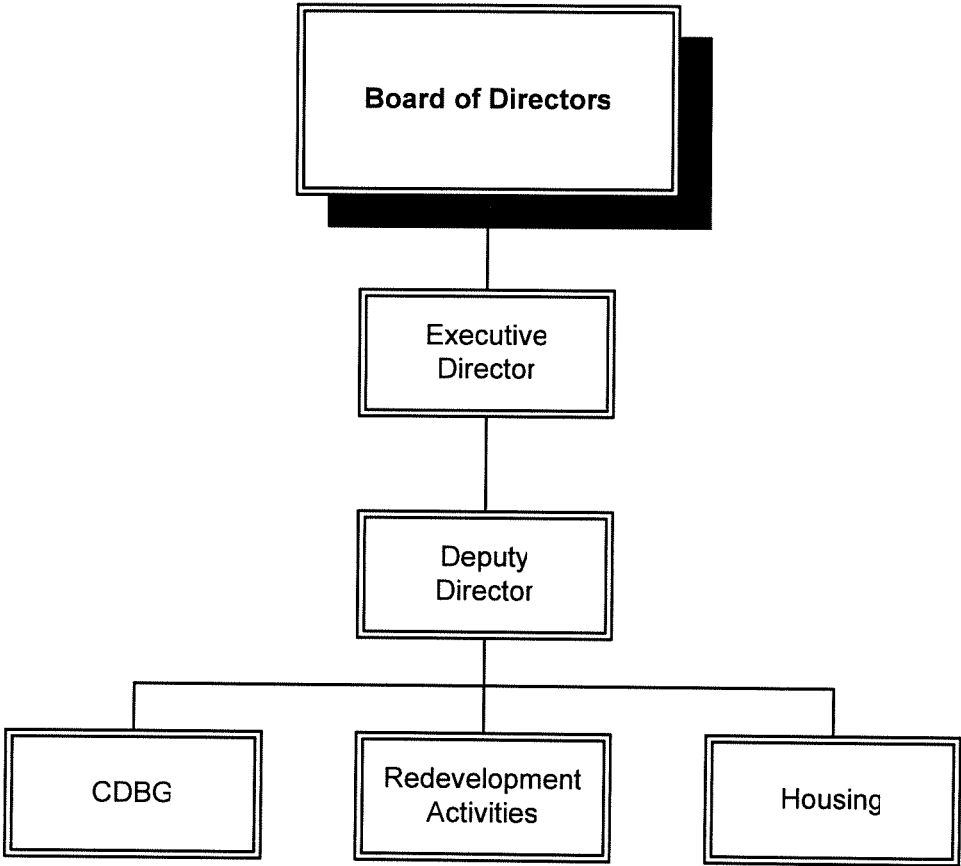

Redevelopment Agency



Redevelopment Agency

BUDGET SUMMARY

	Actual Expenditures 2003-2004	Adopted Budget 2004-2005	Adopted Budget 2005-2006	Change From Prior Year	% Change
Full Time Equivalent Positions	2.5	1.6	2.6	1.0	0.0%
Salaries & Benefits	\$ 110,788	\$ 153,439	\$ 179,699	26,260	17.1%
Supplies & Services	1,345,669	1,372,437	2,121,128	748,691	54.6%
Capital Acquisitions	2,185,820	-	-	-	-
Contributions to Other Funds	711,707	4,826,530	1,705,656	(3,120,874)	-64.7%
Total	\$ 4,353,984	\$ 6,352,406	\$ 4,006,483	\$(2,345,923)	-36.9%

Financing Sources

Redevelopment Fund	4,353,984	6,352,406	4,006,483
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PERSONNEL SUMMARY

(shown in full time equivalents)

	Adopted Budget 2004-2005	Adopted Budget 2005-2006
Redevelopment		
Deputy City Manager	0.7	0.7
Administrative Clerk Limited Term	0.6	0.6
<i>Subtotal</i>	1.3	1.3
Low/Mod Housing		
Deputy City Manager	0.3	0.3
<i>Subtotal</i>	0.3	0.3
Community Development Block Grant (CDBG Fund)		
Housing Analyst I/II	0.0	1.0
<i>Subtotal</i>	0.0	1.0
Grand Total	1.6	2.6

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 2004 - 2005 ACCOMPLISHMENTS

- ❖ Continued development of the Town Center project.
- ❖ Worked with private developers on commercial projects.
- ❖ Approved multi-screen theater development.
- ❖ Provided assistance to Yuba City Downtown Business Association.
- ❖ Completed public workshops on design of Plumas Street reconstruction.

- ❖ Completed bond refinancing for redevelopment projects.

FY 2005- 2006 INITIATIVES

- ❖ Finalize construction drawings 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.
- ❖ Development of Fujishiro Garden.

