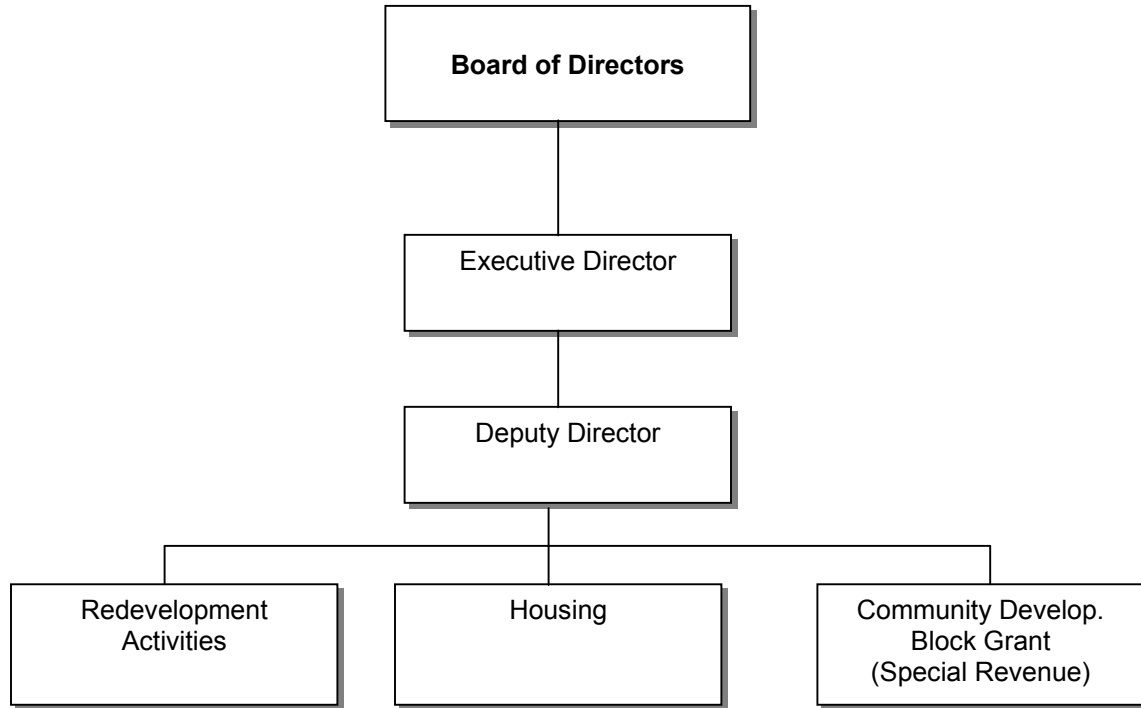

Redevelopment Agency



Redevelopment Agency

	Actual Expenditures 2001-02	Total Budget 2002-03	Adopted Budget 2003-04	Change From Prior Year	% Change
Full Time Equivalent Positions	1.5	2.5	2.5	-	0.0%
Salaries & Benefits	\$ 83,642	\$ 172,600	\$ 197,536	\$ -	0.0%
Supplies & Services	1,053,961	1,479,230	1,453,444	(25,786)	-1.7%
Capital Acquisitions	565,493	2,505,000	1,250,000	(1,255,000)	-50.1%
Contributions to Other Funds	1,498,349	1,823,499	708,299	-	0.0%
Total	\$ 3,201,445	\$ 5,980,329	\$ 3,609,279	\$ (1,280,786)	-21.4%

Financing Sources

Redevelopment Fund	3,201,445	5,980,329	3,609,279
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PERSONNEL SUMMARY (shown in full time equivalents)

	Total Budget 2002-03	Adopted Budget 2003-04
Redevelopment		
Assistant to City Administrator	0.7	0.7
Downtown Coordinator	1	1
Administrative Clerk I/II/III	0.5	0.5
<i>Subtotal</i>	2.2	2.2
Low/Mod Housing		
Assistant to City Administrator	0.3	0.3
<i>Subtotal</i>	0.3	0.3
Grand Total	2.5	2.5

Redevelopment Agency

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

1. 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 2002 - 2003 ACCOMPLISHMENTS

- ❖ Continued discussions with developers seeking Disposition and Development Agreements for Agency-owned property, and encouraged private development on surrounding property.
- ❖ This year was marked by the completion of the City Center Medical Plaza located in the Town Center.
- ❖ The Agency has completed the purchase of 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.

- ❖ Began design work for the Plumas Street Construction Project with the design firm of Freedman, Tung & Bottomley.

