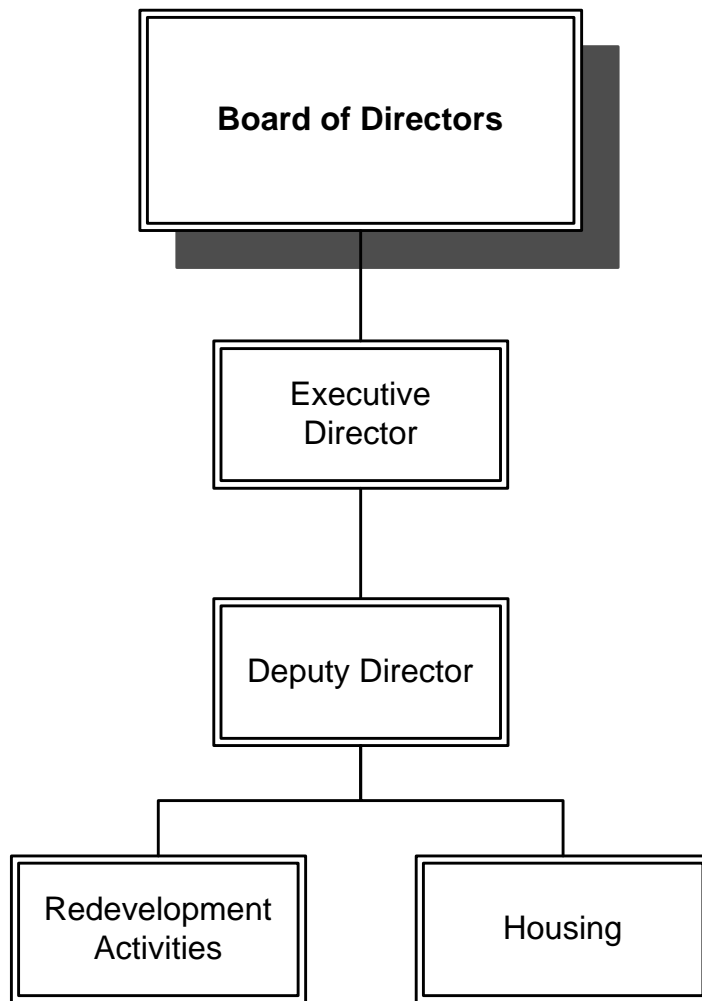

Redevelopment Agency



Redevelopment Agency

	Actual Expenditures 2002-03	Total Budget 2003-04	Adopted Budget 2004-05	Change From Prior Year	% Change
Full Time Equivalent Positions	1.5	2.5	1.6	(0.9)	0.0%
Salaries & Benefits	\$ 99,091	\$ 197,536	\$ 153,439	(44,097)	-22.3%
Supplies & Services	1,222,345	1,456,444	1,372,437	(84,007)	-5.8%
Capital Acquisitions	3,800	1,250,000	-	(1,250,000)	-100.0%
Contributions to Other Funds	1,825,533	705,299	4,826,530	4,121,231	584.3%
Total	\$ 3,150,769	\$ 3,609,279	\$ 6,352,406	\$ 2,743,127	76.0%
Financing Sources					
Redevelopment Fund	3,150,769	3,609,279	6,352,406		

PERSONNEL SUMMARY
(shown in full time equivalents)

	Total Budget 2003-04	Adopted Budget 2004-05
Redvelopment		
Deputy City Manager	0.7	0.7
Downtown Coordinator	1	0
Administrative Clerk I/II/III	0.5	0
Administrative Clerk Part-Time Limited Terr	0	0.6
<i>Subtotal</i>	2.2	1.3
Low/Mod Housing		
Deputy City Manager	0.3	0.3
<i>Subtotal</i>	0.3	0.3
Grand Total	2.5	1.6

Redevelopment Agency

MISSION STATEMENT

To improve the economic and social well being 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 2003 - 2004 ACCOMPLISHMENTS

- ❖ Continued development of the Town Center project.
- ❖ Worked with private developers on commercial projects.
- ❖ Acquired right of way for Plumas Blvd. Roundabout and extension.
- ❖ Provided assistance to Yuba City Downtown Business Association .
- ❖ Conducted public workshops on design of Plumas Street reconstruction.
- ❖ Completed bond refinancing for redevelopment projects.