CONTINUOUS IMPROVEMENT PERFORMANCE MEASURES

1. Revitalization of the redevelopment project area including the following activities: Downtown streetscape construction drawings targeted at 100% completion and sale of remaining parcels (100%) in Town Center targeted for FY 2005-06.
2. Completed retail and commercial development targeted at one for FY 2005-06, public facilities targeting one for FY 2005-06.
3. The Redevelopment Agency will sell two properties in FY 2005-06 and develop parking in the Town Center.

Performance Measure	2003-	2004-	2005-
	2004	2005	2006
	Actual	Actual	Target
Measure 1 - Redevelopment Revitalization	No data	75%	100%
Measure 2 - Development	No data	1	1
Measure 3 - Property Sales	No data	2	2

Redevelopment Agency

201-6011

Appropriation Line-Item	Actual 2003-2004	Adopted 2004-2005	Adopted 2005-2006
612 Salaries	\$ 61,255	\$ 73,013	\$ 85,015
613 Extra Help	14,740	10,000	10,000
614 Overtime	-	-	-
615 Total Benefits	12,220	33,322	40,081
Salaries & Benefits Sub - Total	88,215	116,335	135,096
622 Telephone	2,544	1,266	2,466
623 Postage & Freight	454	1,500	1,000
624 Advertising	24	-	5,000
625 Forms & Supplies	132	1,050	1,247
626 Printing & Binding	25	1,000	500
627 Professional Services	131,106	109,300	120,000
628 Travel & Meeting	3,261	5,548	5,000
631 Dues & Subscriptions	2,248	3,000	3,000
639 Training Programs	-	-	2,000
643 Insurance	2,361	2,159	2,089
650 RDA Pass Through	564,998	411,340	432,995
650 ERAF Payment to County	-	154,619	154,633
654 Interfund Transfers	591,210	4,705,495	1,414,470
658 Computer ISF	3,829	3,642	3,804
Supplies & Services Sub - Total	1,302,191	5,399,919	2,148,204
691 Land Acquisition	2,185,820	-	-
692 Equipment	-	-	-
Acquisitions Sub - Total	2,185,820	-	-
Total Appropriations	\$ 3,576,226	\$ 5,516,254	\$ 2,283,300

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.

FY 2004 - 2005 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 one unit of affordable housing for owner-occupants.

FY 2005 - 2006 INITIATIVES

- ❖ Housing Rehabilitation: Housing Rehabilitation program with HOME, CDBG and Housing Set-aside funds.

- ❖ First-time Homebuyers Assistance: use of HOME funds to administer a First-Time Homebuyer program for income eligible Yuba City residents.
- ❖ 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 provide bond proceeds to the local Housing Authority for construction and rehabilitation 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 assisting with construction or rehabilitation of 200 units of multi-family housing for low and moderate income households by 2008.
2. Provide housing assistance through housing rehabilitation and First-time Homebuyer programs to at least eight eligible households.
3. Acquire land for development of housing projects.

Performance Measure	2003-	2004-	2005-
	2004	2005	2006
	Actual	Actual	Target
Measure 1 - Construct & Rehabilitate	106	64	170
Measure 2 - Eligible Households	15	3	8
Measure 3 - Land Acquired	No data	1	1

Housing

202-6021

Appropriation Line-Item	Actual 2003-2004	Adopted 2004-2005	Adopted 2005-2006
612 Salaries & Wages	\$ 18,995	\$ 23,593	\$ 28,580
613 Extra Help	-	5,000	5,000
614 Overtime	-	-	-
615 Total Benefits	3,577	8,511	11,023
Salaries & Benefits Sub - Total	22,573	37,104	44,603
625 Forms & Supplies	-	1,000	1,000
627 Professional Services	-	25,000	30,000
643 Insurance	527	483	738
654 Interfund Transfers	120,497	121,035	291,186
660 Other Materials & Supplies	-	-	5,000
Supplies & Services Sub - Total	121,024	147,518	327,924
699 Project Implementation	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 143,597	\$ 184,622	\$ 372,527

Redevelopment Agency- Debt Service

450-451-453

Appropriation Line-Item	Actual 2003-2004	Adopted 2004-2005	Adopted 2005-2006
612 Salaries & Wages	\$ -	\$ -	-
613 Extra Help	-	-	-
615 Total Benefits	-	-	-
Salaries & Benefits Sub - Total	-	-	-
652 Debt Service	512,402	530,495	1,059,470
Supplies & Services Sub - Total	512,402	530,495	1,059,470
692 Capital Acquisitions	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 512,402	\$ 530,495	\$ 1,059,470

Redevelopment Agency-Low/Mod Debt Service

452-454

Appropriation Line-Item	Actual 2003-2004	Adopted 2004-2005	Adopted 2005-2006
612 Salaries & Wages	\$ -	\$ -	-
613 Extra Help	-	-	-
615 Total Benefits	-	-	-
Salaries & Benefits Sub - Total	-	-	-
652 Debt Service	121,759	121,035	291,186
Supplies & Services Sub - Total	121,759	121,035	291,186
692 Capital Acquisitions	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 121,759	\$ 121,035	\$ 291,186