FY 2002-2003 PERFORMANCE MEASURE RESULTS

1. Provide Assistance to at least four businesses through the Downtown Façade Improvement Program. *Assisted with the renovation of 18 façade.*
2. Acquire the necessary property to implement the Central City Specific Plan. *Acquired one additional parcel in effort to purchase the necessary property to implement the Central City Specific Plan.*

FY 2003 - 2004 INITIATIVES

- ❖ Work with private developers in promoting the Town Center for office development.
- ❖ Develop an acquisition plan for right of way and property purchase.
- ❖ Continue to 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.

FY 2003-2004 PERFORMANCE MEASURES

1. Enter into 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.
 3. Provide assistance to at least 4 businesses through the Downtown Façade Improvement Program.
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Redevelopment Agency

201-6011

Appropriation Line-Item	Actual 2001-2002	Adopted 2002-2003	Adopted 2003-2004
612 Salaries	\$ 51,751	\$ 109,585	\$ 119,525
613 Extra Help	1,162	5,000	5,000
614 Overtime	-	-	-
615 Total Benefits	8,387	26,736	37,719
Salaries & Benefits Sub - Total	61,300	141,321	162,244
622 Telephone	1,029	2,402	1,278
623 Postage & Freight	843	2,000	1,500
624 Advertising	-	2,000	-
625 Forms & Supplies	790	1,700	1,250
626 Printing & Binding	119	1,000	1,000
627 Professional Services	120,087	209,300	164,300
628 Travel & Meeting	5,217	7,670	5,500
631 Dues & Subscriptions	3,144	3,370	3,000
632 Rental-Bldgs/Equip/Land	-	6,600	-
639 Training Programs	-	3,000	-
643 Insurance	1,305	2,531	2,361
650 RDA Pass Through	266,794	274,400	310,600
654 Interfund Transfers	1,381,068	1,702,086	583,540
658 Computer ISF	2,394	3,282	3,829
Supplies & Services Sub - Total	1,782,790	2,221,341	1,078,158
691 Land Acquisition	565,493	1,000,000	500,000
692 Equipment	-	5,000	-
Acquisitions Sub - Total	565,493	1,005,000	500,000
Total Appropriations	\$ 2,409,583	\$ 3,367,662	\$ 1,740,402

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.

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 2002 - 2003 ACCOMPLISHMENTS

- ❖ The Agency provided a total of \$825,000 of Housing Set-aside funds for the renovation of the Spencer Arms Apartments. This 64-unit "at-risk" rental complex will remain affordable to low-income households for an additional 55 years.
- ❖ Staff continued to work with consultants to develop the Housing Element that is scheduled for adoption by City Council in May 2003.

FY 2002-2003 PERFORMANCE MEASURE RESULTS

1. Provide housing assistance through Housing Rehabilitation and First Time Homebuyer programs to at least 15 low-income households. *HOME funds were used to provide Housing Rehabilitation and First Time Homebuyer loans to 8 low-income households.*
2. Construct or rehabilitate at least 170 units of multi-family housing for low and moderate income households by 2005. *Six housing sites in the Redevelopment Project Area for the development of new affordable housing. The focus will center on offsetting developer costs and providing homebuyer assistance.*

FY 2003 - 2004 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 Homebuyer program for Yuba City residents who are income-eligible.
- ❖ 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 2003-2004 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 2001-2002	Adopted 2002-2003	Adopted 2003-2004
612 Salaries & Wages	\$ 19,302	\$ 21,977	\$ 23,894
613 Extra Help	-	5,000	5,000
614 Overtime	-	-	-
615 Total Benefits	3,040	4,302	6,398
Salaries & Benefits Sub - Total	22,342	31,279	35,292
623 Postage & Freight	75	-	-
625 Forms & Supplies	128	1,000	1,000
627 Professional Services	564	300,000	300,000
643 Insurance	448	476	527
654 Interfund Transfers	117,281	121,413	121,759
660 Other Materials & Supplies	-	5,000	5,000
Supplies & Services Sub - Total	118,496	427,889	428,286
699 Project Implementation	-	1,500,000	750,000
Acquisitions Sub - Total	-	1,500,000	750,000
Total Appropriations	\$ 140,838	\$ 1,959,168	\$ 1,213,578

Redevelopment Agency- Debt Service

450-451

Appropriation Line-Item	Actual 2001-2002	Adopted 2002-2003	Adopted 2003-2004
Salaries & Benefits Sub - Total	\$ -	\$ -	-
652 Debt Service	530,086	532,086	533,540
Supplies & Services Sub - Total	530,086	532,086	533,540
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 530,086	\$ 532,086	\$ 533,540

Redevelopment Agency-Low/Mod Debt Service

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Appropriation Line-Item	Actual 2001-2002	Adopted 2002-2003	Adopted 2003-2004
Salaries & Benefits Sub - Total	\$ -	\$ -	-
652 Debt Service	120,938	121,413	121,759
Supplies & Services Sub - Total	120,938	121,413	121,759
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 120,938	\$ 121,413	\$ 121,759
