing Fund obligations of \$5.9 million;
- Contractually obligated fiscal agreement of \$7.9 million; and
- \$1.6 million for project area improvements

SECTION 3 – WORK PROGRAM FOR FISCAL YEAR 2012

SECTION 3 -- WORK PROGRAM FOR FISCAL YEAR 2011/12

The work program of Contra Costa County Redevelopment Agency for fiscal year 2011/12 is directed at continuing the implementation of the Contra Costa Centre Area Redevelopment Plan and Specific Plan, and the Redevelopment Plans for North Richmond, Bay Point, Rodeo, and Montalvin Manor, and the Pittsburg/Bay Point BART Station Area Specific Plan and Rodeo Downtown/Waterfront Specific Plan.

Specific goals, objectives and tasks of the Agency for fiscal year 2011/12 are outlined below:

I. **Contra Costa Centre Redevelopment Project Area:**

Goal 1: Secure necessary financing to implement the Plan.

- A. Secure remaining funds from developers under terms of Disposition and Development Agreements (DDA's).
- B. Facilitate property transfers as appropriate to expedite project/program implementation.
- C. Amend and implement final agreements necessary to achieve feasible development of Areas 11/12 (BART property), including asset management to realize revenue due.

Goal 2: Continue access and infrastructure improvements necessary to allow construction to begin and to serve completed buildings.

- A. Continue to transfer property as necessary to facilitate public improvements.
- B. Secure property dedications as specified in DDA's or development approvals.
- C. Evaluate need for new rights-of-way and, if necessary, pursue acquisition.
- D. Complete planning for the construction of the Walden Green Phase II in Iron Horse Corridor. Planning includes identification of an ongoing source of maintenance funding for the improvements through a community-based evaluation process. The project is also expected to begin construction during FY 11/12.
- E. Provide funding for local circulation and safety enhancements. Design of improvements is expected to be complete in FY 11/12, with construction completed by second quarter 2012. Grant funds being sought for enhancements on the Treat Boulevard overcrossing of I-680.

Goal 3: Continue to evaluate Specific Plan Implementation.

- A. Continue to implement a Transportation Demand Management (TDM) Program.
 - 1. Coordinate with Contra Costa Centre Association for program development.
 - 2. Coordinate the implementation of TDM with the completion and occupancy of buildings.
- B. Implement, with the Contra Costa Centre Association, a Child Care Affordability Program.
- C. Coordinate implementation of the BART Transit Village, consistent with the approved Final Development Plan for the BART Joint Development Property (Areas 11/12).
- D. Create and implement, in partnership with the Contra Costa Centre Association and BART, a Wayfinding program in the area.

Goal 4: Facilitate the Development of Affordable Housing.

- A. Provide financial assistance, as provided for in DDA's, to facilitate the delivery of affordable housing in the Park Regency project, Coggins Square, the BART Transit Village, and 1250 Las Juntas Way.

- B. Undertake property transfers necessary to facilitate the additional development of affordable housing in the area, including:
 1. Implementing a plan of finance for the development of the BART Transit Village as a mixed income residential/mixed-use property (Block C).
 2. Implementing a coordinated program with the City of Walnut Creek for determining a development type, developer, plan of finance, and schedule for the Agency owned property at 1250 Las Juntas Way.

II. North Richmond Redevelopment Project Area

Goal 1: Implementation of the North Richmond Redevelopment Plan.

- A. Monitor and provide support for private development within the Project Area.
- B. Continue to work with the North Richmond Municipal Advisory Council (MAC) in implementing the Plan and to attend monthly community meetings.
- C. Work with County Public Works staff in implementing a North Richmond Area of Benefit to include Project Area road improvements and other potential funding sources.
- D. Continue to work with the County's Workforce Development Board, local service providers, and other governmental agencies to offer specialized training and a revamped first source hiring program.
- E. Undertake directed economic development activities, including direct business attraction using financial assistance, and indirect assistance via financing area wide drainage/infrastructure improvements to facilitate private economic investment.
- F. Work with County Administrator and other County Department staff to implement an abatement revolving loan fund program for North Richmond.
- G. Continue the plan of Unified Development (Heritage Point) to acquire and redevelop six contiguous parcels along Fred Jackson Way into a mix of commercial and residential amenities.
- H. Seek to leverage Agency resources by submitting applications for federal/state/local grants.
- I. Continue to work with North Richmond Green (formerly the Beautification Committee) and the North Richmond Waste & Recovery Mitigation Committee to address cross-jurisdictional issues such as code enforcement, abandoned vehicle abatement, trash collection, graffiti removal and other clean up activities.
- J. Continue to refine the permitting process for developers, businesses, and local property owners with the goal of simplifying entitlement procedures in order to prepare the area for long term growth.
- K. Work with the County Administrator and other County departments to evaluate the proposed Indian Gaming facility, and develop community mitigations to build into a State Compact should the proposal go forward.
- L. Continue the work necessary to complete the North Richmond Industrial Area General Plan Amendment, Specific Plan, and Environmental Impact Report (EIR) to transform over 200 acres of underutilized land into a new residential neighborhood consisting of parks, open space, residential housing, mix-use development, commercial/retail outlets, public amenities and infrastructure improvements. This initiative is expected to be released in 2012.
- M. Continue to work with Public Works staff to complete improvements and community safety improvements by upgrading the pedestrian railroad crossing at 7th Street and

Market Avenue to include construction of new curb, gutters, sidewalks, and drainage modifications.

Goal 2: Monitor related public improvements in the Project Area.

- A. Continue to monitor progress of the Professionally Accredited Levee Program to remove areas in North Richmond from FEMA designated Flood Zones.
- B. Continue to support the Resident Deputy Program and other law enforcement activities including, but not limited to: illegal dumping, graffiti abatement, litter/trash abatement, and the surveillance of private development sites.

Goal 3: Commence infrastructure improvements necessary to allow construction to begin and to serve existing structures.

- A. Initiate property acquisition and disposition where required to facilitate public improvements.
- B. Adopt joint resolutions and finalize the memorandum of understanding with the City of Richmond to expand Richmond's Enterprise Zone into the unincorporated community of North Richmond.
- C. Implement necessary infrastructure improvements to promote economic development activities.
- D. Work with County Public Works staff to implement a comprehensive Infrastructure Improvement Program for the employment generating area north of Parr Boulevard. This initiative will help gauge the level of community/property owner support for participation in a public-private partnership to finance additional improvements. The plan of finance may consider local public finance tools (assessment proceedings, special tax districts, etc.), federal and/or state funds, redevelopment funds, and developer fees.
- E. Complete the feasibility analysis of the Precise Alignment for the North Richmond Truck Route Project, including project costs, right-of-way acquisitions, and environmental clearances for CEQA/NEPA. The Precise Alignment serves as the basis for pursuing a Federal earmark, as well as other project funding from Federal, State, and local governmental funding sources.
- F. Continue to explore grant funding to expand the streetscape improvements along Fred Jackson Way between Grove Avenue and Wildcat Creek and an ongoing funding source to maintain these improvements.

