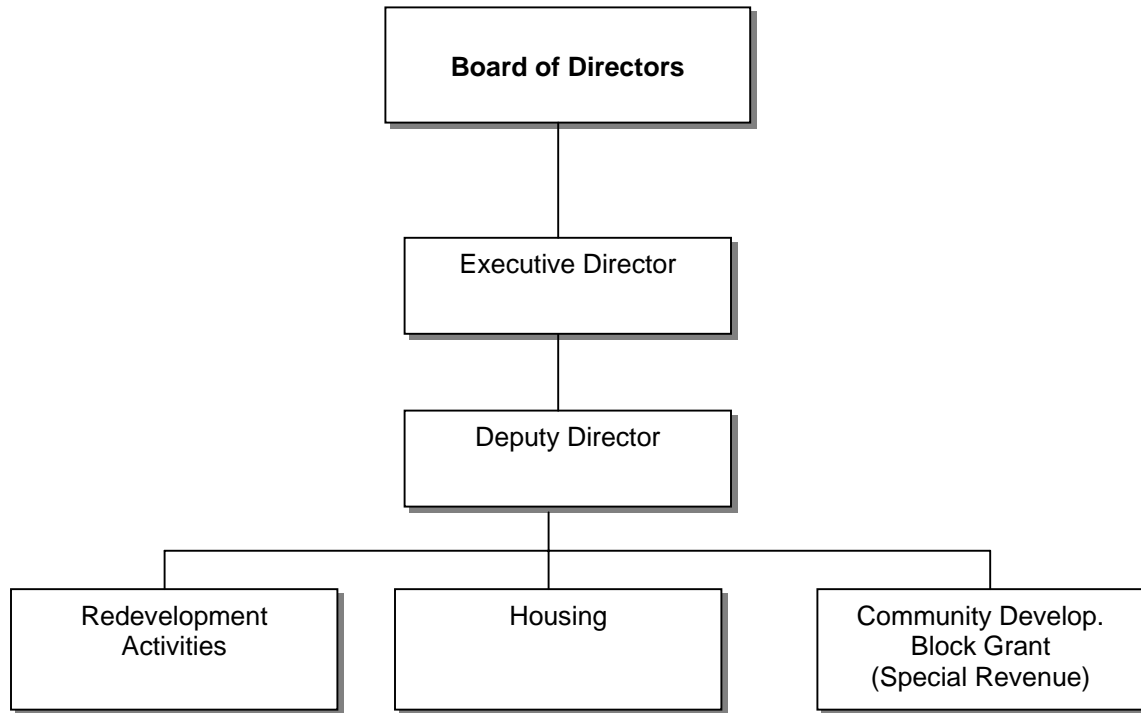


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# Redevelopment Agency

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# Redevelopment Agency

## BUDGET SUMMARY

	Actual Expenditures 2000-01	Total Budget 2001-02	Adopted Budget 2002-03	Change From Prior Year	% Change
Full Time Equivalent Positions	1.7	1.5	2.5	1.0	0.0%
Salaries & Benefits	\$ 52,567	\$ 108,550	\$ 172,600	\$ 64,050	59.0%
Supplies & Services	1,134,040	2,113,747	3,302,729	1,188,982	56.2%
Capital Acquisitions	101,747	2,000,000	2,505,000	505,000	25.3%
Contributions to Other Funds	-	287,000	-	-	0.0%
<b>Total</b>	<b>\$ 1,288,354</b>	<b>\$ 4,509,297</b>	<b>\$ 5,980,329</b>	<b>\$ 1,758,032</b>	<b>39.0%</b>

### Financing Sources

Redevelopment Fund	1,288,354	4,509,297	5,980,329
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## PERSONNEL SUMMARY

(shown in full time equivalents)

	Total Budget 2001-02	Adopted Budget 2002-03
<b>Redevelopment</b>		
Assistant to the City Administrator	1	0.7
Downtown Coordinator	0	1
Administrative Clerk I/II/III	0.5	0.5
<i>Subtotal</i>	1.5	2.2
<b>Low Mod/Housing</b>		
Assistant to the City Administrator	0	0.3
<i>Subtotal</i>	0	0.3
<b>Grand Total</b>	<b>1.5</b>	<b>2.5</b>

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# Redevelopment Agency

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## MISSION STATEMENT

To improve the economic and social health of the community through planned public and private revitalization activities.

## SERVICE DESCRIPTION

The purpose of redevelopment is to eliminate economic blight, revitalize depressed sections of the City, expand the supply of low- and moderate-income housing, expand employment opportunities for jobless and low-income persons, and to provide a quality environment for the well being of all citizens. The Redevelopment Agency Board of Directors formulates the policies of the Redevelopment Agency. The members of the board are comprised of the City Council members.

