

**REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
ANNUAL BUDGET REPORT FOR FY 2011-2012**

I. INTRODUCTION

The Annual Budget of the Redevelopment Agency for the County of Riverside (the “Agency”) for fiscal year 2011-2012 was prepared by the Agency in accordance with Section 33606 of the California Community Redevelopment Law (Health and Safety Code Section 33300 *et seq.*; hereinafter the “CRL”), and is one component of the Agency Annual Reports. The CRL requires redevelopment agencies to adopt an annual budget that contains projected expenditures, indebtedness and revenues of the Agency, as well as goals and the work program for next fiscal year. In addition, Section 33080 *et seq.* details the specific contents of the Agency’s annual report, which is to be submitted to the Agency’s legislative body within six months of the end of the Agency’s fiscal year. Pursuant to Section 33080.1(c) – (g), this report includes the following information:

- A description of the Agency’s activities in the previous fiscal year that affect housing and displacement;
- A description of the Agency’s progress, including specific actions and expenditures, in alleviating blight in the previous fiscal year;
- The approximate number of jobs created in the previous fiscal year as a result of Agency activities;
- A status report on all loans made by the Agency that are fifty thousand dollars (\$50,000 or more that were in default or non-compliant in the previous fiscal year; and
- A description of the total number and nature of the properties that the Agency owns and those properties that the Agency acquired during the previous fiscal year.

In addition to the above referenced sections to be contained in the Annual Budget Report, Section 33080.1(a) and (b) additionally require the following component reports as a part of the Agency Annual Reports:

- An independent financial audit report for the previous fiscal year; and
- A fiscal statement for the previous fiscal year.

The following is a brief summary of the required information regarding the Agency’s expenditures, indebtedness, revenues, work program and accomplishments. This summary is not intended to be a comprehensive description of all activities financed by the Agency.

The Redevelopment Agency for the County of Riverside

The Agency was established in 1985 to achieve the following goals: 1) alleviate conditions of blight in identified communities throughout the County, 2) address the growing needs and services to residents within established redevelopment project areas, and 3) ensure the growth of the County’s economic base through the provision of new public improvements, commercial and industrial developments and affordable housing. While the Agency is a separate, legal entity, the Board of Supervisors of Riverside County, acting as the Board of Directors for the Redevelopment Agency,

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serves as the legislative body of the Agency.

Since 1985, the Riverside County Board of Supervisors has adopted five redevelopment project areas that encompass approximately 82,334 acres. Exhibit A shows details of the five project areas, including acreage, sub-area composition, redevelopment time limits, and other relevant information. Agency's activities include the management of housing programs, business incentive programs, planning and development of projects, management of capital improvement projects, real property activities, and general administration duties. General administration duties include activities such as accounting, coordinating budget and reporting requirements, and maintaining the Agency's official records.

Proposed Changes in California Redevelopment Legislation

While the reporting requirements for redevelopment agencies are the same as in prior years, it is important to note that the statewide redevelopment environment has experienced extreme volatility since January 2011. On January 10, 2011, Governor Brown proposed the elimination of all redevelopment agencies (RDAs) throughout the State of California as a component of his budget proposal. Subsequently, on June 29, 2011, the Governor signed Assembly Bills 26 and 27 (ABx1 26 and ABx1 27). ABx1 26 dissolves RDAs throughout the State effective [originally] October 1, 2011; ABx1 27 creates an alternative voluntary redevelopment program (VARP) that allows agencies to continue redevelopment activity by voluntarily authorizing the contribution of tax increment to county auditor-controller offices for deposit into an Educational Revenue Augmentation Fund (ERAF) and Special District Allocation Fund (SDAF).

On July 12, 2011, the Riverside County Board of Supervisors (Board) adopted Resolution No. 2011-211, a nonbinding resolution of the County of Riverside indicating the intent to enact an ordinance for participation in the alternative voluntary redevelopment program and commit to annual payments to the county auditor controller for fiscal years 2011-12, 2012-13, and annually thereafter, pursuant to ABx1 27. As a result, Ordinance No. 912, an urgency ordinance of the county authorizing participation in the alternative voluntary redevelopment program, was adopted by the Board on July 26, 2011 and became effective immediately upon adoption. Adoption of Ordinance 912 lifted the hiatus on Agency transactions imposed by ABx1 26 and allowed the Agency to reconvene its normal redevelopment activity.

On July 29, 2011, the Department of Finance issued the initial payment calculations for each RDA for FY 11/12. The Redevelopment Agency for the County of Riverside's initial voluntary contribution for FY 11/12 was determined to be \$31,498,284; where the first installment would be due on January 15, 2012 and the second installment due on May 15, 2012.

Concurrently, on July 18, 2011 the California Redevelopment Association (CRA) and the League of California Cities (League) petitioned the California Supreme Court (Court) for a writ of mandate [challenging the constitutionality ABx1 26 and ABx1 27] and a request for a temporary stay of both bills pending resolution of said petition (*CRA v. Matosantos*). On August 11, 2011, the Court agreed

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to hear the Case and issued a partial stay of the provisions of ABx1 26 and ABx1 27, except for Division 24, Part 1.8 of the Health and Safety Code, Sections 34161-34167. Sequentially, on August 17, 2011, the Court issued a revised order granting partial stay to the provisions of ABx1 26, except for Division 24, Part 1.8 of the Health and Safety Code, Sections 34161-34169.5, where a stay was denied. The Court also provided partial stay on the provisions of ABx1 27, denying the request for stay of Health and Safety Code Section 34194, subdivision (b) (2).

The revised Court order required for all redevelopment agencies to adopt an Enforceable Obligation Payment Schedule (EOPS) and submit it to the State of California Department of Finance (DOF), the State Controller's Office (SCO), and the Riverside County Auditor Controller's Office (ACO) by August 29, 2011. The revised order also required for all redevelopment agencies to prepare a preliminary draft of the initial Recognized Obligation Payment Schedule (ROPS) for the Successor Agency [if one was created] by September 30, 2011, and provide notification to the DOF that the preliminary draft ROPS had been created. The EOPS and preliminary draft ROPS were required from all Agencies regardless of any action taken to participate in the Alternative Voluntary Redevelopment Program.

As a result, on August 25, 2011, the Deputy Executive Director of the Redevelopment Agency for the County of Riverside acted as the designee for the Executive Director of the Agency, and adopted the EOPS per guidance provided by CRA on August 23, 2011. The EOPS was subsequently e-mailed to the DOF, sent via overnight carrier to the SCO, and hand-delivered to the ACO, thus meeting the August 29, 2011 deadline. Later, on September 13, 2011 (the first available meeting date for the Agency's Legislative Body) the Board of Supervisors of the County of Riverside adopted the Enforceable Obligation Payment Schedule prepared by the Agency. On September 29, 2011, the Agency prepared the preliminary draft of the initial ROPS and provided notification of such to the DOF, SCO, and ACO.

As of November 14, 2011 (date this report was drafted), the Court has not reached a decision on the Case. The Court heard oral arguments in *CRA v. Matosantos* on November 10, 2011 at 9 a.m. The Court has indicated that it intends to make a decision regarding the constitutionality of the assembly bills before January 15, 2012, which is the payment deadline for the first installment of the voluntary payment for FY 11-12 pursuant to ABx1 27. Until then, the fate of redevelopment in California remains uncertain.

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II. YEAR IN REVIEW - FY 2010-11

Fiscal Year 2010-11 marked the second year of initiatives as prescribed in the Five Year Implementation Plans as approved the Board of Directors in December 2009. An Implementation Plan was prepared for each of the five project areas and describes specific goals and objectives, including a program of actions and expenditures for a period of five years. The primary goals of the Implementation Plan include the following:

- a. **Develop and Implement Inclusionary and Replacement Housing Programs** and projects to meet such needs and to increase, improve and preserve the County's affordable housing stock.
- b. **Assist in the Development of Business Incentive Programs** to reconstruct, upgrade and expand commercial areas in conformance with the Riverside County General Plan.
- c. **Effectuate Comprehensive Planning**, redesign, replanning, reconstruction and/or rehabilitation of project areas in such a manner as to facilitate a higher and better utilization of land uses in accordance with the Riverside County General Plan.
- d. **Assist in the Development of Capital Improvements** to eliminate and prevent the acceleration of physical blight and to encourage the better utilization of real property and new private enterprise investment.
- e. **Alleviate Blight** through ongoing, expanded, and new programs designed to increase appropriate land use, maintain clean communities, minimize unsafe conditions, and other related activities.

This Annual Budget Report builds upon the goals detailed in the Implementation Plans and provides specific information for each project area.

The Agency has engaged in a number of housing and capital improvement projects, as well as planning and business development activities, over the past year. Section VII, *A Comparison of the Achievements with the Goals of the Previous Year's Work Program*, highlights the Agency's activities during the 2010-11 Fiscal Year.

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III. PROPOSED EXPENDITURES

The 2011-2012 Budget and Work Program includes approximately \$366 million in expenditures. The table below is a summary of the expenditures for the Agency's Capital Projects Fund, Debt Service Fund and Housing Fund.

ANTICIPATED EXPENDITURES				
	<i>Capital Projects Fund (32700)</i>	<i>Debt Service Fund (37100)</i>	<i>Housing Fund (25000)</i>	<i>Total</i>
<i>Services and Supplies</i>	\$ 3,552,823	\$ -	\$ 161,172	\$ 3,713,995
<i>Other Charges</i>	\$ 182,609,123	\$ 109,139,156	\$ 44,920,148	\$ 336,668,427
<i>Operating Transfers Out</i>	\$ 5,138,332	\$ 5,957,674	\$ 14,534,818	\$ 25,630,824
<i>Total Expenditures</i>	\$ 191,300,278	\$ 115,096,830	\$ 59,616,138	\$ 366,013,246

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IV. PROPOSED INDEBTEDNESS

Under Article XVI, Section 16 of the California Constitution and CRL Section 33670, a redevelopment agency is able to receive tax increment until its debts are paid. The Agency files an annual Statement of Indebtedness with the County Auditor by October 1 of each year to report its indebtedness and thus show its eligibility for the receipt of tax increments. The Agency filed its 2011-2012 Statement of Indebtedness with the County Auditor prior to October 1, 2011. The table below illustrates the Agency's current indebtedness.

TOTAL INDEBTEDNESS			
<i>Description</i>	<i>Date Incurred</i>	<i>Original Amount</i>	<i>Outstanding Debt (P&I)*</i>
<i>CORAL – General</i>	<i>June 1988</i>	\$3,116,960	\$2,621,728
<i>Housing Set-Aside Fund</i>		N/A	\$425,456,142
<i>CORAL – Mira Loma (Bellevue Land)</i>	<i>May 1990</i>	\$4,849,975	\$2,586,674
<i>Voluntary Alternative Redev Prog (VARP) FY11-12 & FY 12-13</i>		N/A	\$38,968,815
<i>Pass-Through Agreements</i>		N/A	\$365,236,265
<i>County Auditor's Fees</i>		N/A	\$7,327,010
<i>Owner Participation Agreements</i>		N/A	\$5,758,531
<i>Tax Increment Projects</i>		N/A	\$5,843,096
<i>Tax Increment Property/Loans</i>		N/A	\$24,876
<i>2004 Tax Allocation Bonds</i>	<i>Dec 2004</i>	\$220,443,771	\$181,679,061
<i>2005 Tax Allocation Bonds</i>	<i>Aug 2005</i>	\$277,620,609	\$229,836,345
<i>2006 Tax Allocation Bonds Series A</i>	<i>Oct 2006</i>	\$320,209,026	\$274,686,194
<i>2006 Tax Allocation Bonds Series B</i>	<i>Oct 2006</i>	\$63,440,860	\$54,536,556
<i>2007 Tax Allocation Bonds</i>	<i>Apr 2007</i>	\$159,837,019	\$139,792,550
<i>2010 Tax Allocation Bonds</i>	<i>July 2010</i>	\$198,719,856	\$194,957,473
<i>2011 Tax Allocation Bonds</i>	<i>March 2011</i>	\$197,969,396	\$197,969,396
TOTAL INDEBTEDNESS			\$2,127,280,712

* As of June 30, 2011

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V. ANTICIPATED REVENUES

The 2011-2012 Budget and Work Program includes approximately \$366 million in anticipated revenues, as depicted in the table below.

ANTICIPATED REVENUES				
Revenues	Capital Projects Fund (32700)	Debt Service Fund (37100)	Housing Fund (25000)	Total
<i>Taxes</i>	\$ -	\$ 72,059,188	\$ 18,014,870	\$ 90,074,058
<i>Interest-Invested Funds</i>	\$ 320,673	\$ 222,407	\$ 172,351	\$ 715,431
<i>Interest-Other</i>	\$ 627,627	\$ 177,701	\$ 100,000	\$ 905,328
<i>Bond Proceeds</i>	\$ 180,042,664	\$ 18,014,870	\$ 39,070,483	\$ 237,128,017
<i>Operating Transfer In</i>	\$ 5,957,674	\$ 19,672,150	\$ -	\$ 25,629,824
<i>Fed ARRA – Prime Recipient</i>	\$ 1,000	\$ -	\$ -	\$ 1,000
<i>Other Sources</i>	\$ 86,446	\$ -	\$ 1,000	\$ 87,446
<i>Reimbursement for Services</i>	\$ 51,014	\$ -	\$ 202,879	\$ 253,893
<i>Loss or Gain-Sale Real Estate</i>	\$ 1,000	\$ -	\$ 1,000	\$ 2,000
<i>Contractual Revenue</i>	\$ -	\$ 4,950,514	\$ 990,103	\$ 5,940,617
<i>Temporary Use Lease</i>	\$ 399,877	\$ -	\$ 147,230	\$ 547,107
<i>Interfund – Reimb for Services</i>	\$ 574,890	\$ -	\$ 1,000	\$ 575,890
<i>Interfund - RDA</i>	\$ 1,000	\$ -	\$ 1,000	\$ 2,000
<i>Interfund - Miscellaneous</i>	\$ 1,000	\$ -	\$ 1,000	\$ 2,000
<i>Interfund - Leases</i>	\$ 1,265,344	\$ -	\$ -	\$ 1,265,344
<i>Rebates/Refunds</i>	\$ 1,970,069	\$ -	\$ 913,222	\$ 2,883,291
TOTAL	\$ 191,300,278	\$ 115,096,830	\$ 59,616,138	\$ 366,013,246

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VI. WORK PROGRAM

The Agency proposes the following goals and objectives for Fiscal Year 2010-2011.

GOAL 1 - Housing: *To develop and implement programs and projects which meet the Agency's inclusionary and replacement housing needs and increase, improve and preserve the County's affordable housing stock, provide decent, safe and sanitary housing and living environments to lower income residents, and to ensure that building and safety standards are met by providing homeowners and investors with technical, financial and other related assistance.*

ACTIONS:

- *Continue the use of the Home Improvement Program (HIP) to help address the need for substantial rehabilitation in all redevelopment project areas.*
 - *Continue to use the Home Rehabilitation Program (HRP) in all redevelopment project areas to address residential blight in project areas.*
 - *Where deterioration makes rehabilitation infeasible the Agency will continue to demolish and replace dwelling units on a one-for-one, bedroom lost, bedroom replaced, basis at a cost affordable to or lower than the existing occupying household.*
 - *Increase homeownership opportunities for low and very low-income large family households through increased marketing of the First Time Homebuyer Program (FTHB) using 20% low and moderate income housing funds, the Neighborhood Stabilization Homeownership Program (NSHP), the Redevelopment Homeownership Program (RHP), and the Mortgage Credit Certificate Program (MCC).*
 - *Increase the supply of new rental housing for low and very low-income large family households in the unincorporated County through exploration of new and utilization of existing partnerships with both the non-profit and private sectors.*
 - *Continue to monitor all Agency-assisted housing projects to ensure compliance with affordability and maintenance requirements pursuant to existing covenants and agreements.*
 - *Continue to implement and expand the Infill Housing Program (IHP) in project areas, where ever feasible and possible, to address underutilized and blighted parcels and increase homeownership among low, very low, and moderate-income households.*
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GOAL 2 - Business Incentive Programs: *To reconstruct, upgrade and expand commercial areas in conformance with the Comprehensive General Plan.*

ACTIONS:

- *Continue to implement an ongoing economic development and business promotion program to expand existing businesses and attract new ones.*
 - *Continue to offer small business commercial rehabilitation programs to rehabilitate deteriorated commercial buildings.*
 - *Provide incentives for development of new or existing commercial and industrial facilities to encourage employment and investment in project areas.*
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GOAL 3 - Planning: *To effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of project areas in such a manner as to facilitate a higher and better utilization of land uses in accordance with the Comprehensive General Plan.*

ACTIONS:

- *Assist in future updates of the Housing Element, as necessary.*
 - *Eliminate non-conforming uses as appropriate and necessary.*
 - *Buffer residential neighborhoods from the intrusion of incompatible land uses.*
 - *Provide incentives for the development of under-utilized parcels.*
 - *Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment.*
 - *Actively engage in community outreach for land use planning and project area activities, including, but not limited to, Project Area Committee (PAC) and community meetings.*
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GOAL 4 - Capital Improvements: *To encourage the better utilization of real property and new private enterprise investment.*

ACTIONS:

- *Assist in the improvement of public infrastructure. Such improvements could include the construction or reconstruction of roads, curbs and gutters, and sidewalks; providing signalization; installing landscaping, multi-use trails, lighting and street furniture; and the construction or reconstruction of water storage and distribution facilities, drainage and flood control measures, and sewer systems.*
 - *Assist in the development of public facilities and utilities, such as the construction or rehabilitation of fire and sheriff stations, community centers, school facilities, parks, multi-use trails, and utility improvements.*
 - *Assist in the rehabilitation of residential properties (see Housing Goals above).*
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GOAL 5 – Alleviate Blight: *To eliminate and prevent the acceleration of physical blight.*

ACTIONS:

- *Acquire real property for future infill housing, adaptive reuse, and economic development activities.*
 - *Reduce Health and Safety related issues for Agency acquired property with activities such as fencing, weed abatement, and other activities.*
 - *Environmental remediation of Agency-owned land, as necessary.*
 - *Continue to implement a Graffiti Abatement Program.*
 - *Continue to offer the volunteer demolition grant program to remove unsafe structures that pose public health and safety hazards.*
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VII. COMPARISON OF THE ACHIEVEMENTS WITH THE GOALS OF THE PREVIOUS YEAR'S WORK PROGRAM

Progress toward the aforementioned goals will be summarized under the following general categories: A) Housing, B) Business Incentive Programs, C) Planning, D) Capital Improvements, and E) Elimination of Blight.