Goal 4: Facilitate the development of affordable housing.

- A. Continue to work with appropriate private, public, and non-profit organizations and, participate in the development of affordable housing and implementation of the Agency's inclusionary housing requirement for new subdivisions such as Signature Properties' Nove site and the Heritage Point Mixed-Use Development.
- B. Facilitate affordable homeownership opportunities through the resale of the Parkway Estates units, Youthbuild homes, Bella Flora homes (KB Home), First Time Homebuyer Program, IDA (Individual Deposit Account) Program, and the Neighborhood Stabilization Program (NSP)
- C. Continue to work with the Housing Authority to evaluate the reuse of the Las Deltas Housing Development, including the numerous scattered sites and vacant public housing units.
- D. Continue to support the development of Community Housing Development Corporation of North Richmond (CHDC) by providing project based capacity building financial assistance, and a commercial rehabilitation loan to renovate CHDC's office in order to expand service delivery to local residents.

III. Bay Point Redevelopment Project Area

Goal 1: Implementation of the Bay Point Redevelopment Plan.

- A. Continue to work with the Bay Point Municipal Advisory Council in implementing the Redevelopment Plan.
- B. Monitor and provide support for private development within the Project Area.
- C. Continue to work with the County Counsel, District V Office, and Building Inspection Division to address code enforcement and abatement activities in Bay Point.
- D. Continue implementation of the Pittsburg/Bay Point BART Station Area Specific Plan, Development Zone 2 and a portion of Development Zone 3.
- E. Monitor remediation of the Shell pond, on the PG&E property east of the Bay Point Marina.
- F. Implement economic development activities, including a strategic plan for the marina and waterfront area, monitoring the conditions of approval for a business park, implement Enterprise Zone in partnership with the City of Pittsburg, and participate in regional economic development efforts.
- G. Continue to work on the Agency's website (ccreach.org) and use it as a tool for providing information to residents, developers and other interested parties.

Goal 2: Monitor related public improvements in the Project Area.

- A. Monitor the status of the planned relocation of the Contra Costa Fire District's Station 86 (Bay Point).
- B. Monitor updates to the Capital Road Improvement Program, the priority list for the underground utility program, and modifications to the Bay Point Area of Benefit (AOB) Program. Continue to seek grant funding for infrastructure improvements.
- C. Monitor infrastructure improvements to Willow Pass Road.
- D. Monitor implementation of transportation priorities identified in the Port Chicago Highway Mitigation program.
- E. Monitor planning and development of the Great California Delta Trail.
- F. Monitor master plan process for Ambrose Park Improvements.

Goal 3: Facilitate infrastructure improvements necessary to allow construction to begin and to serve existing structures.

- A. Work on the design and identify funding opportunities for implementing the Bailey Road Bicycle and Pedestrian Improvement Project.
- B. Explore alternative alignments for improvements to Willow Pass Road, Bailey to Pittsburg City limits.
- C. Explore funding opportunities for capital improvements needed to implement the BART Specific Plan, including improvements to Bailey Road and Willow Pass Road.
- D. Implement the improvements identified in the infrastructure study for the Bella Vista/Home acres neighborhood, as opportunities become available.
- E. Complete improvements to Bailey Road, between State Route 4 and Leland, in conjunction with the City of Pittsburg.

Goal 4: Facilitate the development of affordable housing.

- A. Work with appropriate non-profit and for-profit organizations in developing affordable housing, and actively participate in development activities where able.
- B. Continue to work with the non-profit developer (Habitat for Humanity) on the development of property for single-family residences on an infill site.
- C. Work with Youth Homes to develop an Agency-owned site into a group home, completing the relocation of the facility from Orbisonia Heights.
- D. Implement programs to improve the quality of the existing housing stock including the housing rehabilitation program.

IV. **Rodeo Redevelopment Project Area**

Goal 1: Implementation of the Rodeo Redevelopment Plan.

- A. Monitor and provide support as appropriate for private development within the Project Area.
- B. Work with the Public Works Department to develop and implement a program to identify and install infrastructure improvements that will help revitalize the Marina and downtown Rodeo area.
- C. Work with the Public Works Department in implementing the West County Area of Benefit (AOB) and in identifying other sources of funding for road improvements that would promote the revitalization of Rodeo.
- D. Continue to work with the Public Works Department to develop a maintenance funding mechanism for the newly reconstructed Parker Avenue improvements.
- E. Work with County Service Area R-10 and the East Bay Regional Park District to develop and begin park and recreation plans and programs. Evaluate and initiate implementation of projects as specified in the Specific Plan for the downtown and waterfront areas.
- F. Continue working to complete the Rodeo Waterfront Predevelopment Assessment Program as recommended in the Rodeo Downtown/Waterfront Strategic Planning process.
- G. Work with the Rodeo Sanitary District to complete the construction of the public sewer line to provide service to the Rodeo Marina.
- H. Continue property assemblage as opportunities become available and pursue development of the Town Square mixed-use project as market conditions warrant.
- I. Implement programs to improve the quality of the existing housing stock including the housing rehabilitation program.
- J. Complete the marketing collateral materials to market commercial and residential sites in the Rodeo Redevelopment Project Area, and develop marketing tools as specified in the marketing plan.
- H. Continue to work with the owners of the Willow Hawthorne site to pursue development as market conditions improve.
- I. Continue working with New Horizons Career Development Center to improve service delivery and job development activities.
- J. Continue working with the Rodeo Chamber of Commerce, RMAC, R-10 and Rodeo Sanitary District to draw people to the Rodeo community.

V. **Montalvin Manor Redevelopment Project Area:**

Goal 1: Redevelopment Plan Implementation.

- A. Work with the Redevelopment Advisory Committee to develop a long-term strategic plan for achieving Plan goals.
- B. Continue to implement actions outlined in the Montalvin Manor Pedestrian and Transit Access Improvement Strategy.
- C. Work with County Department of Public Works to assess drainage and traffic calming issues.
- D. Improve the quality of the existing housing stock by continuing the Redevelopment Housing Rehabilitation Loan Program, and the Neighborhood Stabilization Program (NSP).

EXAMINATION OF ACHIEVEMENTS FOR FISCAL YEAR 2011

The Redevelopment Agency, during fiscal year 2010/11, continued to implement its Redevelopment Plans.

