

It's Not About Projects - It's About People



Annual Report 2009-2010
Agency Budget 2010-2011



Madera Redevelopment Agency

Annual Report 2009-2010

Agency Budget 2010-2011



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ACKNOWLEDGEMENTS

The following individuals are being acknowledged for their assistance in the preparation of the 2009-2010 Annual Report and 2010-2011 Budget.

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Steven A. Mindt, Agency Member
Sally J. Bomprezzi, Agency Member
Sam Armentrout, Agency Member

HARD WORK, DEDICATION AND PASSION

Redevelopment Agency Staff
Neighborhood Revitalization Staff
Graffiti Abatement Team

UNDERSTANDING REDEVELOPMENT

WHY HAVE REDEVELOPMENT?

The goal of redevelopment is to rebuild and improve neighborhoods that already exist, rather than build new ones further away from the urban core. Through redevelopment, finances become available to reverse deteriorating trends, create jobs, increase the availability of affordable housing and encourage private investment that would not otherwise occur.

FINANCING OF REDEVELOPMENT PROJECTS

Redevelopment is primarily financed by tax increment. It is based on the assumption that a revitalized area will generate more property taxes than were being generated before redevelopment. Tax increment comes from the increased assessed value of property, not from an increase in tax rate. Any increase in property value, as assessed because of change of ownership or new construction, will increase tax revenue generated by the property. The majority of this increase funds redevelopment projects.

BENEFIT OF BEING IN A REDEVELOPMENT AREA

Redevelopment is one of the most effective ways to breathe new life into areas plagued by social, physical, environmental, or economic conditions that act as a barrier to new investment by private enterprise. Through redevelopment, a project area will receive focused attention and investment to reverse deteriorating trends.

AFFORDABLE HOUSING REQUIREMENTS

California Redevelopment Law requires that 20 percent of new property taxes collected be set aside in a Housing Fund. These funds can only be used to increase and improve affordable housing opportunities for very low, low and moderate income households. Redevelopment tax increment is the largest source of funding for affordable housing in the State of California.

ABOUT THE MADERA REDEVELOPMENT AGENCY

Organization

In 1991, the Madera City Council established the Madera Redevelopment Agency to assist the City in eliminating blight from designated areas. The City Council serves as the Agency Board.

BOARD OF DIRECTORS

Gary L. Svanda <i>Chairperson</i>	Robert L. Poythress <i>Vice Chairperson</i>	Steven A. Mindt <i>Board Member</i>	Sally J. Bompreszi <i>Board Member</i>	Sam Armentrout <i>Board Member</i>
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RDA AND NEIGHBORHOOD REVITALIZATION STAFF

Redevelopment Agency Staff

James E. Taubert, Executive Director
Bob Wilson, Redevelopment Manager
Sandi Brown, Agency Secretary
David Croff, Agency Treasurer
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Graffiti Abatement Team

Alan Nash, Lead Worker
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Ron Hammond, Maintenance Worker II
Juan Martinez, Maintenance Worker I
Chris Carrillo, Ca Conservation Corps
Vince Kuharski, Ca Conservation Corps

Neighborhood Revitalization Staff

Manuel Ruiz, Neighborhood Revitalization Coordinator
Roger Anderson, Neighborhood Preservation Specialist III
Viola Rodriguez, Neighborhood Preservation Specialist II
Monica Diaz, Neighborhood Preservation Specialist II
Tom Fraser, Neighborhood Preservation Specialist II
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Tim Farrell, PT Assistant Graffiti Coordinator
Claudia Manriquez, Office Assistant II
Elizabeth Ybarra, Office Assistant II
Ruth Padilla, Office Assistant II
Samantha Wilson, PT Clerical Support

Redevelopment Plan Adoption

December 17, 1990, Ordinance No. 565 C.S.
First Amendment, April 3, 1996, Ordinance No. 654 C.S.
Second Amendment, June 19, 1999, Ordinance No. 700 C.S.
Third Amendment, March 19, 2008, Ordinance No. 833 C.S.

Project Area Information

Original Project Area: 2,285.7 acres
Second Amendment: 1,325 acres
Third Amendment: 597 acres
Total: 4,207.7 acres

Period for Incurring Debt

December 17, 2020 is the date for no further indebtedness, but tax increment will continue to be collected until existing debt is repaid.

Maximum Bond Indebtedness

\$444,000,000

Maximum Tax Increment (on original Project Area)

\$1,080,000,000

* Abandoned Vehicle Officer



***A message from Gary L. Svanda
Chairperson, Madera Redevelopment***

The “typical” annual report for the Redevelopment Agency places a heavy emphasis on the programs and projects that were completed during the past fiscal year. In many ways this is appropriate because the vast majority of redevelopment activities relate to the construction of new public facilities, public infrastructure, affordable housing, etc.

Several months ago, I had the opportunity to present a Madera family with the keys to their first home. It was an emotional event that reminded me that redevelopment is not just projects – it’s about people. Through redevelopment, over 198 families have been able to own their first home. Some other examples include:

- The Crossroads Shopping Center provides jobs for local residents and goods and services for adjacent neighborhoods.
- The John Wells Community Center will serve thousands of youth in the coming years.
- The Courthouse Project will serve as a symbol of law and justice for all of the residents of Madera County.
- The Lake Street Project will provide Monroe Elementary School students with a safe route to their school.

All are worthwhile projects, but it’s about the people of Madera. Our focus on strong neighborhoods is truly a grass roots effort driven by local residents and property owners and supported with redevelopment funds. As elected officials, we take great pride in participating in grand openings, ribbon cuttings and neighborhood improvement projects that we helped guide through the process. As I handed the keys to the new homeowner, I was reminded of why we all do this – **it’s about the people!**



MEMORANDUM

To: Redevelopment Agency Board Members
From: Jim Taubert, Executive Director
Date: June 9, 2010
Subject: **2009-2010 Annual Report and 2010-2011 Final Budget Report**

The Agency's 2009-2010 Annual Report and 2010-2011 Final Budget are presented for your consideration.

Redevelopment functions best when partnerships are formed among local governments, residents, businesses, property owners and developers. During the past year, we have completed a number of actions related to the Courthouse Relocation Project, assembled multiple parcels for the construction of affordable housing and have a number of projects at a "bid ready" status. In the upcoming year, several million dollars in projects will be constructed. Many will involve a blend of local, state and federal funds or partnerships with the private sector.

Over the past 2-3 years, the Agency has initiated a number of major programs and projects that assumed we would be in a position to bond in 2011-2012. Economic conditions and the court decision regarding the state take of redevelopment funds makes this a highly unlikely scenario. Consequently, a number of projects will be delayed and a number of programs will be canceled. Redevelopment will continue to be one of the few stimulus tools available to our City. We have a number of projects at the "bid ready" state, which makes us well positioned for state and federal grant opportunities and to move quickly when recovery begins. In the short term, we will continue to use our resources to stimulate new construction in the Project Area. The focal point will definitely be on the development of affordable housing.

As in the past, the ongoing support and leadership of the Board is greatly appreciated.

JET:sb

Annual Report 2009-2010





INTRODUCTION

The Annual Report is intended to satisfy the requirements of the California Health and Safety Code beginning with Section 33080, as it pertains to the activities of the Redevelopment Agency during fiscal year 2009/2010. The report will focus on the following:

- Information on the Agency’s progress to eliminate physical and economic conditions of blight within the Project Area;
- The Agency’s activities related to increasing and improving the supply of affordable housing;
- Future projected revenues; and
- A work program for fiscal year 2010/2011.

The Madera Redevelopment Agency was created by the City in 1991 to alleviate conditions of blight. The Redevelopment Plan has been amended five (5) times, which has led to the expansion of the Project Area boundaries and increases in tax increment and debt limits (see Project Area Map on page 6).

The Project Area encompasses approximately 4,207 acres. Land use by category and assessed valuation is summarized below.

LAND USE CATEGORY SUMMARY 2007-2008			
Project Area			
	Parcels	Taxable Value	Percent of Total
Residential	5,743	\$665,959,596	55.01%
Commercial	762	299,980,874	24.78%
Industrial	147	141,476,298	11.69%
Vacant Land	6	3,457	0.00%
Other	236	18,923,193	1.56%
Total Secured	6,894	\$1,126,343,418	93.04%
Unsecured/State Assessed		\$84,322,282	6.96%
Grand Total		\$1,210,665,700	100.00%

2008 Fiscal Consultant Report, Fraser and Associates



Financial Condition

In 2008, the Agency issued \$25.6 million in tax exempt bonds, of which \$3.5 million is dedicated to housing projects. The bonds were issued literally weeks before the collapse of the financial markets.

Our financial condition is directly related to the growth of assessed values for properties within the Project Area. Since the Agency was created in 1991, the annual growth was typically in double digits. The increase was driven by residential resale activity and the issuance of building permits within the Project Area. In 2009/2010, the assessed value declined as did the amount of tax increment used to fund redevelopment activities.

The decline in revenues does not present an immediate problem other than the delay of certain projects. Depending upon when the local economy begins to recover, it could impact our future ability to issue additional bonds. Our long range plan had been to issue new bonds in the 2011/2012 fiscal year.

Factors that will impact our bond capacity include the following.

MADERA REDEVELOPMENT AGENCY	
Building Permit Annual Activity within the Project Area	
1995-2010 YTD	
(Calendar Year)	
Year	Permits Issued (Valuation)
1995	\$10,732,199
1996	9,957,753
1997	7,075,353
1998	18,183,548
1999	26,214,110
2000	15,308,025
2001	16,940,043
2002	17,181,174
2003	49,679,752
2004	21,610,729
2005	38,503,853
2006	30,027,853
2007	35,653,167
2008	30,443,067
2009	24,239,765
2010 (Jan-Apr)	\$3,345,471



Residential building activity also has a strong influence on redevelopment finances. There are currently 486 foreclosed residences within the City. According to the Planning Department, there are 1,364 fully improved residential lots. These factors have a direct impact on residential construction activity as illustrated below.

Fiscal Year	Housing Starts
2003	500
2004	601
2005	884
2006	1,141
2007	269
2008	139
2009	29
2010 ¹	16

Number of Housing Building Permits issued/finalized

¹ As of April 2010

These trends, along with state and national economic conditions, have resulted in a need to re-evaluate our tax increment revenue projections as outlined below:

Fiscal Year	Gross Tax Increment	Pass Thru	Tax Increment to Agency	County Admin	Housing Set-Aside	Debt Service	Net Tax Increment
2007-08 ¹	\$ 8,420,586	\$ 2,369,755	\$ 6,050,831	\$ 140,856	\$ 1,684,117	\$ 1,367,937	\$ 2,857,921
2008-09 ¹	8,940,289	2,518,404	6,421,885	228,290	1,788,058	1,950,677	2,454,860
2009-10²	7,851,614	2,274,565	5,577,049	250,000	1,570,323	2,958,901	797,825
2010-11 ³	7,290,792	2,112,098	5,178,694	232,143	1,458,158	2,958,829	529,563
2011-12 ⁴	7,109,430	2,059,559	5,049,871	226,368	1,421,886	2,956,676	444,941

¹ FY2007-08 State Controller Report

² From County of Madera Madera RDA #1 and #2 Increments

³ Projects a 3% decrease in Total Assessed Value

⁴ Projects a 1% decrease in Total Assessed Value



While the factors outlined above are cause for concern, they can be influenced locally through the development of innovative programs and development incentives. A more pressing concern is the fiscal crisis of our state created by the governor and legislature.

In 2008, the Agency joined a lawsuit to prevent the taking of \$350 million in local redevelopment funds. We prevailed in court and the state chose not to appeal. In 2009, the state is taking \$1.7 billion in 2009/10 and an additional \$350 million in 2010/11. The impact on Madera is a loss of \$2,556,175.00 in 2009/2010 and \$525,772.00 in 2010/2011. The courts have ruled in favor of the state.

Blight Progress Report

Pursuant to Section 33080.1 of the California Redevelopment Law, this report must provide information with respect to the Agency's progress, actions and expenditures to alleviate physical and economic blight within the Project Area. Some of the blighting conditions that exist in the Project Area include:

- Buildings that are unsafe and/or unhealthy for persons to live or work in
- Incompatible uses that prevent economic development
- Irregular lot sizes
- Depreciated or stagnant property values
- High business vacancies, low lease rates and abandoned buildings
- Deficiencies in infrastructure including sidewalks, curb, gutters, handicapped ramps

Past efforts notwithstanding, the prevalence of blight within the Project Area is significant. Some of our older residential and commercial areas are both stressed and distressed. Many of our newer subdivisions are dominated by foreclosures. A sampling of existing conditions is illustrated below.





INTRODUCTION

Agency expenditures and City policies must be absolutely focused on addressing these issues if we intend to stimulate private investment and continue our progress in eliminating blight. The health of our City is **totally dependent upon the economic strength of our individual neighborhoods.** We have no control over state and federal economic conditions; however, we can influence the relative strengths or weaknesses of our neighborhoods.

Since the Agency was created, the acquisition, demolition, and redevelopment of substandard buildings or incompatible land uses has been an effective tool in the elimination of blight and the revitalization of some of our older neighborhoods. Properties currently owned are outlined below.

Address or APN	Purpose	Date Acquired	Original Cost
218 East Yosemite Avenue	Downtown Commercial	August 2001	\$113,000
1433 Clinton Street (vacant lot)	Sugar Pine Village Subdivision (25-unit single-family housing development)	April 2004	\$71,500
514 North B Street	Infill Housing	January 2006	\$75,000
209 Cypress	Infill Housing	July 2006	\$160,000
103 Grove Street	Uneconomic Remnant	March 2006	\$20,000
614 Sycamore/618 East 7 th Street	Sixth and Sycamore Subdivision	November 2006	\$260,000
624 East 7 th Street	Sixth and Sycamore Subdivision	November 2006	\$100,000
620 East 7 th Street	Sixth and Sycamore Subdivision	November 2006	\$165,000
411 North B Street	Central Avenue/Fresno River Subdivision	December 2006	\$135,000
723 South A Street	Infill Housing	February 2007	\$135,000
623/625 East 7 th Street	Sixth and Sycamore Subdivision	February 2007	\$280,000
321 East Central Avenue	Central Avenue/Fresno River Subdivision	April 2007	\$122,000
121/125/129 North C Street (parking lot)	Downtown Commercial	October 2007	\$225,000
425 Stinson	Infill Housing	November 2007	\$110,000
1401 East Yosemite Avenue	East Yosemite Widening	November 2007	\$200,000
1403 East Yosemite Avenue	East Yosemite Widening	November 2007	\$52,500
620 East 6 th Street	Sixth and Sycamore Subdivision	October 2007	\$53,500
APN 008-022-021 (portion)	East Yosemite Widening (991 sq ft)	April 2008	\$8,000
1321 East Yosemite Avenue	East Yosemite Widening	October 2008	\$205,000
824 South B Street	Infill Housing	January 2008	\$190,000
315 East Central Avenue	Central Avenue/Fresno River Subdivision	May 2008	\$174,000
1407 East Yosemite Avenue	East Yosemite Widening	February 2008	\$100,000
329 East Central	Central Avenue/Fresno River Subdivision	March 2008	\$207,500
401 Hull Avenue	Infill Housing	June 2008	\$119,000
340 Stinson Avenue	Infill Housing	June 2008	\$140,000
325 East Central Avenue	Central Avenue/Fresno River Subdivision	June 2008	\$360,000
334/338 Stinson Avenue	Infill Housing	July 2008	\$116,250
501 North C Street	Central Avenue/Fresno River Subdivision	August 2008	\$185,000
1399 East Yosemite Avenue	East Yosemite Widening	July 2008	\$174,000



INTRODUCTION

Address or APN	Purpose	Date Acquired	Original Cost
413 North B Street	Central Avenue/Fresno River Subdivision	October 2008	\$210,000
427 North B Street	Central Avenue/Fresno River Subdivision	December 2008	\$190,000
100-114 South A Street	RDA Office Relocation Project	December 2008	\$1,050,000
124 South A Street	Downtown Commercial	December 2008	\$350,000
320 South D/321 South 'E'/100 East 7 th Streets	E Street Commercial Development (former Madera Tribune)	September 2009	\$1,098,000
109 South B Street	Downtown Commercial Development	November 2008	\$220,000
APN 011-011-004, 011-152-009, 011-183-002; 004	E Street Commercial Development (approx. 2.3 acres-former UPRR property)	October 2008	\$553,743
408 & 408½ North A Street	Central Avenue/Fresno River Subdivision	January 2009	\$256,750
420 North A Street	Central Avenue/Fresno River Subdivision	April 2009	\$575,000
200 South G Street	New Courthouse Facility (former VFW Bldg)	September 2009	\$880,000
208 South G Street	New Courthouse Facility	October 2009	\$125,000
212 South G Street	New Courthouse Facility	June 2009	\$110,000
SW Corner 6 th & H Streets	New Courthouse Facility (County property)	Pending	\$1,210,000
216 South G Street	New Courthouse Facility	July 2009	\$75,000
220-224 South G Street	New Courthouse Facility	April 2009	\$525,000
421 North B Street	Central Avenue/Fresno River Subdivision	April 2009	\$56,000
East Yosemite/Fig Avenue	Future Commercial Development	April 2009	\$600,000
217 North A Street	Infill Housing	July 2009	\$34,000
APN 007-022-014	Central Avenue/Fresno River Subdivision	December 2009	\$175,000
416 North A Street	Central Avenue/Fresno River Subdivision	Pending	\$659,000
616 East 6 th Street	Sixth and Sycamore Subdivision	November 2009	\$72,500
129 Fig Street	Infill Housing	December 2009	\$39,000
111 South B Street	Downtown Commercial	March 2010	\$172,000
417 North B Street	Central Avenue/Fresno River Subdivision	April 2010	\$473,000
1405 East Yosemite Avenue	East Yosemite Widening	April 2010	\$42,640

Many of the properties are part of a land assembly effort for larger residential or commercial projects; however, a number of properties are available for immediate redevelopment.

The economic crisis has provided the Agency with the opportunity to acquire a number of substandard properties and make significant changes in some of our older neighborhoods. Up until the last couple of years, the demand for infill lots was greater than the supply. In the past, land cost write-downs, low interest construction loans and down payment assistance provided adequate incentives to stimulate interest. This is no longer the case due to the fact the acquisition of foreclosed properties is driving down the fair market value of newly constructed or rehabilitated homes. Additional incentives will likely be required.



MAJOR PROGRAMS AND PROJECTS

MAJOR PROGRAMS AND PROJECTS

The Madera Redevelopment Agency's mission is to enhance the quality of life by improving blighted areas. This is accomplished by promoting economic development, constructing public facilities, revitalizing neighborhoods and improving housing conditions for local residents. Redevelopment is a process and projects may take several years to materialize. In most instances, we have a number of public and private partners involved in our projects. Following is a progress report for the 2009/2010 fiscal year.

Courthouse Relocation Project

The Redevelopment Agency has contracted with the Administrative Office of the Courts (AOC) to coordinate land acquisition, environmental remediation, demolition and utility/canal relocation for a new courthouse for the residents of Madera County. Per the terms of the agreement, a clean vacant site must be delivered to AOC by December 2, 2010 with construction to begin in late 2011.

Private sector participants include the following:

- Giersch and Associates – Engineering Services
- M3 Environmental – Asbestos Survey
- Krazan and Associates – Environmental Consultant
- Peter S. Cooper, MAI – Appraisal Services
- Overland, Pacific and Cutler- Relocation Consultant
- Janus Corporation – Asbestos Removal
- Selsor Construction – Building Demolition
- Bill Nelson, GEC, Inc. – Relocation of Irrigation Canal



MAJOR PROGRAMS AND PROJECTS



As a result of the project, VFW Post 1981 was able to construct a new facility at 2026 North Granada Drive.



Also as a result of the project, Madera County will be constructing a new facility at Tozer and Avenue 14.





MAJOR PROGRAMS AND PROJECTS

The new courthouse consists of approximately 123,117 square feet, which includes ten (10) courtrooms, judges' chambers, court administration, administrative support services and building support services. It will be a four-story structure with a full basement.





MAJOR PROGRAMS AND PROJECTS

The project also includes an above-ground parking structure of approximately 88,140 square feet that will accommodate approximately 259 vehicles. The Agency is contributing \$2.9 million from the reimbursement agreement and the costs of the Bravo and Rangel acquisitions for a total contribution of \$3,726,528.00.





MAJOR PROGRAMS AND PROJECTS

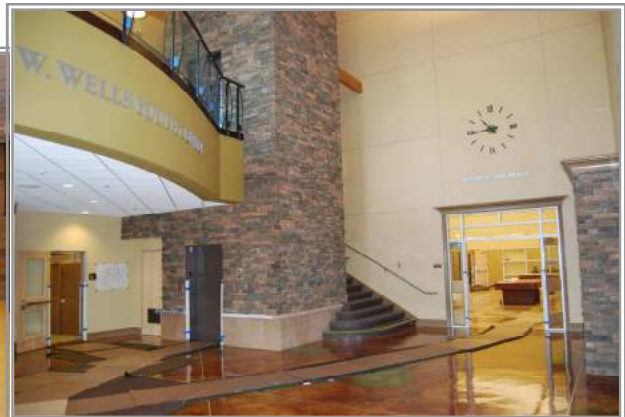
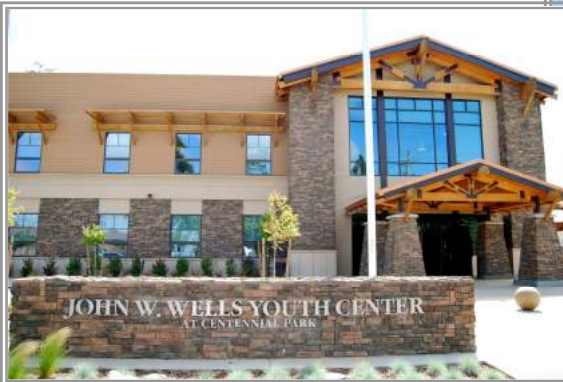
John Wells Community Center

The Redevelopment Agency contributed \$4.2 million for the recently completed community center at Centennial Park. The 24,400 square foot facility will also provide office space for the Parks and Community Services Department.

Private sector participants include the following:

- Valley Planning Consultants – CEQA Analysis
- SIM Architects – Design and Engineering Services
- Meadows Construction Services, Inc. – General Contractor

Grand opening scheduled for May 20, 2010



MAJOR PROGRAMS AND PROJECTS



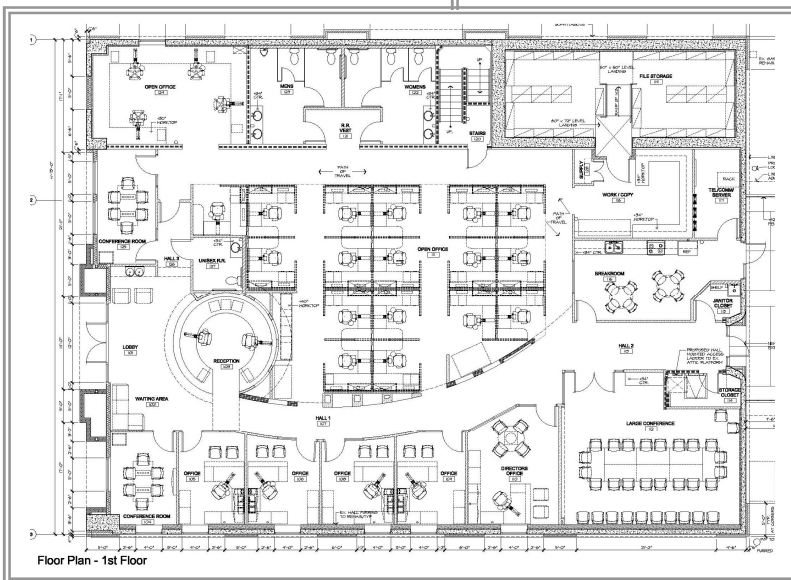
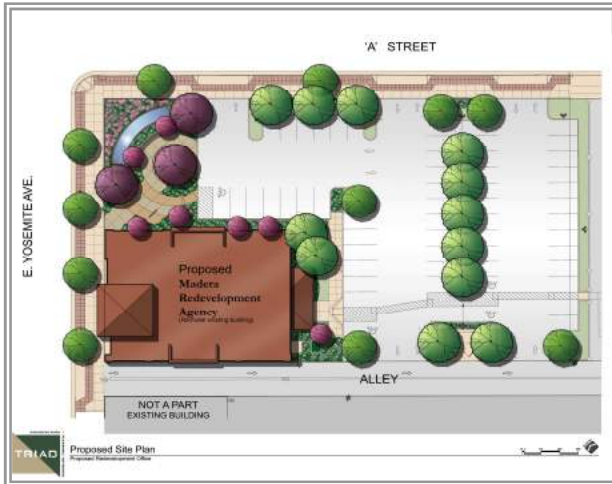
RDA Office Relocation

The Agency is in the process of a \$2,048,935.00 renovation at 428 Yosemite Avenue. The building will house the offices of the Redevelopment Agency and the Neighborhood Revitalization Department.

Private sector participants include the following:

- Peter S. Cooper, MAI – Appraisal Services
- Giersch and Associates – Design/Engineering for Demolition Phase
- M3 Environmental – Asbestos Survey
- TRIAD Architects – Project Design
- Facility Designs – Interior Furniture Design
- System Concepts, Inc. – Filing System Design
- California Utility Consultants – Underground Utility Design
- Nolte Associates, Inc. – Design Offsite Improvements
- Janus Corp. – Asbestos Removal
- Mark Wilson Construction - Contractor

Estimated Completion Date is October 2010





MAJOR PROGRAMS AND PROJECTS

Lake Street Widening – Adell to Kennedy

The Agency is participating with the City on a major street widening, sidewalk and streetlight project on Lake Street from Cleveland to Ellis. The Agency's portion of the project will include the Lake Street widening from Kennedy to Ellis, and sidewalk and streetlight installation on Clark, Kennedy and Adell. The bid will be awarded May 19, 2010.