A. HOUSING

The Redevelopment Agency for the County of Riverside (RDA) directly participated in a number of housing projects and programs which are identified below. As imposed by California Community Redevelopment Laws, redevelopment agencies are required to deposit 20% of all redevelopment tax increment dollars into a separate Housing Set-Aside fund. This fund is used to provide financing for projects and programs to improve and increase affordable housing for low- and moderate- income residents in the unincorporated areas of the County of Riverside (County) and RDA project areas.

For Fiscal Year 2010-2011 (FY 10-11), funds were expended on Rehabilitation Housing Programs, Homeownership Assistance Programs, Mobile Home Housing Programs, the Infill Housing Program, new construction of Single Family Housing Projects, Acquisition/ Rehabilitation/ New Construction and Resale of Single Family Housing Projects, Multi-Family and Special Needs Housing Projects, Mobile Home Housing Projects, and Land Acquisition.

1. Rehabilitation Housing Programs

The RDA assists families with housing needs through various programs that offer financial assistance for rehabilitation of existing homes. In addition, Community Development Block Grant funds (CDBG) were used to assist in funding some of these programs. The programs offered by the RDA are described below and include the number of projects completed and expenditures for FY 10-11.

a. Emergency Housing Response Program (EHRP)

EHRP was created to assist income qualified households displaced by emergencies, such as the Esperanza Fire in 2006, with temporary tenant based rental assistance. Limited to unincorporated areas of the County, the Housing Authority of the County of Riverside administers the program with an initial fund of \$1,250,000 to provide families displaced by natural disaster or government action with a maximum of 24 months of rental assistance. An additional \$200,000 was allocated for a new total of \$1,450,000. A total of \$1,278,736 has been expended and assisted 68 families since the inception of the program. A total of \$28,797 was expended this past fiscal year assisting 4 families. Existing obligations will be honored. Funding for new projects under this program is pending outcome of legislation.

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b. Senior Home Repair (SHR) Program

The SHR Program provides one-time-only grants up to \$6,000 to qualified extremely low- and very low-income senior homeowners (62 years or older) or extremely low- and very low-income disabled persons of any age to repair or improve their homes. The grant requires that the repairs and/or enhancements address health and safety issues exclusively.

Eligibility is based upon owner-occupancy and a household income that does not exceed 50% of the area median income. The RDA has contracted with the Riverside County Office on Aging to assist in caseload management. The Office on Aging takes applications over the phone and submits eligible applications directly to RDA. RDA staff, upon receipt of applications, visits each site and conducts an in-depth assessment of the repairs needed and make an evaluation of which program is best suited to the homeowner. A total of 72 SHR projects were completed with a total expenditure of \$382,541 with an average assistance of \$5,313.

RDA Funded Projects:	52	Expenditures:	\$281,585
CDBG Funded Projects:	20	Expenditures:	\$100,956
Total Funded Projects:	72	Total Expenditures:	\$382,541

Program funding for new projects is pending outcome of legislation.

c. Enhanced Home Repair (EHR) Program

The EHR Program provides one-time grants up to \$6,000 to extremely low-income and very low-income households for home repair or enhancements to address health and safety issues. The program is available to all homeowners regardless of age and/or disability. During the FY 10-11, 1 EHR project was completed using CDBG funds with a total expenditure of \$6,000. 5 EHR projects were completed using RDA Funds, with a total expenditure of \$28,921. The average per unit expenditure was \$5,820. Of the 6 completed projects, three (3) assisted very low income families and three (3) assisted extremely low income families.

RDA Funded Projects:	5	Expenditures:	\$28,921
CDBG Funded Projects:	1	Expenditures:	\$6,000
Total Funded Projects:	6	Total Expenditures:	\$34,921

Program funding for new projects is pending outcome of legislation.

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d. Home Rehabilitation Program (HRP)

HRP provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards (HQS), and handicapped accessibility improvements. During FY 10-11, 8 projects were completed using CDBG Funds, with a total expenditure of \$118,130, and 36 projects were completed using RDA Funds, with a total expenditure of \$644,789. A total of 44 projects were completed using both CDBG and RDA funds. The total expenditure for HRP projects was \$782,918. The average assistance per unit was \$17,336. A total of 12 households assisted were extremely low-income, 16 were very low-income, and 16 were low-income. All HRP-assisted units are restricted to low-income households and the homeowner signs an agreement to maintain the property in good condition for a period of 10 years.

RDA Funded Projects:	36	Expenditures:	\$644,789
CDBG Funded Projects:	8	Expenditures:	\$118,130
Total Funded Projects:	44	Total Expenditures:	\$782,918

Program funding for new projects is pending outcome of legislation.

e. Home Improvement Program (HIP)

HIP is an auxiliary program to the HRP. The primary purpose of HIP is to improve the living conditions of low-income homeowners. HIP provides 0% interest loans for essential repairs to low-, very low-, and extremely low-income owner-occupants of single-family homes whose repair goes beyond a non-substantial rehabilitation.

One RDA funded HIP project was completed during FY 10-11 program year with a total of \$75,000 being expended to provide assistance for an extremely low income household. Program funding for new projects is pending outcome of legislation.

2. Redevelopment Homeownership Program (RHP)

RHP provides down payment assistance, up to 20% of the purchase price, in the unincorporated and redevelopment project areas of the County. Assistance is provided in the form of a silent second, deferred and forgivable loan, with an affordability covenant recorded against the property to ensure that it remains owner-occupied by an eligible household for a minimum of 45 years. Households must qualify as a first time home buyer or not have owned a home within the last three (3) years and be of low- or moderate- income.

RDA Funded Projects:	14	Expenditures:	\$626,616
Total Funded Projects:	14	Total Expenditures:	\$626,616

Program funding for new projects is pending outcome of legislation.

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3. Mobile Home Housing Programs

The RDA assists families with housing needs through various programs that offer financial assistance for rehabilitation of existing mobile homes or mobile home parks. The programs offered by the RDA are described below and include current and completed projects and expenditures for FY 10-11.

a. Mobile Home Tenant Loan Program (MHTL)

MHTL was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. This program provides financial assistance to mobile home owners by providing a zero (0%) interest loan in an amount up to \$40,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit and will be installed in a permitted site. As a supplement to the MHTL loan, HCD's Joe Serna Grant was utilized to provide a matching source of funds up to \$15,000.

For FY 10-11, MHTL assisted a total of 17 households with a total expenditure of \$670,665 in RDA funds. 8 households were very low-income and 9 households were extremely low-income. The average MHTL RDA expenditure per unit was \$39,451.

The abatement of the existing substandard owner-occupied units is a requirement of the MHTL Program. During FY 10-11, \$69,700 in RDA funds was expended to demolish those units. Program funding for new projects is pending outcome of legislation.

b. Fee Land Mobile Home Loan (FLMHL)

FLMHL was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks within the Torres Martinez Desert Cahuilla Indians (TM) tribal boundaries. The FLMHL program is modeled after the existing Mobile Home Tenant Loan Program and provides a loan in an amount up to \$60,000.

For FY 2010-2011, FLMHL assisted a total of 25 households with a total expenditure of \$1,475,843 in CalHome funds. 19 households were very low-income and 6 households were extremely low-income. The average FLMHL CalHome expenditure per unit was \$59,034. Program funding for new projects is pending outcome of legislation.

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4. New Construction- Single Family Housing Projects (Infill Housing Program)

The Infill Housing Program is designed to promote new development of affordable single-family housing on previously vacant or blighted lots. The new homes developed through the program are required to be sold as affordable owner-occupied housing to lower-income households with an emphasis placed on development within the County's redevelopment project areas. Funding assistance for development cost is provided to developers to build homes on land that has been acquired either by the RDA or by the developer for the purpose of building affordable housing. The following is a list of projects where RDA funds were either committed and/or expended under this program during FY 10-11.

a. Ripley/Mesa Verde Infill Housing Project

In September 2006, the RDA approved a Development Agreement with a non-profit affordable housing developer that provided a grant for \$408,000 for the construction of 10 single-family homes. The project consists of 5 three-bedroom and 5 four-bedroom single-family homes on scattered vacant lots in the communities of Ripley and Mesa Verde as affordable homeownership opportunities to low-income families. The total development cost for the project is approximately \$1,871,500. All ten homes will be restricted to low-income first-time homebuyer households with an affordability restriction for a period of at least 45 years. All ten homes completed construction in 2008. 3 homes have been sold and 7 homes remain to be sold. The Developer is marketing the homes aggressively; however the soft market has made it difficult to sell. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

b. 37th and Wallace Infill Housing Project, Rubidoux

In July 2005, the RDA approved a Disposition and Development Agreement ("DDA") with a non-profit affordable housing developer to transfer land owned by the RDA, purchased for \$72,000, and provide a loan of \$45,000 in RDA Housing Set-Aside funds for the development of 3 new single-family homes. The loan was amended to \$310,000 in September 2008. The project consists of 1 three-bedroom and 2 four-bedroom homes on vacant land at the corner of 37th and Wallace in the unincorporated community of Rubidoux. The estimated total development cost for the project is \$1,015,000. All 3 homes will be restricted to low- to moderate-income first-time homebuyer households with an affordability restriction for a period of at least 45 years. The project is currently under construction and is expected to be completed by October 2011. This project is an enforceable obligation.

c. Mira Loma Infill Housing Project

In June 2006, the RDA approved a DDA with the Housing Authority of the County of Riverside (HACR) to transfer land owned by the RDA, purchased for \$65,000, and provide a grant of \$350,000 in RDA Housing Set-Aside funds for the development of

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up to 2 new single-family homes. The Mira Loma Infill Housing Project was developed on vacant land located between Bellegrave Avenue and 48th Street in the unincorporated community of Mira Loma. The homes will be restricted to low-income first-time homebuyer households with an affordability restriction for a period of at least 45 years. The project is currently undergoing a lot-split and entitlements. It is anticipated that the project will be constructed by 2013. This project is on hold pending the outcome of legislation.

d. Molino Way, Rubidoux

In May 2011, the RDA approved a DDA with HACR to transfer land owned by the RDA and provide assistance in the amount of \$173,000 for the development and construction of a single-family home in the unincorporated community of Rubidoux. The total construction cost is approximately \$332,557. The home will be restricted to low and moderate-income households who are first-time homebuyers with a 45 years affordability restriction. The project is anticipated to be completed by July 2013. This project is an enforceable obligation.

e. Pontiac Street, Rubidoux

In December 2010, the RDA approved a DDA with Habitat for Humanity Riverside, Inc. to transfer RDA owned land and provide assistance in the amount of \$55,000 for the development and construction of 2 single-family homes in the unincorporated community of Rubidoux. The total construction cost is approximately \$434,220. The homes will be restricted to low-income households for a period of 45 years. The project is anticipated to be completed by October 2011. This project is an enforceable obligation.

5. New Construction- Single Family Housing Projects

The RDA solicits proposals from developers to expand affordable housing opportunities for low-income and special needs households. Ownership housing projects with low income affordability restrictions qualify for funds under this program.

a. Valencia Self-Help Project, Mecca

The Valencia Self-Help Homes Project completed construction of 45 single-family homes utilizing a non-profit affordable housing developer's self-help program. All 45 homes will be affordable to low-income households for a period of 45 years. Of the 45 families assisted 17 families were very low income and 8 families were extremely low income. A total of \$1,000,000 of RDA funds was contributed to the project for construction costs and as a subsidy to the families. The total development budget was \$6,966,580 with permanent financing coming from USDA, CalHome, Joe Serna and AHP. All single-family homes utilized the developer's mutual self-help program. The project was completed in January 2011, prior to the enactment of ABx1 26 and ABx1 27 (legislation regarding redevelopment).

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b. Nuestro Orgullo Homes, Mecca

In June 2007, the County provided \$1,500,000 in RDA funds to a non-profit affordable housing developer for the development of approximately 291 single-family homes through the developer's self-help housing program. The project is located on 60 acres of vacant land in the unincorporated community of Mecca. The project proposes approximately 87 three-bedroom homes and 204 four-bedroom homes. Other funding sources include \$52,999,993 in USDA Section 502 loans; a FWHG of \$1,500,000; buyer sweat-equity in the amount of \$6,984,007; a loan of \$444,000 from the HCD CalHome Program; and \$1,000,000 from Affordable Housing Program (AHP). The total development cost is estimated to be \$64,428,000. A total of approximately 83 RDA-assisted units will be restricted to lower income households and 44 of those units will be reserved for very low-income households for a period of 45 years. The project has received entitlements and is expected to commence construction in July 2012, pending the outcome of redevelopment legislation.

c. Mission Village Single Family (formerly Glen Avon Housing Project), Glen Avon

The RDA acquired land in the unincorporated community of Glen Avon off Mission Boulevard between Pedley Road and Bellegrave Avenue. In June 2011, an Exclusive Negotiating Agreement/Pre-Development Loan for \$618,000 was approved for a for-profit developer to entitle a single family detached housing project restricted to low and moderate income households. The project for the property has been conceptually approved and is commencing entitlements. It is anticipated that the project will be fully entitled by December 2012. This project is an enforceable obligation.

6. Acquisition, Rehabilitation/New Construction and Resale- Single Family Housing Projects

a. RDA-1 Acquisition, Rehabilitation, and Resale of Foreclosed Single-Family Homes, Unincorporated and Redeveloped Project Areas of the County

The RDA has committed \$3,000,000 with a for-profit developer for the acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to qualified low- and moderate-income first-time homebuyers within the Jurupa Valley Redevelopment Project Area. In April 2010, the RDA provided an additional \$1,500,000 to expand the project to include all unincorporated areas of the County of Riverside. To date, a total of 20 homes have been acquired and rehabilitated by the developer; 15 homes have been sold to homeowner occupancy (low-income households with a 45-year affordability period); 3 homes are in escrow to be sold; and 2 are listed for sale on the market. The remaining homes are anticipated to be sold to qualified homebuyers by October 2011. This project is an enforceable obligation.

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b. RDA Single-Family Acquisition, Rehabilitation or New Construction, Jurupa Valley

In May 2011, the RDA identified a need in the county to stabilize neighborhoods whose viability has been damaged by the economic effects of properties that have been foreclosed upon, abandoned or subjected to blighted conditions. The RDA entered into a Memorandum of Understanding (MOU) with a non-profit affordable housing developer to provide a total grant of \$1,500,000, not to exceed \$500,000 annually, to acquire foreclosed, abandoned or blighted single-family homes or vacant residential lots within the RDA's Jurupa Valley Project Area with the objective to rehabilitate or construct new homes. All homes will be sold to very low-income, first-time homebuyer households earning less than 50% of the county area median income with the commitment to occupy the homes as their principal residence for a minimum period of 45 years. To date, one property has been acquired for new construction of a single-family home. This project is an enforceable obligation.

c. Inland Empire Rescue Mission Homes, Unincorporated Areas of the County

The RDA awarded a developer \$996,000 for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The developer acquired 4 bank owned single family homes at a 1% discount. The homes have been acquired/rehabilitated and currently being marketed to rent to eligible very low income residents. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

7. New Construction- Multi-Family Housing and Special Needs Housing Projects

The RDA solicits proposals from developers to expand affordable housing opportunities for lower-income and special needs households. Both rental and ownership housing projects with lower-income affordability restrictions qualify for funds under this program.

a. Mission Village Senior Apartments, Glen Avon

In March of 2008, the RDA provided \$9,243,334 in RDA funds for the development and construction of Mission Village Senior Apartments, a 102-unit affordable senior apartment complex in the unincorporated community of Glen Avon. On September 2, 2008, the RDA approved the Amended and Restated DDA to amend applicable sections of the DDA affected by the elimination of the State Low Income Tax Credit as a funding source. The loan amount was increased to \$9,824,015. The project includes 90 one-bedroom units, 11 two-bedroom units, and 1 two-bedroom unit set-aside for an on-site manager. In April of 2011, the RDA provided an additional \$650,000 for building fees and permits, environmental toxic abatement, and architectural and engineering. Other funding sources included a conventional bank loan for \$3,019,918; limited partner tax credit equity for \$5,543,366; a Federal Home

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Loan Bank Affordable Housing Program (AHP) Loan for \$500,000; a deferred developer fee for \$528,293; and accrued construction loan interest for \$371,513. The total development cost for the project was \$20,418,457. A total of 90 RDA-assisted units will be reserved for low- and very low-income senior households for an affordability period of at least 56 years. Construction was completed in May 2010, prior to the enactment of legislation regarding redevelopment.

b. Desert Rose Apartments (formerly Ripley Farm Worker Center) Ripley

In In November 2005, the RDA approved a Rehabilitation of Real Property Agreement with the HACR. The Ripley Farm Worker Center Project is an acquisition, rehabilitation and conversion of a transitional migrant facility into a permanent multi-family and farm worker rental housing facility that is located in the unincorporated community of Ripley. The facility will consist of 76 rental housing units and 1 on-site manager's unit. The project has a mix of 4 studios, 9 one-bedroom, 39 two-bedroom, 20 three-bedroom, and 4 four-bedroom units. The total development cost for the project is approximately \$11,860,000. The project received funding from a FWHG of \$3,000,000 from HCD; a HACR equity contribution of \$360,000; and RDA grants totaling \$8,500,000. All 76 units will be set-aside for the benefit of low-income domestic farm labor and their families for a period of at least 55 years. The project was completed in September 2008. In May 2009, a 2nd Amendment was approved providing for an additional \$200,000 in RDA Low- to Moderate-Income Housing Set-Aside Funds to be used to expedite the lease-up of the units. As of June 2011, all the funds from the 2nd Amendment have been expended and the project is fully leased. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

c. Orange Blossom Lane (formerly Marine Drive), Valle Vista

In April of 2008, the RDA provided \$3,300,000 in RDA funds to an affordable housing non-profit developer for the acquisition and rehabilitation of 7 multi-unit rental properties along Orange Blossom Lane, formerly known as Marine Drive, in the unincorporated community of Valle Vista. Additional funding for acquisition included bank loan in the amount of \$1,235,000. In September of 2008, the RDA provided an additional \$2,760,000 to acquire and rehabilitate 5 additional multi-unit rental properties. In April of 2011, the RDA provided an additional \$685,000 to acquire and rehabilitate 1 additional fourplex rental property. The total RDA funds for the project were \$6,745,000. The project includes a total of 13 multi-unit properties including a total of 45 units. Rehabilitation for the remaining property is anticipated to be complete by December 2011. This project is an enforceable obligation.

