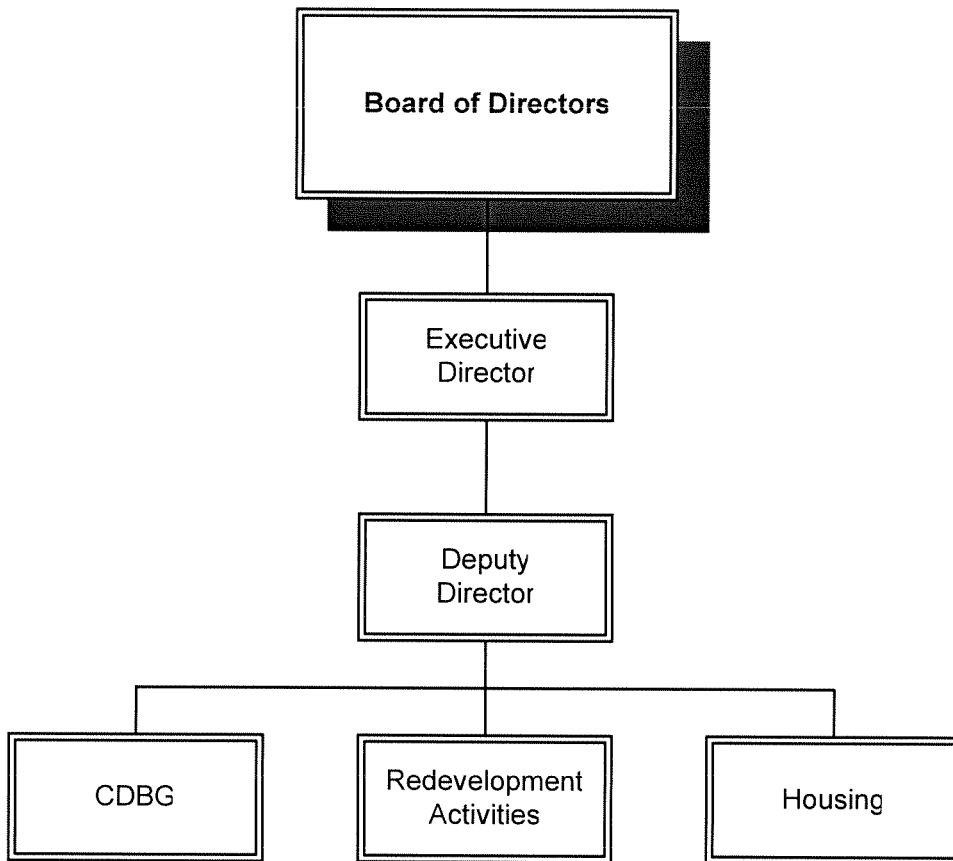

Redevelopment Agency



City of Yuba City 2006-2007 Budget



Town Square

Redevelopment Agency

BUDGET SUMMARY

	Actual Expenditures 2004-2005	Adopted Budget 2005-2006	Adopted Budget 2006-2007	Change From Prior Year	% Change
Full Time Equivalent Positions	1.6	2.6	2.6	-	0.0%
Salaries & Benefits	\$ 134,365	\$ 179,699	\$ 203,616	23,917	13.3%
Supplies & Services	1,956,627	2,121,128	2,668,724	547,596	25.8%
Capital Acquisitions	-	-	-	-	-
Contributions to Other Funds	622,467	1,705,656	1,560,449	(145,207)	-8.5%
Total	\$ 2,713,459	\$ 4,006,483	\$ 4,432,789	\$ 426,306	10.6%

Financing Sources

Redevelopment Fund	2,713,459	4,006,483	4,432,789
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PERSONNEL SUMMARY

(shown in full time equivalents)

	Adopted Budget 2005-2006	Adopted Budget 2006-2007
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	1.0	1.0
<i>Subtotal</i>	1.0	1.0
Grand Total	2.6	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 employment expansion and civic improvements. Development activities in this area are focused on eliminating blight from the center of town, creating an employment base, establishing a community identity and activating downtown.

FY 2005 - 2006 ACCOMPLISHMENTS

- ❖ Completion of new office development in the Town Center project.
- ❖ Construction start on transportation and major retail development.
- ❖ Completion of Plumas Streetscape construction drawings.
- ❖ Provided assistance to the Yuba City Downtown Business Association.
- ❖ Secured financing from State Infrastructure Bank for development project.

- ❖ Developed marketing campaign for Plumas Streetscape construction.

FY 2006- 2007 INITIATIVES

- ❖ Start construction of Plumas Streetscape project.
- ❖ Sale of land in the Town Center.
- ❖ Work with private developers in promoting infill projects.
- ❖ Promote downtown as an entertainment and retail district.
- ❖ Assist Housing Authority with preparation of master plan for development.

CONTINUOUS IMPROVEMENT PERFORMANCE MEASURES

1. Revitalization of the redevelopment project area including the following activities: Downtown streetscape construction targeted to begin (70%) and sale of remaining parcels (100%) in Town Center targeted for FY 2006-07.
2. Complete retail and commercial development targeted at three for FY 2006-07, public facilities targeting one for FY 2006-07.
3. The redevelopment agency will sell 2 properties in FY 2006-07 and develop parking in the Town Center.