Project Construction Funding Sources

- RDA - \$792,000
 - SRTS - \$654,000
 - ARRA - \$1,017,000
- Total: \$2,463,000**





MAJOR PROGRAMS AND PROJECTS

Lake Street Widening – Yosemite to Sunrise

The Agency is participating with the City in the installation of sidewalks, streetlights, driveway approaches, handicapped ramps and streetlights on Lake Street from Yosemite Avenue to Sunrise. The bid will be awarded July 7, 2010.

Project Construction Funding Sources

- RDA - \$250,000
 - AARA - \$90,000
 - Measure T - \$97,000
- Total: \$437,000**



Lake Street Medians

The Agency has contracted with David Bigler Associates for the design of landscape improvements on the Lake Street medians from Cleveland to Ellis. The contract amount is \$9,000.00.

Adell Improvement Project

The Agency has a \$133,270.00 contract with Quad-Knopf, Inc. for design and engineering services related to street widening, curb, gutter, streetlights and public utility improvements on Adell from Country Club Drive to Lake Street.



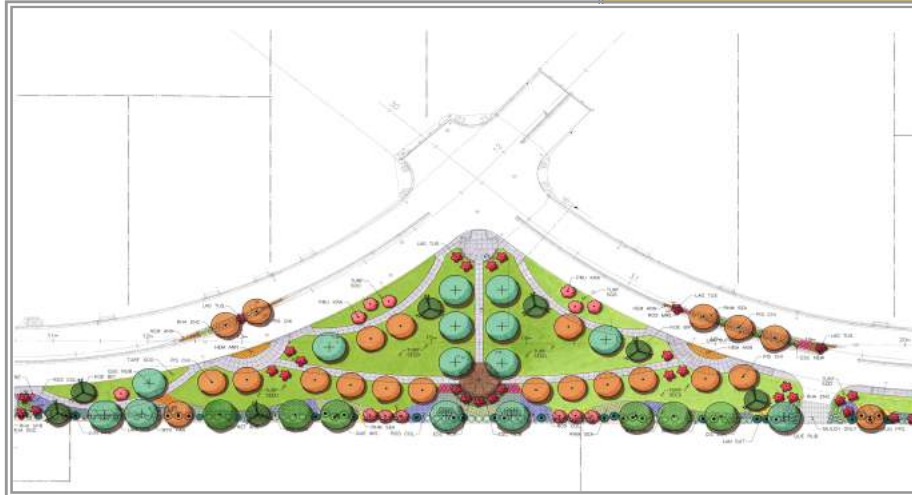
MAJOR PROGRAMS AND PROJECTS

Avenue 16 Linear Park

In exchange for pipelining the MID canal, DMP and Horizon Enterprises have agreed to construct a linear park from Schnoor to Granada. The project will be constructed in conjunction with the western portion of the Ellis Overcrossing Project, which is bid ready.

Private sector participants include the following:

- Blair, Church and Flynn Engineers
- DMP Development, Corp.
- Horizon Enterprises



Landscape Plans for a Section of the Linear Park





MAJOR PROGRAMS AND PROJECTS

Laurel Linear Park

The Agency is working with the City Grants Department to design and construct a linear park along the MID right-of-way between Sunset and Riverview Drive. The Agency has a \$40,000.00 contract with Blair, Church and Flynn for design and engineering services. The plans are 80% complete.



Current Conditions of Park Site



Project Consultant

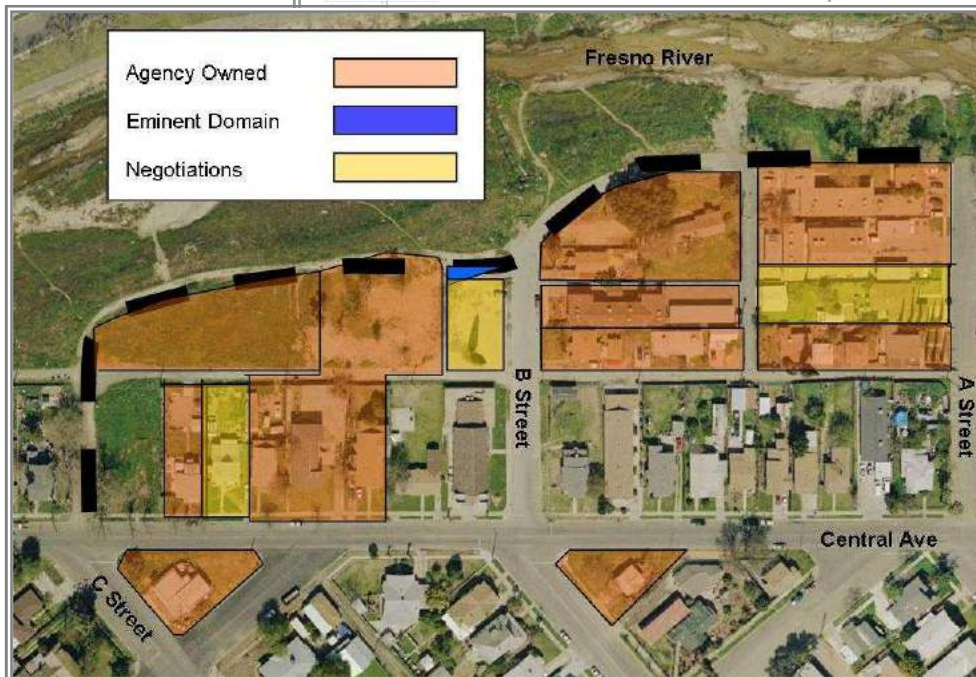
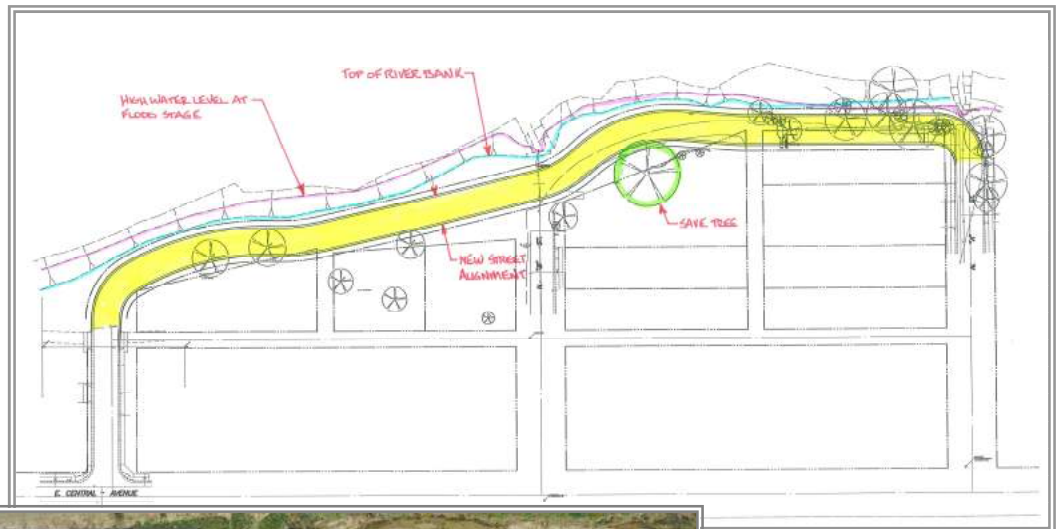
- **Blair, Church & Flynn, Consulting Engineers – Design and Engineering Services**



MAJOR PROGRAMS AND PROJECTS

Riverwalk Subdivision Street Improvements

The Agency has contracted with Blair, Church & Flynn for design and engineering services related to street improvements to serve the Riverwalk Subdivision. The new street will be constructed along the Fresno River and connect A and C Streets.





MAJOR PROGRAMS AND PROJECTS

Handicapped Ramp Program

The Agency is working with the Public Works Department to fund the installation of handicapped ramps in designated areas of the City. The agreement amount is for \$150,000, with Public Works providing the labor and the Agency funding materials. To date, 104 ramps have been constructed.





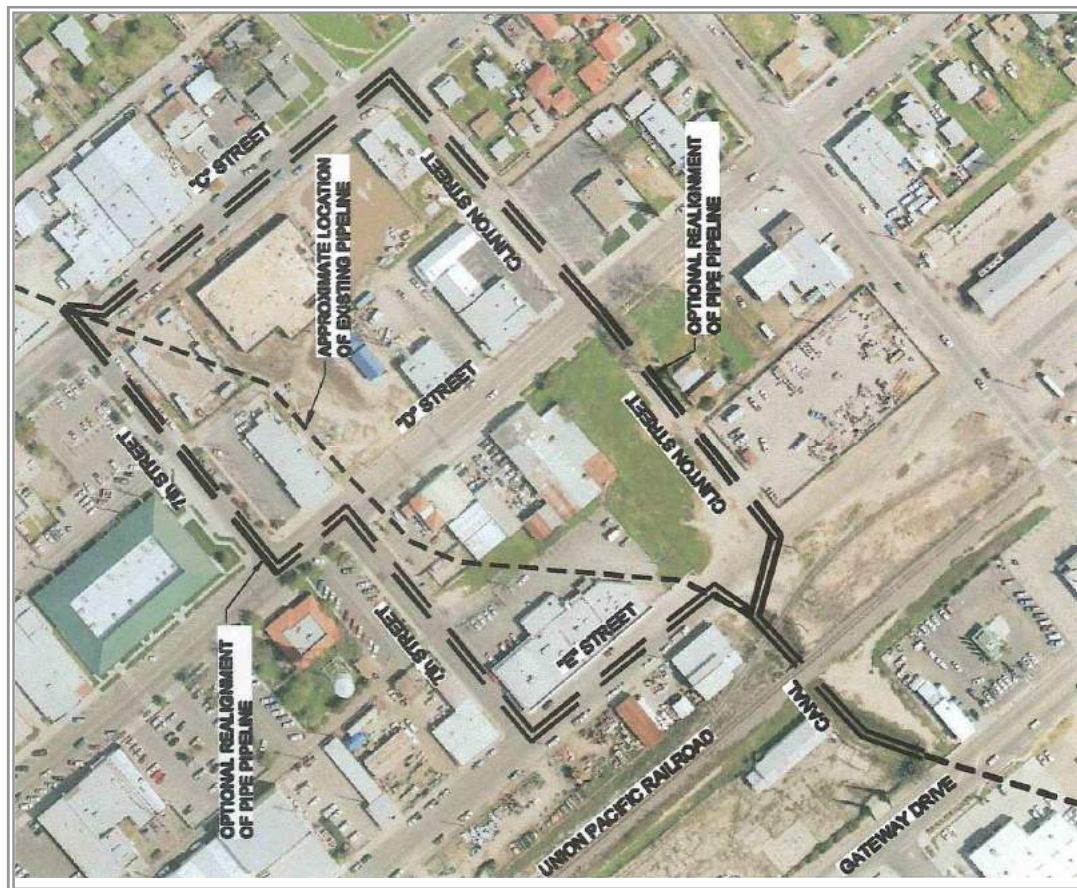
MAJOR PROGRAMS AND PROJECTS

Romero Cleanup Project

The Agency is continuing to work with Krazan and Associates and the State Water Resources Control Board to address a significant contamination issue at the southwest corner of Yosemite Avenue and Elm Street. We have previously received a \$150,000.00 grant to assess the extent of the contamination. We have been conditionally approved for funding for additional assessment and \$447,980.00 for site clean-up. The final agreements should be executed in June 2010.

MID Canal Relocation (C, D and E Streets)

The Agency has a \$86,850.00 contract with Quad-Knopf, Inc. for design and engineering services for the realignment of the MID canal in the C, D and E Street corridor. Currently, the canal bisects the Cappelluti, City, Massetti, Boyle and Agency-owned properties. Realignment will enhance the development/redevelopment options for the property owners. The proposed alignment is illustrated below.





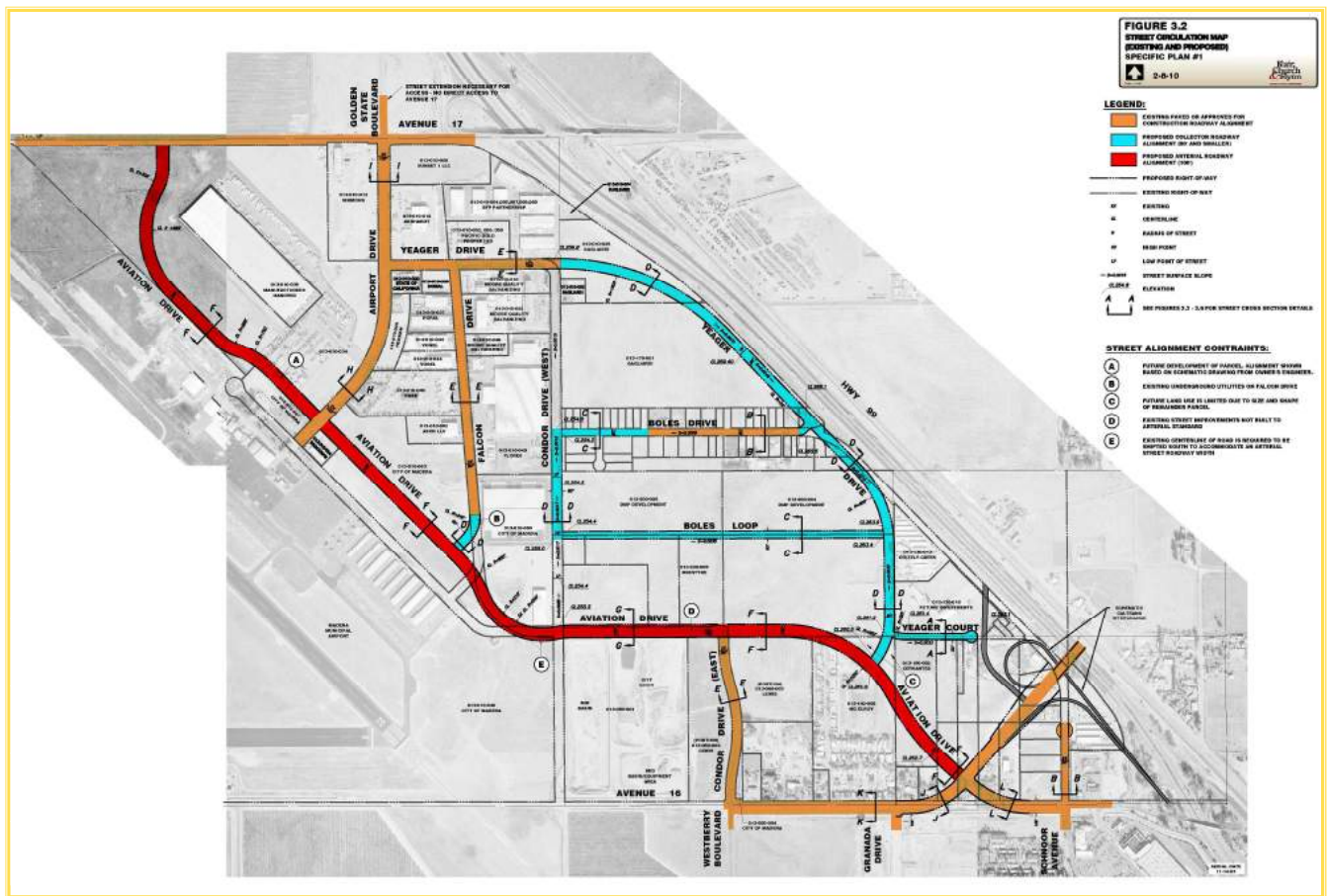
MAJOR PROGRAMS AND PROJECTS

Green Jobs Program

The Agency is partnering with the Ready, Set, Go Program and the Parks Department on the Green Jobs Program. Ready, Set, Go will fund the labor, the Agency will fund materials and Parks will provide supervisors and project design. Initial projects will include Gateway Drive tree planting, landscape on the Vern McCullough Trail, and landscape and irrigation at the D Street under crossings. Total Agency funding is \$45,000.00.

Airport Infrastructure Analysis

The Agency has a \$89,500.00 contract with Blair, Church & Flynn to develop an infrastructure master plan for the Airport Business Park and certain adjacent parcels. The plan addresses sewer, water, storm drainage, and traffic circulation. The proposed traffic circulation element is illustrated below.



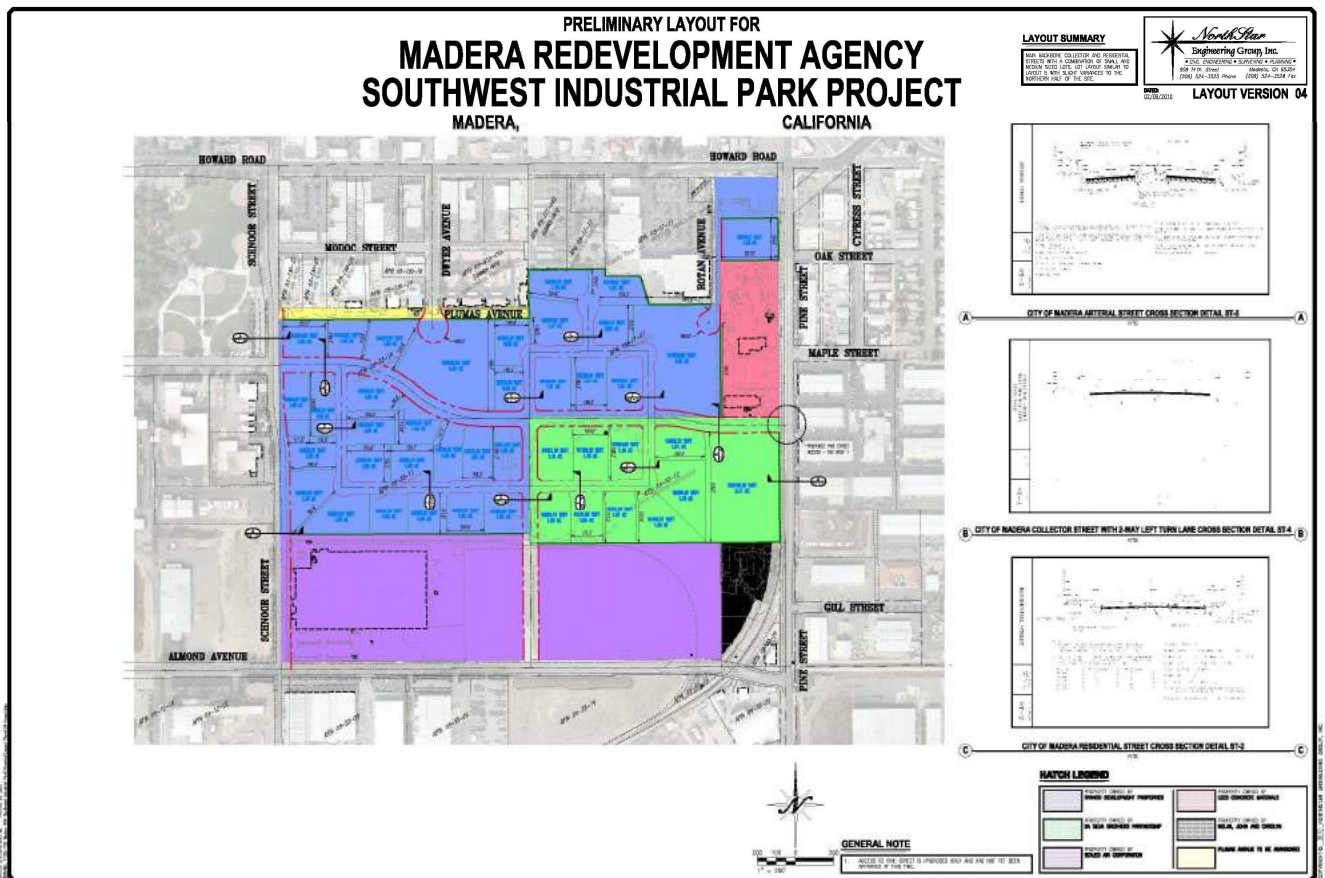
Legend: *Brown – Existing paved or approved for construction roadway*
Blue – Proposed collector roadway
Red – Proposed arterial roadway



MAJOR PROGRAMS AND PROJECTS

Southwest Industrial Park Master Plan

The Agency has a \$149,916.00 contract with North Star Engineering Group to develop an infrastructure master plan for the Southwest Industrial Park. A preliminary layout design (Version 4) for traffic circulation is illustrated below.

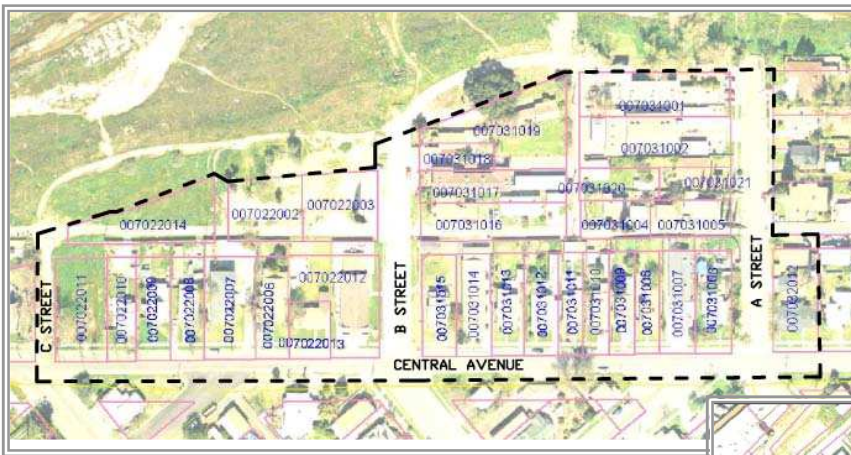




MAJOR PROGRAMS AND PROJECTS

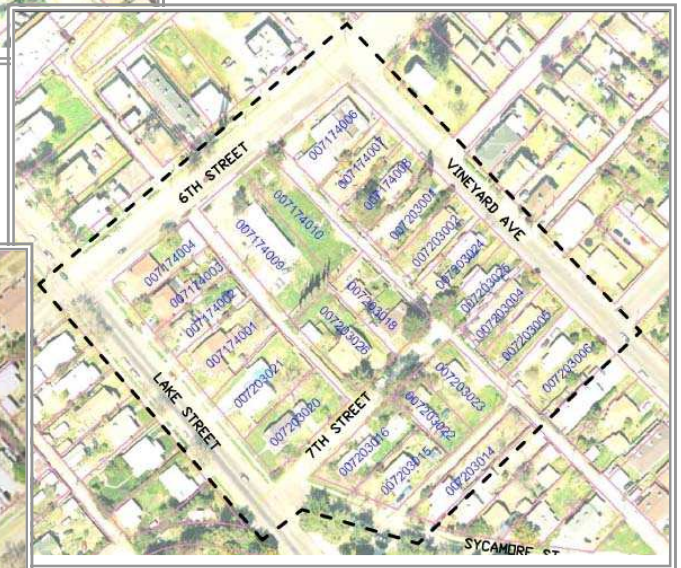
Underground Utility Districts

The Agency worked with the City to create five (5) underground utility districts. All five areas have significant redevelopment projects in the planning stage. District formation provides the option to underground all overhead utilities. Three (3) of the districts are illustrated below.

