

Attachment 5 Douglas County Redevelopment Areas

- Private investment in the basin's community centers has been limited, in large part, because key elements of the 1987 Regional Plan are overly-complex, outdated and do not incorporate contemporary land use and environmental science. The basin's economic and social health has deteriorated with the loss of some 10,000 permanent residents since 2000. Schools and many businesses have closed. Unemployment and poverty levels in the basin, as a whole, are above state averages.⁵
- Need for more predictable and consistent regulatory processes than currently administered by the TRPA and other agencies that encourage redevelopment and reinvestment.³

1 • NVision Regional Economic Development Strategy 2006 • Visioning Document

http://www.angeloueeconomics.com/northernnvision/Reports/Northern_NVision_Report_2_Visioning.pdf pg. 17

2 • Douglas County Community Assessment, September 2009

3 • Lake Tahoe Basin Plan for Prosperity, November 2010

4 • Additional items identified during the update of the Economic Development Element

5 • Creating a Sustainable future for Lake Tahoe – Tahoe Prosperity Center 2011

Redevelopment Areas

In October of 1997, the County established a Redevelopment Agency and created Redevelopment Project Area No. 1, which includes commercial areas in Genoa, along Foothill Road north and south of Genoa, and in the North County area. The redevelopment areas within North County are located within the Indian Hills/Jacks Valley Community Plan area.

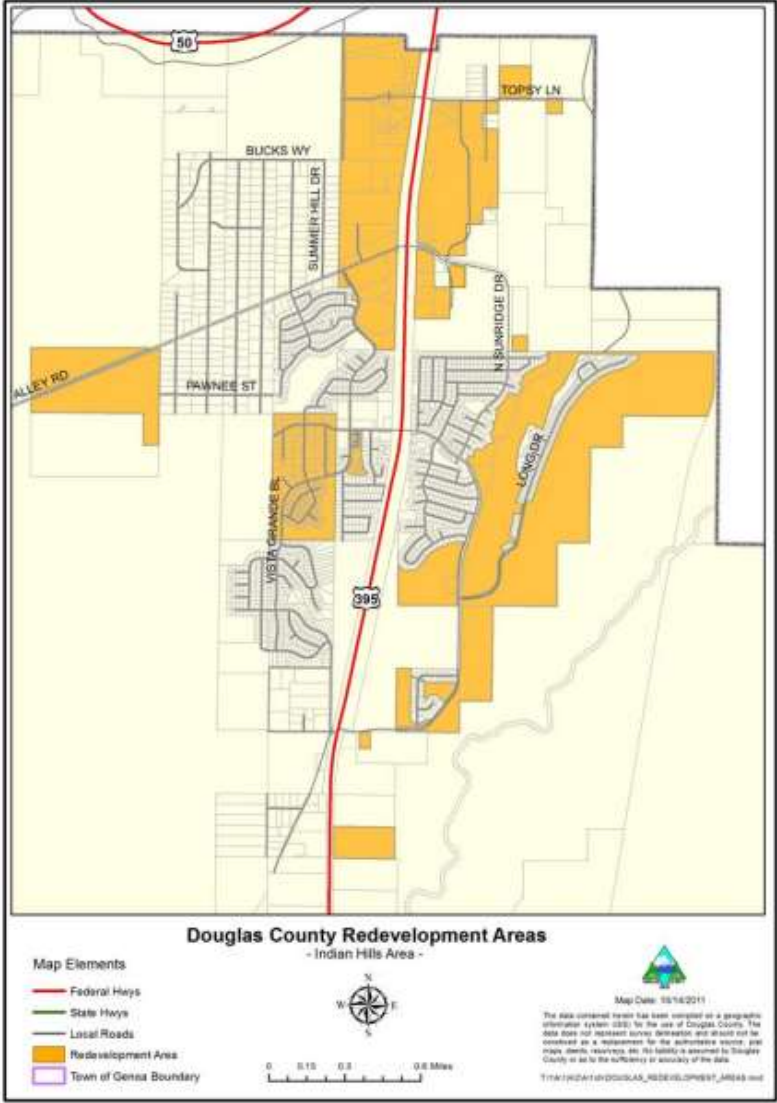
In 2005, the County amended Redevelopment Project Area No. 1 to include additional commercial and private recreation areas in the North County portion. Redevelopment funds have been used to finance infrastructure improvement including water, sewer, road, drainage, and landscaping. Additionally Redevelopment funds have been used in association with the Carson Valley Plaza in North County. Map 9.1 depicts the Redevelopment Areas located in the Indian Hills/Jacks Valley Community Plan area.

In 2011, redevelopment funding was approved to construct a trail from 1862 David Walley's Hotsprings Resort to downtown Genoa along Foothill Road, and to construct enhancements to the Historic Downtown, including walkways, signage, lighting, and parking. Both improvements are part of the Genoa Destination Economic Vitality Project. Map 9.2 depicts the Redevelopment Areas in and near the Town of Genoa.

In 2011, the Redevelopment Agency had outstanding debt. Use of additional redevelopment funds will depend on the completion of approved projects and the availability of funding for future redevelopment projects.

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**Map 9.1
Redevelopment Areas in Douglas County – Indian Hills/Jack Valley Area**



**Attachment 5
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**Map 9.2
Redevelopment Areas in Douglas County –Genoa Area**