I. **Contra Costa Centre Redevelopment Project Area**

- A. Blocks A, B, and E of the Contra Costa Centre Transit Village were completed and the residential units fully leased.
- B. Infrastructure Improvements: Engineering/design was ongoing for circulation and alternative mode improvements in the area. The Iron Horse Trail Pedestrian/Bicycle Overcrossing was completed and opened to the public. A community design program for a Shortcut Path to the neighborhoods east of the Station Area (David/Minert Rd) was delayed due to policing concerns of the Walnut Creek City Council and other budget issues. Major construction work was completed for the core infrastructure and placemaking infrastructure associated with the BART Transit Village Project. Staff continues to work with commercial property owners to develop and implement an area wide wayfinding program. The Agency continued to work with BART on implementing Station enhancements.
- C. Private Development: The Agency worked with private developers to business agreements including a Disposition and Development Agreement, Ground Leases, a Construction Agreement, and a Financial Assistance Agreement.

II. **North Richmond Redevelopment Project Area**

- A. Development: Agency staff continues to work with the community, County staff, and a consultant to develop and implement the North Richmond Industrial Area General Plan Amendment/Specific Plan and related EIR. The Specific Plan process involves transforming approximately 200 acres of land bounded by Wildcat Creek, San Pablo Creek, Richmond Parkway, and the Union Pacific railroad tracks into a new residential neighborhood. Several critical milestones were achieved, including community consensus on a preferred alternative concept, tentative approval for a secondary access road off of the Richmond Parkway, and a proposed swap of the North Richmond Ballfield. Agency staff worked with several private and non-profit developers in facilitating infill housing on scattered sites. Staff continued work on the Heritage Point Mixed-Use Development to assemble parcels along Third Street in order to redevelop and complete the Phase II of the North Richmond Town Center. Six properties have been acquired and three of the structures demolished. The Agency continued to provide funding and assisted with the leveraging of federal funds to initiate the First³Time

Homebuyers and Individual Deposit Account Programs for first time homebuyers. Agency staff worked with several private property owners to plan and implement construction of commercial/industrial development within the employment generating area of the community. Agency staff continues to work with the County Housing Authority to explore planning options and alternatives to revitalize the 224 unit Las Deltas public housing development.

- B. Infrastructure: The Agency initiated work with Public Works staff to affirm previous findings and implement a comprehensive area-wide infrastructure improvement program for the area. Agency staff continues to pursue funding to continue Fred Jackson Way (3rd Street) improvements from Grove to Wildcat Creek. Staff continues to work with the cities of Richmond and San Pablo, and local stakeholders to complete environmental clearances to develop a Precise Alignment for the North Richmond Truck Route Project. The Agency continues to improve community safety by upgrading the pedestrian railroad crossing at 7th and Market Avenue to include construction of new curb, gutters, sidewalks, driveways and drainage modifications. Agency staff continues to work with the Public Works Department, County Flood Control District, and WRT to remove homeowners out of the flood plain and to find solutions for levee accreditation and compliance with FEMA's new Flood Plain Maps. Agency staff worked with the County Public Works Department to complete construction of the pocket park in the Parkway Estates Development.
- C. General: The Agency has collaborated on community improvement initiatives with the North Richmond Waste and Recovery Mitigation Fee Committee, a joint County/City board. Agency staff, along with CHDC and the City of Richmond, continues to support the North Richmond Green Campaign and its effort to eradicate blight, graffiti removal, and illegal dumping. Agency staff continues to work with private, nonprofit and other County departments to implement an information system for available programs and services. Agency continues to provide a revolving abatement loan program to remove unsafe structures and prevent squatters from occupying foreclosed homes. Through a grant, the Agency continues to support the Young Adult Empowerment Center with new office furniture, bullet resistant lighting, and upgrades to the security system. Agency continues to bolster police services by partially supporting two resident deputy positions exclusively for the North Richmond community.
- D. Economic Development: The Agency continues to spearhead the First Source Hiring Program working with other County departments and local service providers. The Agency continues to partner with the City of Richmond to expand the Richmond Enterprise Zone into the employment generating area north of Parr Boulevard. The Agency continued to work with CHDC to renovate its offices and expand service delivery functions. The Agency continues to explore temporary uses with organic growers for vacant or underutilized land within the industrial area and parts of the North Richmond Specific Plan. The Agency continues to work with the Federal Deposit Insurance Corporation (FDIC) and CHDC to offer tax return assistance to North Richmond residents under the VITA (Volunteer Income Tax Assistance) Program. The Agency continues to explore partnership opportunities with The California Endowment (10 Year Pledge) to transform the area into a safe and healthy neighborhood. Agency continues to work with Local Initiatives Support Corporation (LISC) to implement the 4th Edition of the North Richmond Housing Memorandum of Understanding.

III. Bay Point Redevelopment Project Area

- A. Development: Agency staff continued to work with non-profit and private developers interested in affordable housing development throughout the Project Area. Staff continued to work with a property owner to comply with conditions of approval for a light-industrial business park. Agency staff continues to work with the new property owner to develop a hotel on property previously owned by the county. Staff has made significant

progress on the Orbisonia Heights land assemblage program, the first step in implementing the BART Specific Plan. To date 44 of 45 parcels have been acquired. Approximately 30 structures have been demolished to date.

- B. Infrastructure: Staff continues to work on the design of the gap closure in the Delta DeAnza Regional Trail through Bay Point. Staff continued to identify funding sources for infrastructure improvements on Willow Pass Road and Bailey Road. Staff worked with the City of Pittsburg on the design of infrastructure improvements to Bailey Road, between State Route 4 and Leland Road.
- C. Economic Development: Staff continues to make marketing information available on the Agency's website (ccreach.org). Staff continued to work with project applicants to facilitate review of land use proposals. Staff has been working with the Bay Point Chamber of Commerce. Staff monitored the status of enterprise zones with the State. The Targeted Employment Area for the Enterprise Zone was approved by the State.
- D. General: Staff continues to work with County Counsel, District V Office, Building Inspection, Environmental Health, and the Sheriff's Department to address code enforcement and abatement activities in the Bay Point Project Area.

IV. **Rodeo Redevelopment Project Area**

- A. Development: Agency staff continues to work with private developers interested in residential, mixed-use, and commercial development in the Project Area. Agency staff continues to work with the owners of the Rodeo Marina to facilitate development and create a sense of place. Agency continues to pursue acquisition of the Windmill Bar parcel at the Town Center site.
- B. Infrastructure: Agency staff continues to work with Public Works in evaluating the possibility of establishing an assessment that would provide ongoing maintenance for Parker Avenue improvements. Agency staff also worked with Public Works to develop a proposed program to identify and install infrastructure improvements that will help revitalize the downtown area and Rodeo Marina. Agency staff worked with the Rodeo Sanitary District on annexation of the waterfront marina and downtown area into its service area.
- C. Economic Development: Staff completed collateral materials to enhance image of, and to stimulate economic development activities in Rodeo. Staff continues to explore private investors for the Development of the Town Plaza site which is the town center. Staff continues to work with Rodeo Sanitary District to amend the scope that would supply Downtown Rodeo and the Waterfront Marina with a connection to the Sanitary District.
- D. General: The Agency contributed funds to augment CDBG-R grant funds to make improvements to the Lefty Gomez recreation building. The Agency initiated a Predevelopment Assessment at the Rodeo Waterfront including a Brownfield environmental site assessment, a marina study, and a financial analysis. The Agency continues to work with the East Bay Regional Park District for future implementation of Lone Tree Park. The Agency worked in cooperation with the Public Works Department and the Contra Costa Resource Conservation District and the community to prepare a Rodeo Creek Watershed Vision Plan and implement the first phase of the plan.
- E. Agency staff and the Building Inspection-Neighborhood Preservation Program implemented a housing rehabilitation program for the Redevelopment Project Areas in Montalvin Manor, North Richmond, Bay Point, and Rodeo.