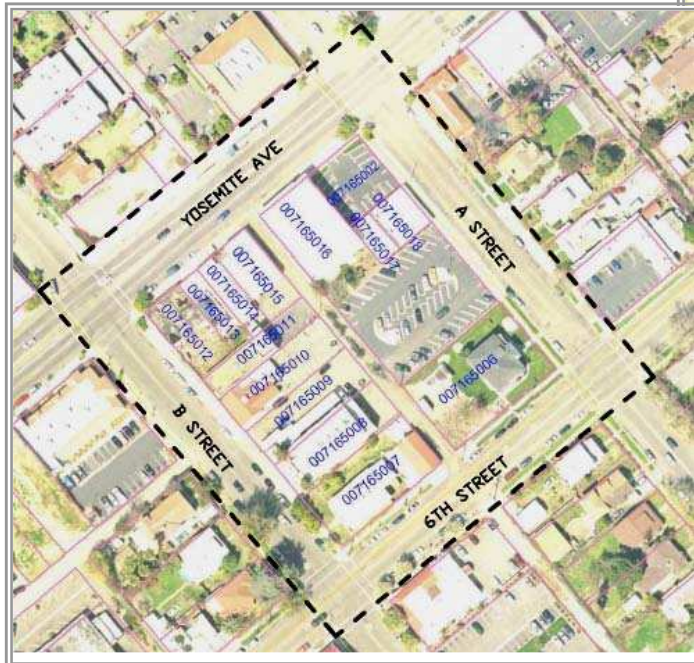


Utility District #15

Utility District #16



Utility District #17





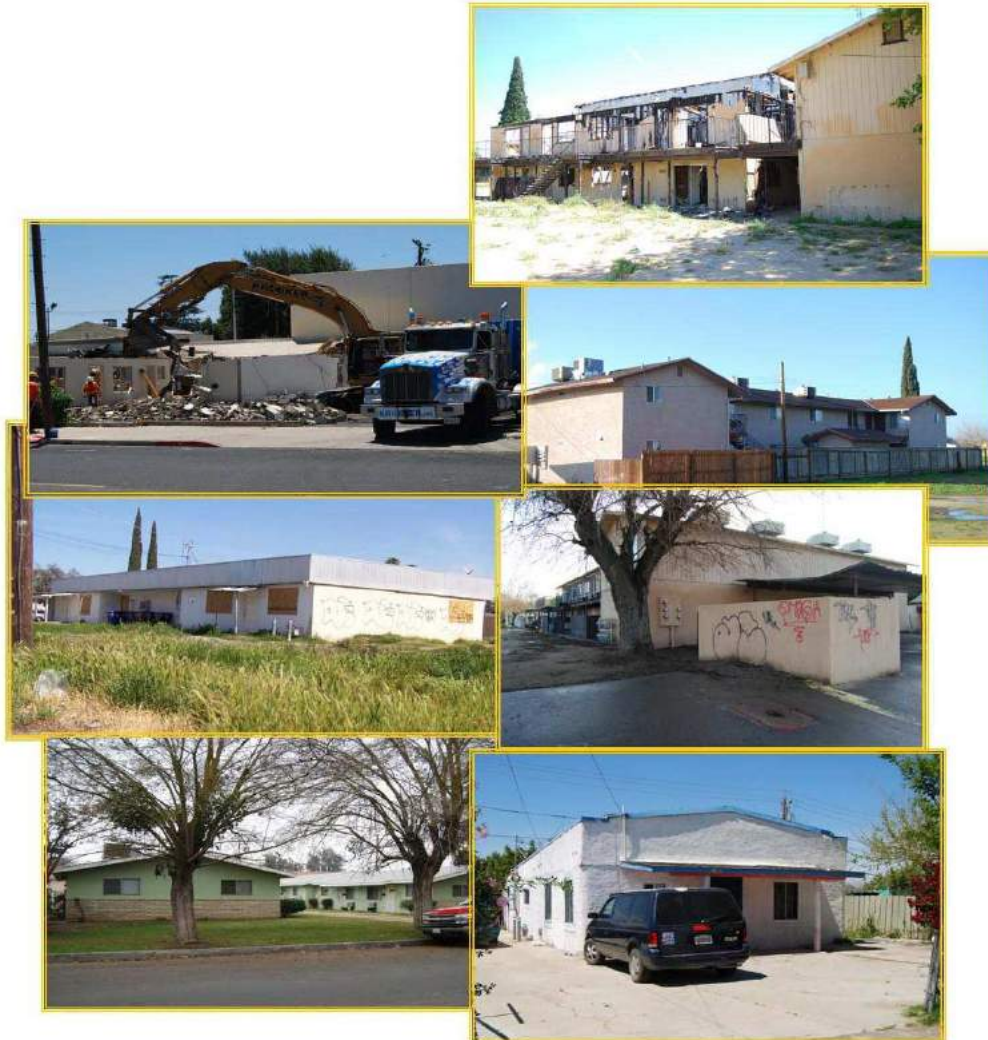
MAJOR PROGRAMS AND PROJECTS

Acquisition

The acquisition, demolition and redevelopment of substandard buildings and under-utilized parcels is the most effective mechanism to eliminate blight and generate tax increment. Properties acquired during the past year include the following:

- ✓ Madera Tribune – E Street
- ✓ .43 acre (No. C at Fresno River)
- ✓ 217 North A Street
- ✓ 416 North A Street
- ✓ 111 South B Street
- ✓ 417 North B Street
- ✓ 129 Fig Street
- ✓ 200 South G Street
- ✓ 208 South G Street
- ✓ 216 South G Street
- ✓ 616 East Sixth Street
- ✓ 1405 East Yosemite Avenue

Total Acquisition Costs: \$3,855,140.00





MAJOR PROGRAMS AND PROJECTS

Demolition/Hazardous Waste Removal/Relocation

During the past year, the Agency completed one (1) major demolition project (Demolition Project, Phase 13) and initiated a second project (Demolition Project, Phase 14).

Demolition, Phase 13

Demolition Costs: \$589,639.00

Hazardous Waste Removal: \$226,093.00

Relocation Costs: \$257,103.00

Demolition, Phase 14 (YTD)

Demolition Costs: \$192,085.00

Hazardous Waste Removal: \$281,740.00

Relocation Costs: \$119,443.00

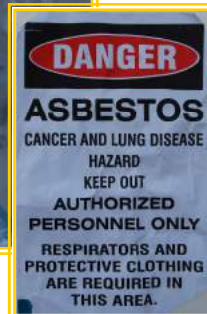
Private sector participants include the following:

Demo 13

- Giersch Engineering, Engineering/Design Services
- Overland, Pacific and Cutler, Relocation Consultant
- Leon Environmental Services, Asbestos Survey
- M3 Environmental, Asbestos Survey
- Kroeker, Inc., Contractor
- PARC, Asbestos Removal

Demo 14

- Giersch Engineering, Engineering/Design Services
- Precision Engineering, Engineering/Design Services
- Overland, Pacific and Cutler, Relocation Consultant
- M3 Environmental, Asbestos Survey
- Selsor Construction, Contractor
- Janus Corporation, Asbestos Removal





MAJOR PROGRAMS AND PROJECTS

Facade Renovation Program

The Agency partnered with Dr. Emilio Garcia to upgrade the property at 500 East Yosemite Avenue.

- Property Owner Investment: \$144,000.00 (Interior improvements)
- Agency Investment: \$25,660.00 (Exterior improvements)



LOW-MODERATE INCOME HOUSING



LOW AND MODERATE INCOME HOUSING

California Redevelopment Law requires that 20% of tax increment revenue be set aside for affordable housing. In addition, our 2008 Bond dedicated \$3.5 million to housing projects. Historically, the Agency has generated a significant amount of revenue that must be dedicated to housing. Past and projected revenues are illustrated below.

Fiscal Year	Housing Set-Aside
2007-08	\$ 1,684,117
2008-09	\$ 1,788,058
2009-10	\$ 1,570,323
2010-11	\$ 1,601,729
2011-12	\$ 1,633,764

Typically, the Agency leverages these funds by working in partnership with private developers, non-profit housing organizations and other governmental agencies.

Sugar Pine Village Subdivision

The construction of improvements at the 25-lot subdivision has been completed. The Agency entered into a Disposition and Development Agreement with Rio Scubi, LLC. Home prices will begin at \$129,995 and the builders have eighteen (18) months to complete the project.

Project Consultants

- TRIAD Architecture – Precise Plan
- Greenwood and Associates – Design and Engineering Services
- Lightspeed – Utility Design
- Tri-County Grading & Paving – Contractor (Off-site improvements)

Estimated Completion Date: June, 2011

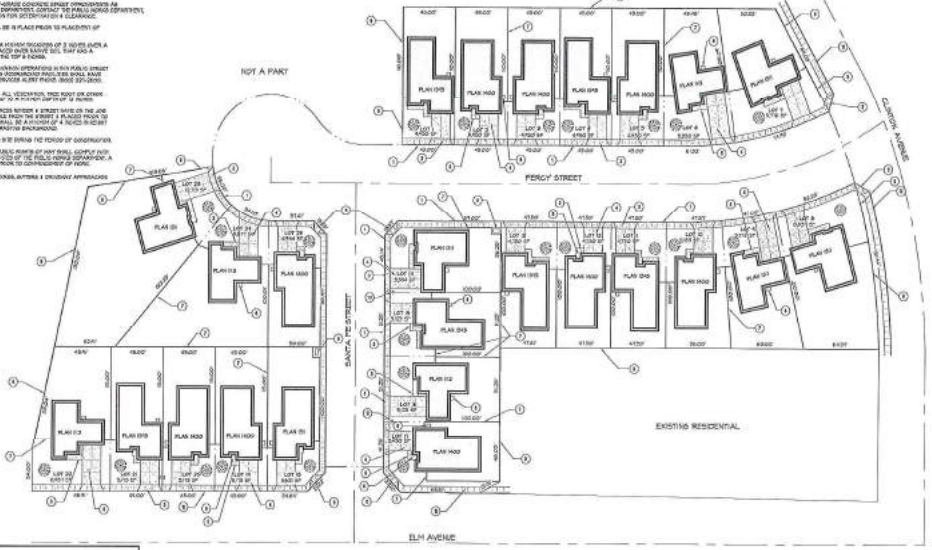


LOW-MODERATE INCOME HOUSING



- NOTES:**
1. ALL EXISTING IMPROVEMENTS SHALL BE PRESERVED, UNLESS OTHERWISE SPECIFIED. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
 2. HOME SHALL BE IN ACCORDANCE WITH THE CODES.
 3. THE HOME SHALL BE BUILT TO A FINISH GRADE OF ONE OVER THE FINISH FLOOR.
 4. PROVIDE A 5% SLOPE OF 20 FEET FROM THE EXTERIOR FOR A DISTANCE OF 10 FEET.
 5. NO DRAINAGE OTHER THAN AS SHOWN SHALL BE ALLOWED.
 6. REPAIR ALL EXISTING DRIVE APPROACHES AND DRIVE APPROACHES TO BE REPAIRED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING DRIVE APPROACHES AND DRIVE APPROACHES TO BE REPAIRED BY THE CONTRACTOR.
 7. ALL EXISTING DRIVE APPROACHES SHALL BE IN PLACE PRIOR TO PLACEMENT OF FLOOR.
 8. ALL EXISTING DRIVE APPROACHES SHALL BE IN PLACE PRIOR TO PLACEMENT OF FLOOR.
 9. ALL EXISTING DRIVE APPROACHES SHALL BE IN PLACE PRIOR TO PLACEMENT OF FLOOR.
 10. ALL EXISTING DRIVE APPROACHES SHALL BE IN PLACE PRIOR TO PLACEMENT OF FLOOR.
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 19. ALL EXISTING DRIVE APPROACHES SHALL BE IN PLACE PRIOR TO PLACEMENT OF FLOOR.
 20. ALL EXISTING DRIVE APPROACHES SHALL BE IN PLACE PRIOR TO PLACEMENT OF FLOOR.

SUBDIVISION No. 07-8-01 SUGAR PINE VILLAGE IN THE CITY OF MADERA, MADERA COUNTY, STATE OF CALIFORNIA



KEYED NOTES

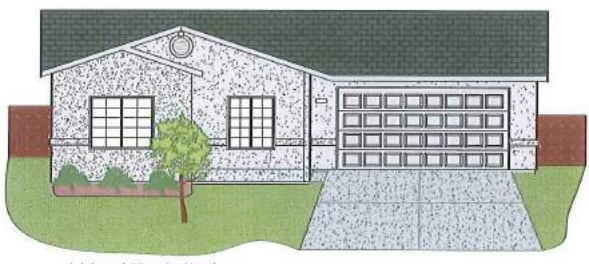
①	EXISTING DRIVE AND DRIVE
②	NEW 4" THICK CONCRETE DRIVE
③	NEW CONCRETE DRIVE APPROACH ALONG PERCY STREET
④	NEW CONCRETE DRIVEWAY
⑤	NEW CONCRETE PAVEMENT DRIVEWAY
⑥	NEW CONCRETE PAVEMENT DRIVEWAY
⑦	NEW CONCRETE DRIVEWAY
⑧	NEW CONCRETE DRIVEWAY
⑨	NEW CONCRETE DRIVEWAY
⑩	NEW CONCRETE DRIVEWAY

SITE PLAN
1" = 30' 0"

Rio Mesa Homes Inc.
10000 HWY. 99, MADERA, CA 95361
TEL: 562-700-0000 FAX: 562-700-0001

DATE: 10/10
SITE PLAN

PROJECT: SUGAR PINE VILLAGE
MADERA, CA



ELEVATION 45-A



ELEVATION 35-A



ELEVATION 40-C



ELEVATION 49-B

LOW-MODERATE INCOME HOUSING

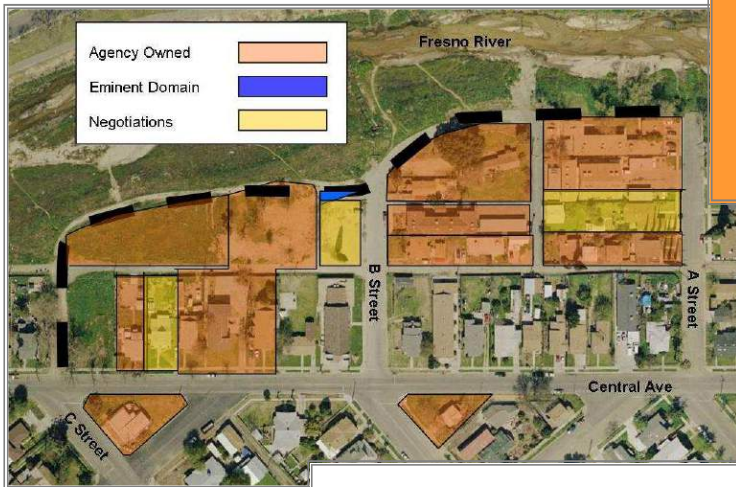


Riverwalk Subdivision (Central Avenue/Fresno River)

The Agency is continuing the process of assembling parcels for a single-family subdivision between Central Avenue and the Fresno River, and North A Street and North C Street. The project site and properties acquired to date are outlined below. The Agency has contracted with **Triad Architecture and Planning** and **Blair, Church & Flynn** for planning, architectural and civil engineering services.

Project Consultants

- Giersch and Associates – Design and Engineering Services
- Peter S. Cooper, MAI – Appraisal Services
- M3 Environmental – Asbestos Survey
- Overland, Pacific & Cutler – Relocation Services
- Kroeker, Inc. – Building Demolition, Phase 13
- PARC – Asbestos Removal, Phase 13
- Selsor Construction – Building Demolition, Phase 14
- Janus Corp. – Asbestos Removal, Phase 14
- Blair, Church & Flynn – Design and Engineering Services
- Triad Architecture – Precise Plan
- California Utility Consultants – Utility Design





Sixth Street and Sycamore Avenue Subdivision

The acquisition of 616 East Sixth Street was the final parcel required to initiate the development of a thirteen (13) lot subdivision. The Agency has contracted with **Triad Architecture and Planning** and **Precision Civil Engineers** for planning, architectural and civil engineering services.



Front Elevation - Scheme 'B'



PROPOSED MASTER PLAN



Front Elevation - Scheme 'D'

LOW-MODERATE INCOME HOUSING



Infill Housing Projects

The Agency acquires and demolishes substandard structures and under-utilized parcels in established residential neighborhoods. The improved lots are sold to private builders as part of a Disposition and Development Agreement (DDA). **DMP Development** has executed DDA's on the following properties.

215 South J Street (Single-family)



321 South J Street (Single-family)



209 Cypress Street (Single-family)



LOW-MODERATE INCOME HOUSING



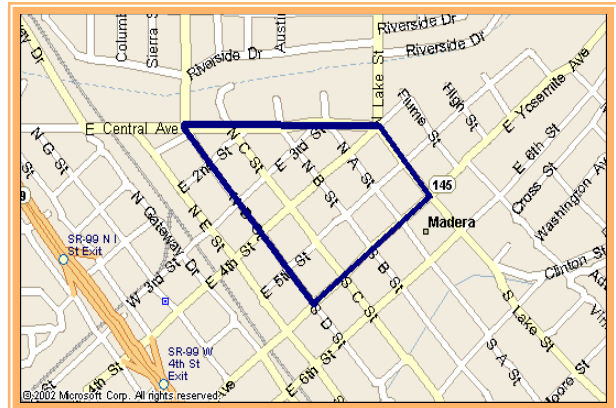
308 North B Street (Multi-family – 6 units)



Targeted Single-Family Rehabilitation

To preserve historical housing stock, the Agency provides rehabilitation loans to homeowners residing in a targeted area of the City. Past projects are located at:

- 416 North C Street
- 425 North C Street
- 500 North C Street
- 415 North D Street
- 503 North D Street



Single-Family Rehab Project-420 North D Street

The renovation of a California Bungalow, estimated to be built in 1906, was completed and sold to Maria and Candelario Solorio in March of this year. The Solorios participated in the City's First-Time Homebuyer Downpayment Assistance program to realize their dream of home ownership.



Project Partners

- Peter S. Cooper, MAI – Appraisal Services
- World Inspection Network – Inspection Services
- FSS, Matt Tarr – Construction Management
- Boss Construction – General Contractor
- City of Madera Grants Department – DAP Loan
- Zabe Mortgage – Lender
- Chicago Title Company – Escrow Services

LOW-MODERATE INCOME HOUSING



Mayor/Chairperson Gary L. Svanda presented the keys to Maria and Candelario Solorio on March 9, 2010



LOW-MODERATE INCOME HOUSING



Exterior Home Improvement Grant Program

The Agency provides \$12,000 in home improvement funding for eligible families. The property owner must execute an affordability covenant for a period of 45 years if owner occupied and 55 years if tenant occupied. A total of 36 projects were funded in 2009/2010. A sampling of the projects is illustrated below.



LOW-MODERATE INCOME HOUSING



Summer Youth Program

The Agency partnered with the **Madera County Workforce Investment Board, City of Madera** and **David Kyriss Construction** to paint, landscape and construct eco-friendly fencing for fourteen (14) homeowners. Participating businesses included:

- **Lowe's Home Improvement**
- **Sherwin Williams**
- **United Rentals**
- **General Builders Supply**
- **Smith Construction and Fencing**
- **Round Table Pizza**



LOW-MODERATE INCOME HOUSING



Arborpoint Multifamily Project

The Agency has approved a \$375,000 grant for a 65-unit tax credit project to be constructed at the southwest corner of Clark and Owens streets. The developer is Pacific West Communities, Inc.





LOW-MODERATE INCOME HOUSING

Construction Loan Program

The Agency funds and maintains a revolving loan fund to encourage the construction of affordable single-family homes within the Project Area. The program was originally capitalized with \$590,000 in redevelopment tax increment. To date, construction loans totaling \$10,892,891 have been repaid resulting in the construction of 198 single-family homes.

A summary of the Construction Loan Program is illustrated below.

	2009/10 New Homes Constructed	2009/10 Percentage	Total New Homes Constructed	Total Percentage
Very Low Income	2	100%	86	36%
Low Income	0	0%	127	53%
Moderate Income	<u>0</u>	0%	<u>26</u>	11%
Total	2		239	
Private Investment Generated				\$19,616,049.00

The Downpayment Assistance Program (DAP)

The program is funded with HOME funds (state) and redevelopment tax increment funds. It is administered by the City of Madera and is designed to provide assistance to persons or families in the targeted income group. During the past year, the City received grant funds from the federal government for the Neighborhood Stabilization Program (NSP), providing assistance to first-time homebuyers purchasing foreclosed homes. Out of the 14 DAP loans listed below, 11 loans were funded with NSP funds.

The program summary is illustrated as follows:

	2009/10 # of Loans	2009/10 Percentage	Total # of Loans	Total Percentage
Very Low Income	6	43%	162	27%
Low Income	6	43%	361	61%
Moderate Income	<u>2</u>	14%	<u>74</u>	12%
Total	14		597	
Private Investment Generated				\$46,779.953.00



LOW-MODERATE INCOME HOUSING

Reporting Requirements

The following information is provided pursuant to California Health and Safety Code reporting requirements (Section 33080). The information below pertains to the reporting period, July 1, 2008 to June 30, 2009, as reported in the HCD Annual Housing Activity Report in December 2009.

Number of elderly and non-elderly households permanently displaced and number of units and bedrooms removed or destroyed - Sections 33080.4 (a)(1). It should be noted that the housing units are vacant at the time of acquisition and considered uninhabitable. However, HCD advises (Dec. 2006) that even if families were not displaced and the houses vacant, one can assume, due to the substandard condition of the unit, that a low-moderate income-housing unit was lost and should therefore be counted.

	Very Low	Low	Moderate	Total
Households permanently displaced	0	0	0	0
Units lost (removed or destroyed) and required to be replaced	0	11	0	11
Bedrooms lost (removed or destroyed) and required to be replaced	0	26	0	26

Agency developed units during the reporting year **both inside and outside** the project area (Section 33413 (b)(1).

	Very Low	Low	Moderate	Total
New construction units developed (Agency)	1	2	0	3
Unduplicated DAP assisted units (City)	5	15	0	2
Substantially rehabilitated units (EHIG)	2	5	3	1
Substantially rehabilitated units (Single-Family)	0	0	1	1
HOME funded rehabilitated units (City)	2	0	0	2
MF Rehab-625 Madera Ave (Agency-assisted)	66	14	0	80

Non-Agency developed units during the reporting year **inside** the project area (Section 33413(b)(2).

New units developed	(Owner income level unknown)	24
---------------------	------------------------------	----

All Agency-assisted projects are monitored annually to ensure that long-term affordability is maintained. Annual reports are on file with the Agency (Section 33418).

	VVL	VL	L	M	Total
Las Brisas Senior Apartments	0	68	12	0	80
Sunrise Terrace Apartment	20	24	12	2	58
The Crossings Apartments	0	19	44	0	63
Yosemite Manor Senior Apartments	61	14	1	0	76

LOW-MODERATE INCOME HOUSING



AB 987 Reports

Pursuant to AB 987, redevelopment agencies are required to compile and maintain a database of existing, new and substantially rehabilitated housing units assisted with moneys from the Low and Moderate Income Housing Fund, or units used to satisfy the Agency's replacement housing or production obligations. The information is to be updated annually and available to the public on the Internet. The Redevelopment Agency has posted five databases on the following housing programs.

- Exterior Home Improvement Grants
- Multifamily Rehabilitation Projects
- Single-Family New Construction Housing
- Tax Credit Projects
- Single-Family Rehabilitation Projects

These databases are illustrated on Appendices A through E. Examples of four projects are shown below.



Exterior Home Improvement Grant Project



Multifamily Rehab Project



Single-Family New Construction Project



Tax Credit Project



Operation Civic Pride

The Operation Civic Pride program is administered by the Madera District Chamber of Commerce. The Agency provides matching funds for landscape or beautification projects. No applications were received in 2009/2010.

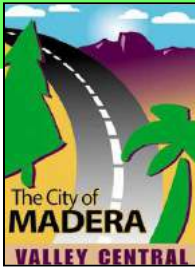
Art in Public Places

Police Chief Michael Kime is working with the artist, John Pugh, for the design of a mural at the police station. The cost to the Agency is \$101,500.00. Project is expected to be completed by summer, 2010.



Neighborhood Revitalization





MEMORANDUM

To: Members of the City Council/RDA Board

From: Manuel Ruiz, Neighborhood Preservation Manager

Date: June 9, 2010

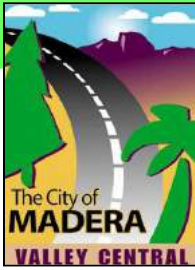
Subject: **2009/2010 Neighborhood Revitalization Annual Report**

The Neighborhood Revitalization Department was formed in 2003. Initially, the primary focus was on graffiti abatement and declining property maintenance standards throughout the City. Many older neighborhoods suffered from what became publicly known as the “contain and ignore” strategy of the 70’s, 80’s and 90’s. This strategy was unsustainable and poor property maintenance became commonplace throughout the City. More recently, the foreclosure crisis created conditions of blight in many of our newly constructed subdivisions.

The strategies of our department have changed over time. Simply fining property owners and painting over graffiti was not meeting our overall objectives. We needed to encourage the residents to get involved in their neighborhoods in order to not only protect their investment, but to encourage additional reinvestment of either time or money.

The overall quality of our City is defined by the relative strength or weakness of our individual neighborhoods. Our emphasis has and will continue to be on activities that strengthen transitioning neighborhoods through resident involvement. Over the next year we intend to focus on houses and diverse homeowners with good potential for strengthening prices and raising housing maintenance standards. We will work with residents to create potential neighborhoods as “places of choice” that could compete to retain and attract households with sufficient resources to keep the houses and blocks in good condition. This will require us to provide as-needed consumer support services, assist residents to market their neighborhoods and encourage block projects and develop local resident leadership. This strategy is based on the premise that the necessary ingredient in any neighborhood revitalization strategy must be to create good reasons for people to make decisions that benefit themselves while producing results that serve the whole community.

Our goal is to use incentives rather than subsidies, with the intent of returning the local real estate market to vitality, creating positive neighborhood images, and setting high standards for home repair and maintenance so that residents promote their blocks as neighborly places and take responsibility for their neighborhoods in the future.