FY 2004 - 2005 INITIATIVES

- ❖ Finalize design plans for Plumas Street reconstruction.
- ❖ Sale of land in the Town Center.
- ❖ Work with private developers in promoting infill projects.
- ❖ Promote downtown as an entertainment and retail district.
- ❖ Expansion of Enterprise Zone area.

CONTINUOUS IMPROVEMENT PERFORMANCE MEASURES

1. Revitalization of the redevelopment project area including the following activities: Downtown streetscape plans targeted at 100% completion and additional 50% development in the Town Center is targeted for FY 2004-05.
2. Completed retail and commercial development targeted at one for FY 2004-05, public facilities targeting two for FY 2004-05 and residential projects.
3. The redevelopment agency will sell three properties in FY 2004-05 and assist five businesses to revitalize the area.

Work Volume	Public Facilities Developed
2002-2003 Actual	No data
2003-2004 Target	No data
2003-2004 Dept Est	2
2004-2005 Target	2

Redevelopment Agency

Efficiency Effectiveness	Town Center development
2002-2003 Actual	No data
2003-2004 Target	No data
2003-2004 Dept Est	75%
2004-2005 Target	80%

Work	Businesses Assisted
2002-2003 Actual	No data
2003-2004 Target	No data
2003-2004 Dept Est	3
2004-2005 Target	6

Efficiency Effectiveness	Plumas Street Downtown
2002-2003 Actual	No data
2003-2004 Target	No data
2003-2004 Dept Est	50%
2004-2005 Target	75%

Work Volume	Sale of Property
2002-2003 Actual	No data
2003-2004 Target	No data
2003-2004 Dept Est	1
2004-2005 Target	3

Efficiency Effectiveness	Construction Projects Completed
2002-2003 Actual	No data
2003-2004 Target	No data
2003-2004 Dept Est	1.0
2004-2005 Target	1.0

Redevelopment Agency

201-6011

Appropriation Line-Item	Actual 2002-2003	Adopted 2003-2004	Adopted 2004-2005
612 Salaries	\$ 61,430	\$ 119,525	\$ 73,013
613 Extra Help	3,148	5,000	10,000
614 Overtime	56	-	-
615 Total Benefits	8,745	37,719	33,322
Salaries & Benefits Sub - Total	73,379	162,244	116,335
622 Telephone	1,433	1,278	1,266
623 Postage & Freight	301	1,500	1,500
625 Forms & Supplies	885	1,250	1,050
626 Printing & Binding	380	1,000	1,000
627 Professional Services	164,199	164,300	109,300
628 Travel & Meeting	4,826	5,500	5,548
631 Dues & Subscriptions	2,599	3,000	3,000
632 Rental-Bldgs/Equip/Land	15,886	-	-
643 Insurance	2,531	2,361	2,159
650 RDA Pass Through	314,676	310,600	411,340
650 ERAF Payment to County	41,843	-	154,619
654 Interfund Transfers	1,704,120	583,540	4,705,495
658 Computer ISF	3,282	3,829	3,642
Supplies & Services Sub - Total	2,256,961	1,078,158	5,399,919
691 Land Acquisition	-	500,000	-
692 Equipment	-	-	-
Acquisitions Sub - Total	-	500,000	-
Total Appropriations	\$ 2,330,340	\$ 1,740,402	\$ 5,516,254

City of Yuba City 2004-2005 Budget



Town Square

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 2003 - 2004 ACCOMPLISHMENTS

- ❖ Continued to oversee the rehabilitation and site improvements of the Spencer Arms Apartments, a 64-unit complex occupied by low and moderate-income families.
- ❖ Continued to build local capacity in carrying out affordable housing programs by working closely with the local Housing Authority staff on strategic planning for the City's affordable housing needs.