V. **Montalvin Manor Redevelopment Project Area**

- A. On June 16, 2009 the Board of Supervisor approved the Planned-Unit District (P-1) Re-zoning for Montalvin Manor and on June 23, 2009 approved the Montalvin Manor Building Permit Amnesty Program Ordinance to address non-permitted construction (i.e. garage conversions, car ports, room additions, roof conversion, 2nd story additions). The Building Permit Amnesty Program officially began on July 23, 2009 and was extended on July 27, 2010 to terminate on December 31, 2010. During the Amnesty Program period, over 80 applications were received, with over 50 receiving a building permit for previously un-permitted construction/renovations to single-family residential dwellings.
- B. Agency staff and the Building Inspection-Neighborhood Preservation Program continued with the implementation of the Redevelopment Housing Rehabilitation Program for the Redevelopment Project Areas in Montalvin Manor, North Richmond, Bay Point, and Rodeo. Four home rehabilitation loans were made to Montalvin Manor homeowners during FY 2009/10. Unfortunately, due to budget constraints stemming from the economic recession and housing foreclosure crisis, the Redevelopment Housing Rehabilitation Program has been cancelled. The Program is expected to continue once redevelopment revenue improves to a point where it can be supported.
- C. The design/engineering plans and the environmental reviews for the San Pablo Avenue and Kay Road pedestrian access and safety improvements were completed. Construction of the improvements to San Pablo Avenue and Kay Road is expected to start sometime during August/September 2011.

Redevelopment and Financial Consulting

225 Holmfirth Court
Roseville CA 95661

Phone: (916) 791-8958
FAX: (916) 791-9234

MEMO

DATE: November 10, 2011
TO: Steve Goetz
FROM: Don Fraser
RE: Revised Tax Increment Projections

COMMENTS

Pursuant to the request of the Contra Costa Redevelopment Agency (Agency), we have prepared revised tax increment projections for each Project Area. The projections are based on the 2011-12 reported taxable values for the Project Areas. Future value has been held constant in 2011-12 and then increased by 2 percent per year thereafter.

For the Centre Project Area, we have also included estimated new development value for the completion of the Transit Village development, as shown on Table 2. We have not received any additional information from the Assessor on the remaining value to be enrolled in 2012-13, so these values could change. We have reduced value for 2012-13 and 2013-14 by the estimated impact of appeals. Table 3 shows those appeals that have been resolved by the Assessor and which will impact the 2012-13 roll. In total, there were 5 resolved appeals that will reduce value by \$56.5 million. Please note that the Transit Village has received a reduction in value that could impact the final value of the development. Table 4 shows those appeals that are still outstanding. We have estimated the impact of these appeals based on the average value reduction for the resolved appeals, which reflected an average 28 percent reduction. If all of

these appeals are successful, taxable value could be reduced by \$78 million in 2013-14.

We have also reduced value for each of the Project Areas (except Rodeo) by 50 percent of the Proposition 8 reductions to the residential roll that took place in 2011-12, less residential value increases that took place for the fiscal year. The reduction equaled \$2.7 million for Centre; \$6.5 million for Bay Point; \$1.4 million for Montalvin; and \$2.2 million for North Richmond.

We have also assumed that 50 percent of the value currently under Proposition 8 status would begin to be reversed starting in 2014-15. We have spread the reversal at 10 percent of the total per year from 2014-15 through 2019-20, and then by 20 percent of the total in 2020-21 and 2021-22.

The tables show both the gross tax increment from the Project Areas and the net tax increment after payment of tax sharing payments, the housing set-aside and property tax administrative fees. Please let me know if you have any questions.

Table 1
 Contra Costa County Redevelopment Agency
 Contra Costa Centre Project Area

PROJECTION OF INCREMENTAL TAX REVENUE

(000's Omitted)

Fiscal Year	Prop 8 Reversal			Total Value	Value		Unitary (5) Tax Revenue	Total Tax Increment	33676 (6) Adjustment	Property Tax		(8)		Taxing (10) Entity Share	Net Tax Increment Revenue
	Real (1) Property	New (2) Development	Other (3) Property		Over Base Of \$28,648	Tax (4) Increment				Admin (7) Fees	Housing Set-Aside	AB 1290 (9) Tax Sharing			
2011 - 2012	\$834,467	NA	\$14,280	\$848,748	\$820,100	\$8,322	\$47	\$8,369	\$151	\$83	\$1,644	\$472	\$122	\$5,898	
2012 - 2013	775,260	16,086	14,280	805,627	776,979	7,866	47	7,913	158	78	1,551	386	122	5,618	
2013 - 2014	727,307	0	14,280	741,587	712,939	7,185	47	7,232	165	71	1,413	257	125	5,200	
2014 - 2015	741,853	16,387	14,280	772,520	743,872	7,479	47	7,526	173	74	1,471	318	127	5,362	
2015 - 2016	773,405	45,101	14,280	832,786	804,138	8,065	47	8,112	181	80	1,586	536	130	5,598	
2016 - 2017	834,875	2,030	14,280	851,186	822,538	8,234	47	8,281	189	82	1,618	600	132	5,659	
2017 - 2018	853,644	2,030	14,280	869,954	841,306	8,418	47	8,465	198	84	1,653	666	135	5,729	
2018 - 2019	872,787	2,030	14,280	889,098	860,450	8,609	47	8,656	206	85	1,690	732	138	5,804	
2019 - 2020	892,314	31,175	14,280	937,769	909,121	9,095	47	9,142	215	90	1,785	910	141	6,000	
2020 - 2021	941,959	93,525	14,280	1,049,764	1,021,116	10,214	47	10,261	224	101	2,008	1,321	144	6,464	

- (1) Prior Year Real Property held constant in 2012-13 and then increased by 2 percent per year.
The value in 2012-13 and 2013-14 reduced for resolved and open appeals and potential Prop 8 reductions.
- (2) Based on BART Transit Center Development. Also includes Proposition 8 reversals at 50 percent.
- (3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
- (4) Based on the application of Project Area tax rates to incremental taxable value.
- (5) As reported by the County Auditor-Controller.
- (6) Allocations to the taxing entities pursuant to former CRL Section 33676.
- (7) Per SB 2557, reflects Project Area share of Contra Costa County's property tax administrative costs.
- (8) Total housing set-aside calculated at 20 percent of total tax increment less the Section 33676 allocations.
- (9) Required payments per Section 33607.7 of the CRL.
- (10) Reflects tax sharing payments required in the Amended portion of the Project Area.