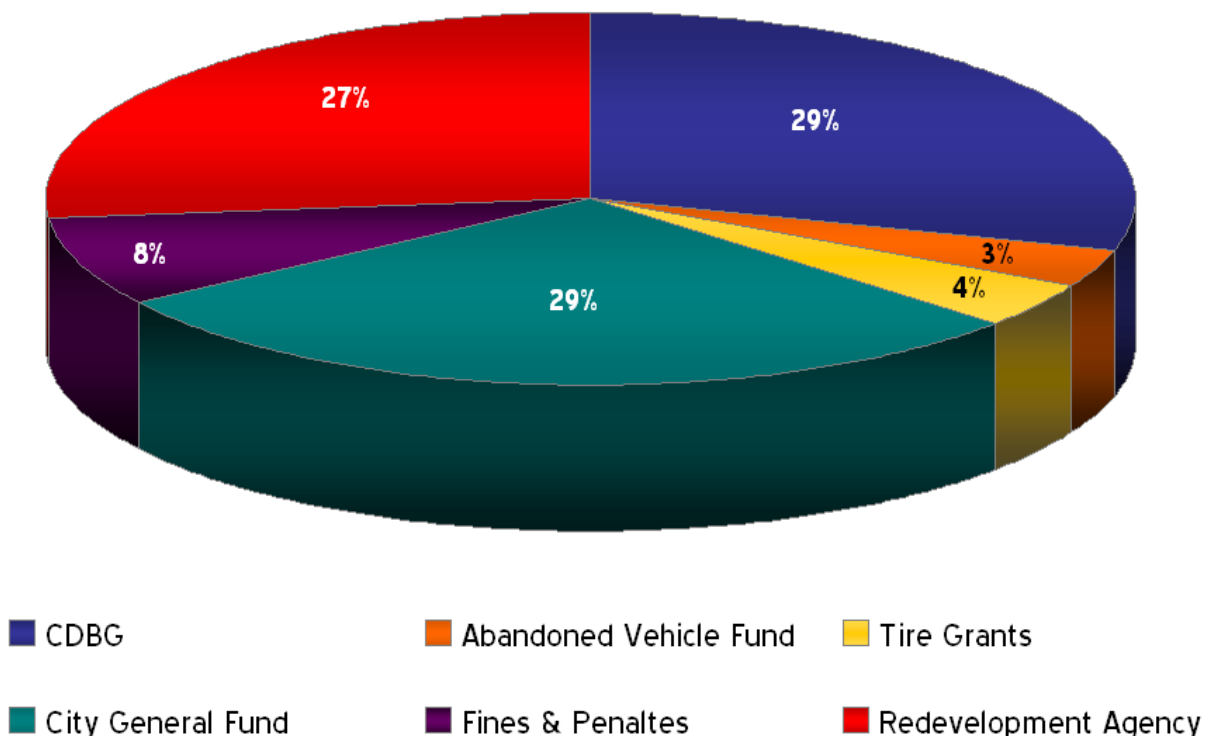
NEIGHBORHOOD REVITALIZATION

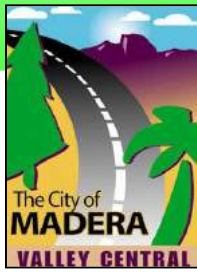
The City Council created the Neighborhood Revitalization Department in 2003. The initial focus was somewhat narrow – **enforce the code as it relates to property maintenance standards and paint over graffiti.**

Due to a variety of factors, the focus and strategy has changed significantly. Simply enforcing the codes and fining property owners did not produce the desired effect. Violations were being corrected, but reinvestment was minimal. In the last 2-3 years, the strategy changed from strictly enforcement to the creation of partnerships with the residents of many of our “transitional” neighborhoods. The results have been encouraging. Residents have begun reinvesting both their time and their money and poorly maintained properties are no longer the norm in certain neighborhoods. The strategy will continue to be refined and expanded to transitional neighborhoods throughout the City.

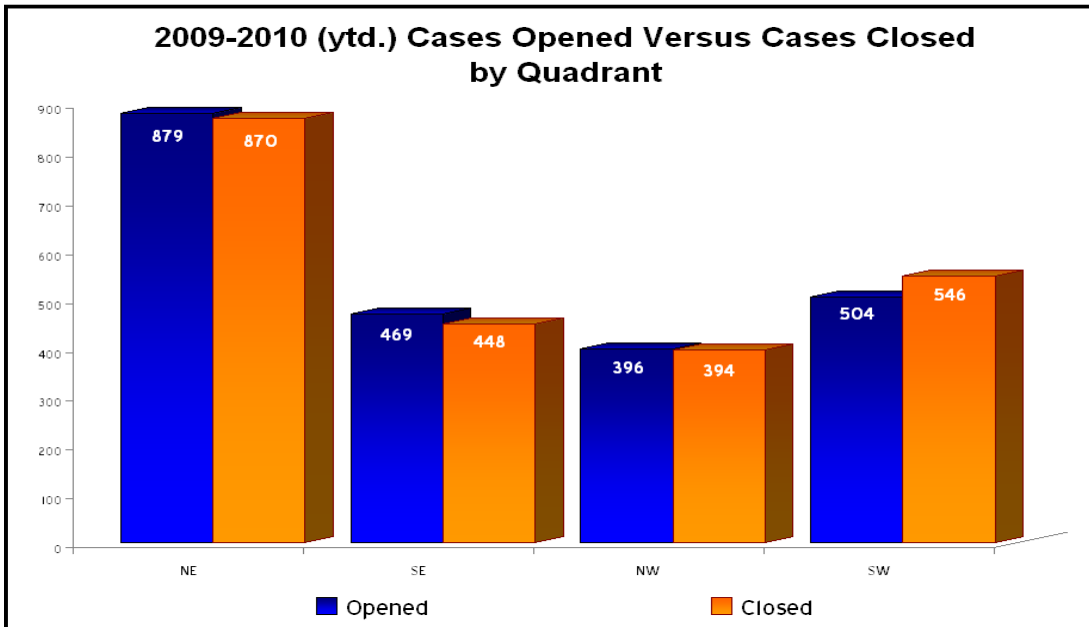
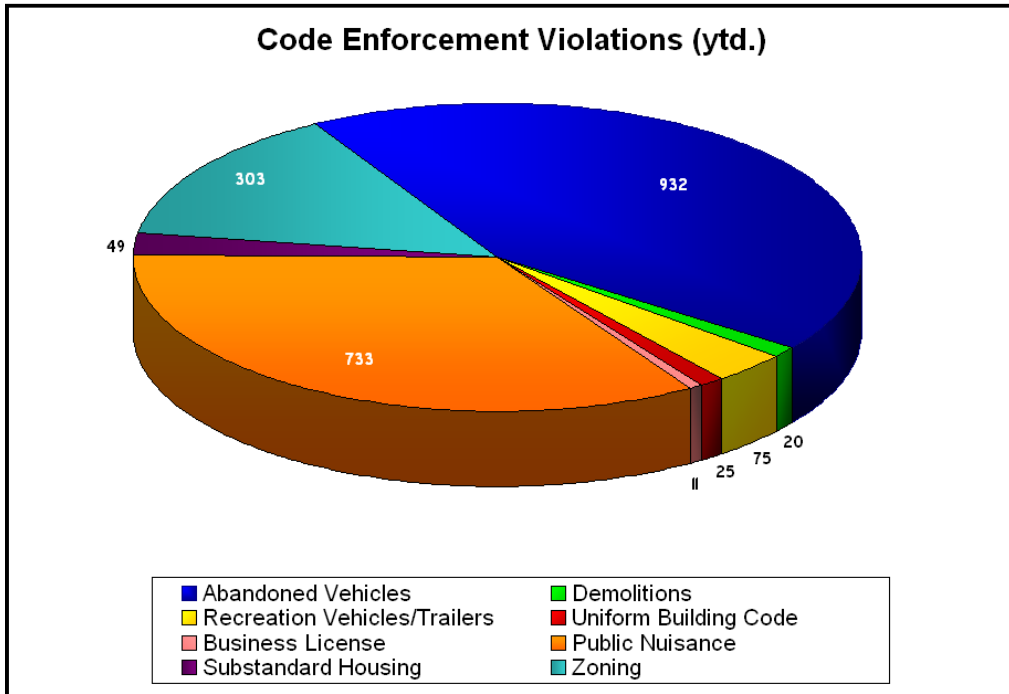
The Neighborhood Revitalization effort receives funding from multiple sources as illustrated below.

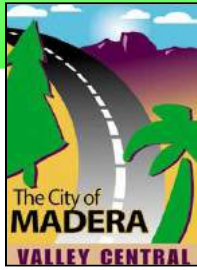
Neighborhood Revitalization Funding Sources





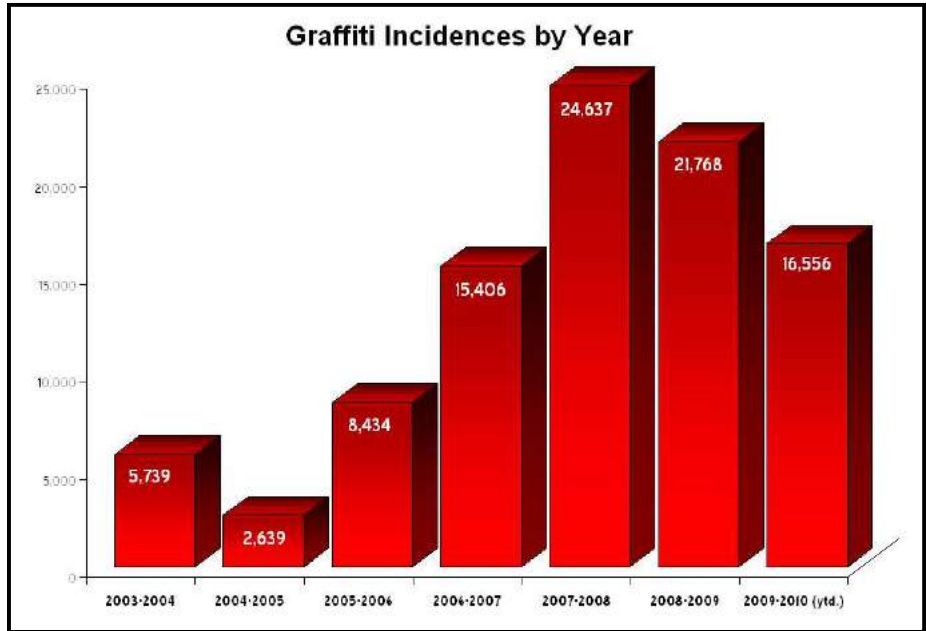
The following illustrates the nature of the violations and the areas of the City in which the violations are occurring.





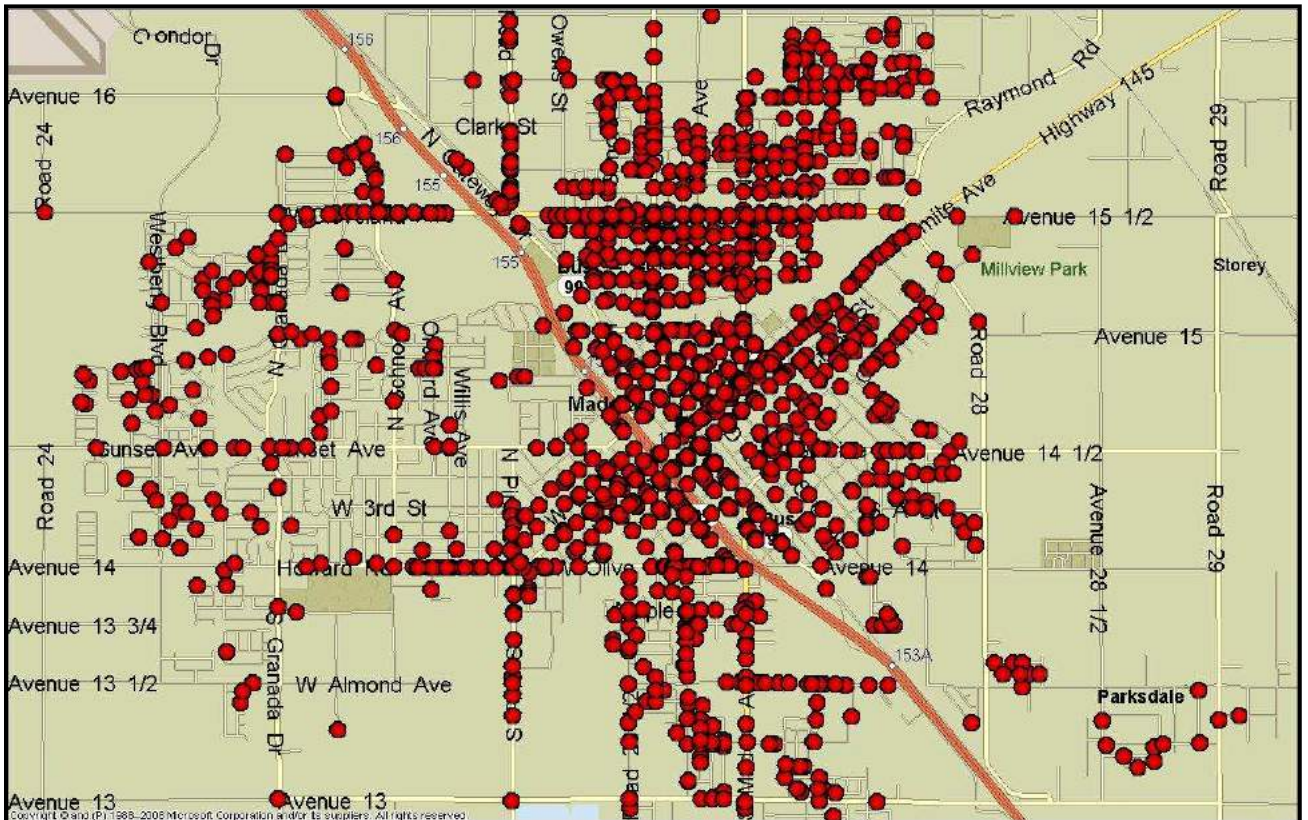
GRAFFITI PROGRAM

Graffiti continues to generate a strong reaction from local residents and it consumes a significant amount of local resources. To that end, the Agency contracted with Boyles and Associates to assist in the development of a comprehensive program. The program includes the following elements.

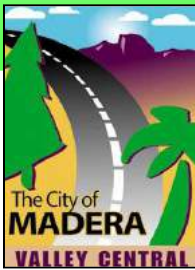


Abatement

Since 2003, abatement has been the primary strategy in addressing the graffiti problem. Abatement costs continue to increase and through April 2010, there have been 95,179 incidences of graffiti removed.

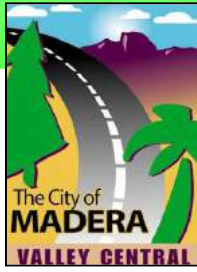


NEIGHBORHOOD REVITALIZATION



Due to the increase in graffiti and the rise in community expectations, a third vehicle was added to the abatement fleet.





NEIGHBORHOOD REVITALIZATION

Community Involvement

According to **Boyles and Associates**, community involvement is a key component of a successful anti-graffiti program. **Christina Herrera** and **Tim Farrell** were hired as part-time Graffiti Coordinators and have accomplished the following:

- 39 Community Meetings



Kick-Off Community Meeting



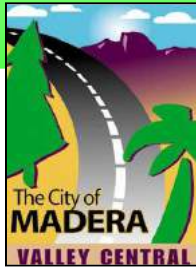
Captains' Meeting

- 769 Volunteer Sign-ups



- 802 Graffiti Removal Kits Distributed





NEIGHBORHOOD REVITALIZATION

Inter-Agency Cooperation

In an effort to improve inter-agency cooperation as it relates to graffiti, eight (8) collaborative meetings were held. Participating agencies included:

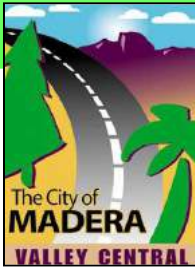
- California Highway Patrol
- Caltrans
- Chowchilla Police Department
- City of Madera Parks and Community Services
- City of Madera Building Department
- City of Madera Neighborhood Revitalization Dept.
- City of Madera Public Works Department
- Madera Chamber of Commerce
- Madera County Code Enforcement Department
- Madera County District Attorney Office
- Madera County Economic Dev. Commission
- Madera County Farm Bureau
- Madera County Office of Education
- Madera County Probation Department
- Madera Irrigation District
- Madera Police Department
- Madera Unified School District
- Pacific Gas & Electric
- Resource Management Agency
- Madera County Probation Department

As a result of the collaborative meetings, nineteen (19) agencies are able to exchange valuable graffiti statistics, vandal location and vandal identity. Investigative methodology and approaches have been widely discussed between law enforcement agencies. Ideas are exchanged pertaining to graffiti input and data storage between abatement departments. Each agency brings experience and policies to the table which impacts the collaborative effort. The meetings have brought a fresh approach to interagency cooperation. Each agency provides key components to our eradication efforts throughout the county. New contacts are made to provide forums for presentations.

Education

- 10 school presentations by Graffiti Coordinators





- 13 meetings with Madera Unified Teachers Association Steering Committee (2), Madera Unified School District administrators and staff (6), and Madera County Office of Education staff (5) to discuss K-12 anti-graffiti curriculum design
- 28 meetings at individual school sites

The outcomes of the community presentations have brought significant support to the anti-graffiti program with citizen support consisting of 739 empowered citizens, rising neighborhood leadership and new collaborative agency members, City Council and County Board support. Community awareness has spread throughout the City and has been the topic of discussion from coffee klatches to City Council meetings.

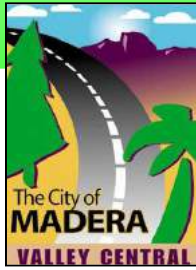
Arrests

The Madera Police Department created a three (3) person task force to specifically address graffiti. Reported outcomes include the following:

- 227 known taggers were identified
- 42 arrests made
- 22 ongoing investigations

Punishment

- 1,536.5 community service hours served



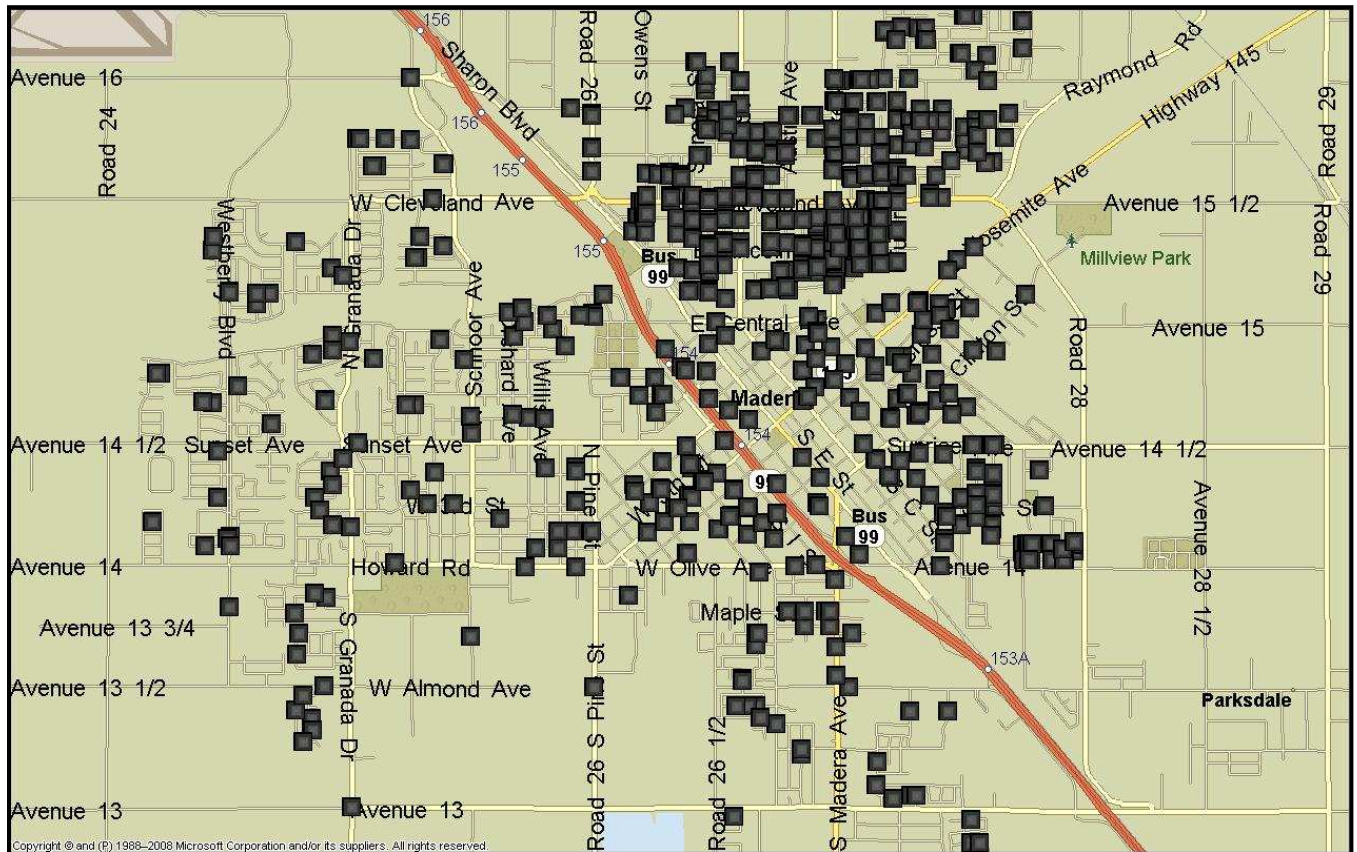
NEIGHBORHOOD REVITALIZATION

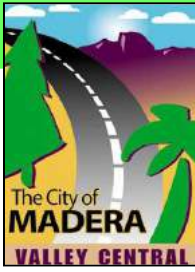
PUBLIC NUISANCE VIOLATIONS

Public nuisances include the accumulation of junk, animals, noise, dangerous buildings, unsanitary conditions and encroachments on the public right-of-way. Most of the complaints relate to poor property maintenance standards, which have a negative impact on adjacent property values. In a majority of cases, the property owner voluntarily addresses the violations; however, there are a number of cases where fines are issued in order to obtain compliance. Historical data related to fines levied and collected is as follows.

	2009/2010 YTD	2003 to 2008
Fines Levied	\$168,500.00	\$815,249.98
Fines Collected	\$90,795.65	\$168,500.00
Liens Filed	\$45,760.79	\$22,043.79

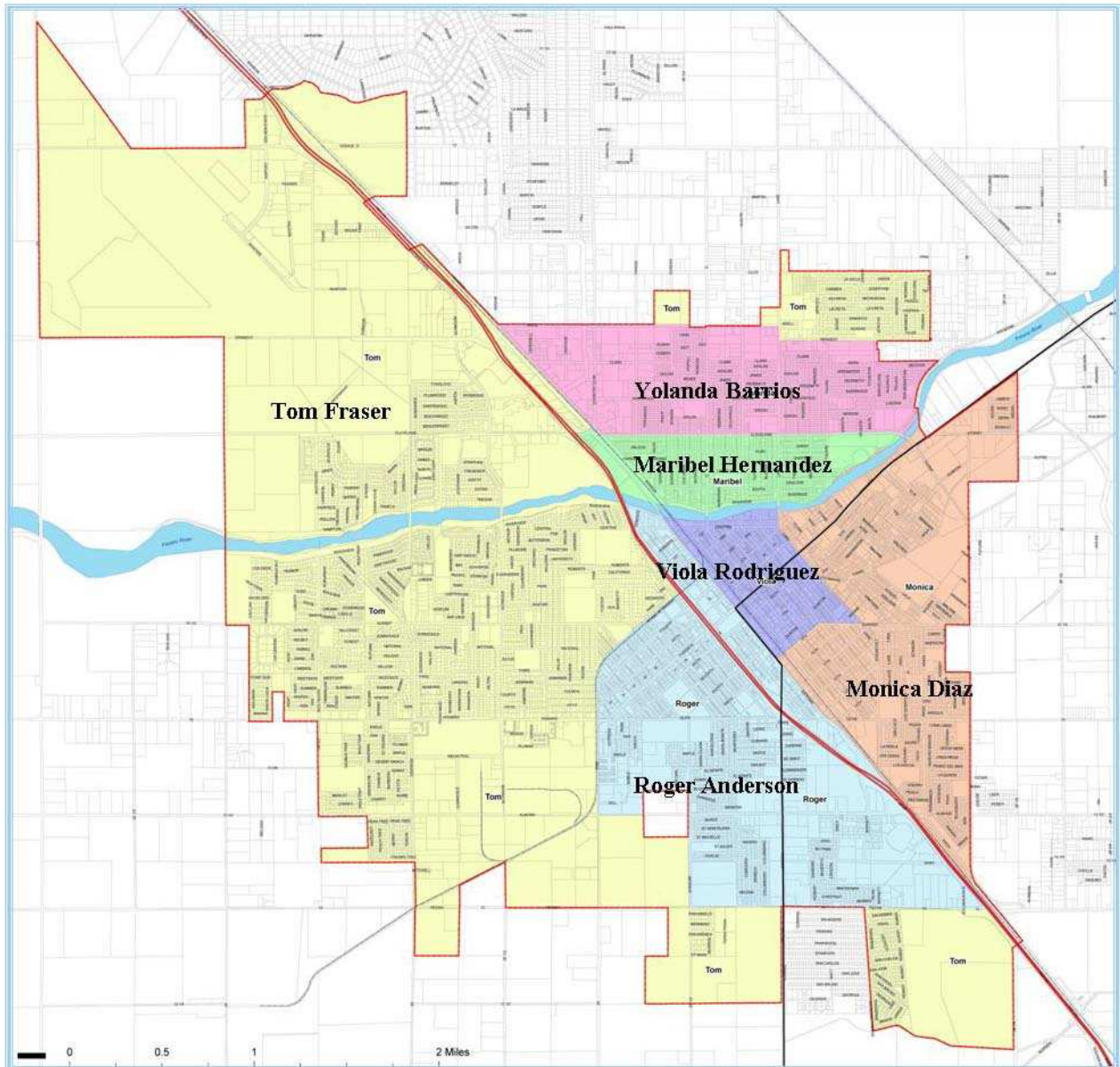
Public nuisance violations by area of the City are illustrated below





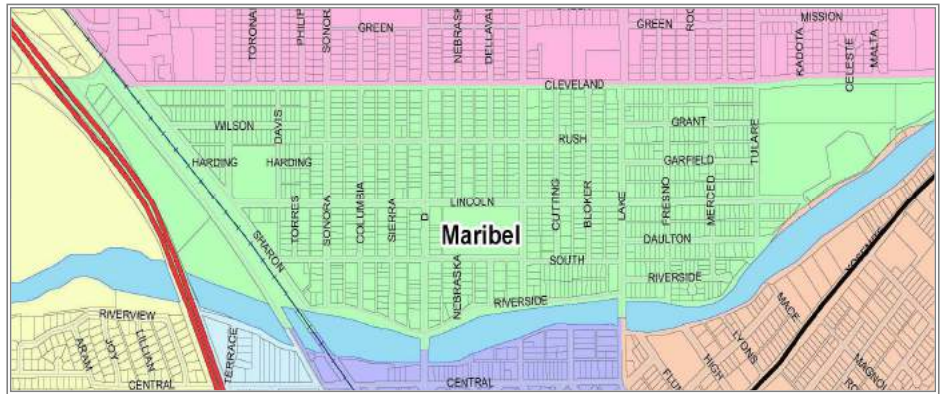
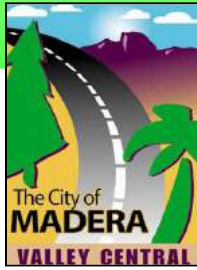
NEIGHBORHOOD REVITALIZATION

A citywide map illustrating the areas assigned to the Neighborhood Preservation Officers is below.