## STRATEGIC ISSUES

Implementing the activities of the Central City Specific Plan and Revitalization Strategy remains a priority for the Agency. The primary focus has been the marketing of the Town Center for office development. Office development will remove blight from the center of town, create an employment base, create a community identity and activate the downtown.

## FY 2001 - 2002 ACCOMPLISHMENTS

- ❖ This year was marked by the completion of the Sutter North medical facility in the Town Center. Additionally, the City Center Medical Plaza is under construction and anticipates completion in July 2002.
- ❖ The Agency has been active in purchasing additional right-of-way for the extension of Plumas Boulevard. Marketing of the Town Center property has created interest from developers and continues to be a priority of the Agency.
- ❖ Merchants on Plumas Street have continued to show interest and have responded positively to the Downtown Façade program. The Business Improvement District, on Plumas Street has also had a successful third year.

## FY 2001-2002 PERFORMANCE MEASURE RESULTS

1. Enter into Disposition and Development Agreements for Agency-owned property and encourage private development on surrounding property. (The Redevelopment Agency has entered into negotiations with a developer.)
2. Acquire the necessary property to implement the Central City Specific Plan. (The Agency has acquired property at 429 Wilbur Avenue for the future extension of C Street and has purchased most of the property necessary for the extension of Plumas Boulevard. The Agency is in negotiations on three additional properties).
3. Have design work started for the Plumas Street Construction project. (The tentative costs and scope of services are being reviewed).

## FY 2002 - 2003 INITIATIVES

- ❖ Work with private developers in promoting the Town Center for office development.
- ❖ Develop an acquisition plan for right of way and property purchase.
- ❖ Work with the Yuba City Downtown Business Association to design and implement the Plumas Street construction project.
- ❖ Develop a financing strategy for Redevelopment Agency projects in the Town Center and Downtown Central Business District

## 2002-2003 PERFORMANCE MEASURES

1. Enter into one Disposition and Development Agreements for Agency-owned property and encourage private development on surrounding property.
  2. Acquire the necessary property to implement the Central City Specific Plan.
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## Redevelopment Agency

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3. Provide assistance to at least 4 businesses through the Downtown Façade Improvement Program.
  4. Have design work started for the Plumas Street Construction project.
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# Redevelopment Agency

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201-6011

Appropriation Line-Item	Actual 2000-2001	Adopted 2001-2002	Adopted 2002-2003
612 Salaries	\$ 29,519	\$ 57,910	\$ 109,585
613 Extra Help	2,394	10,000	5,000
614 Overtime	-	-	-
615 Total Benefits	4,530	14,138	26,736
<b>Salaries &amp; Benefits Sub - Total</b>	<b>36,443</b>	<b>82,048</b>	<b>141,321</b>
621 Heat & Power	-	-	-
622 Telephone	1,084	1,102	2,402
623 Postage & Freight	1,484	1,500	2,000
624 Advertising	-	-	2,000
625 Forms & Supplies	626	600	1,700
626 Printing & Binding	533	1,000	1,000
627 Professional Services	157,627	398,300	209,300
628 Travel & Meeting	3,949	7,200	7,670
629 Car Allowance	2,490	2,700	-
631 Dues & Subscriptions	2,489	3,150	3,370
632 Rental-Bldgs/Equip/Land	-	-	6,600
639 Training Programs	-	-	3,000
643 Insurance	708	1,305	2,531
650 RDA Pass Through	243,511	239,000	274,400
654 Interfund Transfers	40,588	580,086	1,702,086
658 Computer ISF	2,389	2,394	3,282
<b>Supplies &amp; Services Sub - Total</b>	<b>457,478</b>	<b>1,238,337</b>	<b>2,221,341</b>
691 Land Acquisition	101,747	1,000,000	1,000,000
692 Equipment	-	-	5,000
<b>Acquisitions Sub - Total</b>	<b>101,747</b>	<b>1,000,000</b>	<b>1,005,000</b>
<b>Total Appropriations</b>	<b>\$ 595,668</b>	<b>\$ 2,320,385</b>	<b>\$ 3,367,662</b>

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## SERVICE DESCRIPTION

The Redevelopment Agency is required to set aside a minimum of 20% from the tax increment revenues collected annually within the project area for low-income affordable housing activities. Expenditures from this fund are limited in use to activities that increase, improve or preserve the supply of low- and moderate-income housing.

In 1989, when the Redevelopment plan was adopted, the Redevelopment Agency made a finding that the use of the housing set-aside funds would not be restricted to the project area. Use of these funds may be applied anywhere within the corporate boundaries of the City.

It is the intent of the Agency and City alike to partner with both public and private entities in developing affordable housing projects that best serve our community's needs. These partners may include the Housing Authority, private developers, nonprofit corporations, and other interested parties dedicated to providing decent, safe and affordable housing in Yuba City.