Table 2
 Contra Costa County Redevelopment Agency
 Contra Costa Centre Project Area

SCHEDULE OF NEW DEVELOPMENT
 (000's Omitted)

Development Description	Sq. Footage/ No. Units	Cost Per Foot/Unit	Total Value	Less:		2013	2014	2015	2016	2017	2018	2019	2020	2021
				Value on 2012	Total Value Added									
Prop 8 Reversals														
<u>Transit Village Development</u>														
Residential (Block A/B/E)	422	322,382	136,045	121,965	14,081	14,081	0	2,030	2,030	2,030	2,030	2,030	0	0
Retail (Block A, B)	35,160	330	11,603	9,374	2,229	2,006	0	0	0	0	0	0	0	0
Residential for Sale (Block C)	100	574,275	57,428	0	57,428	0	0	14,357	43,071	0	0	0	0	0
Office (Block D)	290,000	430	124,700	0	124,700	0	0	0	0	0	0	0	31,175	93,525
Total			329,775	131,339	198,437	16,086	0	16,387	45,101	2,030	2,030	2,030	31,175	93,525

Table 3
 Contra Costa County Redevelopment Agency
 Centre Redevelopment Area

ANALYSIS OF RESOLVED APPEALS

APN	Assessee	Tax Year	Appeal Number	Original Roll Value	Resolved Value	Value Reduction
148-221-041-4	SAN FRANCISCO BART DISTRICT / PHVP I LP (1)	2010	20100724	50,115,109	43,949,000	6,166,109
148-221-042-2	SAN FRANCISCO BART DISTRICT / PHVP I LP (1)	2010	20100725	44,555,060	37,389,000	7,166,060
148-221-044-8	SAN FRANCISCO BART DISTRICT / PHVP I LP (1)	2010	20100726	7,816,994	5,511,000	2,305,994
148-250-083-0	MIP WALNUT CREEK LLC (4)	2010	20100394	43,232,718	18,374,812	24,857,906
148-480-011-3	PMI PLAZA LLC- C/O DENNIS HENRY/BOB ROTH	2010	20101395	65,381,431	49,370,550	16,010,881
TOTAL ESTIMATED IMPACT				211,101,312	154,594,362	56,506,950

(1) Transit Village development.

Table 4
 Contra Costa County Redevelopment Agency
 Centre Redevelopment Area

ANALYSIS OF PENDING APPEALS

APN	Assessee	Tax Year	Appeal Number	Current Roll Value	Original Roll Value	Applicants Opinion (1)		28% Reduction (2)	
						Applicant's Opinion	Valuation Reduction	Estimated Resolved Valuation	Estimated Valuation Reduction
148-250-090-5	SVF OAK ROAD WALNUT CREEK CORP	2010	20100358	74,058,571	73,505,078	33,000,000	40,505,078	52,923,656	20,581,422
148-250-091-3	SVF OAK ROAD WALNUT CREEK CORP	2010	20100357	16,169,170	16,042,189	7,000,000	9,042,189	11,550,376	4,491,813
148-470-001-6	CA TREAT TOWERS LP - EQUITY OFFICE PROP TR	2010	20101012	55,516,804	55,073,203	43,560,000	11,513,203	39,652,706	11,513,203
148-470-002-4	CA TREAT TOWERS LP - EQUITY OFFICE PROP TR	2010	20101012	56,597,662	56,174,668	44,440,000	11,734,668	40,445,761	11,734,668
148-480-010-5	PMI PLAZA LLC- C/O DENNIS HENRY/BOB ROTH	2010	20101396	634,189	629,450	300,000	329,450	453,204	176,246
148-480-014	CA-STATION LANDING DEVELOPMENT CC	2010	20101010	105,689,921	104,900,024	78,000,000	26,900,024	75,528,017	26,900,024
148-260-053-1	TISHMAN SPEYER ARCHSTONE-SMITH	2010	20100903	7,012,335	7,012,335	5,410,941	1,601,394	5,048,881	1,601,394
148-260-054-9	TISHMAN SPEYER ARCHSTONE-SMITH	2010	20100904	3,781,000	3,781,000	2,912,451	868,549	2,722,320	868,549
148-260-055-6	TISHMAN SPEYER ARCHSTONE-SMITH	2010	20100905	1,890,000	1,890,000	1,456,225	433,775	1,360,800	433,775
TOTAL ESTIMATED IMPACT					319,007,947	216,079,617	102,928,330	229,685,722	78,301,094

(1) Based on applicants opinion of value.

(2) Based on 28% reduction.

Table 5
 Contra Costa County Redevelopment Agency
 Bay Point Project Area

PROJECTION OF INCREMENTAL TAX REVENUE
 (000's Omitted)

Fiscal Year	Real (1) Property	Prop 8 New (2) Development	Other (3) Property	Total Value	Value Over Base Of \$177,686	Tax (4) Increment	Unitary (5) Revenue	Total Tax Increment	33676 (6) Adjustment	Property Tax Admin. Fees (7)	(8) Housing Set-Aside	AB 1290 (9) Tax Sharing	Negotiated Taxing (10) Entity Share	Net Tax Increment Revenue
2011 - 2012	\$366,316	N/A	\$12,615	\$378,931	\$201,244	\$2,034	\$14	\$2,048	\$616	\$17	\$286	\$0	\$302	\$826
2012 - 2013	359,857	0	12,615	372,472	194,785	1,965	14	1,979	654	16	265	0	292	751
2013 - 2014	367,054	0	12,615	379,669	201,982	2,034	14	2,048	693	17	271	0	303	764
2014 - 2015	374,395	9,543	12,615	396,553	218,866	2,200	14	2,213	732	18	296	0	328	839
2015 - 2016	391,616	9,543	12,615	413,774	236,088	2,368	14	2,382	772	20	322	0	354	914
2016 - 2017	409,182	9,543	12,615	431,340	253,653	2,540	14	2,554	813	21	348	0	380	991
2017 - 2018	427,099	9,543	12,615	449,257	271,570	2,719	14	2,733	854	23	376	0	407	1,073
2018 - 2019	445,374	9,543	12,615	467,532	289,846	2,902	14	2,915	897	24	404	26	435	1,130
2019 - 2020	464,015	9,543	12,615	486,173	308,487	3,088	14	3,101	940	26	432	53	463	1,188
2020 - 2021	483,029	19,085	12,615	514,730	337,043	3,373	14	3,387	984	28	480	93	506	1,294

- (1) Prior Year Real Property held constant in 2012-13 and the increased by 2% per year. Additional Proposition 8 adjustments included in 2012-13.
- (2) Reflects 50% of Prop 8 value being reversed starting in 2014-15.
- (3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
- (4) Based on the application of Project Area tax rates to incremental taxable value.
- (5) As reported by the County Auditor-Controller.
- (6) Allocations to the taxing entities pursuant to Health and Safety Code Section 33676.
- (7) Per SB 2557, reflects Project Area share of Contra Costa County's property tax administrative costs.
- (8) Reflects total housing set-aside.
- (9) Required payments per Section 33607.7 of the CRL. No payments required since current assessed value is below adjusted base.