Note: Robert Silva, Jim Long and Bill Driggs are citywide enforcement officers

NEIGHBORHOOD REVITALIZATION

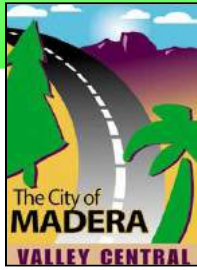


Area #1 – Maribel Hernandez

- 179 cases opened
- 182 cases closed
- 7 cases over 90 days

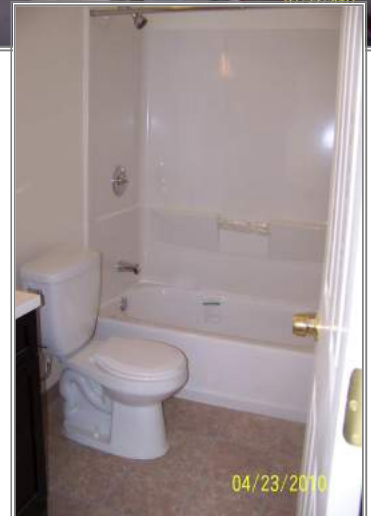
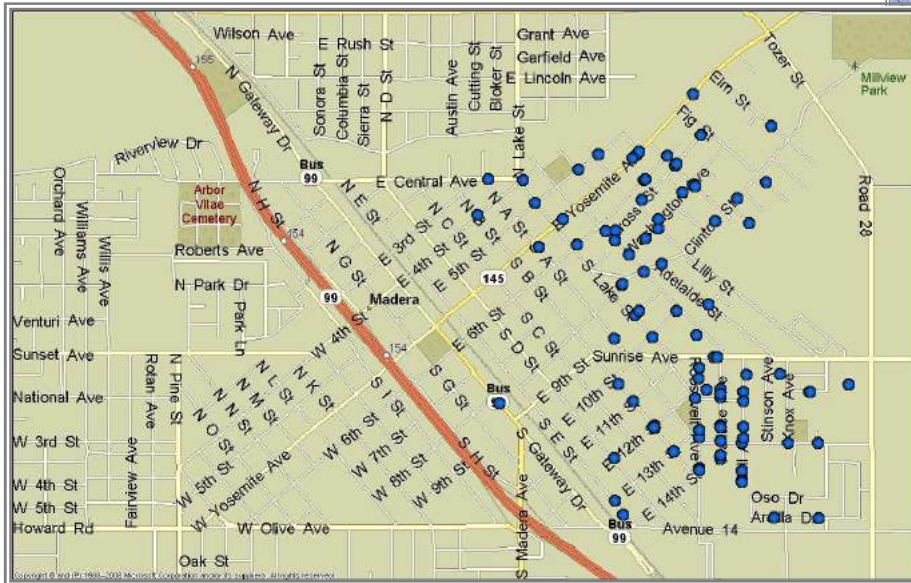


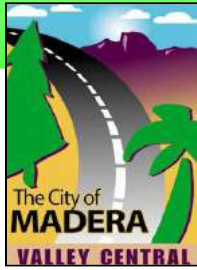
NEIGHBORHOOD REVITALIZATION



Area #2 – Monica Diaz

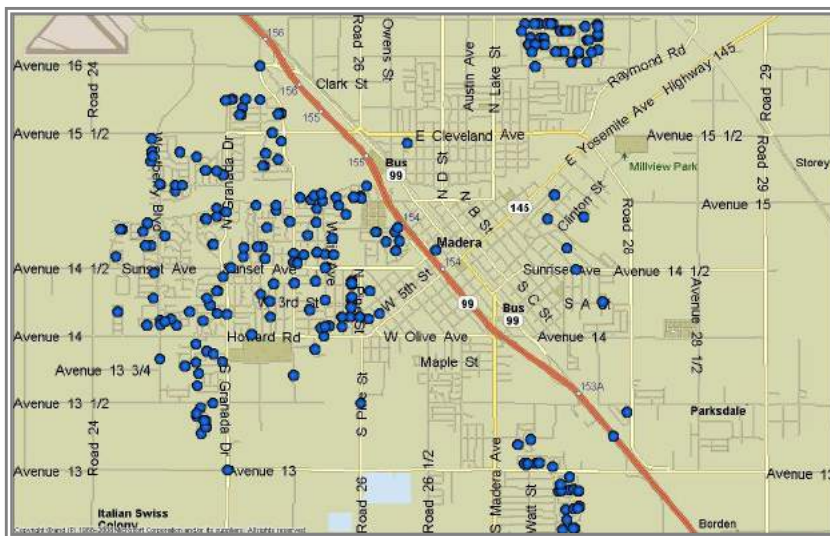
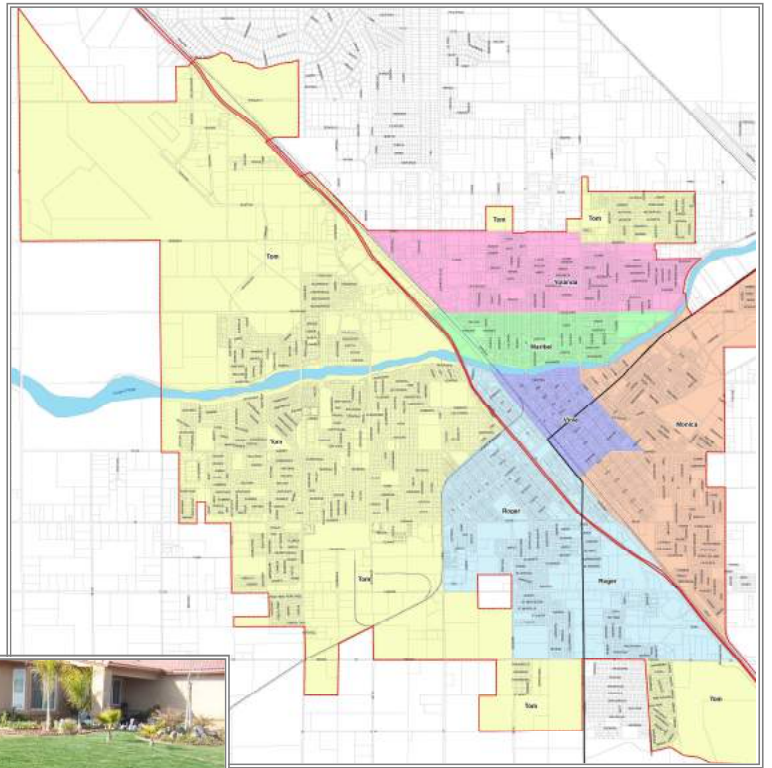
- 81 cases opened
- 74 cases closed
- 15 cases over 90 days



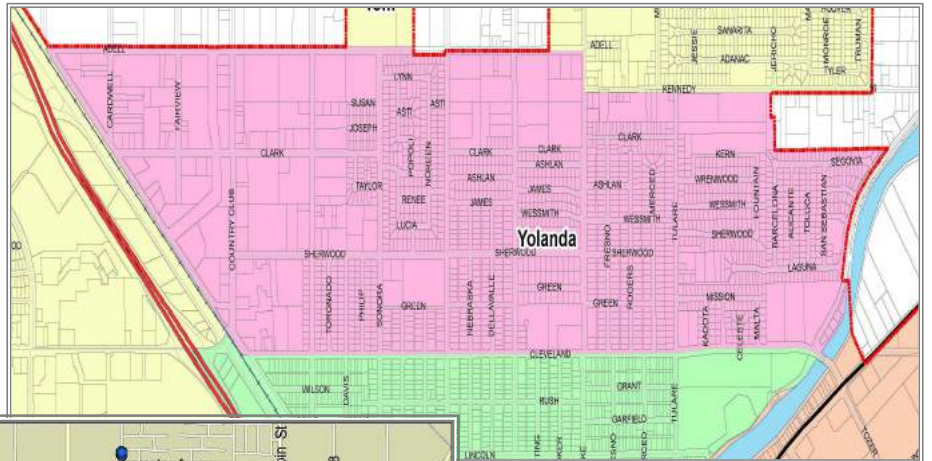
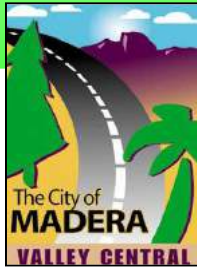


Area #4 – Tom Fraser

- 215 cases opened
- 235 cases closed
- 18 cases over 90 days

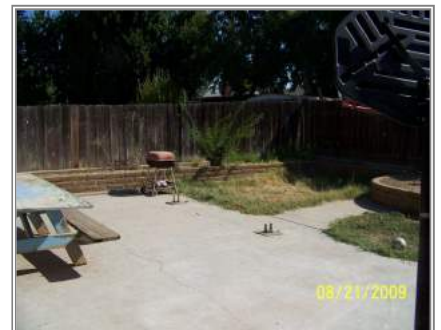


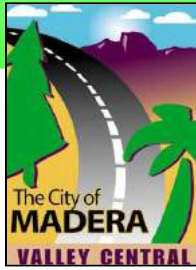
NEIGHBORHOOD REVITALIZATION



Area #6 – Yolanda Barrios

- 285 cases opened
- 270 cases closed
- 7 cases over 90 days

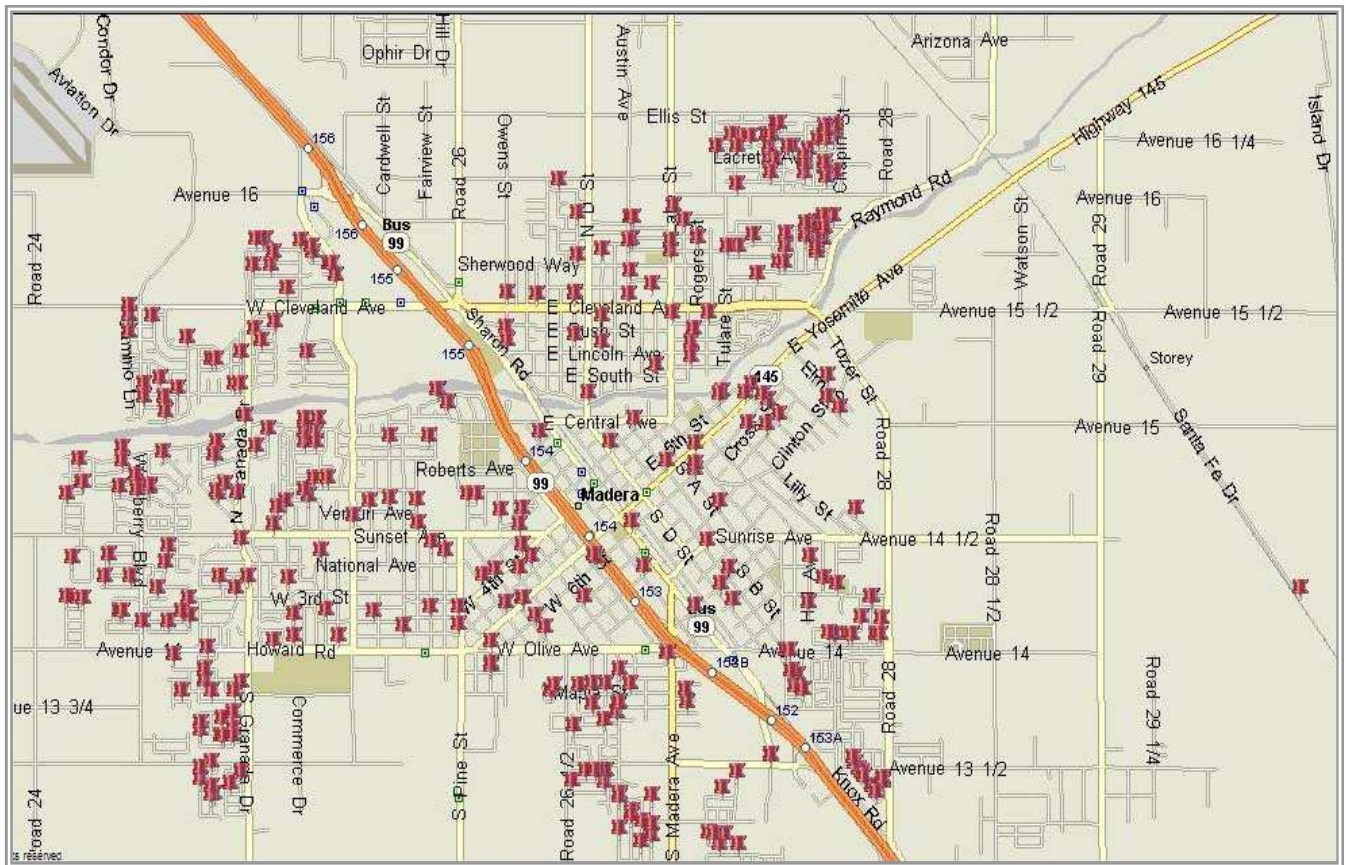


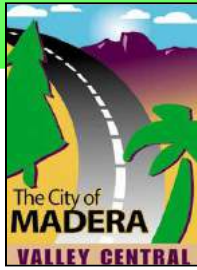


FORECLOSURES

The increase in the number of foreclosed homes in the City resulted in the adoption of a new ordinance to address the issues. The ordinance requires all owners of foreclosures to be registered with the City and to maintain the homes in a manner that does not negatively impact adjacent properties.

- 486 registered foreclosures
- \$26,620.00 paid in registration fees
- \$99,580.00 fines levied for non-compliance
- \$19,965.00 fines collected





NEIGHBORHOOD REVITALIZATION

WASTE TIRES

Through \$181,260.00 in grant funding from the Department of Resources Recycling and Recovery (CalRecycle), the following programs are implemented on an annual basis. Viola Rodriguez is the coordinator of the department's tire collection activities.

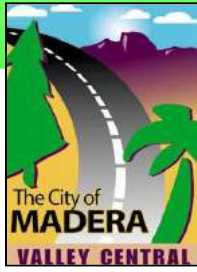
Local Enforcement

The City has identified 43 tire generators in the City. On an annual basis, staff conducts a site visit and audits the records to insure waste tires are disposed of legally.

Tire Amnesty Events

The department sponsors five (5) events per year. Working cooperatively with Madera County Boot Camp, Citizens on Patrol, CISP Workers and the Madera Rescue Mission, 15,517 tires were collected for recycling over the past year.





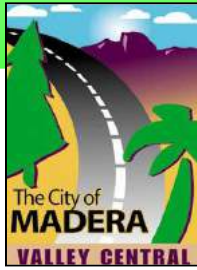
Targeted Neighborhood Cleanup Events

- 8 events were sponsored resulting in the collection of 1,580 tires for recycling.

Alley and Vacant Lot Cleanup

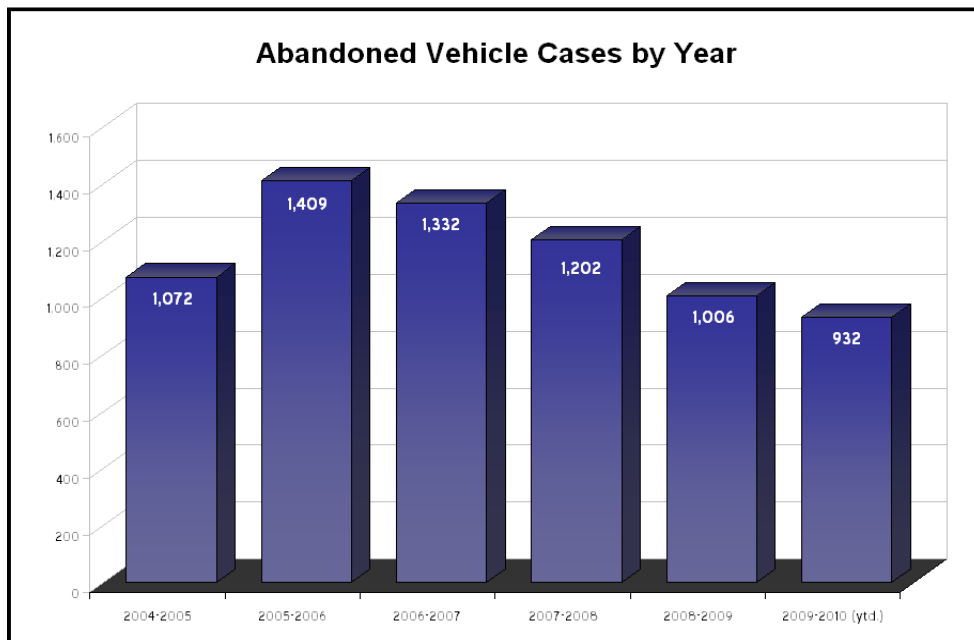
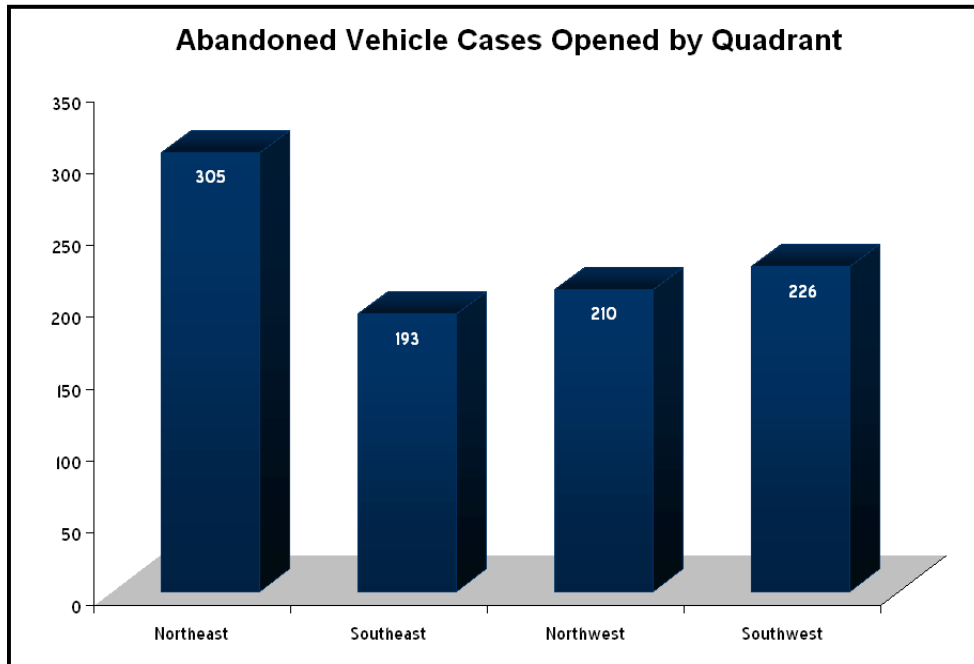
- 1,140 tires collected for recycling



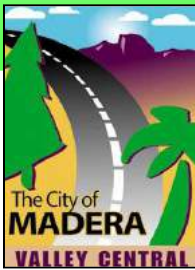


ABANDONED VEHICLES

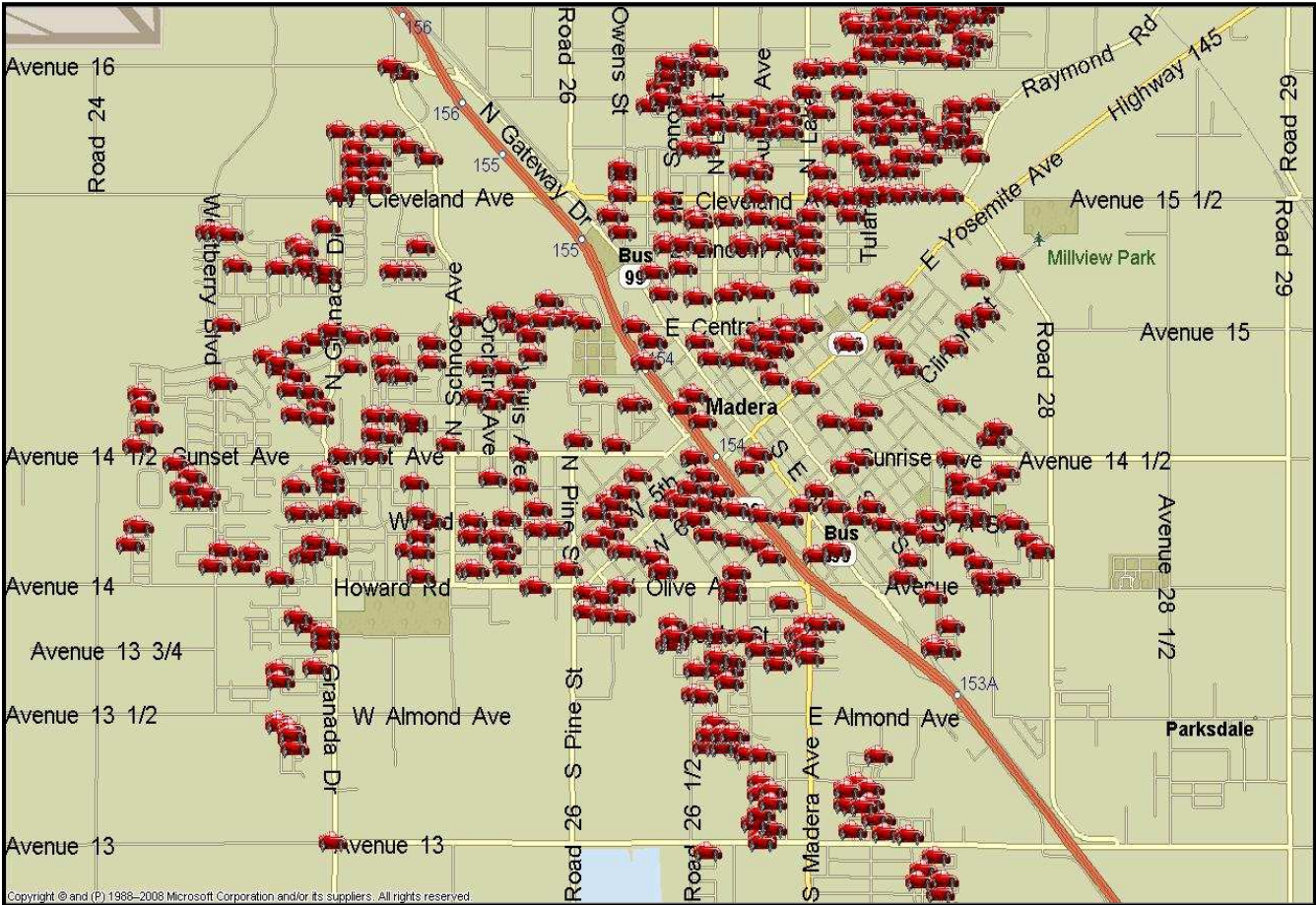
The program is primarily funded through a locally established **Abandoned Vehicle Authority**. Abandoned Vehicle Officers are Jim Long, Robert Silva and Bill Driggs.

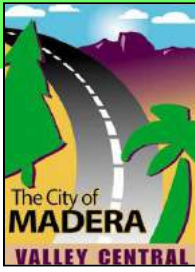


NEIGHBORHOOD REVITALIZATION



A pin map illustrating the location of abandoned vehicles throughout the City in the 2009/2010 fiscal year follows.





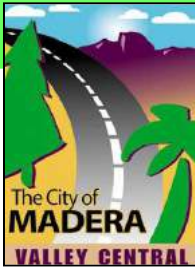
SPECIAL PROJECTS

Community Services

Through a contract with the Madera County Probation Department, there have been 151 court awarded youth through the program who have completed 4,197.5 community service hours picking up waste tires, trash, cleaning alleys, empty lots and the river area.

Outcome – The outcome has been a positive experience for most of the youth, redirecting their energies and moral standards towards a better lifestyle than that of crime and vandalism. Some of the youth have returned with requests for full time jobs and letters of recommendation.





NEIGHBORHOOD REVITALIZATION

County Graffiti Abatement

Through a reimbursement agreement with the County, 817 incidences of graffiti were removed.

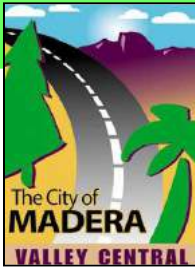
Sign Ordinance

Effective April 1, 2010, the new sign ordinance is being enforced.