## STRATEGIC ISSUES

1. It is the goal of the Redevelopment Agency to continue its efforts to increase the supply of decent, safe, and affordable housing in the community by continuing to offer affordable housing programs to all income levels.

## FY 2001 - 2002 ACCOMPLISHMENTS

- ❖ The Agency provided a total of \$1,050,000 of HOME and Housing Set-aside funds for the completion of the Park Terrace Apartments renovation. This 80-unit rental complex will remain affordable to low-income households for an additional 55 years.
- ❖ HOME funds were used to provide Housing Rehabilitation and First Time Homebuyer loans to 7 low-income households.

- ❖ The Agency made great progress in its efforts to provide transitional housing, having acquired and rehabilitated a 5-unit rental-housing complex. The complex is now owned and operated by Sutter Community Affordable Housing Corporation.
- ❖ Staff worked with consultants to develop the Housing Element that is scheduled for adoption by City Council no later than June 30, 2002.

## FY 2001-2002 PERFORMANCE MEASURE RESULTS

1. Provide housing assistance through Housing Rehabilitation and First Time Homebuyer programs to at least 15 low-income households. (Provided assistance to 11 low-income households).
2. Complete an infill housing analysis in the Project Area. (Further review determined the need for an infill housing analysis was premature.)

## FY 2002 - 2003 INITIATIVES

- ❖ Housing Rehabilitation: The City will continue funding the Housing Rehabilitation program with HOME and Housing Set-aside funds. CDBG funds are also leveraged for this program.
- ❖ First-Time Homebuyers Assistance: The City will continue to use HOME funds (via the State of California) to administer a First-Time Homebuyers program for Yuba City residents who are income-eligible.
- ❖ Construction of New Units: The Agency is in the process of identifying locations in the project area for infill housing development. The focus will center on offsetting developer costs and providing homebuyer assistance.
- ❖ The Agency will continue its efforts to preserve affordable housing by providing assistance when requested for at-risk housing projects identified in the Housing

Element. Requests for funding will be evaluated on a case-by-case basis and will be subject to availability of funds.

**FY 2002-2003 PERFORMANCE MEASURES**

1. Provide housing assistance through Housing Rehabilitation and First Time Homebuyer programs to at least 15 low-income households.
  2. Construct or rehabilitate at least 170 units of multi-family housing for low- and moderate-income households by 2005.
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# Housing

202-6021

Appropriation Line-Item		Actual 2000-2001	Adopted 2001-2002	Adopted 2002-2003
612	Salaries & Wages	\$ 13,522	\$ 18,614	\$ 21,977
613	Extra Help	512	-	5,000
614	Overtime	-	-	-
615	Total Benefits	2,090	7,888	4,302
<b>Salaries &amp; Benefits Sub - Total</b>		<b>16,124</b>	<b>26,502</b>	<b>31,279</b>
625	Forms & Supplies	-	1,000	1,000
627	Professional Services	23,189	100,000	300,000
643	Insurance	311	448	476
654	Interfund Transfers	-	120,938	121,413
660	Other Materials & Supplies	41	2,000	5,000
<b>Supplies &amp; Services Sub - Total</b>		<b>23,541</b>	<b>224,386</b>	<b>427,889</b>
699	Project Implementation	-	1,000,000	1,500,000
<b>Acquisitions Sub - Total</b>		<b>-</b>	<b>1,000,000</b>	<b>1,500,000</b>
<b>Total Appropriations</b>		<b>\$ 39,665</b>	<b>\$ 1,250,888</b>	<b>\$ 1,959,168</b>

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## Redevelopment Agency- Debt Service

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450-451

Appropriation Line-Item	Actual 2000-2001	Adopted 2001-2002	Adopted 2002-2003
<b>Salaries &amp; Benefits Sub - Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
652 Debt Service	531,699	530,086	532,086
<b>Supplies &amp; Services Sub - Total</b>	<b>531,699</b>	<b>530,086</b>	<b>532,086</b>
<b>Acquisitions Sub - Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Appropriations</b>	<b>\$ 531,699</b>	<b>\$ 530,086</b>	<b>\$ 532,086</b>

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## Redevelopment Agency-Low/Mod Debt Service

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452

Appropriation Line-Item	Actual 2000-2001	Adopted 2001-2002	Adopted 2002-2003
<b>Salaries &amp; Benefits Sub - Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
652 Debt Service	121,322	120,938	121,413
<b>Supplies &amp; Services Sub - Total</b>	<b>121,322</b>	<b>120,938</b>	<b>121,413</b>
<b>Acquisitions Sub - Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Appropriations</b>	<b>\$ 121,322</b>	<b>\$ 120,938</b>	<b>\$ 121,413</b>

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