Table 6

Contra Costa County Redevelopment Agency
 Montalvin Manor Redevelopment Project Area

PROJECTION OF INCREMENTAL TAX REVENUE

(000's Omitted)

Fiscal Year	(1) Real Property	(2) Prop 8 New Development	(3) Other Property	Total Value	Value Over Base Of 86,365	Tax (4) Increment	(5) Property Tax Admin. Fees	(6) Housing Set-Aside	Tax Revenues	(7) AB 1290 Tax Sharing	Net Tax Revenues
2011 - 2012	\$95,991	N/A	\$328	\$96,319	\$9,953	\$100	\$1	\$20	\$79	\$17	\$62
2012 - 2013	94,581	0	328	94,908	8,543	86	1	17	68	15	53
2013 - 2014	96,472	0	328	96,800	10,435	105	1	21	83	18	65
2014 - 2015	98,402	1,724	328	100,453	14,088	142	1	28	112	24	88
2015 - 2016	102,128	1,724	328	104,179	17,814	180	2	36	142	31	111
2016 - 2017	105,929	1,724	328	107,980	21,615	218	2	44	172	37	135
2017 - 2018	109,806	1,724	328	111,857	25,492	257	3	51	203	38	165
2018 - 2019	113,760	1,724	328	115,812	29,446	297	3	59	234	51	184
2019 - 2020	117,793	1,724	328	119,845	33,480	337	3	67	266	64	203
2020 - 2021	121,908	3,448	328	125,683	39,318	396	4	79	313	82	231

(1) Prior Year Real Property held constant in 2012-13 and the increased by 2% per year. Additional Proposition 8 adjustments included in 2012-13.

(2) Reflects 50% of Prop 8 value being reversed starting in 2013-14.

(3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.

(4) Based on the application of tax rate to incremental taxable value.

(5) Per SB 2557, reflects Project Area share of the County's property tax administrative costs.

(6) Reflects 20 percent of total tax increment.

(7) Payments required per AB 1290. The County has elected to not take its share of the payments.

Table 7
 Contra Costa County Redevelopment Agency
 North Richmond Project Area

PROJECTION OF INCREMENTAL TAX REVENUE
 (000's Omitted)

Fiscal Year	Real (1) Property	New (2) Development	Other (3) Property	Total Value	Value		Unitary (5) Revenue	Total Tax Increment	33676 (6) Adjustment	Property			Net Tax Revenue
					Over Base Of \$58,528	Tax (4) Increment				Tax Admin. Fees (7)	Housing (8) Set-Aside	AB 1290 (9) Tax Sharing	
2011 - 2012	222,284	N/A	\$16,304	\$238,587	\$180,059	\$1,816	\$10	\$1,826	\$258	\$16	\$314	0	\$1,238
2012 - 2013	220,041	0	16,304	236,344	177,816	1,790	10	1,800	272	16	306	0	1,206
2013 - 2014	224,441	0	16,304	240,745	182,217	1,832	10	1,842	272	17	314	0	1,239
2014 - 2015	228,930	4,627	16,304	249,861	191,333	1,920	10	1,930	287	17	329	0	1,297
2015 - 2016	238,229	4,627	16,304	259,160	200,632	2,010	10	2,020	302	18	344	0	1,356
2016 - 2017	247,713	4,627	16,304	268,644	210,117	2,102	10	2,112	318	19	359	0	1,416
2017 - 2018	257,388	4,627	16,304	278,319	219,791	2,198	10	2,208	334	20	375	0	1,480
2018 - 2019	267,255	4,627	16,304	288,186	229,659	2,297	10	2,307	350	21	391	17	1,528
2019 - 2020	277,321	4,627	16,304	298,252	239,724	2,397	10	2,407	366	22	408	33	1,578
2020 - 2021	287,587	9,255	16,304	313,145	254,618	2,546	10	2,556	383	23	435	59	1,657

- (1) Prior Year Real Property held constant in 2012-13 and the increased by 2% per year. Additional Proposition 8 adjustments included in 2012-13.
- (2) Reflects 50% of Prop 8 value being reversed starting in 2014-15.
- (3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
- (4) Based on the application of Project Area tax rates to incremental taxable value.
- (5) As reported by the County Auditor-Controller.
- (6) Allocations to the taxing entities pursuant to Health and Safety Code Section 33676.
- (7) Per SB 2557, reflects Project Area share of Contra Costa County's property tax administrative costs.
- (8) Reflects housing set-aside.
- (9) Required payments per Section 33607.7 of the CRL. No payments required since the current year value is below the adjusted base.

Table 8
 Contra Costa County Redevelopment Agency
 Rodeo Project Area

PROJECTION OF INCREMENTAL TAX REVENUE

(000's Omitted)

Fiscal Year	Real (1) Property	New (2) Development	Other (3) Property	Total Value	Value Over Base Of \$97,716	Tax (4) Increment	Unitary (5) Revenue	Total Tax Increment	33676 (6) Adjustment	Property Tax Admin. Fees (7)	(8) Housing Set-Aside	AB 1290 (9) Tax Sharing	Taxing (10) Entity Share	Net Tax Increment Revenue
2011 - 2012	\$269,861	N/A	\$1,812	\$271,673	\$173,957	\$1,754	\$9	\$1,763	\$174	\$17	\$318	5	\$360	\$890
2012 - 2013	269,861	0	1,812	271,673	173,957	1,751	9	1,760	186	17	315	5	360	878
2013 - 2014	275,258	0	1,812	277,070	179,354	1,802	9	1,811	199	17	322	13	370	889
2014 - 2015	280,763	3,933	1,812	286,508	188,792	1,893	9	1,902	212	18	338	29	389	917
2015 - 2016	290,390	3,933	1,812	296,135	198,419	1,986	9	1,995	225	19	354	44	409	945
2016 - 2017	300,209	3,933	1,812	305,955	208,238	2,082	9	2,091	238	20	371	60	428	975
2017 - 2018	310,225	3,933	1,812	315,970	218,254	2,183	9	2,191	251	21	388	76	448	1,007
2018 - 2019	320,441	3,933	1,812	326,186	228,470	2,285	9	2,294	265	22	406	93	469	1,040
2019 - 2020	330,862	3,933	1,812	336,607	238,891	2,389	9	2,398	279	23	424	110	490	1,073
2020 - 2021	341,490	7,866	1,812	351,169	253,452	2,535	9	2,543	293	24	450	133	519	1,124