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d. Tres Lagos Senior Apartments, Wildomar

In June of 2007, the County expended \$4,365,000 in RDA funds to acquire approximately 10.16 acres of land for the development and construction of a 204-unit apartment complex for low-income senior households in the unincorporated community of Wildomar. On February 5, 2008, voters of the [then] unincorporated community of Wildomar elected for city incorporation. On July 1, 2008, Wildomar incorporated as a City. Since the location of the project site was outside the Project Area, but within city limits, the project came to a halt. On September 27, 2010, Senate Bill No. 977 (amending Health & Safety Code Section 33214) allowed for the RDA to resume development. The project is slated to be constructed in multiple phases and is currently in the predevelopment phase. All of the units in the development will remain reserved for low-income senior households for an affordability period of at least 55 years. This project is on hold pending the outcome of legislation.

e. Vineyards at Menifee, Menifee

In March 2008, the RDA committed \$2,000,000 in RDA funds to a developer to acquire approximately 4.8 acres of land for the development and construction of an 81-unit apartment complex for low-income senior households in the City of Menifee. The project consists of 64 one-bedroom, 16 two-bedroom, and one two-bedroom unit set-aside for an on-site manager. On February 8, 2011, the RDA approved an additional loan in the amount of \$3,600,000 for the construction of the project. Other funding sources include an \$897,904 conventional loan; a loan of \$1,500,000 from the Mental Health Services Act (“MHSA”) Program; tax credit equity contribution of \$12,331,395; and a \$2,000,000 grant from the RDA. Additionally, the developer would defer their developer fee up to \$374,739. The total cost of development is estimated to be \$20,704,038. A total of 39-assisted units will be reserved for low-income senior households for an affordability period of at least 55 years. The project is fully entitled and has received all financing. Construction commenced in March 2011 is anticipated to be completed by October 2012. This project is an enforceable obligation.

f. Legacy Apartments, Thousand Palms

In June 2010, the RDA approved funding assistance in the form of a resolution for \$8,800,000 to acquire and develop a site for a gated 80-unit affordable, multi-family community, including an additional on-site manager’s unit. In February 2011, the funding allocation was memorialized through a Loan Agreement of \$7,300,000 (the \$8,800,000 was offset by \$1,500,000 MHSA funding). The unit mix of the development will be 14 one-bedroom units, 33 two-bedroom units, and 33 three-bedroom units. The site plan will be comprised of eleven, two-story residential buildings with amenities that include a community building, a laundry building, pool/splash park, multiple open space areas, barbeque/picnic areas, and a basketball court and tot-lots. All of the proposed units will be reserved for low-income families

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with affordable rents for a period of at least 55 years; fifteen of those units will be reserved for special needs individuals. The estimated total development cost for the Project is \$25,168,039. Funding will include a \$2,534,954 conventional loan from Farmers & Merchant Bank; a \$1,500,000 loan from MHSA; a deferred developer fee of \$126,722; and Riverside County Transportation Uniform Mitigation Fee waiver of \$101,516. The balance of \$13,604,847 will come from the tax credit equity financing. All of the financing for the project has been approved. Entitlements were approved in June 2010. Construction commenced in May 2011 and is anticipated to be completed by June 2012. This project is an enforceable obligation.

g. Desert Meadows (formerly Date Palm Mobile Home Park), Indio

The RDA purchased the Date Palm Mobile Home Park which is located outside the city limits of Indio in the unincorporated area of the County for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The mobile home park was purchased in August 2007 for \$1,900,000. The RDA has relocated the residents that were living in the park and demolished all structures on the site. The RDA provided pre-development loan in the amount of \$997,400 for expenses related to entitlements for a new 80-unit affordable housing complex with numerous amenities. On June 29, 2010, the RDA approved a loan in the amount of \$6,902,600 to fill the financing gap related to construction; the total loan amount includes the pre-development loan. Other funding sources include a loan of \$6,112,655 from the State of California Department of Housing and Community Development Multifamily Housing Program; and tax credit equity contribution of \$9,125,740. Additionally, the developer would defer their developer fee up to \$35,000. The total cost of development is estimated to be \$23,173,395. A total of 68-assisted units will be reserved for low-income households for an affordability period of at least 55 years. The project is fully entitled and has received all financing. Construction will commence in November 2011 is anticipated to be completed by January 2013. This project is an enforceable obligation.

h. Middletown Crossings, Thermal

The RDA acquired the property located in the unincorporated area of the Eastern Coachella Valley in an effort provide much needed affordable housing to the community of Thermal and outlying areas. The 23.87 acre property was purchased in December 2006 for \$4,393,000. In addition, the acquisition of this property allowed for the demolition of ten substandard and dilapidated housing structures located at the property. Acquisition and relocation of the residents were the first steps toward overall improvements that will benefit the entire community. On February 2010 the RDA approved a \$450,000 loan for pre-development expenses related to entitlements and environmental cleanup of the site. The developer is proposing to develop a 186-unit multi-family housing project. Actions planned for the next fiscal year include submitting for entitlements to Planning and applying for financing of the proposed project. This project is on hold pending the outcome of legislation.

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i. Highgrove Family Apartments, Highgrove

The RDA purchased a 7.43 acre parcel located in the unincorporated community of Highgrove for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. A public library has since been built on a section of the parcel (.72 acres) and the housing project is being proposed on the balance of the parcel (6.71 acres). The section of the parcel on which the housing project is to be built was purchased for \$1,006,952. In April 2010, the RDA approved a \$550,000 loan for pre-development expenses related to entitlements of an affordable housing project on the property. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval. The loan for \$550,000 is an enforceable obligation, but the financing for the construction of the project is on hold pending the outcome of legislation.

j. Mustang Lane Infill Housing Project, Rubidoux

In October 2006, the RDA approved an Agreement to Develop with a non-profit affordable housing developer to provide a grant of \$1,155,000 for land acquisition and construction of seven single family homes in the unincorporated community of Rubidoux. Subsequent to that, the RDA and developer have since mutually agreed to explore the development of a multifamily rental housing complex instead of the single family homes initially planned. On March 2009 the RDA and developer entered into a Memorandum of Understanding that would allow the developer to utilize \$234,000 of the original \$1,155,000 grant towards pre-development expenses that would be incurred in obtaining necessary entitlements and financing for the development of the proposed multifamily project. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval. Any further action on this project will be determined after the California Supreme Court decision regarding redevelopment is rendered.

k. Vista Rio Apartments, Rubidoux

The RDA purchased and assembled parcels to create an approximate 15-acre site for an affordable housing project located in the Jurupa Valley Project Area for the purpose of carrying out its obligation to help eliminate blight and providing safe and decent affordable housing to its residents. The property was purchased in December 2010 for \$2,201,183. In June 2011, the RDA approved an Exclusive Negotiating Agreement/Pre-development Loan in the amount of \$618,000 for entitlement expenses. The proposed project is in the planning stage and currently undergoing entitlements. The start of construction is anticipated to commence in 2012, pending financing approval. Entitlement costs are enforceable obligations, while the approval for construction costs is on hold pending the outcome of legislation.

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l. Operation Safehouse, Thousand Palms

The RDA owns approximately .41 acre parcel located in the community of Thousand Palms in the unincorporated area of Riverside County and within the Desert Communities Redevelopment Project Area. The Site includes a recently abandoned fire station, which has been demolished for site preparation. The project is located outside a redevelopment project area. The RDA entered into a DDA for the development of 16 affordable rental housing units that will include one (1) manager's unit. Additionally, the RDA will provide a loan of \$1,100,000 for the construction of the project which will include \$400,000 to be used for predevelopment expenses related to the development of the site.

The project is an expansion to the existing Operation Safe House of the Desert facility located at 72710 E. Lynn Street, in the community of Thousand Palms, which the Developer currently owns and operates. The Project will produce living quarters and the existing campus facility will be utilized to provide the educational and life skill services, training, drug abuse prevention counseling, individual and group counseling and job seeking assistance to the residents of the Project.

The total project budget is \$4,464,224. The sources of funds utilized will be a loan from Department Of Housing & Community Development Emergency Housing & Assistance Program Capital Development (EHAP CD) for \$1,000,000, a loan from HUD Homeless Continuum of Care funds for \$365,000, a loan from RDA for \$1,100,000, a loan from the Federal Home Loan Bank Affordable Housing Program for \$640,000, and a loan from Department of Housing & Community Development Multifamily Housing Program-Supportive Housing for \$1,359,224.

The proposed Project will serve households that do not exceed fifty percent (50%) of the area median income for the County adjusted by family size at the time of occupancy. Construction is anticipated to commence in January 2012 and be completed in November 2012, pending the outcome of redevelopment legislation.

m. 100 Palms Resort Acquisition, Oasis

The RDA purchased the 100 Palms Resort which is located in the unincorporated area of the County for the purpose of carrying out its obligation to eliminate blight and provide safe and decent affordable housing to its residents. The mobile home park was purchased in May 2008 for \$2,212,286. The RDA has relocated the residents that were living in the park and demolished all structures on the site. Relocation costs were \$1,498,340. The RDA issued a Request for Qualification and Proposal on March 2009, for the development of an affordable housing project on the property and a developer was selected as the most responsive and qualified developer for the site. On February 2010 the RDA approved a \$450,000 loan for pre-development expenses related to entitlements and environmental cleanup of the site. The proposed project is in the planning stage and currently undergoing entitlements.

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The start of construction is anticipated to commence in 2012, pending financing approval. This project is on hold pending the outcome of legislation.

n. Crestmore Family Apartments (formerly Cottonwood Mobile Home Park), Rubidoux

The project involves the acquisition of the Cottonwood Mobile Home Park located at the corner of Crestmore Road and Mission Boulevard. The mobile home park was purchased on May 27, 2009 for approximately \$2,570,000. The adjacent property north of the mobile home park was also acquired on August 19, 2010 for approximately \$273,000. Relocation activities totaled approximately \$2,000,000. Demolition, site clearance, and abatement were approximately \$334,000. The first group of mobile home residents began relocating in August of 2009 with demolition, abatement, and site clearance commencing as residents moved out. The final group of residents was relocated in July of 2010, followed by the remaining clearance of the site. Entitlements are currently underway for a 66-unit affordable multi-family apartment complex. Approval of funding for the construction of this project is on hold pending the outcome of legislation.

8. New Construction- Mobile Home Housing Projects

The RDA solicits proposals from developers to expand affordable housing opportunities for low-income and special needs households. Both rental and ownership housing projects with low-income affordability restrictions qualify for funds under this program.

a. Los Vinedos Mobile Home Park, Mecca

In April 2008, the RDA approved a resolution in support for the development of a 41 space mobile home park by Desert Empire Homes, a not for-profit developer. Los Vinedos is situated on approximately 50 acres located south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated community of Oasis. The proposed Project will be built in two phases. The first phase will consist of 180 spaces plus one manager's unit and a community center of approximately 2,200 sq. ft. in size and the second phase, which will be built in the future, to include the remaining mobile home spaces. The development cost for the first phase is \$9,716,528. The project will receive \$3,500,000 in RDA Set Aside Funds and the balance of the development costs will be obtained by the developer in the form of private financing. A minimum of 20 mobile home park spaces in the development will be set aside for very low-income households for a period of at least fifty-five years. The first phase of this mobile home park is anticipated to commence in 2012, pending financing approval. This project is on hold pending the outcome of legislation.

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b. Mountain View Estates, Oasis

In April 2008, the RDA approved a Grant Agreement for the construction of a 398 space mobile home park. Mountain View Estates is situated on approximately 50 acres located south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated community of Oasis. The proposed Project will be built in two phases. The first phase will consist of 180 spaces plus one manager's unit and a community center of approximately 2,200 sq. ft. in size and the second phase, which will be built in the future, to include the remaining mobile home spaces. The development cost for the first phase is \$10,180,715. The project will receive \$6,500,000 in RDA Set Aside Funds and the balance of the development costs will be obtained by the developer in the form of private financing. The project received a grant from the United States Department of Agriculture Rural Business Enterprise Grant in the amount of \$675,000 and an application for the United States Department of Agriculture Water and Waste Disposal Loan and Grant funds program is pending in the amount of \$6,600,000. A minimum of 90 mobile home park spaces in the development will be set aside for very low-income households for a period of at least fifty-five years. The first phase of this mobile home park is anticipated to be complete by December 2012. The second phase of the project is on hold pending the outcome of legislation.

c. Hernandez Mobile Home Park, Thermal

In August 2010, the RDA acquired the property located in the unincorporated area of the Eastern Coachella Valley in an effort provide much needed affordable housing to the community of Thermal and outlying areas. This property is approximately 1.95 acres. Acquisition and relocation of the residents was the first step toward overall improvements that will benefit the entire community. This project is on hold pending the outcome of legislation.

d. Villalobos Mobile Home Park, Thermal

In March 2011, the RDA acquired the 23.87 acre property located in the unincorporated area of the Eastern Coachella Valley in an effort provide much needed affordable housing to the community of Thermal and outlying areas. In addition, the acquisition of this property allowed for the demolition of ten substandard and dilapidated housing structures located at the property. The acquisition and relocation of the residents were the first steps toward overall improvements that will benefit the entire community. This project is on hold pending the outcome of legislation.

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9. RDA Land Acquisitions

RDA owned land was acquired with RDA funds to meet the needs and expand affordable housing for low- and moderate-income households.

a. Camino Real, Pedley

The Camino Real property proposes the development and construction of a 152-unit rental housing complex for seniors. The 15 acre underdeveloped property is located in Pedley. It was acquired in July 2006 for approximately \$8.5 million. The proposed housing units are expected to provide affordable housing for low-income seniors. Entitlements have been on hold until all public concerns are addressed, and the California Supreme Court decision regarding redevelopment has been rendered.

b. Mission Village Single Family (formerly Glen Avon Property), Glen Avon

The RDA acquired land in the unincorporated community of Glen Avon off Mission Boulevard between Pedley Road and Bellegrave Avenue. In June 2011, an Exclusive Negotiating Agreement/Pre-Development Loan for \$618,000 was approved for a for-profit developer to entitle a single family detached housing project restricted to low and moderate income households. The project for the property has been conceptually approved and is commencing entitlements. It is anticipated that the project will be fully entitled by December 2012. The loan for \$618,000 is an enforceable obligation while the approval of funding for construction of the project is on hold pending the outcome of legislation.

c. North Hemet Housing Project, North Hemet

In September of 2007, the RDA began purchasing unimproved real property at fair market value located in the RDA's Mid-County Project Area situated within the North Hemet Sub-Area. By the end of FY 10-11, the RDA acquired a total of approximately 16.7 acres of land for approximately \$5,800,000. The RDA is working on a Specific Plan to provide comprehensive direction for the redevelopment of the project area consistent with the goals and policies of the City of Hemet General Plan. The development of the land is on hold pending the outcome of legislation.

d. Lockhart Property (formerly Sierra Ave and 30th St Housing Project), Rubidoux

In June 2006, the RDA purchased approximately 6.67 acres of underdeveloped land located in Rubidoux for \$1,490,715. The proposed housing units are expected to provide an affordable housing benefit to low-income families who are first time homebuyers. The development of the land is on hold pending the outcome of legislation.

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e. Sherman Road Property, Romoland

In August 2008, the RDA purchased approximately 1.94 acres for approximately \$250,000 in the unincorporated community of Romoland. The property consisted of a vacant single family dwelling unit built in 1919. The existing structure reached its useful life and was ultimately demolished by the RDA in 2009. It is anticipated that the property will be developed as an affordable single-family housing project. The development of the land is on hold pending the outcome of legislation.

f. Canal Street Park, Rubidoux

In January 2011, the RDA purchased approximately 0.48 acre of land located on Canal Street in Rubidoux. The property was purchased for approximately \$47,000. It is anticipated that the property will be developed into 2-3 affordable single family dwelling units. The development of the land is on hold pending the outcome of legislation.

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B. BUSINESS INCENTIVE PROGRAMS

As discussed in the Goals section, business incentive programs are implemented to reconstruct, upgrade and expand commercial areas in conformance with the Comprehensive General Plan.

1. Facade Improvement Program (All Project Areas)

This on-going program initiated in April of 1998. The objective of the Façade Improvement Program is to encourage architecturally consistent design of commercial building facades within redevelopment project areas to enhance their appearance and provide communities with a “sense of place.” The Façade Improvement Program provides one-time forgivable loans of up to \$25,000 for architectural services, and a maximum grant of \$100,000 for construction of improvements. The program is designed to stimulate private investment in commercial areas within redevelopment project areas, and to achieve a cohesive exterior design among businesses within communities. By improving the exteriors of businesses within commercial areas, the partnership of the Agency and property/business owners contributes to the attraction and retention of businesses and increases the value of the business districts. The Program pays for the rehabilitation of existing structures, with priority given to the components of building improvements, signage, and landscaping. The Agency expended \$1,341,600 in FY 10-11. New activity under this program is on hold pending the outcome of redevelopment legislation.

2. Economic Development Activity (All Project Areas)

The Redevelopment Agency provides targeted assistance to promote economic development within redevelopment project areas. Assistance can range from infrastructure improvements, disposition and developer agreements and incentives, and other activities that may promote economic growth and alleviate physical and social blight within a project area. Projects that are promoting economic development within project areas include:

a. Butchko Animal Hospital (JVPA)

Start Date:	December 2009
Estimated Completion Date:	December 2011
Estimated Project Cost:	\$1,300,000
Agency Contribution for	
Off-Site Improvements:	\$ 750,000
FY 10/11 Expenditures:	\$ 40,575
Location:	South side of Mission Boulevard between Mennes and Twining in Rubidoux

As part of the revitalization plan for the community of Rubidoux, one of the Agency’s goals is to encourage business growth, create new jobs and help retain existing businesses. The Butchko Animal Hospital has been located in Rubidoux for

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decades, and has served the local, greater Riverside area and pet owners across the country with services such as artificial insemination. The Agency entered into a disposition and development agreement (DDA) with the property owner to facilitate the development of a new approximately 20,000 square foot veterinary hospital. The property owner will invest approximately \$6 million in the development. Development of the hospital has created approximately 42 construction jobs. The expansion of the animal hospital will create 75 permanent jobs. The DDA is an enforceable obligation.

b. Mission Plaza Improvement Project (JVPA)

Estimated Start Date:	Spring 2012
Estimated Completion Date:	Winter 2012
Estimated Project Cost:	\$ 10,000,000
FY 10/11 Expenditures:	\$ 1,780,356
Location:	Southeast corner of Mission Boulevard and Riverview Drive

The construction of the Mission Plaza Improvement Project will benefit the Jurupa Valley Redevelopment Project Area by greatly enhancing the aesthetics of the community. The redevelopment of an existing deteriorated shopping center will promote sound development for the general welfare of the community through improved construction of buildings, facilities, and structures. The project consists of the development of a mixed use project that will combine commercial amenities such as a grocery store with multi-family housing. The project is expected to create 200 full-time jobs and 230 construction jobs. This project is an enforceable obligation.

c. Trumble Road Exclusive Negotiating Agreement (1-215 Corridor)

In conjunction with the development of a Big League Dreams Perris Valley, the Agency released an RFP for the development of a 5.28 acre parcel on the corner of Highway 74 and Trumble Road, in Romoland. After receiving responses, the Agency entered into an Exclusive Negotiating Agreement (ENA) with R.C. Hobbs for the development of the parcel with a hotel and restaurants to serve the people who attend baseball tournaments at Big League Dreams and the Agency is working on the terms of a ground lease with the developer. The completion of the development will create needed facilities, as well as jobs, for the community of Romoland. Further progress on the development will occur after the California Supreme Court renders a decision regarding redevelopment.