Kennedy Cleanup Project (Jim Long, Coordinator)

- 170 tons of debris, 134 tires, 1 motor home, 2 trailers, 1 camper, 2 vehicles removed to date
- 2 substandard homes demolished



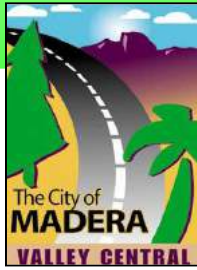


NEIGHBORHOOD REVITALIZATION

Golden State Cleanup Project (Tom Fraser, Coordinator)

- 32 tons of debris and 209 tires removed to date



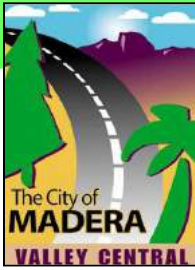


NEIGHBORHOOD REVITALIZATION

Columbia/Sierra Project (Monica Diaz and Yolanda Barrios, Project Coordinators)

In conjunction with National Trio Day, volunteers and residents joined together in a neighborhood beautification project in the area surrounding Columbia/Sierra/Green Way. The beautification project consisted of installing plants, shrubs and other landscaping improvements.





NEIGHBORHOOD REVITALIZATION

Miscellaneous

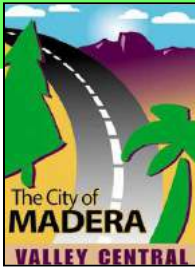
Community residents are becoming less tolerant of poor property maintenance standards and other conditions of blight. To date, we have not developed an effective implementation strategy to address the following areas of concern.

Shopping Carts



Illegal Vendors/Mobile Vendors



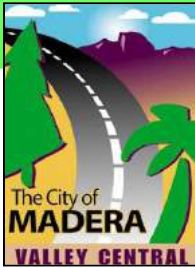


Illegal Signs



Yard Sales in Excess of Four per Year





Commercial/Residential Landscape Maintenance



Budget Report 2010-2011





INTRODUCTION

The 2010/2011 Budget takes into account the economic environment in which we will be operating. Our most important concerns relate to the following.

CRA Lawsuit: The Court's decision is a complete reversal from last year's decision. The impact on Madera goes beyond a simple two (2) year re-allocation of \$3,081,947.00 in local resources. It will also significantly impact our ability to issue future bonds since we will not be able to identify a secure revenue stream for repayment. Projects such as the Crossroads Shopping Center, Police Facility, John Wells Community Center, Courthouse Relocation Project, and RDA building would be less feasible without the issuance of bonds.

State Budget Deficit: Projections range from \$17-20 billion for the next fiscal year. History tells us they are hesitant to make the necessary cuts so taking the money from local governments and school districts can be expected to continue. Unfortunately, unless the appeal is successful, redevelopment funds are now in the mix.

Property Values: It is anticipated that Project Area property values will see little or no increase for at least another year. A key will be our ability to participate in projects that generate new building activity.

Unemployment Rate: In March 2010, the Madera County unemployment rate jumped to 17.5%. This is problematic because unemployed people don't buy homes. Our budget puts a significant emphasis on activities that will stimulate new private investment.

High Speed Rail: The Agency owns a significant amount of property in the E Street corridor. We can't demolish, rehabilitate or redevelop until a specific route is selected.

Foreclosures: We are still experiencing significant community and neighborhood stress as a result of the foreclosure crisis. Local resources have been diverted to address the problem. A bigger issue is that given the numbers (estimated at 486), it has brought new construction to a halt.

In the past, our financial condition and tax increment growth was such that we could do anything and everything we wanted to do. Millions of dollars were spent on neighborhood improvements, infrastructure deficiencies, community facilities and affordable housing. The issues outlined above will necessitate a change in strategy. Basic priorities will need to be established and adhered to. The projects/programs initiated over the past 2-3 years were based on the premise we would issue another bond in 2011/2012. This scenario is now highly unlikely. In the near future, expenditures need to be linked to activities that will generate private investment. However, we are extremely well positioned for when economic recovery begins to occur.

NON-HOUSING BOND PROCEEDS – FUND 60500

Beginning Balance 7/1/10 ¹	\$3,636,968.00
Revenues	
Interest Income	8,000.00
Others	1,200.00
Reimbursement State of California (Courthouse)	2,900,000.00
Less Agency Administrative Costs	(519,828.00)
Less City Administrative Costs	(154,305.00)
Less Capital Outlay	(18,000.00)
Less Adjustment for Bldg. Maintenance	(1,200.00)
TOTAL FUNDS AVAILABLE PROJECTS	5,852,835.00
TOTAL PROJECT COSTS	(3,604,000.00)
ESTIMATED ENDING BALANCE AS OF 6/30/11	\$2,248,835.00

¹ Funds deposited with Bond Trustee NYBM accounted for in Fund 80400.

ECONOMIC DEVELOPMENT

COURTHOUSE RELOCATION PROJECT

Description – The Agency has contracted with the Administrative Office of the Courts (AOC) to coordinate acquisition, environmental remediation and demolition activities for the relocation of the courthouse. The activities must be completed and a clean site delivered by December 1, 2010 at which point the Agency will be reimbursed for \$2.9 million of the projects costs. Outside of the agreement, the Agency is acquiring the Rangel/Bravo parcels in order to accommodate a 250± space parking facility. The Agency/AOC approved a tentative agreement that the Agency will contribute \$2.9 million, and the Rangel/Bravo properties, toward the cost of constructing the parking facility.

Vision 2025 Linkage

While the development does not specifically incorporate strategies in the vision or action plans, it may represent an example of economic opportunity realized in Madera.

Recommended Funding

2008/2009/2010 Funding

- Property Acquisition - \$2,067,051
- Asbestos Removal - \$133,600
- Demolition - \$282,135
- Relocation Costs - \$257,103
- Canal Relocation - \$326,140
- Consultants - \$ 14,000
- P. G. & E. - \$52,981

2010/2011 Funding

- Parking facility - \$2,900,000

RDA OFFICE RELOCATION PROJECT

Description – The Agency awarded the contract for the rehabilitation of the former Bank of America/EDD building located at 428 East Yosemite Avenue to Mark Wilson Construction. The project is to be completed by October 15, 2010.

Vision 2025 Linkage

Action 113.3 – Establish budgets to ensure all City facilities that provide services to the public are ADA compliant.

Recommended Funding

2009/2010 Funding

- Architectural-Engineering-Utility Design/Office Furniture-File Storage/Construction - \$2,054,726

2010/2011 Funding

- No new funding is anticipated.

AIRPORT INFRASTRUCTURE ANALYSIS

Description – Blair, Church and Flynn has submitted a “draft” master plan to the City for review.

Vision 2025 Linkage

Action 115.1 – As a component of the General Plan Update, encourage viable economic development.

Recommended Funding

2009/2010 Funding

- Engineering/Design - \$89,500

2010/2011 Funding

- No new funding is anticipated.

SOUTHWEST INDUSTRIAL PARK INFRASTRUCTURE MASTER PLAN

Description – North Star Engineering Group has submitted several traffic circulation options and is about 60% complete with the other elements of the project.

Vision 2025 Linkage

Action 115.1 – As a component of the General Plan Update, encourage viable economic development.

Recommended Funding

2009/2010 Funding

- Design/Engineering - \$149,916

2010/2011 Funding

- No new funding is anticipated.

COMMUNITY INFRASTRUCTURE

LAKE/ADELL IMPROVEMENT PROJECT

Description – The areas immediately adjacent to Monroe Elementary School are characterized by the absence of curb, gutter, sidewalks and streetlights. Environmental studies required by Caltrans have delayed the project for over 30 months. Construction should begin in July 2010.

Vision 2025 Linkage

Action 126.6 – Establish budgets to redevelop existing streets to install sidewalks, curb cuts, streetlights and landscaping strips.

Recommended Funding

2007-2010 Funding

- Design/Engineering - \$70,000
- Construction - \$792,000

2010/2011 Funding

- No new funding is anticipated.

SOUTH LAKE STREET IMPROVEMENT PROJECT

Description – The City is utilizing multiple funding sources to construct curb, gutter, sidewalks, handicapped ramps and repave Lake Street from Yosemite Avenue to Sunrise. The project is estimated to be completed in the summer of 2010.

Vision 2025 Linkage

Action 132.2 – Update arterials and collector streets to accommodate bicycles, pedestrians and transit.

Recommended Funding

2007-2010 Funding

- Design/Engineering – Funded by City
- Construction - \$250,000

2010/2011 Funding

- No new funding is anticipated.

AVENUE 16 LINEAR PARK

Description – Blair, Church & Flynn designed a linear park to be constructed on Avenue 16 from Starbucks to Granada and on Granada from Avenue 16 to Cleveland Avenue. The Cleveland to Foxglove leg has been completed. DMP and Horizon Enterprises are responsible for the Avenue 16 portion from Schnoor to Granada. The project will be constructed in conjunction with the Ellis Overcrossing and is bid ready.

Vision 2025 Linkage

Action 121.8 – Promote and encourage walking within the City.

Recommended Funding

2009/2010 Funding

- Construction - \$275,000

2010/2011 Funding

- Project funding has been budgeted but may be delayed depending upon economic conditions at the time of the construction of the Ellis Street Overcrossing.

YOSEMITE/ELM SIGNALIZATION PROJECT

Description – A traffic signal will be constructed at Yosemite Avenue and Elm Street. The project is bid ready.

Vision 2025 Linkage

Action 126.6 – Establish budgets to redevelop existing streets to install sidewalks, curb cuts, streetlights and landscaping strips.

Recommended Funding

2009/2010 Funding

- Design/Engineering - \$48,915
- Construction - \$375,000

2010/2011 Funding

- No new funding is anticipated. The project will not be constructed until Ironhorse Development is ready to proceed with their commercial project.

ADELL IMPROVEMENT PROJECT

Description – The Agency has contracted with Quad-Knopf to design and develop “bid ready” documents for street, curb, gutter, sewer, water, and storm drainage improvements on Adell from Country Club Drive to Lake Street. The project is 90% completed.

Vision 2025 Linkage

Action 126.6 – Establish budgets to redevelop existing streets to install sidewalks, curb cuts, streetlights and landscaping strips.

Recommended Funding

2009/2010 Funding

- Design/Engineering - \$128,120

2010/2011 Funding

- The Agency is working with the City to identify additional construction funding sources.

MID CANAL RELOCATION PROJECT (C Street to Gateway Drive)

Description – The Agency has contracted with Quad-Knopf to relocate the MID canal between C Street and Gateway Drive. The current location restricts development on the Cappelluti, Police Department, Massetti, Boyle and Redevelopment Agency properties. Design is 60% completed.

Vision 2025 Linkage

While the development does not specifically incorporate strategies in the vision or action plans, it may represent one example of economic opportunity realized in Madera.

Recommended Funding

2009/2010 Funding

- Design/Engineering - \$43,900

2010/2011 Funding

- This project is heavily impacted by the proposed High Speed Rail Project. Until a specific route is selected, the project will be on hold.

LAUREL LINEAR PARK

Description – The Agency has contracted with Blair, Church and Flynn to design a linear park along MID right-of-way between Sunset Avenue and Riverview Drive. The City has received a REMOVE II grant from San Joaquin Valley Air Pollution Control District to partially fund the project.

Vision 2025 Linkage

Action 121.8 – Promote and encourage walking within the City.

Recommended Funding

2009/2010 Funding

- Design/Engineering - \$40,000

2010/2011 Funding

- The project will be delayed until additional funding sources are identified.

AGENCY/PUBLIC WORKS DEPARTMENT PROJECTS

Description – The Agency has been involved in a multi-year effort to address infrastructure deficiencies throughout the Project Area. The deficiencies include sidewalks, curb, gutters, handicapped ramps and streetlights. The City is interested in outside projects that would offset costs that would normally be charged to the General Fund.

Sidewalk, Curb and Gutter – Agency staff has identified a number of areas where there are gaps in the sidewalk, curb and gutter patterns. Staff from Public Works will address these deficiencies.

Streetlights – A 2003 study noted that the Project Area was deficient in 253 streetlights. Staff from Public Works will address this deficiency.

Vision 2025 Linkage

Action 126.6 – Establish budgets to redevelop existing streets to install sidewalks, curb cuts, streetlights and landscaping strips.

Recommended Funding

2010-2011 Funding

- Sidewalk, Curb and Gutter Construction - \$150,000

AGENCY/PARKS DEPARTMENT PROJECTS

Description – The City is interested in outside projects that would offset costs that would normally be charged to the General Fund. The Agency has projects that would meet these criteria.

Green Jobs Program – Agency is partnering with the Parks Department and Kingsview Ready, Set, Go Program in a summer youth work program. Projects will include a Gateway Tree Planting Project and two (2) projects along the Vern McCullough River Trail.

Lake Street Median (Cleveland to Ellis) – The Parks Department will install the irrigation and coordinate a volunteer planting event.

Vision 2025 Linkage

Strategy 126 – Clean, attractive streets: Expand or develop programs to create clean, safe and aesthetically pleasing streets.

Recommended Funding

2010-2011 Funding

- Green Jobs Program - \$45,000
- Lake Street Medians - \$205,900

PROJECTS ON HOLD

Due to economic uncertainties and other factors, there are a number of projects that were previously delayed. These projects include the following.

<u>Project</u>	<u>Budget</u>	<u>Justification</u>
Sonora/Green/Columbia/Sierra	\$575,000	Public Works staff can complete some of the work.
E Street Acquisitions/Improvement	No budget	Need to postpone pending decisions on High Speed Rail route.
Clark/Owens Improvement Project	\$350,000	The project will not be constructed until Pacific West Communities, Inc. obtains tax credits.
Fifth/B Street Acquisitions	\$590,000	On hold until economy improves.
Fourth/Fifth/D/E Streetscape Project	\$745,000	The project will be constructed in conjunction with the City's Fourth Street Widening Project.
Adell Improvement Project	No budget	Project needs funding partners.
Freeway 99 Entry Signs	\$350,000	On hold until economy improves.
Yosemite/Gateway Acquisitions	\$1,500,000	On hold until economy improves
MID Canal Relocation (C to Gateway)	\$350,000	Need to postpone pending decision on High Speed Rail route.
Yosemite/Elm Signalization Project	\$423,915	Postpone until Ironhorse Development is ready to proceed with shopping center

NON-HOUSING TAX INCREMENT FUND 40300

Beginning Balance (7/1/10)	\$0.00
Revenue	
Interest Income	7,000.00
Reimbursement (OSCA Grant)	447,980.00
Less Administrative Costs	(6,700.00)
Less Capital Outlay	(15,000.00)
TOTAL PROJECT COSTS	(417,336.00)
TRANSFER FROM DEBT FUND 80400	0.00
ENDING BALANCE AS OF 6/30/11	15,944.00

Fund 40300 was created in order for the Agency to participate in projects that cannot be funded with bond proceeds or housing set-aside funds.

NEIGHBORHOOD REVITALIZATION

Description – The primary objective of the Neighborhood Revitalization Program is to convince residents to become directly involved in strengthening their neighborhoods by encouraging higher property maintenance standards. The key to the strategy is to get people to make decisions that benefit themselves and spill over to benefit the neighborhood in which they live. Every single house is an advertisement for the neighborhood in which it is located. Healthy neighborhoods are those in which people choose to live rather than live there out of economic necessity. Our goal is simple – we want to make every neighborhood a neighborhood of choice, where residents can be confident their investments will be rewarded. This can be accomplished by working in partnership with residents to address the following issues:

- Graffiti
- Substandard Buildings
- Public Nuisance Violations
- Illegal Dumping
- Abandoned Vehicles
- Waste Tire Removal

Neighborhood Revitalization is a City department under the direction of the Agency. It is funded through Community Development Block Grant funds, Redevelopment tax increment, General Fund and grants.

Vision 2025 Linkage

Strategy 134 – Visual Standards: Establish and enforce visual standards for neighborhoods and businesses in Madera including design review and code enforcement.

Strategy 137 – Code Enforcement: Promote sound redevelopment practices and code enforcement citywide.

Recommended Funding

2010/2011 Funding

- Budget - \$287,336

EMERGENCY ABATEMENT PROGRAM

Description – Conditions can occur where property owners either cannot be located or refuse to abate issues that are public safety hazards that negatively impact values in the neighborhood. Legal action can be taken that allows the Agency to abate hazardous conditions.

Vision 2025 Linkage

Strategy 134 – Visual Standards: Establish and enforce visual standards for neighborhoods and businesses in Madera including design review and code enforcement.

Recommended Funding

2010/2011 Funding

- \$50,000

OPERATION CIVIC PRIDE

Description - The Agency provides matching funds to support non-profit groups, neighborhood associations and other community organizations to participate in landscape or beautification projects. Funding is matched by volunteer efforts.

Vision 2025 Linkage

Action 303.3 – Strengthen neighborhood associations.

Recommended Funding

2010/2011 Funding

- This program will be discontinued.

STREET BANNER PROGRAM

Description – The Agency has initiated a Street Banner Program to enhance the aesthetic image of our commercial corridors.

Vision 2025 Linkage

While the project does not specifically incorporate strategies in the vision or action plans, the requested action is not in conflict with any of the actions or goals contained in the plan.

Recommended Funding

2010/2011 Funding

- This program will be discontinued.

ACQUISITIONS

Description – The Agency attempts to acquire buildings, vacant lots and underutilized parcels. The focus will be on properties in which redevelopment is likely to occur within two (2) years.

Vision 2025 Linkage

While the project does not specifically incorporate strategies in the vision or action plans, the requested action is not in conflict with any of the actions or goals contained in the plan.

Recommended Funding

2010/2011

- No new funding budgeted.

AFFORDABLE HOUSING

LOW/MOD HOUSING TAX INCREMENT FUND 40200

Beginning Balance 7/1/10 (Tax Increment)	\$1,192,374.00
Revenues	
Interest Income	15,000.00
Other	0.00
Property Sales	250,000.00
Tax Increment (20%)	1,458,158.00
Tax Increment (greater than 20%)	0.00
Less Agency Administrative Costs	(259,714.00)
Less City Administrative Costs	(38,576.00)
Less Capital Outlay	(12,000.00)
Less Debt Service	(602,028.00)
Less County of Madera Adm Fee	(50,000.00)
TOTAL FUNDS AVAILABLE PROJECTS	1,953,215.00
TOTAL PROJECT COSTS	(662,250.00)
ENDING BALANCE AS OF 6/30/11	\$1,290,965.00

LOW/MOD HOUSING BOND PROCEEDS FUND 60600

Beginning Balance 7/1/10 (Bond Proceeds) ¹	\$0.00
Revenues	
Interest Income	0.00
Refunds and Reimbursements	0.00
Less Agency Administrative Costs	(0.00)
Less City Administrative Costs	(0.00)
Less Capital Outlay	(0.00)
TOTAL FUNDS AVAILABLE PROJECTS	0.00
TOTAL PROJECT COSTS	(0.00)
TRANSFER FROM DEBT FUND	.00
ENDING BALANCE AS OF 6/30/11	\$0.00

¹Funds deposited with Bond Trustee NYBM accounted for in Fund 80400

RIVERWALK SUBDIVISION (Central Avenue/Fresno River)

Description – The Agency has acquired fifteen (15) of the eighteen (18) parcels necessary to initiate the subdivision process.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding*2009/2010 Funding*

- Planning (Triad) - \$7,500
- Engineering (Blair, Church & Flynn) - \$65,000

2010/2011 Funding

- Acquisitions - Postponed

SIXTH/SEVENTH STREET RESIDENTIAL PROJECT

Description – The Agency has initiated the process to create a thirteen (13) lot residential subdivision.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding*2009/2010 Funding*

- Planning (Triad) - \$87,000
- Engineering (Precision Engineering) - \$58,500

2010/2011 Funding

- Off-site Improvements - \$325,000

INFILL PROJECTS

Description – The Agency acquires properties with substandard buildings and incompatible land uses. The buildings are demolished and the properties are sold to participating builders to construct single-family homes. Affordability covenants restrict the sales to persons or families in the targeted income group.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding*2010/2011 Funding*

- No additional funding is budgeted.

ARBORPOINT MULTIFAMILY PROJECT

Description – The Agency is providing a grant to Pacific West Communities, Inc. for the construction of a 65-unit complex at the southwest corner of Owens and Clark streets. Street improvements have been eliminated.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding*2008/2009/2010 Funding*

- Budget - \$375,000

2010/2011 Funding

- Owens/Clark Street Construction – Project will be postponed until the developer receives tax credits, and then the availability of funds will be evaluated.

RIVERSIDE VILLAS SUBDIVISION

Description – The Agency has initiated pre-acquisition activities on a foreclosed subdivision. Substantial storm drainage issues will need to be resolved.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding*2009/2010 Funding*

- Appraisal costs - \$2,750

2010/2011 Funding

- Acquisition - \$200,000
- Engineering - \$20,000 (fund 60500)
- Storm Drainage Improvements - \$180,000 (fund 60500)

NEIGHBORHOOD NETWORKS PROGRAM

Description –Neighborhood Networks is designed to help neighborhoods become places where it makes sense for residents to invest their time, effort and money to improve the area. The Agency has identified a number of neighborhoods that are considered to be in the initial stages of transition. Through this program, we partner with residents and property owners to identify projects that help neighborhoods reach their full potential.

Vision 2025 Linkage

Strategy 134 – Visual Standards: Establish and enforce visual standards for neighborhoods and businesses in Madera including design review and code enforcement.

Action 303.3 – Strengthen neighborhood associations.

Recommended Funding*2009/2010 Funding*

- Budget - \$50,000

2010/2011 Funding

- Budget - \$50,000

FIRST-TIME HOMEBUYER PROGRAM

Description – The Agency provides funding to the Madera Housing Authority to design and implement a first-time homebuyer program. Successful participants are placed on an eligibility list to receive down payment assistance through the City’s Down Payment Assistance Program.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding*2010/2011 Funding*

- Budget - \$10,000

EXTERIOR HOME IMPROVEMENT GRANT

Description – The program is designed to compliment the Agency’s Targeted Rehabilitation Program. Up to \$12,000 is available to owners and renters who meet program guidelines. Homes must be located in the Project Area and eligible activities include:

- Exterior paint
- New roof
- Driveway/sidewalk repairs
- Other approved exterior improvements

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding

2010/2011 Funding

- Budget - \$400,000

CONSTRUCTION LOAN PROGRAM

Description – The program has been previously capitalized with tax increment and loans are based upon the following terms and conditions.

Loan Period	Interest Rate
Less than 100 days	4%
101 – 120 days	6%
121 – 140 days	8%
141-160 days	10%
161+ days	12%

Builders participating in the program are required to execute an affordability covenant that restricts the sales of the homes to persons and families in the targeted income group. The Agency Board sets the sales price of the home. The volume of loans is directly related to the availability of Agency-owned lots.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding

The program has been previously capitalized. No new funding is required.

INFILL HOUSING BUILDING PLANS

Description –The Agency will fund the preparation of three (3) complete sets of City-approved building plans for infill housing projects. The plans will be made available to participating builders at a cost of \$500 per set.

Vision 2025 Linkage

Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Recommended Funding

2009/2010 Funding

- Design - \$45,000

2010/2011 Funding

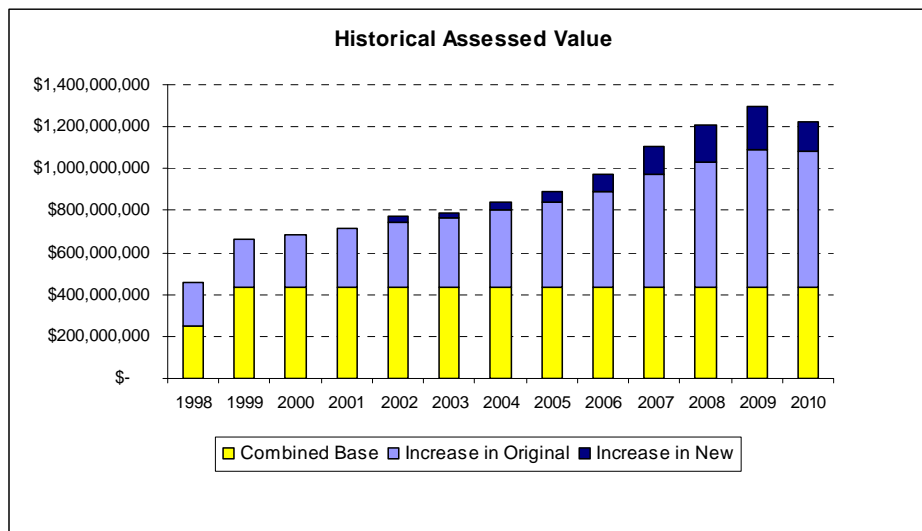
- No additional funding is budgeted.