- (1) Prior Year Real Property held constant in 2012-13 and the increased by 2% per year. No additional Proposition 8 adjustments included in 2011-12.
- (2) Reflects 50% of Prop 8 value being reversed starting in 2014-15.
- (3) Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
- (4) Based on the application of Project Area tax rates to incremental taxable value.
- (5) As reported by the County Auditor-Controller.
- (6) Allocations to the taxing entities pursuant to Health and Safety Code Section 33676.
- (7) Per SB 2557, reflects Project Area share of Contra Costa County's property tax administrative costs.
- (8) Reflects total housing set-aside.
- (9) Required payments per Section 33607.7 of the CRL. No payments are due since the current year assessed value is below the adjusted base.
- (10) The Agency has entered into individual tax sharing agreements.



CONTRA COSTA COUNTY

General Services Department

ADMINISTRATIVE SERVICES

Julia R. Bueren
Director

Stephen Silveira
Deputy Director

DATE: December 8, 2011

TO: Finance Committee
Supervisor John Gioia, District 1, Chair
Supervisor Federal D. Glover, District 5, Vice Chair

FROM: Julia R. Bueren, Director of Public Works/General Services

SUBJECT: REDISTRICTING COST REPORT

RECOMMENDATION:

ACCEPT the estimate of new costs to the County identified to date and described below resulting from the various office moves and transitions related to the redistricting of supervisorial districts.

BACKGROUND:

On August 9, 2011, the Board considered and adopted Ordinance No. 2011-15. This ordinance established new supervisorial district boundaries for Contra Costa County based on the federal decennial census, as required by the Elections Code sections 21500-21506. The Ordinance took effect thirty (30) days after passage, which was September 8, 2011. As a result of the redistricting process, three of the Supervisors will relocate and add offices to better serve the districts they represent.

ESTIMATED COSTS:

The new supervisorial district boundaries for Contra Costa County will result in the following moves and estimated costs to the County:

District 2 - Supervisor Uilkema. Supervisor Uilkema will retain her existing office on the 1st floor at 651 Pine Street in Martinez, and her satellite office in the fire district office at 3338 Mt. Diablo Boulevard in Lafayette. Supervisor Uilkema and her staff will also move into the office located at 309 Diablo Road in Danville once Supervisor Piepho vacates this office. Supervisor Uilkema also vacated a satellite office in the Crockett Community Center at 850 Pamona Avenue in Crockett.

Assuming Supervisor Uilkema moves into the 309 Diablo Road office beginning January 1, 2012, the budgeted cost to occupy that office for the remainder of FY2011/12 will be approximately \$33,300 (\$5,550/mo.), including rent and other occupancy expenses. However, since Supervisor Uilkema will be occupying office space already leased for Supervisor Piepho's previous occupancy, there should be no additional monthly occupancy costs to the County for her to occupy the Danville office. There will be a one-time estimated cost for Supervisor Uilkema to occupy the Danville offices of approximately \$19,300, including County staff costs, moving expenses, approximately \$9,600 for the

Finance Committee – Redistricting Cost Report

December 8, 2011

Page 2 of 3

purchase and delivery of furniture for those offices, and the cost to move Supervisor Uilkema from her office in Crockett of \$126.34.

Given the above, Supervisor Uilkema's redistricting costs include one-time estimated costs of approximately \$19,300, and rent and occupancy expenses for the remainder of FY2011/12 of approximately \$33,300, although the rent and occupancy expenses do not represent new costs to the County. A summary of costs related to Supervisor Uilkema's redistricting issues is shown on Attachment "A."

If Supervisor Uilkema decided to vacate offices on the first floor at 651 Pine Street, Martinez, and make the 309 Diablo Road, Danville location her main office, there may need to be renovations to the Diablo Road office and additional County staff costs.

District 3 - Supervisor Piepho. Supervisor Piepho and her staff will vacate both her current main office in leased space at 309 Diablo Road in Danville, and her current satellite office in leased space at 181 Sand Creek Road in Brentwood. Supervisor Piepho will then lease 2,107 square feet in a new main office at 3361 Walnut Boulevard, Suite 140 in Brentwood, and 195 square feet as a satellite office at 4115 Blackhawk Plaza Circle, Suite 100, Office 19 in the Blackhawk area of Danville. Supervisor Uilkema will then backfill the 309 Diablo Road offices once Supervisor Piepho vacates the space.

Assuming Supervisor Piepho vacates both her Sand Creek Road and Diablo Road offices by December 31, 2011, and moves into her new Brentwood and Blackhawk offices beginning January 1, 2012, the estimated cost to the County for her to occupy her new office in Brentwood for the remainder of FY2011/12 will be approximately \$28,440 (\$4,740/mo.), and approximately \$6,960 (\$1,160/mo.) to occupy her new office in Blackhawk, including rent and other occupancy expenses. The County will then save the approximately \$17,856 (\$2,976/mo.) cost it would have incurred had Supervisor Piepho remained in her existing offices on Sand Creek Road for that period.

Although Supervisor Piepho will be vacating her office on Diablo Road in Danville, Supervisor Uilkema will backfill that space. The rental costs for that space will be transferred from Supervisor Piepho's budget to Supervisor Uilkema's budget and there will be no change in the cost to the County for that space, other than the moving costs. The County will also incur additional one-time estimated costs for Supervisor Piepho to vacate her existing offices and to occupy her new offices of approximately \$122,148, including County staff costs, tenant improvements for her Brentwood office, phone and internet systems, moving expenses, and other miscellaneous expenses.

Given the above, Supervisor Piepho's redistricting costs include one-time estimated costs of \$122,148. Her rent and occupancy expenses for the remainder of FY2011/12 will be approximately \$15,756 less than they would have been prior to redistricting. A summary of costs related to Supervisor Piepho's redistricting issues is shown on Attachment "A."

District 5 - Supervisor Glover. Supervisor Glover will remain in his existing leased office at 315 East Leland Road in Pittsburg. Supervisor Glover has also recently occupied approximately 707 square feet in the County-owned building at 151 Linus Pauling Drive in Hercules, and will occupy a satellite office of 3,430 square feet on the 4th floor of the County-owned 651 Pine Street building in Martinez.