Performance Measure	2004-	2005-	2006-
	2005	2006	2007
	Actual	Actual	Target
Measure 1 - Redevelopment Revitalization	75%	80%	100%
Measure 2 - Development (# of projects)	1	1	4
Measure 3 - Property Sales (# of sales)	1	2	2

Redevelopment Agency

201-6011

Appropriation Line-Item	Actual 2004-05	Adopted 2005-06	Adopted 2006-07
612 Salaries	\$ 72,167	\$ 85,015	\$ 99,415
613 Extra Help	9,659	10,000	10,000
614 Overtime	-	-	-
615 Total Benefits	27,103	40,081	43,283
Salaries & Benefits Sub - Total	108,928	135,096	152,698
622 Telephone	1,415	2,466	2,490
623 Postage & Freight	182	1,000	1,000
624 Advertising	-	5,000	-
625 Forms & Supplies	291	1,247	1,147
626 Printing & Binding	-	500	500
627 Professional Services	135,845	120,000	120,000
628 Travel & Meeting	3,672	5,000	5,000
631 Dues & Subscriptions	2,050	3,000	3,000
639 Training Programs	278	2,000	2,000
643 Insurance	2,159	2,089	3,869
650 RDA Pass Through	449,046	432,995	524,320
650 ERAF Payment to County	154,633	154,633	-
652 Cost of Issuance	368,730	-	-
654 Interfund Transfers	486,890	1,414,470	1,755,405
658 Computer ISF	3,642	3,804	3,068
Supplies & Services Sub - Total	1,608,833	2,148,204	2,421,799
691 Land Acquisition	-	-	-
692 Equipment	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 1,717,761	\$ 2,283,300	\$ 2,574,497

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 2005 - 2006 ACCOMPLISHMENTS

- ❖ Worked with the City Council on the adoption of the SACOG Affordable Housing Compact and facilitated tours of other model cities for affordable housing development.
- ❖ Updated First Time Homebuyer program guidelines in order to keep up with market demand the program.
- ❖ Worked with developers to identify potential sites for housing development and providing other assistance when necessary.
- ❖ Continued to build local capacity in carrying out affordable housing programs by working closely with the Housing Authority board on the master planning of their 64-acre site.

FY 2006 - 2007 INITIATIVES

- ❖ Housing Rehabilitation: Continue to provide housing rehabilitation loans to income-

eligible households using CDBG, HOME and Housing Set-aside funds.

- ❖ First-Time Homebuyer Program: Continue to use HOME funds to administer the City's First-Time Homebuyer Program for eligible applicants.
- ❖ 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.
- ❖ Assist City Council with the implementation of the City's affordable housing policy.

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	2004-	2005-	2006-
	2005	2006	2007
	Actual	Actual	Target
Measure 1 - Construct & Rehabilitate (# of structures)*	64	0	25
Measure 2 - Eligible Households	3	5	8
Measure 3 - Land Aquired	1	0	1

*Note: Measure 1 units are reported under the CDBG division for FY 05-06

Housing

202-6021

Appropriation Line-Item	Actual 2004-05	Adopted 2005-06	Adopted 2006-07
612 Salaries & Wages	\$ 19,224	\$ 28,580	\$ 33,735
613 Extra Help	39	5,000	5,000
614 Overtime	6,174	-	-
615 Total Benefits	-	11,023	12,183
Salaries & Benefits Sub - Total	25,436	44,603	50,918
625 Forms & Supplies	-	1,000	1,000
627 Professional Services	1,850	30,000	95,000
643 Insurance	483	738	881
652 Cost of Issuance	116,641	-	-
654 Interfund Transfers	135,577	291,186	305,044
660 Other Materials & Supplies	-	5,000	5,000
Supplies & Services Sub - Total	254,551	327,924	406,925
699 Project Implementation	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 279,988	\$ 372,527	\$ 457,843

Redevelopment Agency- Debt Service

450-451-453

Appropriation Line-Item	Actual 2004-05	Adopted 2005-06	Adopted 2006-07
612 Salaries & Wages	-	-	-
613 Extra Help	-	-	-
615 Total Benefits	-	-	-
Salaries & Benefits Sub - Total	-	-	-
652 Debt Service	580,133	1,059,470	1,095,405
Supplies & Services Sub - Total	580,133	1,059,470	1,095,405
692 Capital Acquisitions	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 580,133	\$ 1,059,470	\$ 1,095,405

Redevelopment Agency-Low/Mod Debt Service

452-454

Appropriation Line-Item	Actual 2004-05	Adopted 2005-06	Adopted 2006-07
612 Salaries & Wages	-	-	-
613 Extra Help	-	-	-
615 Total Benefits	-	-	-
Salaries & Benefits Sub - Total	-	-	-
652 Debt Service	135,577	291,186	305,044
Supplies & Services Sub - Total	135,577	291,186	305,044
692 Capital Acquisitions	-	-	-
Acquisitions Sub - Total	-	-	-
Total Appropriations	\$ 135,577	\$ 291,186	\$ 305,044

City of Yuba City FY 2006-2007 Budget