DEBT SERVICE FUND 80400

2010/2011 Financial Summary

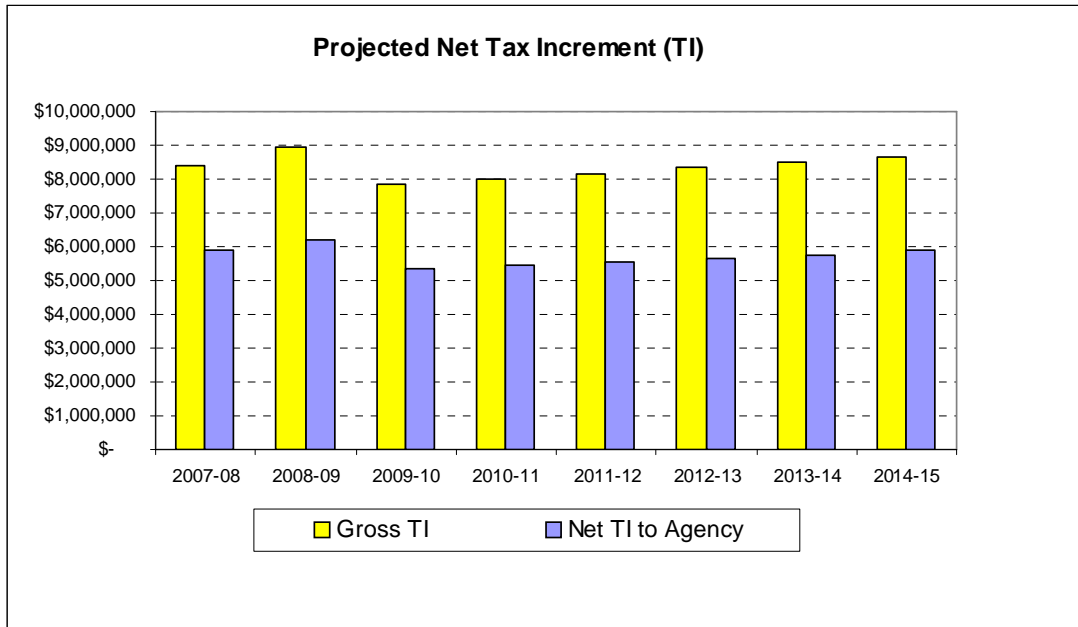
Beginning Balance (7/1/10)	\$6,345,620.00
Revenues	
Interest Income	26,000.00
Tax Increment	5,832,634.00
State of California (Courthouse)	0.00
OSCA Grant	0.00
Less Administrative Costs	(12,000.00)
Less County Administrative Costs	(200,000.00)
Less Pass-Thru Agreements	(2,112,098.00)
Less Debt Service	(2,958,830.00)
Less SERAF Payment	(525,772.00)
TOTAL FUNDS AVAILABLE	6,395,554.00
TRANSFER TO OTHER FUNDS	(0.00)
ENDING BALANCE AS OF 6/30/11	\$6,395,554.00

The Debt Fund is capitalized through the annual generation of tax increment, less the required 20% housing set-aside and pass-through agreements. The Agency receives a portion of the property tax revenue derived from increase valuation in the Project Area between the base year and the current year. As illustrated below, the assessed value has increased from \$437 million to \$1.2 billion. A recent history of the growth rate in assessed value is illustrated below:



<i>Original area Growth:</i>	<i>11% in 2007</i>	<i>8% in 2008</i>	<i>6% in 2009</i>
<i>New Area growth:</i>	<i>20% in 2007</i>	<i>12% in 2008</i>	<i>6% in 2009</i>

Projected tax increment growth from 2008 to 2015 is illustrated below.



The estimates were conservative because they were used as a basis for establishing the sizing for the 2008 Tax Allocation Bond. Total bond indebtedness is as follows:

1. 1998 Tax Allocation Bond - \$6,525,00
2. 2003 Tax Allocation Bond - \$18,180,000
3. 2008-A Tax Allocation Bond - \$25,455,000
4. 2008-B Tax Allocation Bond - \$4,000,000

The aggregate debt service is illustrated in the table on the following page.

AGGREGATE DEBT SERVICE

Madera RDA (Tax-Exempt)
Tax Allocation Bonds

FISCAL YEAR	1998 Tax Allocation Bonds	2003 Tax Allocation Bonds	2008A Tax Allocation Bonds	2008B Tax Allocation Bonds	Aggregate Debt Service
2003-2004	\$ -	\$ 294,595	\$ -	\$ -	\$ 294,595
2004-2005	-	876,481	-	-	876,481
2005-2006	409,725	876,481	-	-	1,286,206
2006-2007	411,233	1,302,181	-	-	1,713,414
2007-2008	412,478	1,297,444	-	-	1,709,921
2008-2009	408,528	1,301,381	614,000	94,332	2,418,241
2009-2010	404,478	1,303,781	1,592,294	262,456	3,563,009
2010-2011	410,145	1,299,088	1,591,444	260,181	3,560,858
2011-2012	410,246	1,297,794	1,590,244	262,819	3,561,103
2012-2013	405,014	1,299,019	1,593,181	260,281	3,557,495
2013-2014	409,554	1,292,663	1,594,706	262,563	3,559,485
2014-2015	408,753	1,292,756	1,590,306	264,556	3,556,371
2015-2016	407,724	1,291,788	1,590,406	261,356	3,551,274
2016-2017	406,468	1,296,713	1,589,906	263,056	3,556,143
2017-2018	400,098	1,299,966	1,593,447	264,500	3,558,010
2018-2019	403,500	1,296,638	1,590,213	260,619	3,550,969
2019-2020	401,406	1,294,950	1,590,413	261,456	3,548,225
2020-2021	403,806	1,291,050	1,594,600	262,069	3,551,525
2021-2022	400,850	1,296,350	1,591,538	262,325	3,551,063
2022-2023	402,538	1,289,538	1,591,163	262,219	3,545,456
2023-2024	403,750	1,291,063	1,594,413	261,875	3,551,100
2024-2025	990,238	700,056	1,591,288	260,994	3,542,575
2025-2026	991,288	702,113	1,591,788	264,431	3,549,619
2026-2027	990,438	698,575	1,594,863	262,475	3,546,350
2027-2028	987,688	699,444	1,590,475	260,256	3,537,863
2028-2029	987,919	699,600	1,594,250	262,644	3,544,413
2029-2030	-	1,683,375	1,591,056	264,506	3,538,938
2030-2031	-	1,684,375	1,590,894	260,975	3,536,244
2031-2032	-	1,681,875	1,592,981	261,941	3,536,797
2032-2033	-	1,680,750	1,592,159	262,266	3,535,175
2033-2034	-	1,675,875	1,593,784	262,053	3,531,713
2034-2035	-	-	2,731,278	261,303	2,992,581
2035-2036	-	-	2,732,759	264,881	2,997,641
2037-2038	-	-	2,732,656	262,788	2,995,444
2038-2039	-	-	2,730,700	260,156	2,990,856
2039-2040	-	-	2,731,488	261,853	2,993,341
TOTAL	\$ 12,667,859	\$ 37,287,755	\$ 54,074,691	\$ 7,960,185	\$ 111,990,489

Financial Summary



MADERA REDEVELOPMENT AGENCY
EXPENDITURE REPORT
2009-10 Projected Year End - 2010-11 Proposed Budget

<i>Fund 40200: Low/Mod Housing Tax Increment</i>		<i>2009-10</i>	<i>2009-10</i>	<i>2010-11</i>
<i>Housing - Tax Increment</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
<i>ADMINISTRATION</i>		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
	Salaries	\$ 38,867	\$ 38,867	\$ 106,906
2001-3001	Gas and Electric Utilities	800	800	4,100
2001-3002	Telephone and Fax Charges	500	500	2,150
2001-3003	Cellular Phone and Pager Charges	100	100	375
2001-3010	Advertising - Job Announcements	65	65	351
2001-3011	Advertising - Bids and Legal Notices			2,750
2001-3014	Professional Dues	400	400	1,995
2001-3015	Publications and Subscriptions	125	125	1,885
2001-3016	Office Supplies - Expendable	1,920	1,920	9,600
2001-3018	Postage / Other Mailing Charges	2,000	2,000	6,800
2001-3020	Mileage Reimbursement	336	336	1,680
2001-3040	Contracted Services	22,360	22,360	87,360
2001-3041	Audit Fees	288	288	1,438
2001-3043	Redevelopment Plan Consultants	27,842	17,842	2,800
2001-3120	Other Supplies	280	280	1,400
2001-3130	Building Supplies, Keys and Repairs	1,520	1,520	7,600
2001-3260	Liability, Property Insurance	845	845	4,284
2001-3300	Conference / Training / Education	2,840	2,840	11,340
2001-3600	Maintenance Agreements	900	900	4,900
2001-3702	Intergovernmental Chrge-Prop Tax Admin	45,000	50,230	50,000
2001-5002	Other New Equipment	2,400	2,400	12,000
2001-7004	Interfund Charge - City Services	15,311	15,311	38,576
2000-6000	Interest Payment 1998 Bond	60,896	60,896	60,029
2000-6001	Principle Payment 1998 Bond	20,000	20,000	22,000
2002-6000	Interest Payment 2003 Bond	167,756	167,756	164,818
2002-6001	Principle Payment 2003 Bond	93,000	93,000	95,000
2003-6000	Interest Expense 2008 Bond	197,456	197,456	195,181
2003-6001	Principle Payment 2008B Bond	65,000	65,000	65,000
	<i>SUBTOTAL</i>	768,807	764,037	962,318
2002-3069	Disposal Costs	8,250	2,250	2,250
2002-3802	Acquisition / Demolition	2,447,055	425,660	
2002-3812	First Time Home Buyer			10,000
2002-3818	Neighborhood Network Program			50,000
2004-3800	Home Improvement Grants			400,000
2016-3803	Riverside Villa Subdivision			200,000
	<i>SUBTOTAL</i>	2,455,305	427,910	662,250
	<i>TOTAL FUND 40200</i>	\$ 3,224,112	\$ 1,191,947	\$ 1,624,568

MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2009-10 Projected Year End - 2010-11 Proposed Budget

<i>Fund 60600: Low/Mod Housing Bond Proceeds</i>	<i>2009-10</i>	<i>2009-10</i>	<i>2010-11</i>
<i>Housing - Bond Proceeds</i>	<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
ADMINISTRATION	BUDGET	YEAR END	BUDGET
Salaries and Benefits	\$ 155,476	\$ 155,476	\$ -
6001-3001 Gas and Electric Utilities	3,300	3,300	
6001-3002 Telephone and Fax Charges	1,650	1,650	
6001-3003 Cellular Phone and Pager Charges	275	275	
6001-3010 Advertising - Job Announcements	286	286	
6001-3011 Advertising - Bids and Legal Notices	2,750	2,750	
6001-3014 Professional Dues	1,595	1,595	
6001-3015 Publications and Subscriptions	1,760	1,760	
6001-3016 Office Supplies - Expendable	7,680	7,680	
6001-3018 Postage / Other Mailing Charges	4,800	4,800	
6001-3020 Mileage Reimbursement	1,344	1,344	
6001-3040 Contracted Services	65,000	65,000	
6001-3041 Audit Fees	1,150	1,150	
6001-3120 Other Supplies	1,120	1,120	
6001-3130 Building Supplies, Keys and Repairs	6,080	6,080	
6001-3260 Liability, Property Insurance	3,439	3,439	
6001-3300 Conference / Training / Education	8,500	8,500	
6001-3600 Maintenance Agreements	4,000	4,000	
6001-5002 Other New Equipment	9,600	9,600	
6001-7004 Services from City	61,244	61,244	
SUBTOTAL	341,049	341,049	-
6002-3800 Single Family Rehab Program	373,133	3,133	
6002-3802 Acquisitions		1,654,638	
6002-3805 Arborpoint	375,000	375,000	
6002-3811 Owens/Clark Improvement Project			
6002-3812 First Time Home Buyer	10,000	10,000	
6002-3813 Tax Credit Advantage Program	160,000		
6002-3818 Neighborhood Network Program	150,000	3,000	
6002-3819 Youth Build	95,000	96,130	
6002-3820 Multi-Family Projects	500,000	160,000	
6004-3800 Home Improvement Grants	509,544	509,544	
6015-3803 Sugar-Pine Vill.Subdivision Imp Project			
6016-3803 Riverside Villa Subdivision	208,000		
SUBTOTAL	2,380,677	2,811,445	-
TOTAL FUND 60600	\$ 2,721,726	\$ 3,152,494	\$ -

**MADERA REDEVELOPMENT AGENCY
EXPENDITURE REPORT
2009-10 Projected Year End - 2010-11 Proposed Budget**

<i>Fund 60500: NON-HOUSING BOND PROCEEDS</i>		<i>2009-10</i>	<i>2009-10</i>	<i>2010-11</i>
<i>Non-Housing - Bond Proceeds</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
ADMINISTRATION AND OPERATION		BUDGET	YEAR END	BUDGET
	Salaries & Benefits	\$ 291,516	\$ 291,516	\$ 427,624
5001-3001	Gas and Electric Utilities	6,050	6,050	6,050
5001-3002	Telephone and Fax Charges	2,750	2,750	2,750
5001-3003	Cellular Phone and Pager Charges	495	495	495
5001-3010	Advertising - Job Announcements	550	550	550
5001-3011	Advertising - Bids and Legal Notices	550	550	550
5001-3014	Professional Dues	3,300	3,300	3,300
5001-3015	Publications and Subscriptions	495	495	495
5001-3016	Office Supplies - Expendable	14,400	14,400	14,400
5001-3018	Postage / Other Mailing Charges	9,000	9,000	9,000
5001-3020	Mileage Reimbursement	2,520	2,520	2,520
5001-3040	Contracted Services	47,700	14,700	10,000
5001-3041	Audit Fees	2,157	2,157	2,157
5001-3120	Other Supplies	2,100	2,100	2,100
5001-3130	Building Supplies, Keys and Repairs	11,400	11,400	11,400
5001-3260	Liability, Property Insurance	6,340	6,340	6,340
5001-3300	Conference / Training / Education	12,705	12,705	12,705
5001-3600	Maintenance Agreements	7,392	7,392	7,392
5001-5002	Other New Equipment	18,000	18,000	18,000
5001-7004	Interfund Charge - City Services	114,832	114,832	154,305
	SUBTOTAL	554,252	521,252	692,133
5001-5061	New Building - RDA Building	2,054,726	2,054,726	
5002-3802	Acquisitions	725,454	1,017,490	
5002-3807	Building Development	275,000	30,000	
5002-3811	Central District Street Improv.	150,000	3,000	
5002-3814	Adell Improvement Project	84,001	84,001	
5002-3850	Olive Strom Drainage Project	350,000	350,000	
5003-3821	Remnant Landscaping Program	2,093	2,093	
5004-3804	SouthWest Industrial Infract. Study	149,916	149,916	
5004-3810	Signalization Project	423,915	115	
5006-3063	Swimming Pool Park Project	5,000		
5006-3800	E St Improvement Project	4,213	5,649	
5006-3809	Wallace/Hull/Stinson/Knox Sts		100	
5008-3810	Green Jobs & Green Spaces Program	45,000	19,000	29,000
5009-3811	Neighborhood Infrastructure Needs	178,542	178,542	150,000
5010-3807	Facade-Berthard Square Shopping Center	757	757	
5010-3812	Sunset/Laurel Linear Park	40,000	40,000	
5011-3814	Lake Street Improvement Project	2,159,957	1,180,632	
5013-3811	Yosemite/Tozer Dev Proj (Soil Cleanup)	6,002	422,065	

MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2009-10 Projected Year End - 2010-11 Proposed Budget

CAPITAL PROJECT FUND - CONTINUED
Non-Housing - Bond Proceeds

		<i>2009-10</i>	<i>2009-10</i>	<i>2010-11</i>
		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
5014-3814	East Yosemite Widening Project	\$ 97,906	\$ 17,906	
5016-3802	Courthouse Acquisition	2,413,006	2,413,006	2,900,000
5019-3814	South Lake Street Imp Project	250,000	250,000	
5020-3811	Golden State Blvd Imp Project	21,500		
5021-3814	No Gateway Landscape/Median Proj.	6,215		
5023-3814	Ave 16 Canal Pipelining	275,000	275,000	
5024-3814	Ellis street Overcrossing	(335,406)	49,000	
5026-3814	Sonora/Green Way/D Street/Columbia	18,505		
5803-3061	Airport Study	41,857	41,857	
<i>New</i>	6th & Sycamore Street Project			325,000
<i>New</i>	Riverside Subdivion Storm Drain Imp			200,000
<i>New</i>	Youth Center Project		114,321	
5007-3063	Beautification Projects (Op Civic Pride)		30,000	
5812-3805	Sixth & Gateway Streetscape	7,818	7,818	
SUBTOTAL		9,450,976	8,736,994	3,604,000
TOTAL FUND 60500		\$ 10,005,228	\$ 9,258,246	\$ 4,296,133

**MADERA REDEVELOPMENT AGENCY
EXPENDITURE REPORT
2009-10 Projected Year End - 2010-11 Proposed Budget**

<i>Fund 40300: NON-HOUSING TAX INCREMENT</i>		<i>2009-10</i>	<i>2009-10</i>	<i>2010-11</i>
<i>Housing - Tax Increment</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
<i>ADMINISTRATION</i>		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
3001-3040	Contracted Services	\$ 229,354	\$ 39,354	\$ 50,000
3001-3043	Redevelopment Plan Consultants	45,339	15,339	15,000
3001-3130	Building Supplies, Keys and Repairs	6,700	1,700	6,700
3001-5002	Other New Equipment	15,000		15,000
3002-3061	Planning Survey and Design	5,000		5,000
3002-3802	Acquisitions	3,041,173	1,627,399	
3002-3815	Graffiti Tip	10,000	1,000	10,000
3002-3818	Neighborhood Revitalization Programs	461,017	461,017	287,336
3002-3820	Emergency Abatement Program	25,000	7,000	50,000
3003-3810	Street Banner Program	50,000	17,000	
3003-3851	Ellis Sewer Interceptor	74,284	74,284	
3004-3815	Public Art Project	101,500	101,500	
3006-3800	E St Improvement Project	32,553	32,553	
3006-3801	Tulare/Cleveland to Kennedy	12,960		
3006-3803	Vineyard/6th to 4th St	8,760		
3006-3804	Central Ave/2nd St to 3rd St	253		
3006-3807	"A" St/Kenney Ct to Tozer	5,760		
3006-3810	Olive Ave/Gateway to Roosevelt	6,014		
3006-3811	Yosemite Improv. Project (Soil Cleanup)	363,646	31,918	
3007-3063	Beautification Grant Project	91,848		
3008-3063	Youth Center Project	114,321		
3008-3811	4Th & H Street Storn Drainage	54,350	29,000	
		-		-
TOTAL FUND 40300		\$ 4,754,832	\$ 2,439,064	\$ 439,036

<i>Fund 804 DEBT SERVICE FUND</i>		<i>2009-10</i>	<i>2009-10</i>	<i>2010-11</i>
		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
4001-3115	Taxes & Assessments (SERAF)	\$ 2,556,175	\$ 2,556,175	\$ 525,772
4001-3702	Intergovernmental Charge-Prop Tax Admin	180,000	200,495	200,000
4001-7000	Operating Transfer to Other Funds	13,814,997	1,060,173	
4002-3040	Contracted Services	3,000	3,000	3,000
4002-6000	Interest Expense-Bond 1998	243,582	243,582	240,116
4002-6001	Bond Principle 1998	80,000	80,000	88,000
4003-3040	Contracted Services	4,500	4,500	4,500
4003-6000	Interest Expense- Bond 2003	671,025	671,025	659,270
4003-6001	Bond Principle	372,000	372,000	380,000
4004-3040	Contracted Services	4,500	4,500	4,500
4004-6000	Interest Expense- Bond 2008	1,287,294	1,287,294	1,276,444
4004-6001	Bond Principal 2008	305,000	305,000	315,000
TOTAL FUND 80400		\$ 19,522,073	\$ 6,787,744	\$ 3,696,602

Appendix A
Exterior Home Improvement Grants



AB 987 REPORTING REQUIREMENT									
Affordable Housing - Exterior Home Improvement Grants									
Property Address	APN	Completion Date	Owner/Tenant Occupied	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information			
						Recording Date	Document Number	Expiration	Document Number
1816 Jennings	009-074-004	6/7/2007	Owner	3	M	6/19/07	2007023479		6/13/2052
309 North D Street	007-081-008	7/23/2007	Tenant	3	L	3/19/07	2007010908		3/19/2062
409 North A Street	007-032-013	7/16/2007	Tenant	2	M	5/15/2007	2007018743		5/15/2062
211 South P Street	010-105-009	9/26/2007	Owner	3	L	6/19/2007	2007023477		6/19/2052
418 South J Street	010-182-005	9/11/2007	Owner	2	L	6/19/2007	2007023478		6/19/2052
201 North B Street	007-086-006	9/13/2007	Tenant	4	VL	7/19/2007	2007027295		7/19/2062
1322 North D Street	003-150-005	11/9/2007	Owner	3	M	8/17/2007	2007030772		8/17/2052
412 North B Street	007-064-003	3/11/2008	Tenant	3	L	10/23/2007	2007040245		10/23/2062
1000 East Yosemite Avenue	008-021-006	3/1/2008	Tenant	2	L	10/23/2007	2007040244		10/23/2062
207 South A Street	007-172-009	1/16/2008	Owner	2	M	10/18/2007	2007039403		10/18/2052
1318 North D Street	003-150-006	2/15/2008	Owner	3	M	12/14/2007	2007046102		12/14/2052
222 South B Street	007-164-005	5/19/2008	Owner	2	L	2/25/2008	2008005687		2/25/2053
1317 North D Street	004-131-004	3/23/2008	Owner	3	L	3/20/2008	200808860		3/20/2052
413 Wallace	011-211-051	10/1/2008	Owner	4	M	7/10/2008	200823587		7/10/2053
200 North A Street	007-086-005	9/24/2008	Tenant	2	M	7/10/2008	2008023586		7/11/2063
829 Sierra Street	003-043-001	10/1/2008	Owner	2	VL	4/11/2008	2008012029		4/11/2063
316 Wallace	011-231-008	10/14/2008	Owner	2	L	8/26/2008	2008029391		8/26/2053
221 South J Street	010-126-008	7/29/2008	Owner	2	L	6/2/2008	2008018823		6/2/2053
1314 Rogers	005-102-002	8/29/2008	Owner	3	L	7/10/2008	2008023584		7/10/2053
408 North B Street	007-064-004	7/1/2008	Tenant	3	L	10/23/2007	2007040243		10/23/2062
416 North D Street	007-054-003	1/1/2009	Tenant	2	M	1/14/2008	2008001186		1/14/2063
1017 Bloker	004-083-003	10/15/2009	Tenant	2	M	8/17/2007	2007030771		8/17/2052
412 North C Street	007-062-003	7/1/2009	Owner	2	VL	8/17/2007	20070300773		8/17/2052
317 North C Street	007-083-007	3/1/2010	Tenant	2	L	5/15/2007	2007018741		5/15/2062
325 North C Street	007-083-008	3/1/2010	Owner	3	L	5/15/2007	2007018741		5/15/2052

Property Address	APN	Completion Date	Owner/Tenant Occupied	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information		
						Recording Date	Document Number	Expiration
403 North B Street	007-065-002	6/3/2008	Owner	3	VL	5/15/2007	2007018742	5/15/2052
405 North B Street	007-063-007	6/3/2009	Tenant	2	MOD	5/15/2007	2007018742	5/15/2062
1006 West Yosemite Avenue	010-104-002	2/28/2008	Owner	2	VL	1/14/2008	2008001185	1/14/2063
519 North D Street	007-061-005	12/1/2008	Owner	5	L	7/10/2008	2008023685	7/10/2053
1217 Mission Street	005-150-005	8/10/2009	Owner	3	MOD	4/16/2009	2009012482	4/16/2054
112 South N Street	010-111-017	9/10/2009	Owner	4	VL	7/15/2009	2009023153	7/15/2054
114 South N Street	010-111-018	8/24/2009	Owner	3	L	7/15/2009	200903151	7/15/2054
111 North K Street	010-082-009	1/26/2010	Owner	3	VL	5/21/2009	2009016858	5/21/2053
305 South I Street	010-161-002	12/21/2009	Owner	3	L	5/21/2009	2009016957	5/21/2053
513 James Way	004-140-030	10/15/2009	Owner	3	VL	9/24/2009	2009032786	9/24/2053
222 North B Street	007-084-002	12/10/2009	Owner	2	L	10/23/2009	2009036449	10/23/2054
301 South J Street	010-153-013	6/2/2009	Owner	3	VL	4/17/2009	2009012687	4/17/2054
220 East 10th Street	011-081-014	1/18/2010	Owner	3	L	10/23/2009	2009036446	10/23/2054
1412 Samaria Way	005-200-072	2/8/2010	Owner	4	MOD	12/17/2009	2009041861	12/17/2054
937 East 5th Street	007-133-001	4/29/2010	Tenant	2	VL	2/2/2010	2010003758	2/2/2055
905 Cross Street	008-013-017	4/12/2010	Owner	3	VL	1/25/2010	2010002639	1/25/2055
721 Clinton Street	008-051-006	4/1/2010	Owner	3	VL	3/29/2010	2010008838	3/29/2055
1420 Popoll Way	003-143-014	3/22/2010	Owner	4	MOD	12/17/2009	2009041859	12/17/2054
1204 Sherwood Way	005-160-052	In Progress	Owner	3	L	3/29/2010	2010008835	3/29/2055

Appendix B
Multifamily Rehabilitation Projects



AB 987 REPORTING REQUIREMENT									
Affordable Housing - Multi-family Rehabilitation Projects									
							Affordability Restrictions Recording Information		
Property Name/Address	APN	Project Completion Date	Total Bedroom Units	Bedroom Mix	Assisted Units/Income Level	Recording Date	Document Number	Expiration	
Quintero 301 North B Street	007-193-016	7/11/07	12	12 - 2 Bedroom	11- Extremely Low 1- V Low	11/30/05	2005057427	11/30/2005	
Ruth Lyon 118 Lyon	007-132-003	9/13/06	3	2- 1 Bedroom 1 - 1 Bedroom	1- V Low 2- Low	4/27/2006	2006018996	4/27/2061	
Caceres 317 South B Street	007-193-007	12/20/06	12	12 - 2 Bedroom	5- Extremely Low 7 - V Low	3/7/2006	2006010502	3/7/2006	
Ruth Lyon 812 East 5th Street	007-132-007	1/30/07	5	5 - 2 Bedroom	2- Extremely Low 1 - V Low 2 - Low	4/27/2006	2006018993	4/27/2061	
Ruth Lyon 813 East 5th Street	007-131-004	1/30/07	4	4 - 2 Bedroom	2- Extremely Low 1 - V Low 1 - Low	4/27/2006	2006018990	4/27/2061	
Caceres 213/225 South K Street	010-124-009; 010	12/20/06	24	24 - 2 Bedroom	3- Extremely Low 16- V Low 5 - Low	3/7/2006	2006010503	3/7/2061	
Lee 625 So. Madera Avenue	012-133-023	6/11/08	100	46 - 3 Bedroom 54 - 2 Bedroom	40- Extremely Low 26- V Low 25 - Low 9 - Moderate	6/23/2006	2006027734	6/23/2061	
Quintero 117 Cypress	012-013-013	5/9/07	14	2 - 1 Bedroom 12 - 2 Bedroom	7- Extremely Low 3- V Low 3- Low 1- Moderate	11/30/2005	2005057430	11/1/2060	