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d. Big League Dreams Perris Valley (Interstate 215 Corridor)

Start Date: February 2008 (Design), August 2010 (Construction)
Estimated Completion Date: November 2011 (Construction)
Estimated Project Cost: \$ 2,199,942 (Design and Fees)
\$ 24,900,000 (Construction Budget)
FY 10/11 Expenditures: \$ 17,172,357
Location: 2155 Trumble Road, Perris

The Big League Dreams Perris Valley Sports Park will be located on a County owned 35-acre site, which is the southernmost section of a larger 57-acre site in the City of Perris. The Project consists of the following: six lighted softball/baseball fields, two outdoor arena type soccer fields, a full service restaurant, snack bar, two tot-lot play areas, batting cages, two open turf areas, administrative offices, a maintenance building, parking, lighting, landscaping, and all necessary related improvements. Four of the six fields will be “replica” fields and are designed to look like scaled down versions of Dodger Stadium, Angel Stadium, Yankee Stadium and Fenway Park. Primary access to the Sports Park will be from Trumble Road, which is at ultimate width, but will require driveway improvements. The Trumble Road median will also be modified to accommodate a left turn lane on the southbound side. Sherman Road and Mapes Road will be widened to ultimate width with sidewalk, curb, and gutter improvements. A twelve inch recycled water line extension will be constructed along the Project frontage on Mapes Road and will provide the site with low cost irrigation. The facility will be open and operating in January 2012. Development of the Big League Dreams Perris Valley has created approximately 600 jobs (200 of which are construction jobs), which include contractors, subcontractors, suppliers and manufacturers. Upon completion, the project is expected to create 50-75 permanent jobs. This project is an enforceable obligation.

3. Economic Development Assistance (All Project Areas)

The Redevelopment Agency established the Economic Development Assistance program to assist manufacturing, innovation/technology, and renewable energy companies for the development and rehabilitation of property or capital equipment used for commercial, industrial, and manufacturing purposes within a redevelopment project area. The main purpose of the program is to remove blight, improve the redevelopment project areas, and retain and generate employment in Riverside County. The program provides a loan to such companies of up to \$2 million per applicant. The maximum length of the loan is ten years, with an interest rate determined by a published financial index and influenced by the economic impact of the project and the applicant’s credit worthiness. The terms of the loan require each company to create or retain at least one Full-Time Equivalent (FTE) position for every \$35,000 of assistance provided. The Agency provided economic assistance to AMA Plastics during FY 10-11 in the amount of \$2 million. The program is on hold pending redevelopment legislation.

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4. Business Assistance – Fast Track Applications

The Agency provides technical assistance to businesses that are interested in starting, expanding or relocating to the County by assisting applicants through a special expedited permit process known as the Fast Track Program. The new Fast Track Policy, which includes revised requirements as a result of the recent economic conditions, has been in effect for over one year and has brought more projects forward within the last fiscal year. The purpose of the Fast Track Program is to facilitate and encourage commercial and industrial enterprises that under the new policy either: provide employment opportunities (a minimum of 40 new permanent, full-time jobs); invest at least \$5 million in land, building and/or equipment; generate a minimum of \$12.5 million in taxable sales annually; or either develop childcare facilities or affordable housing during the time the Riverside County unemployment rate is at 6% or greater. This program is not affected by the pending redevelopment legislation.

Over the past fiscal year, EDA assisted sixteen (16) companies, seven (7) of which were located in Redevelopment Project Areas, by streamlining the development process through the Fast Track program. The program accelerates qualified developers through the permitting process. The projects assisted represent over \$8.9 billion dollars in capital investment, \$1.1 billion in taxable sales, and the creation of 1,362 new jobs in Riverside County.

The following is a detailed list of businesses that were granted Fast Track status within Riverside County.

- ColGreen Energy, LLC - This project is located on the northwest corner of Avenue 70 and Cleveland Street and includes the construction of a 75 MW photovoltaic generation facility. This \$325 million investment will create approximately 15 full-time jobs and 70 construction jobs. The project is currently in plan check.
- US Solar Holdings - This project, located north of the I-10 via the Corn Springs exit in Palen, includes the construction of a photovoltaic solar power plant on 453 acres of land. This \$227 million investment will create approximately 2 full-time jobs and 450 construction jobs. The project is currently in development review.
- O'Reilly Automotive, Inc. - This project, located at 5691 Mission Boulevard in Rubidoux and in the Jurupa Valley Redevelopment Project Area, includes the construction of a 7,228 SF building for a new retail auto parts store. This \$5 million investment will create approximately 8 full-time jobs and 52 construction jobs. The project is currently in development review.
- Alere Property Group (Komar Distribution) - This project, located at 11850 Riverside Drive in Mira Loma within the Jurupa Valley Redevelopment Project Area, includes

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the tenant improvements of a warehouse and the addition of office space totaling 656,661 SF. This \$1.7 million investment will create approximately 200 full-time jobs and 50 construction jobs. The project has been completed.

- Wintec Energy, Ltd./enXco, Inc. - This project, located on the southwest corner of Karen Avenue and Two Bunch Palms Trail in the Garnet Redevelopment Project Area in North Palm Springs, revises the permit for a 26 MW energy project on 417 acres of land. This \$65 million investment will create approximately 5 full-time jobs and 60 construction jobs. The project is currently in the pre-development stages.
- Renewable Resources Group (Project I) - This project, located east of the Blythe Airport with a project site both north and south of the I-10 in Mesa Verde, includes the construction of a 485 MW solar photovoltaic electrical generation facility on 3,240 acres of land. This \$2 billion investment will create approximately 6 full-time jobs and 500 construction jobs. The project is currently in development review.
- Mission Plaza - This project, located on the southeast corner of Mission Boulevard and Riverview Drive in Rubidoux within the Jurupa Valley Redevelopment Project Area, is for the construction of a 123,500 SF neighborhood shopping center. This \$34 million dollar investment will create approximately 200 full-time jobs and 230 construction jobs. The project is currently under construction.
- Desert Sunlight Holdings, Inc. - This project, located west of Kaiser Road in Desert Center, includes the construction of a 550 MW solar generation facility and construction of transmission line to Red Bluff. This \$1.5 billion investment will create approximately 15 full-time jobs and 630 construction jobs. The project is currently in plan check.
- Sunline Transit Agency - This project is located at 32505 Harry Oliver Trail in the Thousand Palms Redevelopment Project Area. The project includes the construction of additional office space, fueling stations, bus terminals, and public parking. This \$5 million dollar investment will create approximately 265 full-time jobs and 100 construction jobs. The project is currently in plan check.
- Trammell Crow Company - This project, located at Harley Knox Boulevard and Harvill Avenue in the Mead Valley Redevelopment Project Area, includes the construction of 3 buildings totaling 1,206,710 SF for logistics uses. This \$66 million investment will create approximately 750 full-time jobs and 550 construction jobs. The project is currently in plan check.
- Gestamp Asetym Solar North America, Inc. - This project, located northwest of Midland Road and Neighbours Boulevard in Palen, includes the construction of a 37 MW solar photovoltaic power generation facility. This \$170 million investment will

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create approximately 10 full-time jobs and 180 construction jobs. The project is currently in the preliminary stages.

- Renewable Resources Group (Project II) - This project, located east of Blythe Airport and north of Renewable Resources Group (Project I) in Mesa Verde, includes the construction of a 500 MW solar photovoltaic electrical generation facility. This \$2 billion investment will create approximately 6 full-time jobs and 500 construction jobs. The project is currently in the pre-development stages.
- Silverado Power (SP Blythe I) - This project, located at I-10 and Wiley Well Road in Chuckwalla, includes the construction of a 220 MW solar photovoltaic power plant. This \$880 million investment will create approximately 9 full-time jobs and 440 construction jobs. The project is currently in the pre-development stages.
- Silverado Power (SP Indigo Ranch I) - This project, located at I-10 and SR 77 in Chuckwalla, includes the construction of a 232 MW solar photovoltaic power plant. This \$930 million investment will create approximately 9 full-time jobs and 465 construction jobs. The project is currently in the pre-development stages.
- Silverado Power (SP Indigo Ranch II) - This project, located at I-10 and SR 77 in Chuckwalla, includes the construction of a 167 MW solar photovoltaic power plant. This \$670 million investment will create approximately 7 full-time jobs and 335 construction jobs. The project is currently in the pre-development stages.
- TRM 122, LLC - This project is located on the northwest corner of 62nd Avenue and Polk Street in the Thermal Redevelopment Project Area, and includes the construction of a 330 acre automobile race track. This \$80 million investment will create approximately 120 full-time jobs and 40 construction jobs. The project is currently in plan check.

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Table 1 below summarizes the level of investment allocated to businesses granted Fast Track status and the number of full-time and construction jobs created as a result of the level of investment.

Table 1

Company Name	Level of Investment	Number of Jobs Created
ColGreen Energy, LLC	\$325,000,000	15
US Solar Holdings	\$227,000,000	2
O'Reilly Automotive, Inc.	\$5,000,000	8
Alere Property Group (Komar Distribution)	\$1,750,000	200
Wintec Energy, Ltd./enXco, Inc.	\$65,000,000	5
Renewable Resources Group (Project I)	\$2,000,000,000	6
Mission Plaza	\$34,000,000	200
Desert Sunlight Holdings	\$1,500,000,000	15
Sunline Transit Agency	\$5,000,000	265
Trammel Crow Company	\$66,000,000	750
Gestamp Asetym North America, Inc.	\$170,000,000	10
Renewable Resources Group (Project II)	\$2,000,000,000	6
Silverado Power (SP Blythe I)	\$880,000,000	9
Silverado Power (SP Indigo Ranch I)	\$930,000,000	9
Silverado Power (SP Indigo Ranch II)	\$670,000,000	7
TRM 122, LLC	\$80,000,000	120
TOTALS	\$8,958,750,000	1627

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5. Economic Development Cooperatives

Agency participation and membership in regional associations set up under Federal programs assists in the encouragement of business growth in redevelopment areas through the development of incentives. In addition, participation in regional economic development cooperatives encourages a broad, long-term perspective on local development and growth. The Agency participated in the following associations over the past fiscal year.

a. Economic Development Partnerships

1) Team Riverside County

The Team Riverside County business attraction program had a banner year with cities, economic development corporations, public utilities, and private corporations. Twelve Riverside County cities and three other economic development partners/organizations participated in promoting Riverside County to over 70,000-80,000 business decision makers at nine industry trade shows and conferences.

2) Economic Development Partners

EDA has contributed over several hundred thousand dollars to the following regional and specialized agencies to provide additional programs and services that further EDA's economic development objectives:

- i. Coachella Valley Enterprise Zone Authority
- ii. Cal State San Bernardino-Spirit of the Entrepreneur Awards
- iii. Inland Empire Economic Partnership (SBDC/Film Commission)
- iv. Temecula Valley Wine Growers Association
- v. Temecula Valley Balloon & Wine Festival Association
- vi. 46th District Agriculture Association
- vii. Coachella Valley Economic Partnership
- viii. Tri-Tech Small Business Development
- ix. Team California

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C. PLANNING

As discussed in the Goals section of this report, planning activities consist of tasks that will effectuate the comprehensive planning, development, design, and redesign of project areas in such a manner as to facilitate a higher and better utilization of land uses in accordance with the Comprehensive General Plan. As shown below, the planning and development activities conducted by the Agency over the past year consisted of planning documents (feasibility studies, redevelopment plans, design guidelines, etc.). The Agency expended approximately \$76,140 in planning activities during FY 2010-2011. Details of the planning activities are shown below.

1. Murrieta Noise Study (1-1986)

Start Date: October 2010
Estimated Completion Date: October 2011
Estimated Project Cost: \$ 15,000
FY 10/11 Expenditures: \$ 3,678
Location: Downtown Murrieta

The project will encourage economic development and eliminate blight within the Project Area in attracting clientele to spur economic growth and encourage new businesses to invest in the Project Area. The Agency is providing funds from the Murrieta sub-area of Project Area 1-1986 to the City of Murrieta for the project. This project is an enforceable obligation.

2. Cabazon Design Guidelines (MCPA)

Start Date: July 2010
Estimated Completion Date: October 2011
Estimated Project Cost: \$ 38,500
FY 10/11 Expenditures \$ 38,186
Location: Community of Cabazon

This project consists of developing design guidelines which includes a streetscape beautification plan for the area of Cabazon. Design guidelines include concepts for hardscape, landscaping, sidewalks, color schemes, and architectural styles. This project required community out-reach and participation in order to personalize accordingly to the unique desert region. This project is an enforceable obligation.

3. Cabazon Waste Water Treatment Master Plan (MCPA)

Start Date: September 2007 (Design)
Estimated Completion Date: October 2011
Estimated Project Cost: \$ 75,000
FY 10/11 Expenditures: \$ 0
Location: Cabazon

In order to facilitate future development, the Agency will provide assistance to the local

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water district by funding the development of a waste water treatment master plan. The master plan is being developed, as a requirement, in connection to the Cabazon Sewer Project. The plan is a study that determines appropriate locations for needed sewer lines. This project is an enforceable obligation.

4. Thousand Palms Design Guidelines (DCPA)

Start Date: September 2010
Estimated Completion Date: February 2012
Estimated Project Cost: \$ 45,500
FY 10/11 Expenditures: \$ 31,943
Location: Community of Thousand Palms

The purpose of the Thousand Palms Design Guidelines is to implement a set of design guidelines that will serve as a basis for future development in ways that will maintain and enhance the aesthetics of the area as well as the community's individuality. This project is an enforceable obligation.

5. Highgrove Design Guidelines (Interstate 215 Corridor)

Start Date: Summer 2009
Completion Date: September 2010
Project Cost: \$ 38,500
FY 10-11 Expenditures: \$ 2,333
Location: Community of Highgrove

This project consisted of developing design guidelines for the Highgrove sub-area. Design guidelines include concepts for hardscape, landscaping, sidewalks, color schemes, and architectural styles. Agency staff closely coordinated with the Highgrove Municipal Advisory Council (MAC) for community outreach and participation in order to customize the design guidelines and take the community's needs into account. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

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D. CAPITAL IMPROVEMENTS

As discussed in the Goals section, the purpose of capital improvement projects within Riverside County redevelopment project areas is to encourage better utilization of real property and stimulate new private enterprise investment. The Agency expended approximately \$91,718,080 in capital improvement activities in FY 2010-2011.

1. Public Facilities

a. Eastvale Fire Station (JVPA)

Start Date: September 2010 (Construction)
Estimated Completion Date: September 2011
Estimated Project Cost: \$ 5,948,434 (Funded with Development Impact Fees)
FY 10/11 Expenditures: \$ 2,501,354
Project Location: Hamner Avenue and Schleisman Road

The new and permanent Eastvale Fire Station will replace a previously constructed project on a temporary site with temporary trailers. The new facility will be 10,814 square feet and will have appropriate living spaces, a large three bay apparatus, office space, public lobby, full kitchen, dining area and ample room for equipment storage. The project is being funded through Development Impact Fees and is being constructed by the Agency. This project is an enforceable obligation.

b. Glen Avon Veterans of Foreign Wars (VFW) Rehabilitation (JVPA)

Start Date: July 2009
Estimated Completion Date: July 2011
Estimated Project Cost: \$ 1,948,100
FY 10/11 Expenditures: \$ 1,761,845
Location: 8607 Mission Boulevard

The Project consists of improvements to the kitchen, parking lot, the design and construction of ADA-compliant men's and women's restrooms, and underground utility piping servicing the restrooms. The improvements also include the design and construction of a new exterior façade, as well as new landscaping. This project is an enforceable obligation.

c. Rubidoux Child Development Center (JVPA)

Estimated Start Date: July 2011
Estimated Completion Date: June 2012 (Construction)
Estimated Project Cost: \$ 11,467,500
FY 10/11 Expenditures: \$ 858,842
Location: Riverview, south of Mission Boulevard

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The Agency, in cooperation with the Family Services Association, developed a plan to design and construct a new daycare center in the community of Jurupa Valley. The Rubidoux Child Development Center consists of the development of a 14,000 square foot facility. The project will include classrooms to care for approximately 200 children, ranging from three months to 12 years of age. Additionally, the project will provide before and after school programs for children ages five through twelve years old, with an emphasis on structured learning and socialization. This project is an enforceable obligation.

d. Rubidoux Community Library (JVPA)

Start Date: November 2008
Completion Date: September 28, 2010
Estimated Project Cost: \$14,500,000
FY 10/11 Expenditures: \$ 310,965
Location: Southwest corner of Mission Boulevard and Riverview Drive

The Agency, in cooperation with the County's Department of Library Services, developed a plan to design and construct a new library in the community of Rubidoux. The plan included the acquisition of nine parcels totaling approximately six acres, relocation of residential tenants/owners and businesses located on the parcels, environmental review, geotechnical surveys, and preparation of plans and specifications for a 39,334 square foot library and administrative center. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

e. Jurupa Valley Sheriff's Evidence Warehouse (JVPA)

Start Date: May 10, 2011
Completion Date: October 2012
Estimated Project Cost: \$5,000,000
FY 10/11 Expenditures: \$ 267,395
Location: 7477 Mission Boulevard, Jurupa Valley

Since the opening of the Sheriff's facility in 1997, evidence laws have changed requiring greater retention periods for evidence as well as changes in forensic sciences which has increased what is classified as evidence. The existing evidence storage area has been filled to capacity and the sheriff's department has had to store evidence at off-site locations to meet their needs. This project will provide the sheriff's department with a new 10,000 square foot evidence warehouse, increased parking and added security to the facility to accommodate the increased traffic. This project is an enforceable obligation.

