

CLASSIFICATION: Business and Noninstructional
Operations

ADOPTED: 8/2/89

REVISED: 9/13/95

SUBJECT: Redevelopment Project Negotiations

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The County Board of Education establishes this policy in accordance with the *California Community Redevelopment Law* which requires a redevelopment agency to analyze the fiscal impact of a proposed project on any affected taxing agency, and to provide an affected taxing agency the opportunity to consult with the redevelopment agency to address any fiscal impact.

Redevelopment projects within San Diego County shall be reviewed and considered on a case-by-case basis to ensure that the County Superintendent of Schools shall be compensated to the fullest extent allowed under the law for any potential loss of tax increment that the County Superintendent of Schools would be entitled to receive in the absence of a redevelopment project, or for any costs associated with increases in the quality of or quantity of services caused by a redevelopment project.

The need and lack of funding for joint use regional facilities to assist the County Superintendent of Schools in providing services to schools and the public constitutes a blighted condition throughout San Diego County. The level of participation of the County Superintendent of Schools in a redevelopment project shall reflect the need to lessen this condition.

SCOPE OF FISCAL IMPACT REVIEW

The County Superintendent of Schools or his/her designee shall review and consider each redevelopment project for compliance with the provision of law as it relates to school districts to analyze the fiscal impact on the County Superintendent of Schools caused by a redevelopment project.

The following factors shall be considered, along with any other that may be relevant to the project in question:

1. Size of the proposed project area.
2. Amount of base year tax revenue.
3. Life of the redevelopment plan.

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4. Limit the plan sets on the total tax increment that can be collected.
5. Project area conditions.
6. Anticipated phasing of improvements and related need for up-front revenue.
7. Feasibility and likelihood of project success.

SCOPE OF IMPACT STUDIES

The following are general guidelines for exploring potential agreements between the County Superintendent of Schools or his/her designee with redevelopment agencies:

1. The County Board of Education and the County Superintendent of Schools shall receive their full share of any tax increments attributable to future increases in the property tax imposed for their benefit.
2. The County Board of Education and the County Superintendent of Schools shall receive tax increment in accordance with provisions established by AB 1290 (Chapter 942, 1993 Statutes). Consideration may be given, when feasible, to alternative forms of compensation (e.g., construction or improvement of facilities).
3. The County Board of Education and the County Superintendent of Schools shall seek cooperation from redevelopment agencies in developing and providing additional funding opportunities for joint use facilities to be used in cooperation with cities, the county, or individual school districts.
4. The County Board of Education and the County Superintendent of Schools shall periodically review the progress made by the redevelopment agency in implementing the redevelopment plan.

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GUIDELINES FOR MONITORING OF AGREEMENTS AND
STATUTORY-SHARED FUNDING

1. Redevelopment projects, once adopted, shall be monitored for compliance within the financial responsibilities to the County Superintendent of Schools.
2. The County Superintendent of Schools or his/her designee shall work closely with the San Diego County Auditor-Controller in these monitoring efforts.
3. The County Superintendent of Schools shall assist individual school districts to the extent possible in its monitoring of the district's financial agreements with the redevelopment agencies.

Derivation: Former Board Policy No.3520, Adopted 8/2/89. Amended and Renumbered 3210, 9/13/95.

Legal Reference: California Community Redevelopment Law
Health and Safety Code
33000 et seq.