Appendix C
New Construction Single-Family Housing Units



AB 987 REPORTING REQUIREMENT										
Affordable Housing - New Construction Single-Family Units										
Affordability Restrictions Recording Information										
Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
Affordability Restrictions (Resale)										
Recording Date										
Document Number										
Expiration										
1	402 Menzana Ct.	008-082-032	4	L	8/28/1998	9823576	8/28/2033			
2	420 Elm	008-082-045	5	L	9/4/1998	9824170	9/4/2033			
3	403 Menzana Ct.	008-083-039	3	VL	9/22/1998	9825489	9/22/2033			
4	714 So. C Street	011-121-004	5	L	11/18/1998	9833805	11/18/2033			
5	625 So. C Street	011-082-014	4	L	12/9/1998	9835852	12/9/2033			
6	325 Fig Street	008-062-009	5	L	10/13/1998	9829386	10/13/2033			
7	328 Hull Street	011-232-005	4	VL	8/25/1998	9823191	8/25/2033			
8	424 Stinson	011-212-002	4	VL	5/13/1999	9914264	5/13/2034			
9	426 Stinson	011-212-002	4	VL	7/19/2000	2000016432	7/19/2035			
10	432 Hull Street	011-211-054	4	VL	11/25/1998	9834708	11/25/2033			
11	900 Clinton	008-073-013	5	VL	6/21/1999	9917800	6/21/2034			
12	431 Stinson	011-213-023	4	VL	8/25/1998	9823193	8/25/2033			
13	411 Hull Street	011-212-009	4	M	8/25/1998	9823196	8/25/2033			
14	413 Hull Street	011-212-010	4	L	7/2/1999	9918950	7/2/2034			
15	911 Cross	008-013-021	4	L	10/13/1998	9829383	10/13/2033			
16	1013 South A Street	011-232-011	4	L	7/8/1999	9919261	7/8/2034			
17	912 Clinton	008-073-025	5	L	8/9/1999	9902249	8/9/2034			
18	720 Adelaide Street	008-073-025	5	M	10/18/1999	99028672	10/18/2034			
19	701 South D Street	011-121-017	4	L	10/18/1999	99034910	10/18/2034			
20	703 South D Street	011-121-016	3	L	1/26/2000	200002042	1/26/2035			
21	707 South D Street	011-121-015	4	M	2/1/2000	200002526	2/1/2035			
22	736 Lilly Street	008-102-004	5	VL	3/27/2000	200006903	3/24/2035			
23	740 Lilly Street	008-102-011	5	L	4/5/2000	200007731	4/5/2035			
24	317 Hull Street	011-233-019	5	L	4/24/2000	2000009268	4/24/2035			
25	826 Lilly Street	008-102-015	4	L	4/28/2000	2000009812	4/28/2035			
26	325 Hull Street	001-233-026	4	VL	5/1/2000	2000010032	5/2/2035			
27	835 Adelaide Street	008-102-017	4	L	5/1/2000	2000009847	5/1/2035			
28	825 Adelaide Street	008-102-018	4	VL	5/19/2000	2000011608	5/19/2035			
29	746 Lilly Street	008-102-012	4	L	5/15/2000	2000011101	5/15/2035			
30	803 Adelaide Street	008-102-020	4	VL	5/12/2000	2000011003	5/12/2035			
31	836 Lilly Street	008-102-004	4	L	5/8/2000	2000010438	5/8/2035			
								7/27/2004	2004031986	7/27/2039

	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information				Affordability Restrictions (Resale)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration	
32	913 So. B Street	011-193-006	6/12/2000	4	VL	6/12/2000	2000013527	6/12/2035	11/29/2006	2006052893	11/28/2041	
33	735 Adelaide Street	008-102-023	6/19/2000	4	L	6/16/2000	200013922	6/16/2035				
34	804 Lilly Street	008-102-013	6/27/2000	4	L	6/27/2000	200001676	6/27/2035				
35	813 Adelaide Street	008-102-019	6/29/2000	4	VL	6/29/2000	2000014942	6/29/2035				
36	739 Adelaide Street	008-102-022	7/5/2000	4	L	7/5/2000	2000015355	7/5/2035				
37	745 Adelaide Street	008-102-021	9/22/2000	5	L	9/22/2000	2000022903	9/22/2035				
38	814 Lilly Street	008-102-014	12/1/2000	3	L	1/4/2001	2001000283	1/4/2036				
39	1019 Cross Street	008-021-024	2/6/2001	4	VL	2/6/2001	2001003141	2/6/1/2036				
40	451 Manzana Court	008-082-051	3/30/2001	3	M	3/30/2001	200100867	3/30/2036				
41	467 Manzana Court	008-082-049	3/30/2001	5	L	3/30/2001	2001008397	3/30/2036				
42	459 Manzana Court	008-082-050	4/6/2001	6	VL	10/5/2000	2000023914	10/5/2035				
43	448 Elm Avenue	008-082-048	4/16/2001	3	L	4/23/2001	2001010595	4/23/2036				
44	443 Manzana Court	008-082-052	4/27/2001	4	L	4/27/2001	2001011266	4/27/2036				
45	430 Elm Avenue	008-082-046	5/30/2001	3	L	5/29/2001	2001014254	5/29/2036				
46	440 Elm Avenue	008-082-047	6/29/2001	5	L	8/6/2001	2001021890	8/6/2036				
47	814 (820) Clinton	008-073-029	8/2/2001	5	L	8/2/2001	2001021677	8/2/2036				
48	812 Lilly Street	008-092-009	9/10/2001	5	WVL	9/23/2001	2001028359	9/23/2036				
49	804 Lilly Street	008-092-009	9/11/2001	5	L	9/26/2001	2001027938	9/26/2036				
50	413 Vineyard Avenue	008-071-013	9/16/2001	5	L	9/13/2001	2001026949	9/18/2036				
51	427 Manzana Court	008-082-025	9/17/2001	4	L	9/21/2001	2001027384	9/26/2036				
52	411 Manzana Court	008-082-035	9/14/2001	4	VL	9/14/2001	2001026653	9/14/2036				
53	540 Lilly Street	008-092-008.009	10/12/2001	4	VL	10/12/2001	2001030049	10/12/2036				
54	530 Lilly Street	008-093-022	10/3/2001	4	L	6/25/2001	2001017136	6/25/2036				
55	560 Lilly Street	008-092-009	10/19/2001	4	VL	5/17/2002	2002015695	6/25/2036				
56	510 Lilly Street	008-072-008	10/31/2001	4	L	10/31/2001	2001031737	10/31/2036				
57	550 Lilly Street	013-151-003	10/29/2001	4	VL	10/29/2001	2001031513	10/29/2036				
58	520 Lilly Street	008-072-008	10/29/2001	4	L	11/6/2001	2001032304	11/6/2036				
59	435 Manzana Court	008-082-053	11/17/2001	4	M	11/28/2001	2001034431	11/28/2036				
60	622 Lilly Street	008-092-009	12/24/2001	5	L	12/24/2001	2001037208	12/24/2036				
61	765 Sawmill Street	008-092-007	1/3/2002	5	VL	1/3/2002	2002000206	1/3/2037				
62	628 Lilly Street	008-093-012	1/14/2002	4	L	1/17/2002	2002001661	1/27/2037	2nd Resale 11/1/2004 3rd Resale 12/15/2005	2004048045	11/1/2039	
										2005060163	12/15/2040	

	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information				Affordability Restrictions (Resale)			
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration	Recording Date	Document Number
63	645 Soquel Court	008-092-008	2/1/2002	4	L	2/1/2002	2002003227	2/1/2037					
64	655 Soquel Court	008-093-002	1/31/2002	4	L	1/31/2002	2002002973	1/31/2037					
65	570 Lilly Street	008-093-018	2/5/2002	5	L	8/30/2001	2001024665	8/30/2036					
66	580 Lilly Street	008-093-017	2/5/2002	5	L	8/30/2001	2001024665	8/30/2036	6/28/2004	2004027346	6/28/2039		
67	590 Lilly Street	008-093-016	2/19/2002	5	VL	2/19/2002	2002050555	2/19/2037					
68	419 Manzana Court	008-092-055	2/19/2002	4	L	2/19/2002	2002095061	2/19/2037					
69	675 Soquel Court	008-093-004	2/7/2002	4	VL	2/7/2002	2002003886	2/7/2037					
70	665 Soquel Court	008-093-003	5/3/2002	4	VL	5/3/2002	2002013945	5/3/2037					
71	632 Lilly Street	008-093-009	2/13/2002	5	L	2/13/2002	2002004455	2/13/2037					
72	668 Soquel Court	008-093-006	4/12/2002	4	VL	8/24/2001	2001024079	8/24/2036					
73	658 Soquel Court	008-093-007	3/1/2002	4	L	3/1/2002	2002006351	3/1/2037					
74	755 Sawmill	008-093-009	3/22/2002	4	L	8/24/2001	2001024079	8/24/2036					
75	678 Soquel Court	008-093-005	3/1/2002	5	L	3/1/2002	2002006359	3/1/2037					
76	646 Soquel Court	008-093-008	3/20/2002	5	VL	3/2/2002	2002009047	3/2/2037					
77	428 Knox Street	011-213-002	5/10/2002	4	VL	6/20/2002	2002019987	6/20/2037					
78	820 South D Street	011-152-006	5/20/2002	4	VL	6/6/2002	2002018135	6/6/2037					
79	736 Adelaide	008-101-015	7/2/2002	5	L	7/2/2002	2002021814	7/2/2037					
80	204 Elm Avenue	008-022-028	7/17/2003	4	VL	10/29/2003	2003046536	10/29/2038					
81	1324 Santa Fe Court	008-043-021	7/11/2003	4	L	8/14/2003	2003033193	8/14/2038					
82	208 Elm Avenue	008-022-025	7/20/2003	4	L	11/12/2003	2003048688	11/12/2038					
83	1314 Santa Fe Court	008-043-019	7/30/2003	4	VL	4/7/2003	2003013853	4/7/2038					
84	1310 Santa Fe Court	008-043-018	8/15/2003	4	VVL	4/7/2003	2003013853	4/7/2038					
85	1320 Santa Fe Court	008-043-020	10/1/2003	4	L	10/1/2003	2003040849	10/1/2038					
86	1319 Santa Fe Court	008-043-003	7/31/2003	5	L	1/22/2003	2003002490	1/22/2038					
87	1306 Santa Fe Court	008-043-017	9/15/2003	5	L	10/2/2003	2003041174	10/2/2038					
88	1307 Santa Fe Court	008-043-016	10/3/2003	5	L	10/3/2003	2003041700	10/3/2038					
89	1309 Santa Fe Court	008-043-015	8/13/2003	5	L	8/14/2003	2003033175	8/14/2038					
90	1313 Santa Fe Court	008-043-014	9/5/2003	5	L	9/5/2003	2003036833	9/5/2038	8/30/2005	2005040248	8/30/2040		
91	1325 Santa Fe Court	008-043-012	7/17/2003	5	L	7/17/2003	2003028884	7/17/2038					
92	1221 Avila Way	008-082-007	10/3/2003	4	VL	10/17/2003	2003044898	10/17/2038					
93	124 Elm Avenue	008-022-025	10/30/2003	5	L	10/30/2003	2003046740	10/30/2038					
94	120 Elm Avenue	008-022-030	11/7/2003	5	L	2/26/2004	2004007837	2/26/2039					
95	128 Elm Avenue	008-022-025	11/7/2003	5	VL	12/4/2003	2003051609	12/4/2038					

	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information				Affordability Restrictions (Resale)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration	
96	132 Elm Avenue	008-022-025	11/7/2003	5	L	11/21/2003	2003050212	11/21/2038				
97	201 Fig Avenue	008-022-020	11/10/2003	5	L	3/2/2004	2004008608	3/2/2039				
98	200 Elm Avenue	008-022-025	11/7/2003	5	VL	2/25/2004	2004007482	2/25/2039				
99	1209 Avila Way	008-082-059	11/6/2003	4	L	11/18/2003	2003049670	11/18/2038				
100	1215 Avila Way	0089082-007	11/21/2003	4	L	8/6/2003	2003031924	8/6/2038				
101	1203 Avila Way	008-082-058	11/3/2003	4	L	11/12/2003	2003048691	11/12/2038				
102	718 South D Street	011-112-005	12/12/2003	4	L	12/12/2003	2003052872	12/12/2038				
103	223 So. B Street	007-193-006	2/13/2004	4	VL	2/13/2004	2004005691	2/13/2039				
104	375 South Lake Street	007-202-002	5/4/2004	4	M	5/4/2004	2004018686	5/4/2039	10/11/2006	2006045428	10/11/2041	
105	431 Fig Avenue	008-082-068	6/4/2004	5	L	6/7/2004	2004023975	6/7/2039				
106	437 Fig Avenue	008-082-067	6/4/2004	5	L	6/17/2004	2004025744	6/17/2039				
107	441 Fig Avenue	088-082-007	6/4/2004	5	L	6/4/2004	2004023755	6/4/2039				
108	808 South C Street	011-161-003	6/25/2004	5	VL	6/25/2004	2004027284	6/25/2039				
109	458 Manzana Court	008-082-064	7/30/2004	5	VL	8/5/2004	2004033678	8/5/2039				
110	448 Manzana Court	088-082-063	7/30/2004	5	VL	8/5/2004	2004033677	8/5/2039				
111	1229 Avila Way	008-082-062	8/9/2004	5	L	8/9/2004	2004034124	8/9/2039				
112	468 Manzana Court	008-082-065	8/20/2004	5	L	8/20/2004	2004036167	8/20/2039				
113	941 Drysdale	008-12-007	11/4/2004	4	L	11/4/2004	2004048857	11/4/2039				
114	935 Drysdale	008-120-008	11/15/2004	4	L	11/12/2004	2004050340	11/12/2039				
115	975 Drysdale	008-120-004	11/15/2004	4	VL	11/12/2004	2004050322	11/12/2039				
116	911 Drysdale	008-120-010	11/19/2004	4	M	11/19/2004	2004051440	11/19/2039				
117	853 Drysdale	008-120-016	11/29/2004	4	VL	11/24/2004	2004052470	11/24/2039				
118	893 Drysdale	0008-120-010	11/29/2004	4	L	12/24/2004	2004052374	12/24/2039				
119	863 Drysdale	008-120-014	12/9/2004	4	M	12/9/2004	2004053693	12/9/2039				
120	923 Drysdale	008-120-009	12/9/2004	4	M	12/9/2004	2004053680	12/9/2039				
121	964 Drysdale	008-120-038	12/4/2004	4	L	12/2/2004	2004053623	12/6/2039				
122	857 Drysdale	008-120-015	12/6/2004	5	VL	12/6/2004	2004052863	12/6/2039				
123	906 Drysdale	008-120-042	12/7/2004	4	VL	12/7/2004	2004054175	12/7/2039				
124	918 Drysdale	008-120-041	12/7/2004	5	VL	12/23/2004	2004057747	12/23/2039				
125	1077 Koufax	008-120-023	12/7/2004	5	L	12/7/2004	2004054186	12/7/2039				
126	1011 Koufax	008-120-026	12/6/2004	5	L	12/9/2004	2004054751	12/9/2039				
127	989 Drysdale	008-120-003	12/13/2004	4	VL	12/10/2004	2004055510	12/10/2039				
128	965 Drysdale	008-120-005	12/14/2004	4	VL	12/14/2004	2004055683	12/14/2039				

Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information				Affordability Restrictions (Resale)		
					Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration	
129 1033 Koufax	008-120-025	12/14/2004	5	L	12/14/2004	2004055888	12/14/2039				
130 959 Drysdale	008-120-006	12/17/2004	4	M	12/17/2004	2004056739	12/17/2039				
131 847 Drysdale	008-120-017	12/20/2004	4	VL	12/20/2004	2004057059	12/20/2039				
132 882 Drysdale	008-120-044	12/22/2004	4	VL	12/23/2004	2004057717	12/23/2039				
133 851 Lilly	008-120-029	12/22/2004	4	VL	12/22/2004	2004057498	12/22/2039				
134 844 Drysdale	008-120-049	12/23/2004	5	L	12/23/2004	2004057694	12/23/2039				
135 850 Drysdale	008-120-048	12/23/2004	5	VL	12/23/2004	2004057733	12/23/2039				
136 1089 Koufax	008-120-024	12/23/2004	4	L	9/25/2006	2006042141	9/25/2041				
137 1091 Koufax	008-120-021	12/23/2004	4	M	8/15/2006	2006035427	8/15/2041				
138 845 Lilly	008-120-028	12/23/2004	4	L	12/23/2004	2004057741	12/23/2039				
139 861 Lilly	008-120-031	12/23/2004	4	VL	12/23/2004	2004057723	12/23/2039				
140 883 Lilly	008-120-033	12/23/2005	4	L	12/23/2004	2004057715	12/23/2039				
141 938 Drysdale	008-120-040	12/27/2004	4	L	12/27/2004	2004057886	12/27/2039				
142 835 Drysdale	008-120-020	12/28/2004	4	WVL	12/28/2004	2004058132	12/28/2039				
143 840 Drysdale	008-120-050	12/28/2004	5	M	12/28/2004	2004058106	12/28/2039				
144 843 Drysdale	008-120-018	12/28/2004	4	L	12/28/2004	2004058136	12/28/2039				
145 891 Lilly	008-120-034	12/29/2004	5	L	1/8/2005	2005000762	1/8/2040				
146 871 Lilly	008-120-032	12/30/2004	5	VL	12/30/2004	2004058834	12/30/2039				
147 901 Drysdale	008-120-011	1/3/2005	4	VL	12/30/2004	2004058913	12/30/2039				
148 1048 Podres	008-120-037	1/4/2005	4	L	12/30/2004	2004058996	12/30/2039				
149 855 Lilly	008-120-028	1/7/2005	4	L	1/12/2005	2005001637	1/12/2040				
150 870 Drysdale	008-120-045	1/13/2005	5	VL	1/13/2005	2005001846	1/13/2040				
151 839 Drysdale	008-120-019	1/14/2005	4	VL	1/14/2005	2005002067	1/14/2040				
152 956 Drysdale	008-120-039	1/19/2005	5	VL	1/18/2005	2005002314	1/18/2040				
153 1055 Koufax	008-120-024	1/20/2005	5	M	1/20/2005	2005002793	1/20/2040			6/24/2041	
154 854 Drysdale	008-120-047	1/21/2005	5	VL	1/21/2005	2005003026	1/21/2040				
155 860 Drysdale	008-120-046	1/28/2005	5	L	1/28/2005	2005004139	1/28/2040				
156 898 Drysdale	008-120-043	1/28/2005	5	L	1/31/2005	2005004404	1/31/2040				
157 875 Drysdale	008-120-013	1/31/2005	4	M	1/31/2005	2005004585	1/31/2040				
158 909 Lilly	008-120-035	2/3/2005	4	L	2/4/2005	2005005427	2/4/2040				
159 841 Lilly Street	008-120-027	2/24/2005	4	VL	1/28/2005	2005003638	1/28/2040				
160 915 Lilly Street	008-120-036	3/1/2005	4	L	2/28/2005	2005009026	2/28/2040				
161 1005 East Sixth Street	008-021-004	4/18/2005	5	L	4/18/2005	2005017430	4/18/2040				

Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information			Affordability Restrictions (Resale)		
					Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
162 1117 Lincoln Avenue	008-021-004	4/29/2005	5	VL	4/29/2005	2005019764	4/29/2040			
163 403 Adelaide	008-072-001	3/3/2006	4	M	3/3/2006	2006009955	3/3/2041			
164 502 Lilly	008-093-025	3/24/2006	3	VL	3/24/2006	2006013385	3/24/2041			
165 638 Adelaide	008-091-009	6/7/2006	5	VL	6/7/2006	2006025284	6/7/2041			
166 907 South B Street	011-193-009	8/13/1996	4	M	8/21/1996	9622065	8/21/2026			
167 523 South C Street	011-052-009	9/23/1996	4	VL	10/29/1996	9628657	10/29/2031			
168 529 South C Street	011-052-008	6/20/1996	4	M	8/23/1996	9622348	8/23/2031			
169 714 South C Street	011-121-004	11/18/1998	5	VL	11/18/1998	983380	11/18/2033			
170 907 South C Street	011-192-015	4/26/1996	4	WVL	5/1/1996	9611717	4/26/2031			
171 911 South C Street	011-192-014	7/1/2003	4	VL	8/26/2003	2003035096	8/26/2048			
172 614 South D Street	011-074-020	6/27/1996	3	WVL	7/5/1996	9617869	7/5/2031			
173 618 South D Street	011-074-021	8/1/1996	3	VL	8/21/1996	9622066	8/21/2031			
174 726 Adelaide Street	008-101-017	10/19/1994	4	WVL	11/18/1994	943378	11/19/2029			
175 810 Adelaide Street	008-101-012	8/34/1995	3	WVL	9/1/1995	9522473	9/1/2030			
176 849 Clinton Street	008-052-033	1/20/1997	3	VL	1/31/1997	9702422	1/31/2032			
177 401 Fig Street	008-082-030	6/9/1998	4	VL	9/1/1998	9823883	9/1/2033			
178 403 Fig Street	008-082-029	6/11/1998	4	VL	7/24/1998	9820199	7/4/2033			
179 407 Fig Street	008-082-027	8/28/1998	4	L	9/21/1998	9825306	9/21/2043			
180 324 Hull Street	011-232-006	2/6/1995	4	L	2/29/1995	9503022	2/9/2030			
181 412 Hull Street	011-211-052	8/31/1995	3	L	9/19/1995	9523496	9/19/2030			
182 416 Hull Street	011-211-050	9/19/1995	3	L	11/7/1995	9528999	11/7/2030			
183 427 Hull Street	011-212-036	8/19/1996	3	L	9/6/1996	9623538	9/6/2031			
184 431 Hull Street	011-212-035	1/18/1996	3	L	10/12/1996	9609801	10/12/2031			
185 312 Knox Street	011-213-025	9/1/1996	3	WVL	10/18/1996	9627825	10/18/2031			
186 412 Knox Street	011-213-025	10/6/1995	3	L	10/26/1995	9527651	10/26/2030			
187 319 Magnolia	008-061-016	4/2/1996	3	L	4/9/1996	9609331	4/9/2031			
188 404 Manzana Street	008-082-033	7/27/1998	4	WVL	9/10/1998	9824561	9/10/2033			
189 405 Manzana Street	008-082-038	5/14/1998	3	WVL	5/21/1998	9814054	5/21/2033			
190 409 Manzana Street	008-082-036	6/3/1998	3	WVL	7/8/1998	9818558	7/8/2033			
191 401 Roosevelt Street	011-211-041	7/24/1995	3	L	7/7/1995	9518286	7/7/2030			
192 405 Roosevelt Street	011-211-043	7/28/2005	4	L	8/5/2005	2005036257	8/5/2040			
193 409 Roosevelt Street	011-211-042	7/28/1995	4	L	8/1/1995	9518736	8/1/2030			
194 417 Roosevelt Street	011-211-038	7/24/1995	4	L	7/28/1995	9518445	7/28/2030			

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						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
195	425 Roosevelt Street	011-211-035	10/10/1995	4	M	10/19/1995	9626813	10/19/2030			
196	309 Stinson Avenue	011-234-023	5/24/1995	3	VL	5/30/1995	9513207	5/24/2029			
197	409 Stinson Avenue	011-213-008	11/21/1994	4	L	11/28/1994	9434993	11/28/2029			
198	623 Vineyard Avenue	008-091-028	4/12/1996	4	M	4/12/1996	9606921	4/12/2031			
199	233 Wallace Avenue	011-253-010	10/4/1994	4	VVL	11/16/1994	9434091	10/4/2029			
200	404 Wallace Avenue	011-211-044	3/1/1996	3	VL	3/6/1996	9605934	4/1/2031			
201	408 Wallace Avenue	011-211-009	1/9/1996	4	VVL	1/24/1996	9601962	1/9/2031			
202	409 Wallace Avenue	011-211-053	4/26/1996	4	L	4/30/1996	9611575	4/26/2031			
203	412 Wallace Avenue	011-211-041	3/6/1996	4	L	3/14/1996	9606736	3/6/2031			
204	416 Wallace Avenue	011-211-039	3/11/1996	3	L	4/14/1996	6906743	3/11/2031			
205	417 Wallace Avenue	011-211-049	1/31/1996	4	L	2/7/1996	9603353	1/31/2031			
206	421 Wallace Avenue	011-211-047	3/11/1996	4	VL	3/20/1996	9606995	3/11/2031			
207	720 South D Street	011-112-006	10/25/1996	4	L	11/8/1994	9433377	11/25/2029			
208	413 Wallace Avenue	011-211-051	3/24/1996	4	L	4/11/1996	9608484	4/1/2029			
210	420 North D Street	007-054-002	3/18/2010	3	VL	3/18/2010	2010007633	3/18/2055			

Appendix D
Tax Credit Projects



Appendix E
Single Family Rehabilitation Projects