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f. Cabazon Civic Center (MCPA)

Start Date: January 2011 (Construction)
Estimated Completion Date: December 2009 (Design)
August 2012 (Construction)
Project Cost: \$ 10,000,000 (Estimated Construction)
\$ 1,996,256 (Design and Fees)
FY 10/11 Expenditures: \$ 435,556
Location: Southeast corner of Broadway Street and Carmen Avenue

Currently under construction, this project includes the master planning, design, and construction of a 12 acre civic center in the community of Cabazon. Proposed facilities for the Cabazon Civic Center are a library, child care center, water district administrative building, two basketball courts, tot lot, skate park, park maintenance building, and open turf area. This project is an enforceable obligation.

g. Hemet Service Center (MCPA)

Start Date: February 2009 (Design)
Completion Date: October 2011 (Construction)
Estimated Project Cost: \$ 2,501,985
FY 10/11 Expenditures: \$ 0
Location: 749 N. State Street, Hemet

The renovated facility will house the Workforce Development Center (WDC) and provide needed space for other essential senior service programs for the community. The reconfigured interior will include conference rooms, offices, storage space, restrooms, activity areas, a kitchen/break room, as well as electrical and plumbing improvements. The exterior improvements include parking, vehicular, and pedestrian flow, landscaping, drainage, signage, and other improvements. This project is an enforceable obligation.

h. Mecca Boys and Girls Club (DCPA)

Start Date: April 2010
Estimated Completion Date: November 2011
Estimated Project Cost: \$ 7,735,934
FY 10/11 Expenditures: \$4,635,501
Location: 91-391 Avenue 66

This project includes the construction of a Boys and Girls Club immediately adjacent to the Mecca Family Service Center and Community Health Clinic. The facility will include an indoor facility consisting of a basketball/volleyball gymnasium, a teen center, two homework centers with a central computer lab, a workout room, boxing club, arts center and an outdoor garden and patio. This project is an enforceable obligation.

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i. Mecca Fire Station (DCPA)

Start Date: January 2011 (Construction)
Estimated Completion Date: June 2012
Estimated Project Cost: \$ 5,965,075
FY 10/11 Expenditures: \$1,193,013
Location: 91-350 Avenue 66, Mecca

This project includes the new construction of a replacement facility immediately adjacent to the Mecca Community Library and Riverside County Sheriff Office. The construction includes a 12,900 square foot building (three bays and eight bed dormitory), onsite parking, outdoor hose drying rack, trash enclosures, fuel tanks, and an emergency generator. The construction will replace an obsolete facility located on 4th Street. The intent is to demolish the obsolete structure when it becomes vacant. Once the 4th Street location has been cleared of all structures, it may be developed as in-fill affordable housing. This project is an enforceable obligation.

j. Mecca Post Office (DCPA)

Start Date: August 2011 (Design)
Estimated Completion Date: December 2011 (Design and Construction Documents)
Estimated Project Cost: \$ 196,560 (Design)
FY 10/11 Expenditures: \$ 0
Location: Date Palm and Second Street, Mecca

The Mecca Post Office Project is part of an overall redevelopment effort in the community of Mecca known as the Mecca Downtown Revitalization. Currently, the post office is located in a substandard building with insufficient capacity for its services. The current location is the preferred project site for this project. Demolition of an existing structure is pending. An architect has been contracted and design is underway. This project is an enforceable obligation.

k. Mecca Senior Center (DCPA)

Start Date: 2006 (Acquisition)
Estimated Completion Date: 2012 (Acquisition and Clearance)
Estimated Project Cost: \$ 2,500,000 (Construction)
FY 10/11 Expenditures: \$ 12,998
Location: Northwest Corner of Date Palm and Avenue 66

This project will deliver a center that will provide services to seniors in the Mecca community and surrounding areas. The project requires purchase of two remaining parcels and remediation of contaminated soils. The site acquisition and environmental work are underway. Construction of this project is on hold pending the outcome of legislation.

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l. North Shore Fire Station (DCPA)

Estimated Start Date: July 2010 (Design)
Estimated Completion Date: December 2011 (Construction Documents)
Estimated Project Cost: \$ 356,758
FY 10/11 Expenditures: \$ 130,316
Location: Corner of Covina Drive and Vander Veer Road

The project includes the construction of a replacement fire station. The new facility will replace an outdated and inadequate structure at the same location. The scope includes an approximate 6,728 square foot facility (two bay and six bed dormitory), onsite parking, outdoor hose drying rack, trash enclosures, fuel tanks, and emergency generator. This project is an enforceable obligation.

m. Oasis Fire Station (DCPA)

Start Date: November 2010 (Design)
Estimated Completion Date: November 2012 (Construction)
Estimated Project Cost: \$ 4,500,000
FY 10/11 Expenditures: \$215,627
Location: Oasis - Vicinity of Harrison and Avenue 71

The project consists of the purchase of a site, and the design and construction of a two bay, 6,500 square foot rural fire station to replace the existing condemned station at Harrison Street and Avenue 76 within the community of Oasis. Demolition of the existing station is also a part of this project. Construction of this project is on hold pending the outcome of legislation.

n. Roy Wilson Fire Station and Roy Wilson Training Center (DCPA)

Start Date: July 2008
Completion Date: October 2009
Estimated Project Cost: \$12,000,000
FY 10/11 Expenditures: \$ 35,345
Location: Ramon Road and Robert Road, Thousand Palms

This project included the construction of a three bay, single story fire station, a training center and a training tower. The Agency purchased a three acre site in Thousand Palms for the project. The project also included the demolition of the dilapidated fire station that had been located on La Cañada Way. Expenditures over the past fiscal year were incurred for final close out items. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

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o. Thermal Aviation Education Center (DCPA)

Start Date: 2007
Estimated Completion Date: November 2011 (Sheriff's Aviation Facility Only)
Estimated Project Cost: \$ 26,000,000
FY 10/11 Expenditures: \$ 1,747,842
Location: 86-675 Airport Boulevard, Thermal

This project consists of a single story, 20,000 square foot aviation education center with library, exhibit hall, auditorium, classrooms, and offices. The project also includes two 12,000 square foot hangars and a 1,000 square foot storage loft. A 7,000 square foot sheriff's aviation unit office with an adjacent heliport, hangar and a 12,000 gallon AV fuel station is currently under construction as the Sheriff's Aviation Facility. The Aviation Education Center project is on hold pending tenants and the outcome of legislation. Construction of the Sheriff's Aviation Facility is an enforceable obligation.

p. Thermal Fire Station (DCPA)

Start Date: July 2010
Estimated Completion Date: September 2011
Estimated Project Cost: \$ 4,100,000 (\$1.1 mil Redevelopment,
\$3 mil Development Impact Fee Funds)
FY 10/11 Expenditures: \$1,898,278

Location: 86-911 Avenue 58, Thermal

This project consists of a new 9,200 square foot regional fire station containing three bays (expandable to five bays) and 14 beds on approximately 1.2 acres. Construction has begun on the facility. This project is an enforceable obligation.

q. Thermal Library and Community Center (DCPA)

Start Date: March 2010 (Master Planning of Site)
Estimated Completion Date: June 2013 (Construction)
Estimated Project Cost: TBD
FY 10/11 Expenditures: \$ 6,343
Location: Southeast corner of Church and Olive Streets in Thermal

The project consists of the acquisition of a five acre site and master planning it to accommodate a variety of uses, including a Library and a Community Center. In addition to developing a master plan, this year's costs include professional surveying services to prepare plat map, legal description and ALTA survey for the five acre site and the relocation of the irrigation supply pipeline. The master plan for the site has been completed, and the next phase of the project is the design development of the library. Development of the project is on hold pending outcome of legislation.

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r. Thermal Sheriff Station, Forensics Laboratory and Evidence Storage Facility (DCPA)

Start Date: December, 2009
Estimated Completion Date: November 2011
Estimated Project Cost: \$ 44,073,671
FY 10/11 Expenditures: \$ 3,794,393
Location: 86-625 Airport Boulevard, Thermal

The Agency is constructing a new facility in the community of Thermal to improve and enhance services to address health and safety issues in the Desert Communities Project Area. There will be a single story, 77,000 sq. ft. sheriff's station with forensic lab and 12,000 gallon vehicle fueling station on 10 acres. The project is under construction and it is anticipated that the project will be completed by the end of November 2011. This project is an enforceable obligation.

s. Heritage High School Stadium Scoreboards and Marquee (Interstate 215 Corridor)

Start Date: July 31, 2007
Estimated Completion Date: May 24, 2011
Estimated Project Cost: \$ 138,000
FY 10/11 Expenditures: \$ 89,648
Location: Heritage High School – 26001 Briggs Road in Romoland

This project consisted of the procurement and installation of three state of the art digital scoreboards and a marquee for use at facilities at the new Heritage High School. The digital scoreboards were installed in 2009, and the marquee in 2011. This project is now complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

t. Highgrove Library (Interstate 215 Corridor)

Start date: July 2009 (Design-Build)
Estimated Completion Date: March 2011
Estimated Project Cost: \$ 4,354,577
FY 10/11 Expenditures: \$ 2,052,435
Location: Center Street and Michigan Ave.

The Agency purchased land to build an approximately 7,500 square foot library to serve the residents of Highgrove. The library has two study rooms, a multipurpose room and areas for children and teen spaces. The project was built to obtain a minimum Leadership in Energy and Environmental Design (LEED) certification. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

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u. Mead Valley Library (Interstate 215 Corridor)

Start Date: August 2010
Estimated Completion Date: September 11, 2012 (Construction)
Estimated Project Cost: \$ 13,385,000
FY 10/11 Expenditures: \$ 589,392
Location: Clark St. & Oakwood St.

The library will be developed on a 3.24-acre property at the northeast corner of Clark Street and Oakwood Street in the unincorporated community of Mead Valley. The proposed project involves the design and construction of a state-of-the-art full service library. The facility will consist of a 17,500 square foot library and a 5,000 square foot attached community room. The full scope of construction will include a parking lot, landscaping, lighting, community garden, courtyard, walking path, bus stop and associated off-site infrastructure improvements. This project is an enforceable obligation.

v. Mead Valley Community Center (Interstate 215 Corridor)

Start Date: August 31, 2010
Estimated Completion Date: March 2013
Estimated Project Cost: \$20,652,500
FY 10/11 Expenditures: \$ 1,944,099
Location: Rider Street between Brown Street and Lee Street

The proposed project involves the demolition of the existing facilities and the design and construction of a new full service community center facility consisting of approximately 38,958 square feet. Child care classrooms, a community room, a senior center, a medical/dental clinic, a baseball field, a basketball court, a community garden, a tot-lot, parking lot, landscaping, and off-site street and sewer infrastructure improvements will be constructed as part of the project. This project is an enforceable obligation.

w. Mead Valley Code Enforcement Project (Interstate 215 Corridor)

Start Date: July 27, 2010 (RFQ) May 17, 2011 (BOS)
Estimated Completion Date: September 2012 (Construction)
Estimated Project Cost: \$5,000,000
FY 10/11 Expenditures: \$ 77,270
Location: 19450 Clark Street, Mead Valley

The proposed project consists of a 10,000 square feet facility with six closed offices and 22 systems furniture stations. Conference facilities, work rooms, staff officer's changing rooms, break room, data/IT room, and public reception areas are provided. Covered parking stalls are also provided for staff and county vehicles, which are secured from the public. The purpose of the project is to eliminate present blight and add value to the Mead Valley sub-area and prevent any potential blight in the future. By upgrading the

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aesthetics, we will minimize any potential issues regarding health, safety, and welfare of the public. The construction of the new building for code enforcement would benefit the area and the surrounding community to deter the incidence of breaking and entering, and disorderly conduct, and the Code Enforcement Department's presence will allow local services such as community outreach and other programs. This project is on hold pending the outcome of legislation.

x. Marion V. Ashley Community Center (Interstate 215 Corridor)

Estimated Start Date: August 2009 (Construction)
Estimated Completion Date: May 2011
Estimated Project Cost: \$ 8,500,000
FY 10/11 Expenditures: \$ 635,198 (Interstate 215 Corridor)
FY 10/11 Expenditures: \$ 3,241,900 (MCPA)
Location: Briggs Road, Menifee

This project benefits the Romoland and Homeland project areas by providing a 15,000 square foot community center and a 10,000 square foot child care center on a 12-acre site. The project includes various recreational opportunities such as ball fields, dual age play areas, and picnic and shade structures. The facility was built to obtain a Silver Leadership in Energy and Environmental Design (LEED) certification. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

2. Parks and Trails

a. El Cerrito Sports Park (1-1986)

Start Date: December 2008
Completion Date: November 2, 2010
Estimated Project Cost: \$ 13,526,170
FY 10/11 Expenditures: \$ 333,791
Location: Northwest corner of El Cerrito Road and the I-15 Freeway

This 21 acre local community sports park and recreation facility consists of four full size baseball/softball fields, including a multi-use field, two full size soccer fields, two full-size basketball courts, tennis courts, restrooms, sports lighting, tot lots, concession stand, fencing, landscaping and associated parking. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

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b. Lakeland Village/Wildomar Trails Project (1-1986)

Start Date: July 2007
Completion Date: To Be Determined
Estimated Project Cost: \$ 400,000
FY 10/11 Expenditures: \$ 2,323
Location: Lakeland Village/Wildomar

This trail project will benefit the community by providing a safe, multi-use pathway for pedestrians, bicyclists and equestrian use. The graded trails with associated fencing will be constructed within various areas throughout the sub-area. This project is an enforceable obligation.

c. Perret Park Phase II Improvement Project (1-1986)

Start Date: July 2009
Completion Date: December 2011
Estimated Project Cost: \$ 858,900
FY 10/11 Expenditures: \$ 63,948.07
Location: 32938 Perret Park Boulevard, Lakeland Village

This project consists of the construction of additional amenities to the existing park in order to provide more leisure, recreational, and entertainment opportunities to the residents of Lakeland Village and Wildomar. Additional amenities include picnic benches, picnic shelters, barbeque grills, a canopy over the existing playground, and landscaping improvements. This project is an enforceable obligation.

d. Deleo Regional Sports Park (1-1986)

Start Date: December 2007
Completion Date: July 2012
Estimated Project Cost: \$10,000,000
FY 09/10 Expenditures: \$ 727,498
Location: 25655 Santiago Canyon Road, Corona

The 25-acre sports park facility will include playground areas, picnic areas, two lighted baseball/softball diamond, two basketball courts, one tennis court, seven soccer fields, regional trail, and dog park. The park will also include a parking lot, restroom building, concession stand building, perimeter fencing, landscaping, and other related improvements. This project is an enforceable obligation.

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e. Jurupa Valley Aquatic Center (JVPA)

Estimated Start date: August 2009 (Construction)
Estimated Completion date: May 2011
Estimated Project Cost: \$ 19,800,000
FY 10/11 Expenditures \$ 5,910,769
Location: Camino Real and Mission Blvd.

The Agency constructed a recreational aquatic facility on nine acres that consist of a 25 by 35 yard competition pool, continuous flow river, flow rider, children's water playground area, three water slides with a recreational pool, as well as an 11,000 square foot administrative/operations building. Also within the premises, the facility has grass areas for seating, stadium seating, concession stand and multiple picnic areas with permanent shade structures. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

f. Rancho Jurupa Park, Phase III (JVPA)

Start Date: June 2010
Completion Date: March 15, 2011
Project Cost: \$ 1,000,000
FY 10/11 Expenditures: \$ 1,000,000
Location: Rancho Jurupa Park, 4800 Crestmore Rd, Riverside

The Agency and Parks District determined that there was a great need for improvements to the Rancho Jurupa Park located at 4800 Crestmore Road, Riverside, California in the Jurupa Valley Redevelopment Project Area. Specific improvements include the reshaping and regrading of areas within the park for compliance with the provisions of the Water Quality Management Plan. Additional improvements included construction of 6 new rental cabins, a new disk-golf course, a new rock-climbing feature, a combination storage building/small office structure, and landscaping. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

g. Rancho Jurupa Regional Sports Complex (JVPA)

Start Date: July 2008
Completion Date: January 2012
Estimated Project Cost: \$ 14,000,000
FY 10/11 Expenditures: \$ 3,201,071
Location: Jurupa Valley

The Rancho Jurupa Regional Sports Complex (RJRSC) has been designed on approximately 36 acres which is contiguous to the Jurupa Valley Redevelopment Project

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Area, immediately north of the intersection of Loring Ranch Road and Crestmore Road, in the [unincorporated community of Riverside County]. The RJRSC will include 15 soccer fields of varying sizes and two different types of turf. RJRSC also includes one large, one moderate, and six small picnic shelters, which will accommodate a total of approximately 238 people, a concession/restroom building, and a perimeter park concrete walk. This project is an enforceable obligation.

h. Vernola Park Phase II of Vernola Basin Project (JVPA)

Start Date: October 2008
Completion Date: June 29, 2010
Project Cost: \$ 9,586,000
FY 10/11 Expenditures: \$ 333,153
Location: Bellegrave and Wineville Avenue

The Agency has completed the construction of the Vernola Family Park, which is located in an existing detention basin. The park, which is approximately 21 acres, includes a concession/restroom facility, picnic shelters, baseball fields, basketball courts and a dual age play area. The project also included street improvements, including street realignment, traffic signal and beautification. Expenditures over the past fiscal year were incurred for final close out items. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

i. Quechan Marina and Park Improvements (DCPA)

Start Date: July 2011 (Construction)
Estimated Completion Date: June 2012
Project Cost: \$213,000
FY 10/11 Expenditures: \$ 0
Location: 3700 Colorado River Road, Blythe

The County-owned Quechan Marina and Park lies on 27.4 acres fronting the Colorado River within the East Blythe sub-area and the City of Blythe city limits. The City of Blythe operates the marina and park under a lease agreement with the County. The park requires new amenities and equipment to improve the physical facilities to enhance the recreational experience of residents. The proposed improvements include restrooms, playground equipment, covered picnic areas, and paving the entrance and parking lot. The City of Blythe was awarded a competitive grant in the amount of \$500,000 from the State of California's State Parks Program, which requires a grant match of \$213,000. The City will provide complete oversight for the construction of the improvements for the project including compliance with all local, state, and federal laws and regulations. Upon completion of the improvements, the Agency will reimburse the City for all approved expenditures. This project is an enforceable obligation.