Finance Committee – Redistricting Cost Report

December 8, 2011

Page 3 of 3

Assuming Supervisor Glover moves into the 4th floor space at 651 Pine Street beginning January 1, 2012, the cost to occupy that office for the remainder of FY2011/12 will be approximately \$15,810 (\$2,635/mo.). Supervisor Glover moved into the Linus Pauling building on November 1, 2011, and the estimated cost for the remainder of FY2011/12 will be approximately \$12,112 (\$1,514/mo.), including debt service and other occupancy expenses. There will also be additional one-time estimated costs for his occupancy of these spaces of approximately \$77,840 including County staff costs, tenant improvements in both spaces, moving expenses, and other miscellaneous expenses. Since these spaces are in existing County-owned buildings, some of these occupancy costs are fixed and would have to be paid whether the spaces are occupied or not.

Given the above, Supervisor Glover's redistricting costs include one-time estimated costs of approximately \$77,840, and occupancy expenses for the remainder of FY2011/12 of approximately \$27,922. A summary of costs related to Supervisor Glover's redistricting issues is shown on Attachment "A."

The lease for Supervisor Glover and his staff at 315 East Leland Road in Pittsburg expires on February 28, 2013. Prior to that expiration, Supervisor Glover will decide whether to move his staff to the 651 Pine Street office to serve as his main office or to remain at the East Leland Road site as his main office. If the Supervisor decides to make the 4th Floor of 651 Pine Street his main office, additional renovations estimated at approximately \$232,932 to the 4th floor space may be necessary. If the Supervisor decides to terminate his lease for the E. Leland office, the County will realize a savings of approximately \$5,978 per month in lease costs, including rent and occupancy expenses.

CONCLUSION:

The United States 2010 decennial census and Elections Code sections 21500-21506 required the redistricting of several supervisorial districts in Contra Costa County. As a result of the redistricting process, three of the Supervisors wish to relocate or add offices to better serve the districts they represent. As shown on Attachment "A," the net effect of the various redistricting moves will result in a total estimated one-time cost of approximately \$219,288 and additional occupancy expenses for the remainder of FY2011/12 of approximately \$45,466 for an estimated grand total of approximately \$264,754 resulting from redistricting.

JRB:SS:mak
Enclosure

c: David Twa, County Administrator
Lisa Driscoll, County Finance Director
Stephen Silveira, Deputy General Services Director

FY2011/12 ESTIMATED REDISTRICTING COSTS

December 12, 2011

DISTRICT 2 - SUPERVISOR UILKEMA:**309 Diablo Road, Danville****One-time Estimated Costs:**

Real Estate Services	\$3,200
DOIT to install telephone lines and data equipment	\$1,500
Moving costs	\$2,500
Signage for Danville office	\$2,500
New furniture for Danville office	\$9,600
Subtotal	\$19,300

Occupancy Costs (January 1 - June 30, 2012)

Square Footage: 1,620 sf	
Rent and Occupancy Expenses (\$5,550 / mo.)	\$33,300 *
Subtotal	\$33,300

Total New FY 11/12 Redistricting Estimated Costs - Uilkema **\$52,600**

* The rental costs for this space will be transferred from Supervisor Piepho's budget to Supervisor Uilkema's budget, and there will be no change in the cost to the County for that space.

DISTRICT 3 - SUPERVISOR PIEPHO:

3361 Walnut Blvd., Brentwood and 4115 Blackhawk Plaza Circle, Suite 140, Office 19, Danville

One-time Estimated Costs:

Tenant Improvements for Brentwood office	\$43,930
Real Estate Services	\$33,000
DOIT to provide telephone and data equipment in new leased spaces.	\$31,590
Capital Projects Management to review proposed tenant improvements for new offices.	\$1,000
Moving / Storage to move furniture from Supervisor's Danville and existing Brentwood offices to the new offices in Brentwood and Blackhawk.	\$8,000
Signage for two new offices.	\$3,000
Custodial Services to thoroughly clean the Danville office after Supervisor moves out.	\$600
Complete stationary packet to include 1000 of each: business cards, letterhead, envelopes, note cards, and labels.	\$1,028
Subtotal	\$122,148

Occupancy Costs (January 1 - June 30, 2012):

3361 Walnut Blvd., Ste. 140, Brentwood (new)		
Square Footage: 2,107 sf		
Rent and Occupancy Expenses (\$4,740 / mo.)	\$28,440	
4115 Blackhawk Plaza Circle, Danville (new)		
Square Footage: 195 sf		
Rent and Occupancy Expenses (\$1,160 / mo.)	\$6,960	
181 Sand Creek Rd., Ste. L, Brentwood (old)		
Square Footage: 1,177 sf		
Rent and Occupancy Expenses (\$2,976 / mo.)	(\$17,856)	*
309 Diablo Rd., Danville (old)		
Square Footage: 1,620 sf		
Rent and Occupancy Expenses (\$5,550 / mo.)	(\$33,300)	**
Subtotal	(\$15,756)	

Total New FY 11/12 Estimated Redistricting Costs - Piepho **\$106,392**

* The lease for this space will be terminated, and costs for the remaining fiscal year will be avoided.

** The rental costs for this space will be transferred from Supervisor Piepho's budget to Supervisor Uilkema's budget, and there will be no change in the cost to the County for that space.

DISTRICT 5 - SUPERVISOR GLOVER:

651 Pine St., 4th Floor, Martinez

One Time Estimated Costs:**Estimates for Tenant Improvements**

Facilities Services to perform tenant improvements	\$29,248
DOIT to provide data/telecommunications and equipment	\$6,230
Possible relocation of contents from E Leland to 4th Floor	\$1,000
New Sign for Common Area Lobby	\$2,223
Painting of Common Area Lobby	\$3,500
New desk and small conference table for Supervisor's Office	\$1,970
Real Estate Services	\$3,000

Subtotal	\$47,171
-----------------	----------

Occupancy costs (January 1 - June 30, 2012)

Square Footage: 3,430 sf	
Occupancy expenses (\$2,635 / mo.)	\$15,810

Subtotal	\$15,810
-----------------	----------

Total FY 11/12 Redistricting Estimated costs - 651 Pine St., Mtz	\$62,981
---	----------

151 Linus Pauling, Hercules

One Time Estimated Costs:**Estimates for Tenant Improvements**

Facilities Services to perform tenant improvements	\$24,085
DOIT to provide data/telecommunications and equipment	\$2,620
Relocation of furnishings from E Leland to Linus Pauling	\$760
New faces for Monument Sign	\$1,716
New desk and small conference table to replace furnishings relocated to Linus Pauling	\$1,488

Subtotal	\$30,669
-----------------	----------

Occupancy costs (November 1, 2011 - June 30, 2012)

Square Feet: 707 sf	
Occupancy Expenses (\$1,514 / mo.)	\$12,112

Subtotal	\$12,112
-----------------	----------

Total FY 11/12 Estimated Redistricting costs - 151 Linus Pauling, Hercules	\$42,781
---	----------

Total New FY 11/12 Estimated Redistricting costs - Glover	\$105,762
--	-----------

ESTIMATED GRAND TOTAL OF FY 11/12 REDISTRICTING EXPENSES:	\$264,754
--	-----------