- ❖ Worked with Habitat for Humanity to facilitate the completion of two units of affordable housing for owner-occupants.

FY 2004 - 2005 INITIATIVES

- ❖ Housing Rehabilitation: Housing Rehabilitation program with HOME and Housing Set-aside funds. CDBG funds are also leveraged for this program.
- ❖ First-Time Homebuyers Assistance: use of 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 create affordable housing by working with developers to identify potential sites for housing development and providing other assistance when necessary.
- ❖ The Agency will continue to work with the local Housing Authority to increase and improve the supply of affordable housing for low - and moderate-income households.

CONTINUOUS IMPROVEMENT PERFORMANCE MEASURES

1. Increase, improve and preserve the supply of low- and moderate-income housing both in and out of the redevelopment project area by Constructing or rehabilitating at least 170 units of multi-family housing for low and moderate income households by 2005.
 2. Provide housing assistance through housing rehabilitation and first time homebuyer programs to at least 15 eligible households.
 3. Acquire land for development of housing projects.
-

Housing

Efficiency Effectiveness	Construct Or Rehabilitate At Least 170 Units Of Multi-Family Housing For Low And Moderate- Income Households By 2005 (number of households)
2002-2003 Actual	64
2003-2004 Target	106
2003-2004 Dept Est	64
2004-2005 Target	106

Efficiency Effectiveness	Number Of Eligible Households Who Were Provided Housing Assistance Through Housing Rehabilitation And First Time Homebuyer Programs
2002-2003 Actual	8
2003-2004 Target	15
2003-2004 Dept Est	3
2004-2005 Target	7

Efficiency Effectiveness	Amount Of Land Acquired For Development Of Housing Projects
2002-2003 Actual	0
2003-2004 Target	1
2003-2004 Dept Est	0
2004-2005 Target	1

Housing

202-6021

Appropriation Line-Item		Actual 2002-2003	Adopted 2003-2004	Adopted 2004-2005
612	Salaries & Wages	\$ 22,756	\$ 23,894	\$ 23,593
613	Extra Help	-	5,000	5,000
614	Overtime	-	-	-
615	Total Benefits	2,956	6,398	8,511
Salaries & Benefits Sub - Total		25,712	35,292	37,104
625	Forms & Supplies	-	1,000	1,000
627	Professional Services	15,529	300,000	25,000
643	Insurance	476	527	483
654	Interfund Transfers	121,413	121,759	121,035
660	Other Materials & Supplies	-	5,000	-
Supplies & Services Sub - Total		137,418	428,286	147,518
699	Project Implementation	3,800	750,000	-
Acquisitions Sub - Total		3,800	750,000	-
Total Appropriations		\$ 166,930	\$ 1,213,578	\$ 184,622

Redevelopment Agency- Debt Service

450-451

Appropriation Line-Item	Actual 2002-2003	Adopted 2003-2004	Adopted 2004-2005
Salaries & Benefits Sub - Total	\$ -	\$ -	-
652 Debt Service	532,086	533,540	530,495
Supplies & Services Sub - Total	532,086	533,540	530,495
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 532,086	\$ 533,540	\$ 530,495

Redevelopment Agency-Low/Mod Debt Service

452

Appropriation Line-Item	Actual 2002-2003	Adopted 2003-2004	Adopted 2004-2005
Salaries & Benefits Sub - Total	\$ -	\$ -	-
652 Debt Service	121,413	121,759	121,035
Supplies & Services Sub - Total	121,413	121,759	121,035
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 121,413	\$ 121,759	\$ 121,035

City of Yuba City 2004-2005 Budget



City Hall