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j. Thermal Pocket Park (DCPA)

Start Date: August 2009 (Architectural Phase)
Estimated Completion Date: May 2012
Project Cost: \$18,600 (Design)
\$548,578.75 (Construction)
FY 10/11 Expenditures: \$ 9,540
Location: Thermal

The proposed park has been identified as a community need; there are very limited recreational facilities in or nearby the community. The park will provide recreational opportunities that will benefit and enhance the quality of life of the residents. The proposed park will also help to eliminate blight by preventing further illegal dumping activities and will help in the revitalization of the substandard physical and economic conditions that exist within the community. This project is a component of the Thermal Street Improvements, and is therefore an enforceable obligation.

k. Eller Park Project (Interstate 215 Corridor)

Start Date: December 2006 (Design)
Estimated Completion Date: January 2011 (Construction)
Project Cost: \$ 370,068 (Design and Fees)
\$ 2,250,300 (Construction Contract and Contingency)
FY 10/11 Expenditures: \$ 308,313
Location: Antelope Road and Highway 74, Romoland

This project included the design and construction of a 5.24-acre park in the community of Romoland. Eller Park consists of a baseball/softball diamond, two half-court basketball courts, multi-age playground area, picnic areas, decomposed granite walking trail, restroom/concession stand, and a parking lot. The expenditures over the course of the past fiscal year include design and engineering services, plan check fees, environmental fees and construction costs. The project is completed. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

l. Pinewood Park (Interstate 215 Corridor)

Start Date: November 2008
Completion Date: August 2010
Estimated Project Cost: \$ 128,590
FY 10/11 Expenditures: \$ 12,827
Location: Northeast corner of Clark and Pinewood, Mead Valley

This project includes design and construction of an 18,000 square feet passive park in the community of Mead Valley. Pinewood Park consists of a shade structure, a picnic table

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and benches. The purpose of this project is to provide a leisure area for parents while waiting to pick-up their children from Columbia Elementary School located across the street. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

m. Rancho Ramona Park (Interstate 215 Corridor)

Start Date: April 2008
Completion Date: August 16, 2010
Project Cost: \$ 866,890
FY 10/11 Expenditures: \$ 5,188
Location: 28050 Encanto Drive, Menifee

The project consists of a complete rehabilitation and revitalization of the current 1.87-acre park to include the demolition of the existing landscape and shade structures, along with the addition of the following amenities: basketball and volleyball courts, a walking trail, drinking fountains, new tot lots for children, a horse shoe area, barbeque pits, shade structures, external lighting, and new landscaping and signage. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

n. Perris Valley Aquatic Center (Interstate 215 Corridor)

Estimated Start Date: August 2011 (Design-Build)
Estimated Completion Date: Spring 2013
Estimated Project Cost: \$ 25,000,000
FY 10/11 Expenditures: \$108,995
Location: Trumble Road and Vista Road, Perris

This project benefits the Romoland project area by providing a 50-Meter competition pool with 1 and 3 meter diving boards as well as a double Wave Rider, lazy river, children's water play area, a lagoon pool, and sheltered picnic areas and concessions. The 12 acre site proposes also to have a 10,000 square foot administrative and locker room building. This project includes various recreational opportunities to benefit all age groups such as swimming, diving, water polo, water aerobics, and swim lessons. The facility will be built to obtain a Silver Leadership in Energy and Environmental Design (LEED) certification. This project is an enforceable obligation.

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3. Infrastructure Improvements

a. El Cerrito Reclaimed Water Line (1-1986)

Start Date: August 10, 2010
Completion Date: FY 2010-2011
Project Cost: \$ 1,250,000
FY 10/11 Expenditures: \$ 1,250,000
Location: El Cerrito Road/Foothill Parkway from Bedford Canyon to California Avenue

This project is a funding agreement between the Redevelopment Agency for the County of Riverside and the City of Corona in which the Redevelopment Agency was to provide funding for the construction of a reclaimed water line that will directly benefit and serve El Cerrito Sports Park, recently built by the Agency in 2010. The water line is providing reclaimed water for the landscape and maintenance of the park. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

b. El Cerrito Road Beautification (1-1986)

Start Date: July 2002 (Design)
Estimated Completion Date: Winter 2012
Estimated Project Cost: \$ 5,341,755
FY 10/11 Expenditures: \$ 25,805
Location: El Cerrito Road between I-15 and Temescal Canyon Road

Plans are complete and a construction contract is in place for a storm drain; median; street improvements including curb, gutter, sidewalk; and installation of a traffic signal. These improvements are located along El Cerrito Road, from Temescal Canyon Road to Interstate 15. The project is designed to beautify a major entry into the community of El Cerrito. We are currently pursuing final required permits in order to begin construction. This project is an enforceable obligation.

c. Grand Ave and Blackwell Boulevard Signalization Project (1-1986)

Start Date: May 18, 2010
Estimated Completion Date: May 2012
Project Cost: \$ 500,000
FY 10/11 Expenditures: \$ 15,656
Location: Intersection of Grand Ave and Blackwell Blvd

The project consists of a traffic signal, safety lighting, and associated street improvements at the intersection of Grand Avenue and Blackwell Boulevard in the community of Lakeland Village. This project will assist in alleviating blighting conditions by

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constructing the necessary improvements that will enhance the flow of traffic and improve pedestrian safety for the residents of Lakeland Village and Wildomar. The Riverside County Transportation Department will manage the design and construction of the project, while the Redevelopment Agency will act as the funding entity. This project is an enforceable obligation.

d. Marna O'Brien Park Bio-Swale Improvement (1-1986)

Start Date:	December 2008 (Design)
Completion Date:	September 2010
Project Cost:	\$ 129,737
FY 10/11 Expenditures:	\$ 7,600
Location:	Palomar Street between Kirkwood Court and Bryant Street

The project is located in the City of Wildomar. The project consists of the construction of a bio-swale along the front perimeter of Marna O'Brien Park. The purpose of the project is to treat all on-site drainage and to mitigate the pollutants of concern prior to reaching Lake Elsinore. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

e. Murrieta Street Improvement (1-1986)

Start Date:	July 2006
Estimated Completion Date:	To Be Determined
Project Cost:	\$ 2,021,356
FY 10/11 Expenditures:	\$ 0
Location:	Plum Avenue and Juniper Street

This project will help improve drainage and street conditions for the historic Downtown Streets, Plum Avenue and Juniper Street. Improving street conditions will draw shoppers to the area and subsequently reduce vacancy rates and vacant parcels. The City of Murrieta is currently constructing the project and the Redevelopment Agency is assisting the City by reimbursing for the expenses. This project is an enforceable obligation.

f. Temescal Canyon Road Widening Project Phase I (1-1986)

Start Date:	May 2010
Estimated Completion Date:	December 2011
Estimated Project Cost:	\$ 425,089 (Design) \$6,000,000 (Construction)
FY 10/11 Expenditures:	\$ 261,616
Location:	Temescal Canyon Road (between the southern limits of Wildrose Business Park and Dawson Canyon Road)

This project will widen Temescal Canyon Road to four lanes in the unincorporated

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community of Temescal Valley from the southern limits of Wildrose Business Park to Dawson Canyon Road. The road segment is approximately one half of a mile long. The proposed road improvement project will include road widening to four lanes, curb, gutter, and sidewalk improvements; wet and dry utility relocations; flood control improvements and a signal modification and relocation at the intersection of Dawson Canyon Road and Temescal Canyon Road. Additionally, realignment alternatives will be prepared and evaluated to upgrade the northern segment of the project limits to meet current standards on speed limit and sight visibility distances. Design for this project is an enforceable obligation. Funding for construction of the project is on hold pending the outcome of legislation.

g. Temescal Canyon Road Widening Project Phase II (1-1986)

Start Date:	June 2011
Estimated Completion Date:	June 2012
Estimated Project Cost:	\$345,760 (Design) \$4,000,000 (Construction)
FY 10/11 Expenditures:	\$ 0
Location:	Temescal Canyon Road (between Weirick Road and Leroy Road)

Phase II of the project will complete the road widening of Temescal Canyon Road to four lanes in the unincorporated community of Temescal Valley from Weirick Road to Leroy Road, which is approximately one mile in length, adjacent to Wildrose Business Park. The proposed road improvement project will include road widening to four lanes, curb, gutter, and sidewalk improvements; wet and dry utility relocations; and flood control improvements. This project is on hold pending the outcome of legislation.

h. 26th and Avalon Street Improvements (JVPA)

Start Date:	April 2010
Estimated Completion Date:	TBD – currently on hold
Estimated Project Cost:	\$ 700,000
FY 10/11 Expenditures:	\$ 25,296
Location:	26 th Street and Avalon Street

The purpose of this project is to improve both vehicular and pedestrian safety along Avalon Street and a portion of 26th street. The project includes utility relocation, curb, gutter, and sidewalk improvements along with street paving and striping. The project is currently on hold pending the outcome of legislation.

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i. Ash Street Road Paving Project (JVPA)

Start Date: November 2010
Completion Date: January 2011
Project Cost: \$ 85,000
FY 10/11 Expenditures: \$ 54,747
Location: Ash Street from 58th Street to 59th Street

This project is a joint venture between RDA and County Transportation to improve public safety and vehicular traffic flow along Ash Street in the unincorporated community of Mira Loma. The project includes construction of a 650 foot by 26 foot roadway from 58th Street to 59th Street along Ash Street. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

j. Ben Nevis Boulevard Street Improvement Project (JVPA)

Start Date: June 2011
Estimated Completion Date: August 2011
Project Cost: \$ 296,000
FY 10/11 Expenditures: \$ 72,705
Location: Ben Nevis Boulevard

The purpose of this project was to improve both vehicular and pedestrian safety in the community of Glen Avon. The project consisted of constructing approximately 1,800 lineal feet of concrete curb, gutter, and sidewalk from Conning Street to 200 feet Easterly of Lindsay Street and asphalt paving along the South side of Ben Nevis Boulevard. This project was a joint venture between RDA and County Transportation. This project is an enforceable obligation.

k. Clay Street Railroad Separation Project (JVPA)

Start Date: July 21, 2009 (design)
Estimated Completion Date: July 2014 (construction)
Project Cost: \$ 625,000
FY 10/11 Expenditures: \$ 472,178
Location: General Drive to Linares Ave

A Union Pacific Railroad crossing currently exists at grade on Clay Street just East of Van Buren Boulevard in the Pedley area. There are plans to increase the number of freight and passenger trains in the area, causing frequent interruption in the normal flow of highway traffic, congestion in the area, as well as a potential increase in train/vehicle accidents. The purpose of this project is to create a grade separation from the railroad tracks to improve safety and traffic flow from General Drive to Linares Ave. County Transportation Department received federal funding in support of this project. RDA assisted in providing funding to County Transportation for the environmental and design

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work. Construction of the project is scheduled to begin in December 2012. This project is an enforceable obligation.

l. La Rue Street Improvements (JVPA)

Start Date:	June 2007
Completion Date:	December 7, 2010
Estimated Project Cost:	\$ 885,470
FY 10/11 Expenditures:	\$ 588,843
Location:	La Rue Street and Mustang Lane, Jurupa Valley

The Agency identified the need to improve pedestrian access and drainage conditions along La Rue Street from Mustang Lane and continuing north to La Canada Street, in the, then, unincorporated community of Rubidoux. On July 1, 2011, the City of Jurupa Valley incorporated; the community of Rubidoux is now within the City limits. The community and area surrounding the project have experienced increased pedestrian and vehicular traffic due to steady population growth. This project included construction of new infill sidewalks, curb, and gutter improvements along both east and west sides of La Rue Street, railroad crossing improvements, and new road surfaces on both La Rue and Mustang Lane. The project is complete. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

m. Limonite Street Improvements (JVPA)

Start Date:	December 2002 (Design)
Completion Date:	October 27, 2009 (Construction)
Estimated Project Cost:	\$ 2,911,661
FY 10/11 Expenditures:	\$ 38,603
Location:	Limonite Avenue from Archer to Downey

The project consisted of curb, gutter, and sidewalk improvements, storm drain upgrade, complete removal and placement of existing street, and restriping on Limonite Avenue from Archer to Downey. A traffic signal was also added at the intersection of Felspar Street and Limonite Avenue, and landscaping improvements were done at 928 Limonite Avenue. Construction of the improvements was completed in October 2009, but final close out expenses were incurred in FY 10-11. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

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n. Market Street, Rubidoux Boulevard, Agua Mansa Improvements (JVPA)

Start Date:	June 28, 2011
Completion Date:	Spring 2013
Estimated Project Cost:	\$ 2,397,000
FY 10/11 Expenditures:	\$ 26,518
Project Location:	Market Street, Rubidoux Blvd, and Agua Mansa Road

This is a joint venture between RDA and County Transportation Department to improve Market Street, Rubidoux Boulevard, and Agua Mansa Road in the community of Belltown. The purpose of this project is to eliminate blight within the project area by accommodating the increased volume of traffic, increased traffic efficiency, and improve public safety by widening the street, re-striping the roadway, constructing medians, and installing traffic signals. Work also includes the construction of curb, gutter, and sidewalk along this portion of the project area that is currently characterized by intermittent sidewalks, dirt frontages, and lacks adequate traffic signal operations. This project was previously known as the Market Street Improvements project, which was originally known as the Rubidoux Boulevard Phase 3 project. The original cost of the project was \$230,000, but it increased due to changes in the magnitude of the scope, which involved a larger area of improvements. This project is an enforceable obligation.

o. Mission Boulevard Phase 3 Streetscape Improvements (JVPA)

Start Date:	Summer 2002
Estimated Completion Date:	December 2011
Estimated Project Cost:	\$7,500,000
FY 10/11 Expenditures:	\$ 392,315
Project Location:	Mission Boulevard between Crestmore Road and Riverview Drive

This project is located in the community of Rubidoux within the Jurupa Valley Redevelopment Project Area. The original scope of the Project provided streetscape improvements to Mission Boulevard and will complement the improved landscaped center median on Mission Boulevard from Crestmore Road to Riverview Street with bus shelters, tree wells, landscaped pop-outs, on-street parking improvements, decorative sidewalks, decorative pedestrian lighting, street furniture, and trash containers. The project length is approximately 10,500 linear feet. The original scope of the project has been completed. Currently, a total of 58 median streetlights are being installed by Southern California Edison, on behalf of the Agency, as part of this project. Minimal additional electrical infrastructure is required in order to complete the installation of the streetlights. All work is expected to be completed by the end of 2011. This project is an enforceable obligation.

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p. Mission Boulevard Phase 5 Streetscape Improvements (JVPA)

Start Date: October 2010
Estimated Completion Date: October 2011
Estimated Project Cost: \$ 7,000,000
FY 10/11 Expenditures: \$ 3,696,655
Project Location: Mission Blvd between La Rue Street and Valley Way

This project is located in the, then, unincorporated community of Rubidoux within the Jurupa Valley Redevelopment Project Area. On July 1, 2011, the City of Jurupa Valley incorporated; the community of Rubidoux is now within the City limits. The project provides streetscape, landscaping, and lighting improvements along Mission Boulevard from approximately 100 feet west of La Rue Street to Valley Way. Improvements include curb, gutter, sidewalks, landscaped medians, and street lighting. This project is an enforceable obligation.

q. Mission Boulevard Phase 6 (JVPA)

Start Date: Not Available
Estimated Completion Date: Not Available
Estimated Project Cost: \$ 9,000,000
FY 10/11 Expenditures: \$ 7,352
Location: Mission Boulevard from Valley Way to Pedley Road

This project will provide curb, gutter, sidewalk, and landscape median improvements along Mission Boulevard, from Valley Way to Pedley Road. This project requires a voter approved Landscaping and Lighting Maintenance District (LLMD) assessment prior to construction. This project is currently on hold pending outcome of redevelopment legislation.

r. Pyrite Street Improvements (JVPA)

Start Date: June 2010 (Design)
Estimated Completion Date: January 2012 (Construction)
Estimated Project Cost: \$ 1,500,000
FY 10/11 Expenditures: \$ 355,962
Location: Portion of Pyrite Road from the intersection of Mission Boulevard to the intersection of Jurupa Road [in the City of Jurupa Valley]

The Agency has identified the need to improve pedestrian access and drainage conditions along Pyrite Avenue from Mission Boulevard to Jurupa Road in the previously unincorporated community of Glen Avon. On July 1, 2011, Jurupa Valley incorporated; Glen Avon is within the City limits. The existing roadway is also not fully improved and has deteriorated due to the lack of an appropriate drainage facility and heavy traffic usage.

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The Pyrite Avenue Street, Sidewalk, and Storm, Drain Improvement Project will assist in community revitalization efforts and provide additional benefits to Glen Avon Elementary School as well as residents of Jurupa Valley. Construction of this project is on hold pending the outcome of legislation.

s. Rubidoux Area 2 Street Improvements Project (JVPA)

Start Date: March 2002 (Design)
Estimated Start Date: March 2012 (Construction)
Estimated Completion Date: March 2013
Estimated Project Cost: \$ 423,495 (Design Only)
FY 10/11 Expenditures: \$ 98,698
Project Location: 34th, 35th, 36th and 37th Streets, Daly Avenue, Wallace Street, Odell Street and Crestmore Road bordered by 34th street on the north, Mission Boulevard on the south, Crestmore on the east and Wallace on the west

The Agency hired an engineering consulting firm to develop the plans and specifications for the construction of curb, gutter, sidewalks, street lighting, driveways, paving and major flood control facilities along the targeted project area improvements. Construction of this project is on hold pending the outcome of legislation.

t. Rubidoux Area 3 Street Improvements Project (JVPA)

Start Date: September 2010 (Group 1), Summer 2012 (Group 2)
Estimated Completion Date: Winter 2011 (Group 1), Winter 2012 (Group 2)
Estimated Project Cost: \$ 3,496,000 (Group 1)
FY 10/11 Expenditures: \$ 2,799,163
Project Location: Tilton Avenue, Briggs Street, Leigh Street, Pontiac Avenue, Rubidoux Boulevard, Fort Drive, Twining Avenue, Molino Way, 42nd Street, Mennes Avenue, Wallace Street, Capary Road, Carol Way, and Pacific Avenue

This project includes curb, gutter, sidewalks, and driveways, paving improvements and improved street lighting. The project is being separated into two groups in order to speed the construction and completion of the first group in areas with limited obstructions. This is an enforceable obligation.

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u. Rubidoux Boulevard Street Improvements Phase I, II, III (JVPA)

Start Date:	March 2009
Completion Date:	February 8, 2011
Estimated Project Cost:	\$ 1,886,839
FY 10/11 Expenditures:	\$ 462,565
Project Location:	Rubidoux Boulevard from Mission Boulevard to State Highway 60

This project has been developed to construct infill sidewalks and replace unusable portions of existing sidewalk. This project has been divided into three phases in order to expedite design, development, and construction. The limits of the phases are as follows: Phase I – Rubidoux Boulevard from 30th Street to 24th Street; Phase II – Rubidoux Boulevard from Mission Boulevard to State Route 60; Phase III – Rubidoux Boulevard from 24th Street to Avalon Street and along Market Street from Rubidoux Boulevard to Agua Mansa. Phase I was completed on June 15, 2010; Phase II was completed on February 8, 2011. Phase III has now evolved into the Market Street, Rubidoux Boulevard, Agua Mansa Improvement Project. The first and second phases of this project were completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

v. Van Buren Waterline Project (JVPA)

Start Date:	March 28, 2011
Completion Date:	July 25, 2011
Estimated Project Cost:	\$ 50,000
FY 10/11 Expenditures:	\$ 0
Project Location:	56 th Street and Van Buren, Jurupa Valley

Jurupa Community Services District (JCSD) established a project to replace the existing 2-inch pipeline with an 8-inch pipeline, reconnect customers through new meters, and install 3 new fire hydrants on 56th Street and Van Buren Boulevard. The Agency and JCSD entered into an agreement whereby the Agency agreed to assist in the construction costs in an amount of \$50,000. The scope included the replacement of approximately 690 feet of existing 2-inch diameter water main with an 8-inch water main, replacement of all residential laterals within the cul-de-sac, and installation of 3 new fire hydrants. This project improves public safety by providing reliable water service and ensuring adequate fire flow protection is available at the 3 new fire hydrants servicing the area. This project is an enforceable obligation.

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w. Vernon Avenue Street Improvement Project (JVPA)

Start Date: April 2011
Completion Date: May 2011
Project Cost: \$ 120,000
FY 10/11 Expenditures: \$ 101,459
Project Location: Vernon Avenue

This project is a joint venture between RDA and County Transportation to provide \$120,000 towards design and construction costs associated with improving the roadway along Vernon Avenue. The project includes 650 feet of street improvements starting at 40th Street along Vernon Avenue to improve public safety and access. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

x. Cabazon Sewer (MCPA)

Start Date: August 2007 (Design)
Estimated Completion Date: October 2011
Estimated Project Cost: \$ 2,500,000
FY 10/11 Expenditures: \$ 141,198
Location: Carmen, Almond and Dolores Ave.

The Cabazon community is an older community that lacks sewer infrastructure for existing residents and new development. The Agency has determined that without assistance, this infrastructure cannot be developed. The purpose of the project is to provide sewer service to a portion of the community of Cabazon by constructing a new gravity sewer main to connect to a proposed future wastewater treatment plant. Specific improvements to be constructed consist of approximately 9,800 linear feet of sewer main along portions of Dolores and Carmen Avenues. The sewer improvement will allow for existing businesses and residential to convert from septic to sewer. The full design that includes the treatment plant will be completed in Spring 2012 with construction depending on funding and outcome of redevelopment legislation.

y. King Road Paving (MCPA)

Start Date: June 28, 2011
Estimated Completion Date: June 2013
Project Cost: \$ 356,000
FY 10/11 Expenditures: \$ 28,323
Location: King Road from Garnet Rd to El Dorado Rd

At a series of community meetings during 2009, members of the West Garnet community identified the paving of King Road as a community need. The work to be performed includes paving King Road from Garnet Road to El Dorado Road, which will be 26 feet in

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paved width with 7 feet shoulders on both sides. The length of the road is 2,600 feet. This project will assist in eliminating blighted conditions by paving the road to provide enhanced public safety and vehicular access, improved traffic circulation and access to fire and rescue, as well as improve overall appearance. The Transportation Department will manage the construction of the project, while the Redevelopment Agency will act as the funding entity and be responsible for the acquisition of the necessary rights-of-way. This is an enforceable obligation.

z. Airport Projects (DCPA)

FY 10/11 Expenditures: \$ 466,440

The Desert Communities Project Area includes seven airports located throughout the unincorporated areas of the County. The seven airports and locations are:

Jacqueline Cochran Regional Airport – Eastern part of the County, Thermal
Blythe – West of the city of Blythe
Chiriaco Summit – Eastern part of the County, 35 miles east of Indio
Desert Center – Eastern part of the county, near State Highway 177
Flabob – Community of Rubidoux
French Valley – Southwest Riverside County near the cities of Temecula and Murrieta
Hemet-Ryan – West of the city of Hemet

Projects at French Valley include the completion of a new 44,000 square foot parking lot comprised of up to 90 parking spaces, drought tolerant landscaping, signage and lighting; additionally, the installation of security gates and fencing to meet current Federal Aviation Administration security standards. Projects at Hemet-Ryan included the demolition of a 24,025 square feet hanger and the application of new asphalt seal, as well as taxiway and pavement markings. Projects at Jacqueline Cochran included the rehabilitation of secondary runway 12-30, overlay west side of Taxiway A, taxiway and pavement markings, and drainage work. These projects were completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

aa. 42nd Avenue Improvement Project (DCPA)

Start Date: February 2009
Completion Date: February 2010 (Phase I)
Estimated Project Cost: \$ 906,375
FY 10/11 Expenditures: \$ 6,738
Location: Bermuda Dunes

The project includes the design and construction of two new raised landscaped medians on 42nd Avenue, enhancing the landscaping within existing medians along 42nd Avenue from Lima Hall Road to Glass Drive, landscaping along street frontage of the 42nd Avenue retention basin, the Jamaica Sands Drive retention basin, and block wall along 42nd

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Avenue. The project also includes the installation of monument signs and custom street signs per the Bermuda Dunes Design Guidelines. The first phase of the project has been completed; however, the second phase of the project, which includes the street signs, is on hold pending the establishment of a Landscaping and Lighting Maintenance District and outcome of legislation. Phase I of this project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

bb. Monterey, Cook, Washington Streets Interchange Improvements (DCPA)

Start Date:	January 1997
Completion Date:	2016
Estimated Project Cost:	\$ 1,500,000
FY 10/11 Expenditures:	\$ 94,000
Location:	Interchange ramps along I-10 Freeway

The Agency has agreed to provide financial assistance to the County of Riverside for the construction of interchange/street improvements on Monterey, Cook and Washington Streets along Interstate 10 which serve the DCPA. The Agency will provide annual payments of \$94,000 until the year 2016 to fund a portion of the debt service payments for the project. This is an enforceable obligation.

cc. Mecca 18" Water Line Extension (DCPA)

Start Date:	August 4, 2011
Estimated Completion Date:	December 15, 2011
Estimated Project Cost:	\$ 390, 445
FY 10/11 Expenditures:	\$ 44,075
Location:	In Avenue 66, between 2 nd Street and Dale Kiler Road, Mecca

The project scope includes the construction of approximately 895 linear feet of 18" water line, with restrained joints and polyethylene encasement in Avenue 66, Mecca. This line will serve the Mecca Boys & Girls Club, Mecca Fire Station #40 and the DACE commercial shopping center. The project, along with the installation of the 18" water line, includes the installation of 4 detector check vaults, 4 gate valves, 14 water service connections, two ductile iron bends and two ductile iron reducers. Approximately 895 linear feet of asphalt concrete paving is also part of the project. This project is an enforceable obligation.

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dd. Mecca Downtown Street Revitalization (DCPA)

Estimated Start Date: October 2011 (Construction of Phase III)
Estimated Completion Date: December 2011 (Construction of Phase V)
Estimated Project Cost: \$ 22,000,000
FY 10/11 Expenditures: \$1,674,434
Location: Bounded by 7th Street on the north, Avenue 66 on the south, Hammond Street on the west, and Home Street on the east.

The project will be delivered in five phases and includes street repair and reconstruction of 15 streets located in the downtown section of Mecca. Scope includes new paving, widening, curbs, gutters, sidewalks, parkway landscaping (design), intersection improvements, and street lights. Right of way acquisition, refurbishment of the Triangle Park and the establishment of a Landscape Maintenance District (LMD) is also required as part of the project. This is an enforceable obligation.

ee. Mecca Roundabout (DCPA)

Estimated Start Date: 2012 (Construction)
Estimated Completion Date: 2012
Estimated Project Cost: \$ 2,945,000 (\$962,400 RDA; \$1,982,600 Congestion Mitigation Air Quality Funds)
FY 10/11 Expenditures: \$ 348,243
Location: 4th Street and Hammond, Mecca

The project includes the reconstruction of the main entry to the community of Mecca. Currently the main entrance is a disjointed intersection that causes traffic snarls during busy agricultural harvest seasons. The new entry will consist of a roundabout traffic circle that will allow for smooth transition from all connecting roads thereby promoting safety as well as reducing traffic snarls and emissions from standing vehicles. Final design is substantially complete although public input is being considered. Construction is scheduled for 2012. This is an enforceable obligation.

ff. Thermal Infrastructure Improvements (DCPA)

Start Date: November 2010
Estimated Completion Date: September 2011
Estimated Project Cost: \$ 17,115,546
FY 10/11 Expenditures: \$ 10,157,651
Location: Airport Boulevard and Polk Street

Components of this project include a drain and irrigation line replacement, utility upgrades, and street improvements. In addition, Sewer improvements will be installed on Airport Boulevard and Polk Street. Water improvements will connect to the Middleton Road Pressure Station and will provide required fire flow capacity for the Thermal

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community to expand capacity for sanitary sewer service to Thermal sub-area. The project is under construction and is nearly complete. This is an enforceable obligation.

gg. Thermal Street Improvements (DCPA)

Start Date:	November 2005 (Design)
Estimated Completion Date:	August 2012 (Construction)
Estimated Project Cost:	\$ 12,000,000
FY 10/11 Expenditures:	\$ 218,428
Location:	Airport Boulevard and Polk Street

This project is a component of the Thermal Infrastructure Improvements project, and it consists of curb, gutter, sidewalk, parkways in selected areas, multi-use trail on Airport Blvd. and Polk St., street widening, and median construction. Undergrounding of utilities will be done on Airport Blvd. and drainage will be incorporated throughout the project area. The engineer has completed the design and submitted for plan check. Phase 1 of the project, consisting of the construction of the Town Street improvements, has been awarded and is expected to be completed by November 2011. This is an enforceable obligation.

hh. Thousand Palms Street Improvements (DCPA)

Start Date:	June 2008
Estimated Completion Date:	September 2009
Estimated Project Cost:	\$ 10,500,000
FY 10/11 Expenditures:	\$ 601,425
Location:	Varner Road and Monterey Avenue

This project consisted of the designing and construction of street improvements in the community of Thousand Palms. The street improvements included reconstruction of Monterey Avenue from Varner Road, and the widening of Varner Road. The project also included installation of curb, gutter, sidewalk, removal of signal at Broadmoor and Monterey and extending the median. The project was completed in September 2009, and expenditures over the past fiscal year were due to a contractor claim and the settlement that was reached. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

ii. Brown Street Road and Drainage Improvement Project (Interstate 215 Corridor)

Start Date:	June 28, 2011
Estimated Completion Date:	June 2012
Estimated Project Cost:	\$ 500,000
FY 10/11 Expenditures:	\$ 0
Location:	Intersection of Cajalco Road and Brown Street, Mead Valley

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The Agency has been working with the community, the Mead Valley Municipal Advisory Council (MAC), and the Riverside County Transportation Department (RCTD) to develop a plan to assist in the elimination of blight and revitalize the substandard physical and economic conditions that exist within the Mead Valley sub-area of the I-215 Corridor Project Area. A need was identified to correct a blighting condition, which has developed in the area of the road at the intersection of Cajalco and Brown Street. The area experiences flooding due to a reduction in grade and inadequate drainage in the road. The project will remove the blighting condition by installing a precast bridge over the street as well as additional road improvements. The proposed improvements will improve traffic circulation and provide safer access for vehicles and pedestrians at the intersection, as well as relieve the area of the risk of future flooding. The County has estimated the cost of the design and construction to be \$500,000. This is an enforceable obligation.

jj. Cajalco Widening Project (Interstate 215 Corridor)

Start Date:	January 25, 2011
Completion Date:	Fall 2014
Estimated Project Cost:	\$ 1,500,000
FY 10/11 Expenditures:	\$ 55,818
Location:	From I-215 to Barton Street in Mead Valley

This project consists of widening a portion of Cajalco Road from two lanes to four lanes. Funding will assist the Riverside County Transportation Department with the design of the project. The project will benefit the residents of Mead Valley by providing additional traffic lanes, hence improving traffic flow and adding new signals at various intersections along Cajalco Road, which will improve pedestrian safety. This is an enforceable obligation.

kk. Clark Street/Old Elsinore Road and Rider Street Traffic Signal Project (Interstate 215 Corridor)

Start Date:	July 21, 2009
Estimated Completion Date:	December 2011
Estimated Project Cost:	\$ 500,000
FY 10/11 Expenditures:	\$ 63,161
Location:	Corner of Clark Street/Old Elsinore Road and Rider Street, in Mead Valley

Agency staff has been working with the community, the Mead Valley Advisory Council (MAC) and the Riverside County Transportation Department (RCTD), to develop a plan to assist in the elimination of blight and revitalize the substandard physical and economic conditions that exist within the Mead Valley sub-area of the I-215 Corridor Project Area. A need was identified to improve the intersection at Clark Street/Old Elsinore Road and Rider Street by installing a traffic signal. The proposed improvements will assist in eliminating blighting conditions by improving traffic circulation and providing safer

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access for pedestrians and school children at the intersection. This is an enforceable obligation.

ii. Garfield Avenue Sidewalk Project (Interstate 215 Corridor)

Start Date: January 2008 (Design)
Estimated Completion Date: October 2009 (Construction)
Estimated Project Cost: \$ 374,988
FY 10/11 Expenditures: \$ 43,101
Location: Garfield Ave between Center Street and Spring Street, Highgrove

This project includes the design, construction, and management services for approximately six-hundred (600) lineal feet of sidewalk, curb, gutter and pavement improvements on the east side of Garfield Avenue along the frontage of Highgrove Elementary School, and approximately five-hundred (500) lineal feet of interim asphalt concrete sidewalk on the east side of Garfield Avenue from Highgrove Elementary School to Spring Street. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted, and expenditures during FY 10-11 were incurred for final close out items.

mm. Highgrove Backbone Sewer Project Phase I (Interstate 215 Corridor)

Start Date: 2007
Completion Date: November 2011 (Construction)
Estimated Project Cost: \$ 4,000,000
FY 10/11 Expenditures: \$ 2,363,016
Location: East La Cadena and Center Streets

This project provides a new gravity sewer main connected to the City of Riverside's wastewater system. Specific improvements consisted of approximately 15,700 linear feet of sewer main along a portion of East La Cadena to Center Street, then easterly on Center to Michigan Avenue. This project is an enforceable obligation.

nn. Markham Street and Carroll Street Improvement Project (Interstate 215 Corridor)

Start Date: July 27, 2010
Estimated Completion Date: Fall 2012
Estimated Project Cost: \$ 1,000,000
FY 10/11 Expenditures: \$ 60,875
Location: Markham Street and Carroll Street, Mead Valley

This project consists of off-site and drainage improvements on Markham Street and Carroll Street, more specifically the northerly half of Markham Street from Carroll Street

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to approximately 670 linear feet west of Carroll Street and the westerly side of Carroll Street from Markham Street to Bonham Street. Improvements include construction of curb and gutter, and pavement. This project will assist in eliminating blighted conditions by constructing needed improvements that will improve safety standards for the residents of Mead Valley. Design for this project is an enforceable obligation. Funding for construction of the project is on hold pending the outcome of legislation.

oo. Mead Valley Road Improvement Project Phase III (Interstate 215 Corridor)

Start Date:	January 12, 2010
Estimated Completion Date:	December 2011
Estimated Project Cost:	\$ 2,441,350
FY 10/11 Expenditures:	\$ 1,025,530
Location:	Mead Valley

This project consists of road improvements and includes paving on a total of 9 dirt roads: 1) Oleander Street- from Alexander Street to Melvin Way; 2) Woodward Street- from Alexander Street to Elizabeth Street; 3) Shortridge Avenue- from Clark Street to Haines Street; 4) Bailey Street- from Alexander Street to Elizabeth Street; 5) Corson Avenue from Carroll Street to Day Street; 6) Kuder Avenue- from Carroll Street to Day Street; 7) Hawthorne Avenue- from Clark Street Easterly 2, 000 feet; and 9) Oakwood Street- from Clark Street to Carroll Street. This project is an enforceable obligation.

pp. Mead Valley Road Improvement Project Phase IV (Interstate 215 Corridor)

Start Date:	June 28, 2011
Estimated Completion Date:	June 2012
Estimated Project Cost:	\$ 2,100,000
FY 10/11 Expenditures:	\$ 0
Location:	Mead Valley

The work performed by Riverside County Transportation Department (RCTD) shall include the paving for the following 10 dirt roads within the Project Area: 1) Church Street from Clark Street to Old Elsinore Road; 2) Church Street from Old Elsinore Road to 800 feet Westerly; 3) Jean Street from Hallet Street to Brown Street; 4) Sage Street from Brown Street to 1100 feet Westerly; 5) Bonham Street from Alexander Street to 800 feet Westerly; 6) Elmwood Street from Clark Street to Carroll Street; 7) Thomas Lane from Hallet Street to Brown Street; 8) Cedar Street from Old Elsinore Road to 1400 feet Easterly; 9) Smoketree Street from Old Elsinore Road to 850 feet Easterly; and 10) Mack Street from Old Elsinore Road to 1000 feet Easterly. The scope of services includes scheduling, field coordination, construction surveys, utility coordination, environmental clearance, inspections, paving, street signs, and all other miscellaneous services associated with the Project. The work to be performed by EDA shall include right-of-way acquisition. Utility relocation and environmental mitigation are not included in the scope of services to be performed by RCTD. This project is an enforceable obligation.

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qq. Ramona and Cajalco Expressway Interchange Project (Interstate 215 Corridor)

Start Date:	June 28, 2011
Estimated Completion Date:	June 2012
Estimated Project Cost:	\$ 1,000,000
FY 10/11 Expenditures:	\$ 0

Ramona and Cajalco Expressway Interchange
in Mead Valley

The Agency has been working cooperatively with the County of Riverside to improve the I-215 Corridor on and off ramp at the Ramona and Cajalco Expressway. The project will help to eliminate blight by alleviating the congestion and infrastructure deterioration caused by the increased volume of traffic. The project will also increase traffic efficiency, and improve public safety within the project area. The improvements include widening the bridge over the I-215 Corridor, improving the entrance and exit ramps, making modifications to the turn pockets at the ramps, improving both signal lights and lighting over the bridge, and other minor operational improvements. This will meet current standards, which significantly improves vehicular access and the existing infrastructure in a rapidly growing area. This project is an enforceable obligation.

rr. Romoland Beautification Project (Interstate 215 Corridor)

Start Date:	Fall 2009 (Construction)
Estimated Completion Date:	August 2011 (Construction)
Project Cost:	\$ 7,059,577
FY 10/11 Expenditures:	\$ 3,642,706

Trumble Road, Antelope Road and Hwy 74

This project included the engineering and construction of landscape and roadway improvements in the community of Romoland. Each of the four phases has been completed. Phase I includes nearly half a mile of new roadway, curb, gutter, sidewalks, and street trees. Phase IB re-landscaped the I-215 SR 74 Eastbound Interchange. Phase II of the project included curb, gutter, sidewalks and landscaping along Highway 74 from Trumble Road to Antelope Road as well as traffic signals at Sherman Road. On the south side of Highway 74, a green screen was put in along the road right of way. Phase III included curb, gutter, sidewalks, and landscaping along Highway 74 from Antelope Road to Palomar Road, and traffic signals at Antelope Road and Highway 74. This project is an enforceable obligation.

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ss. Tradewinds Road Paving (Interstate 215 Corridor)

Start Date:	June 28, 2011
Estimated Completion Date:	June 2013
Estimated Project Cost:	\$ 600,000
FY 10/11 Expenditures:	\$ 600
Location:	Tradewinds Road between Mapes Road and Watson Road

This project is a Memorandum of Understanding (MOU) with the City of Menifee to fund the grading and paving of Tradewinds Road between Watson Road and Mapes Road. The city will be responsible for performing all necessary actions to construct the road, including all regulatory and environmental compliance, while the Redevelopment Agency will serve as the funding entity. This project is an enforceable obligation.

tt. Trumble Road Landscape Improvements (Interstate 215 Corridor)

Start Date:	May 11, 2011
Estimated Completion Date:	Summer 2012
Estimated Project Cost:	\$ 400,000
FY 10/11 Expenditures:	\$ 1,444
Location:	Trumble Road between Mapes Road and Highway 74

Design bid build of landscape improvements along Trumble Road from SR 74 north to Mapes Road to enhance the main ingress to the Big League Dreams Perris Valley and Perris Valley Aquatic Center facilities. The improvements will be mostly xeriscape with drought tolerant plants installed in the existing right of way behind the sidewalk on the east and west sides of Trumble Road. Design for this project is an enforceable obligation. Funding for construction of the project is on hold pending the outcome of legislation.

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E. ALLEVIATION OF BLIGHT

Blight consists of the physical and economic conditions within an area that cause a reduction of, or lack of, proper utilization of that area. Blight conditions can be characterized as physical and/or economic. Some physical and economic conditions of blight include: unsafe building conditions; incompatible adjacent or nearby uses of land parcels that hinder economic activity; small and irregularly shaped lots under multiple ownership that are vacant or underutilized; vacant and underutilized land or buildings; and depreciated or stagnant property values.

The Agency has initiated and expanded upon a variety of programs geared toward the amelioration of blight. These are in addition to the public improvement projects described in the last section which also assist in the alleviation of blight.

1. North Shore Yacht Club Harbor Cleaning (DCPA)

Start Date:	February 2011
Expected Completion Date:	May 2011
Project Cost:	\$ 80,000
FY 10/11 Expenditures:	\$ 77,611
Location:	County owned facility located at 99-155 Sea View Drive, North Shore

The project consisted of the removal of trash and debris and the clearing of brush and tree trimming at the site of the historic North Shore Yacht Club and Marina. Several decades of neglect lead to the continued dumping of asphalt, concrete and other refuse on the property creating a significant blighting condition surrounding the recently resorted yacht club. In addition, several small dilapidated storage structures were removed from property and shore along marina. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

2. Highgrove Gas Station (Interstate 215 Corridor)

Start Date:	February 2010
Expected Completion Date:	2015
Project Cost:	\$ 138,000
FY 10/11 Expenditures:	\$ 74,010
Location:	NW corner of Center Street and Iowa Ave in Highgrove

This proposed project consists of the acquisition, environmental remediation and future development of the property through a DDA process. The estimated project budget is approximately \$400,000 for environmental work and \$1,200,000 for acquisition costs. Phase I (environmental assessment) and phase II (soil samples, monitoring wells installation, etc.) environmental work was completed in fiscal year 10-11. Development of the property is on hold pending outcome of legislation.

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3. Trumble Road Site Remediation (Interstate 215 Corridor)

Start Date:	February 2007
Completion Date:	January 2011
Project Cost:	\$ 195,000
FY 10/11 Expenditures:	\$ 137,876
Location:	West side of Trumble Rd at the NW corner with Hwy 74

This project included the completion of a Phase II Environmental Site Assessment and groundwater monitoring for a contaminated site in the community of Romoland. The site is proposed to be developed in the near future and the Agency will present the developer with a clean site. The expenditures over the past fiscal year include geotechnical engineering, soil remediation, and site clearing. This project was completed prior to June 29, 2011, the date on which ABx1 26 and ABx1 27 (legislation regarding redevelopment) were enacted.

4. Graffiti Abatement Program (All Project Areas)

The Graffiti Busters program consists of a fleet of four graffiti abatement vehicles staffed with one painter and painter assistant on each vehicle. Three graffiti abatement vehicles remove graffiti from Western Riverside County and one graffiti abatement vehicle is dedicated to removing graffiti from Eastern Riverside County communities. The program also utilizes two graffiti abatement contractors to accommodate overflow work orders and maintain efficient turnaround times. The Graffiti Busters program provides color matching capabilities and an average turnaround time of one business day. In FY 10-11, the Agency expended approximately \$487,000 in redevelopment funds for the graffiti abatement program.

5. Demolition Grant Program (All Project Areas)

The Agency started this program in response to property owners who require assistance with the demolition of dilapidated structures on private property. Approximately \$246,670 was expended last fiscal year to remove twenty-two (22) dilapidated structures throughout all project areas.

6. Property Management

The Agency purchases property for redevelopment purposes that are secured for conformance with health and safety codes during land assembly and development efforts. The Agency maintains the properties through fence installation/repairs, weed abatement, and other security and safety activities. The Agency expended approximately \$520,048 in the past fiscal year for this purpose.

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VIII. ECONOMIC IMPACT AND JOB CREATION

In January 2011, the Agency retained the Rose Institute of State and Local Government, located at Claremont McKenna College, to determine the economic impact that Agency activities have had on the local economy. The report was issued in April 2011, and is included as Exhibit B to this report for reference and economic impact information.

The Rose Institute gathered and analyzed data on Agency projects in conjunction with economic multipliers estimated by the Bureau of Economic Analysis (a department of the United States Department of Commerce) to project impacts on the value of output and jobs in Riverside County. While the report contains data starting from fiscal year 2005-2006, only the conclusions for FY 10-11 are presented in this section. Readers may reference Exhibit B for details on the methodology, and information for additional years. The estimates obtained from the multipliers additionally provided the basis for estimates of tax revenues indirectly generated by redevelopment activity.

The Rose Institute analyzed the following scenarios to develop the effect of Agency spending on the value of output, earnings and jobs:

- All expended costs are related to construction, with Riverside County specific multipliers;
- Not all expended costs are related to construction, with RIMS II multipliers; and
- All expended costs are related to construction, with California statewide multipliers.

The Rose Institute study concluded that, due to both direct spending and multiplier effects, total projected spending of approximately \$121.9 million for FY 10-11 generated output valued between \$213.5 million and \$218.3 million, personal income of \$55.3 million, and between 1,079 and 1,341 jobs.

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IX. STATUS OF LOANS MADE BY THE AGENCY

In accordance with Section 33080.1(e), the Agency is required to provide a list and status report on all loans made by the Agency in the previous fiscal year that are \$50,000 or more and are in default or not in compliance with the terms of the loan approved by the Agency. There are no loans of \$50,000 or more that were found to be late in payments in the prior fiscal year.

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X. AGENCY OWNED PROPERTIES

Section 33080.1(f) also indicates that the Agency is required to provide a description of the total number and nature of properties owned by the Agency and those that were acquired in the previous fiscal year. Table 2 below is a summary of properties owned and acquired by the Agency, as required by the CRL.

Table 2

USE	APN	Acres	Date Deed Recorded	STATUS
Magnolia Median	115-210-021	0.79	9/19/03	Construction Complete
Home Gardens Public Facility	135-022-003	0.22	4/25/08	Purchased for Code Enforcement
Home Gardens Public Facility	135-022-028	0.05	4/25/08	Purchased for Code Enforcement
Home Gardens Public Facility	135-022-030	0.21	4/25/08	Purchased for Code Enforcement
Wineville Remnant	156-340-049	0.19	11/19/97	
Vernola Park	160-040-032	20.98	4/25/06	Construction Complete
Mission Village SF Housing	169-070-031	0.83	06/25/09	In entitlement phase
Mission Village SF Housing	169-070-035	0.05	1/31/11	In entitlement phase
VFW Glen Avon	169-080-004	1.07	9/05/08	Project is currently in design
Mission Village SF Housing	169-100-055	3.24	12/16/04	In entitlement phase
Mission Village SF Housing	169-100-057	2.27	12/16/04	In entitlement phase
Sierra Ave / Armstrong Road	174-101-011	1.32	9/26/05	Property will be transferred to Flood upon acceptance of improvements
Jesus Name Pentecostal Assembly	174-150-022	4.22	Not Disclosed	Will be transferred to Transportation
Valley Way/ Armstrong Improvement	174-320-021	0.17	9/27/04	Construction Complete
Valley Way/ Armstrong Improvement	174-320-022	0.18	9/27/04	Construction Complete
Villalobos MHP	757-260-009	14.8	3/30/11	Land held for Housing Project – relocation in progress
Lockhart land acquisition	177-020-012, 018, 177-110-005	6.76	6/14/06	Land assembly for future housing development
Rubidoux Fire Station	177-051-001,002, 003;	0.52	05/15/07	Construction Complete, pending transfer to the City of Jurupa
Rubidoux Fire Station	181-111-015	2.94	05/15/07	Rubidoux Community Services District exchange property

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Valley Way/Armstrong Road	177-091-002	0.15	11/22/05	Construction Complete
Canal Street Park	177-231-014	1.0	1/28/11	Land held for Housing Project
Sierra Armstrong St. Improvement	177-250-022	2.77	02/09/05	Construction Complete
Rubidoux Resource / Addtl Parking	179-202-030	0.22	3/16/06	Construction Complete
Zavala Property Acquisition	179-203-027	0.19	7/30/04	Land held for future redevelopment
Mission Blvd., Houston	179-211-004	0.09	2/14/02	Site is available for development
Rubidoux Street Improvement	179-212-005, 006	.35	3/16/06	Construction Complete
Rubidoux Tax Sale/ Resource Center	179-221-014	0.04	1/12/01	Construction complete
Rubidoux Street Improvement	179-221-015	0.05	3/16/06	Construction Complete
Rubidoux Street Improvement	179-222-010	0.12	7/30/04	Construction Complete
DPSS / Mental Health	179-260-004, 023, 024	0.59	7/31/01	Project is Complete
Rubidoux DPSS Self Sufficiency	179-260-008, 017, 018 & 019	0.64	7/31/02	Construction Complete
Rubidoux DPSS Self Sufficiency	179-260-020	1.39	5/3/02	Construction Complete
Mission & Wallace	179-260-046	1.26		Land held for redevelopment
Cottonwood MHP/Cardenas	179-330-002	1.0	8/19/10	Land held for Housing Project
Cottonwood Mobile Home Park	179-330-003, 005	3.43	5/27/09	Property vacant. In DDA negotiations.
Mission Plaza	181-020-022, 023, 027, 028, 029, 030, 031	15.25	8/08/08	Land Purchased for Future Improvements – Relocation
Vista Rio	181-030-002; 181-041-001, 002, 004, 008	8.01	3/17/11	Land held for Housing Project
Vista Rio – Post Office	181-041-007	1.18	1/31/11	Land held for Housing Project
Mission Blvd. Flower Shop	181-052-004	0.14	7/11/01	Construction Complete
Boxing Club	181-052-016	0.06	1/21/05	Construction Complete
Mission / Pontiac	181-052-017	0.18	8/14/07	Land held for future redevelopment

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Mission / Pontiac	181-052-018	0.06	8/14/07	Land held for future redevelopment
Mission Blvd.	181-061-002	0.06	8/29/01	Land held for future redevelopment
Molino Way Infill Housing	181-082-050	0.19	11/20/08	In DDA negotiations
Rubidoux Health Clinic	181-120-014	0.62	03/25/05	Construction complete
Mission Blvd	181-120-015	0.38	04/06/09	Construction complete
Rubidoux Health Clinic	181-120-016	0.39	04/06/09	Construction complete
Rubidoux Health Clinic	181-120-017	0.01	04/06/09	Construction complete
Rubidoux Library	182-290-004; 005	1.59	07/25/02	Construction complete
Rubidoux Library	182-290-006; 007	0.58	4/24/02	Construction complete
Rubidoux Library	182-290-008	0.36	6/21/02	Construction complete
Rubidoux Library	182-290-009	0.38	6/21/02	Construction complete
Rubidoux Library	182-290-010	0.98	10/22/02	Construction complete
Rubidoux Library	182-290-011 & 020	2.21	12/04/01	Construction complete
Rubidoux Library	182-311-001	0.29	07/03/08	Construction complete
Aquatic Center	183-030-026, 043	8.96	07/27/06	Construction Complete
Camino Real	185-460-001; 185-470-001, 002	15.53	07/24/06	Land held for Housing Project
Highgrove Library	255-070-013	7.43	09/03/08	Construction Complete
University Tech Park	257-030-012	3.15	01/23/04	Available for sale
University Tech Park	257-030-014	4.32	01/23/04	Available for sale
CFD87-1 Surplus	317-270-014	0.61	10/21/05	Pending research for future development
Mead Valley Library	318-120-045	3.24	12/10/09	Under construction
Mead Valley Comm Ctr	318-210-050, 070	5.42	7/30/10	Under construction
Interstate 215 widening	329-020-009	0.91	8/21/06	Under construction
Interstate 215 widening	329-020-022	3.91	8/21/06	Under construction
Hwy 74 & Sherman	329-030-011	1.0		Street Improvement
Romoland Infill Housing	329-221-008	1.94	08/22/08	Land held for future redevelopment
Briggs Road Senior Center	333-170-013	2.10	12/1/05	To be sold to private developer to build a senior center
Perret Park	381-174-023	0.77	09/14/07	Construction complete
Perret Park	381-174-024	0.76	09/14/07	Construction complete
Perret Park	381-174-025	0.76	09/14/07	Construction complete
Perret Park	381-174-026	1.22	09/14/07	Construction complete
Perret Park	381-174-027	0.31	09/14/07	Construction complete
Perret Park	381-174-055	0.21	09/14/07	Construction complete

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Perret Park	381-174-071	0.31	09/14/07	Construction complete
Perret Park	381-174-072	0.34	09/14/07	Construction complete
Lakeview / Nuevo Community Center	426-180-020	4.52	7/6/07	Conceptual Stage
Smart & Final Expansion/North Hemet Crossing	439-060-009, 010, 011, 013, 014, 024; 439-281-035	12.52	2011	Land held for future development and Housing Project Relocation in process
North Hemet Crossing	443-050-002	1.09	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-003	1.09	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-004	0.15	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-006	0.77	08/07/01	Land held for future redevelopment
North Hemet Crossing	443-050-021	0.39	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-022, 023	1.06	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-024	0.94	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-027	0.32	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-028	.60	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-029	0.57	01/18/08	Land held for future redevelopment
North Hemet Crossing	443-050-030	0.14	12/31/08	Land held for future redevelopment
North Hemet Crossing	443-050-031	0.87	01/18/08	Land held for future redevelopment
Hemet Ryan Airport	456-020-010	4.17	12/26/07	Land held for future redevelopment
Boys and Girls Club French Valley	480-160-022	11.99	Not Disclosed	Will be transferred to Riverside County Conservation Authority.
Cabazon Redevelopment	526-021-006, 007	0.88	11/30/00	Site is available for development
Cabazon Fire Station	526-170-001, 021, 022, 023	4.07	03/12/03	Construction complete
Cabazon Fire Station	526-170-024	0.13	3/12/03	Construction complete
Thousand Palms Fire Station	650-331-029	3.39	1/27/05	Construction complete
North Shore Fire Station	723-222-002	0.32	03/26/08	Project is currently in design
North Shore Fire Station	723-222-003	0.32	10/19/07	Project is currently in design
North Shore Community Center	723-222-004	0.33	07/19/05	Construction complete
North Shore Community Center	723-222-006	0.33	09/20/05	Construction complete

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Mecca Social Services Center	727-030-030	2.30	01/07/03	Construction complete
Mecca Roundabout	727-161-025, 026, 027, 028, 030	0.39	Not Disclosed	Project is currently in design
Mecca Triangle Park	727-184-036	0.09	Not Disclosed	Project is currently in design
Mecca Senior Center/ Community Center	727-184-008	0	12/11/09	Property held for future development
Mecca Senior Center/ Community Center	727-184-010, 011	0.13	04/20/07 09/05/07	Property held for future development
Mecca Senior Center/ Community Center	727-184-015	0.40	01/05/10	Property held for future development
Mecca Senior Center/ Community Center	727-184-016	0.12	3/4/09	Property held for future development
Mecca Senior Center/ Community Center	727-184-024	0.05	07/25/07	Property held for future development
Mecca Senior Center/ Community Center	727-184-037	0.16	04/26/07	Property held for future development
Mecca Senior Center/ Community Center	727-184-030, 031	0.12	01/06/09	Property held for future development
Mecca Senior Center/ Community Center	727-184-032	0.05	Not Disclosed	Property held for future development
Mecca Senior Center/ Community Center	727-184-033	0.09	04/30/07	Property held for future development
Mecca Senior Center/ Community Center	727-184-034, 035	0.06	07/09/10	Property held for future development
Mecca Fire Station	727-193-010, 012, 036, 037	1.05	02/28/07	Under construction
Mecca Fire Station	727-193-013	0.15	12/27/07	Under construction
Mecca Fire Station	727-193-046	0.16	12/27/07	Under construction
Mecca Fire Station	727-193-027, 028, 041	0.88	03/15/07	Under construction
Mecca Fire Station	727-193-038	0.12	06/19/07	Under construction
Mecca Fire Station	727-193-047	1.12	06/19/07	Under construction
Mecca Fire Station	727-193-040	0.23	11/27/01	Under construction
Mecca Sports Park and Boys and Girls Club	727-272-021, 031	8.53	09/09/03	Under construction
100 Palms	751-130-019, 020	1.85	05/22/08	Land held for future housing development
Middleton	751-160-007, 009, 012, 014	23.87	12/15/06	Land held for future redevelopment
Thermal Revitalization	757-041-030	0.08	05/22/08	Land held for future redevelopment
Thermal Revitalization	757-042-008	0.14	06/20/08	Land held for future redevelopment

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Thermal Revitalization	757-052-010	0.01	05/23/08	Land held for future redevelopment
Thermal Revitalization	757-052-014	0.15	05/23/08	Land held for future redevelopment
Thermal Revitalization	757-052-015	0.16		Land held for future redevelopment
Thermal Revitalization	757-052-016	0.22	05/23/08	Land held for future redevelopment
Thermal Revitalization	757-052-013, 017	0.13	05/23/08	Land held for future redevelopment
Thermal Revitalization	757-054-018, 019	0.2	07/2/08	Land held for future redevelopment
Thermal Library	757-062-003	4.38	12/22/09	Land held for future redevelopment
Desert Resorts Industrial Park	759-050-003; 759-100-006 thru 011	607.16	7/10/98	Land held for future redevelopment
Hernandez MHP	757-110-023	1.95	7/12/10	Land held for housing project
Oasis Fire Station	749-160-012	3.08	1/5/11	Land held for future development
Cabazon Sewer Project	525-150-012	3.44	12/7/10	Land held for future development