

# Redevelopment

## Building a Better Madera



**Annual Report**  
2010-2011

**Agency Budget**  
2011-2012

# Madera Redevelopment Agency

Annual Report 2010-2011

Agency Budget 2011-2012



## **ACKNOWLEDGEMENTS**

The following individuals are being acknowledged for their assistance in the preparation of the 2010/2011 Annual Report and 2011/2012 Budget.

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Claudia Manriquez, Neighborhood Revitalization  
Bob Wilson, Madera Redevelopment Agency

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### ***PRINTING***

Creative Copy

### ***VISION***

Robert L. Poythress, Chairperson  
Brett Frazier, Vice Chairperson  
Sally J. Bomprezzi, Agency Member  
Sam Armentrout, Agency Member  
Gary L. Svanda, Agency Member

### ***HARD WORK, DEDICATION AND PASSION***

Redevelopment Agency Staff  
Neighborhood Revitalization Staff  
Graffiti Abatement Team

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## MEMORANDUM

**To:** Redevelopment Agency Board Members  
**From:** Jim Taubert, Executive Director  
**Date:** June 8, 2011  
**Subject:** **2010/2011 Annual Report and 2011/2012 Final Budget Report**

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The Agency's 2010/2011 Annual Report and 2011/2012 Final Budget are presented for your consideration.

The past three (3) years have presented some rather unique challenges due to the following factors:

- 1) The Redevelopment Agency has contributed \$4,023,188 toward the construction of a new courthouse and related parking facilities.
- 2) The Redevelopment Agency was forced to contribute \$3.08 million toward the Supplemental Educational Revenue Augmentation Fund (SERAF).
- 3) Declining property values have decreased tax increment by \$1,895,041 over the past two (2) years.

In November 2010, over 60% of California voters supported the passage of Proposition 22, which appeared to prohibit future state raids of redevelopment funds. The respite was short-lived as in January 2011 Governor Jerry Brown proposed that redevelopment be eliminated.

Recent discussions would seem to indicate that significant reform is more likely than elimination. A greater focus will be on the obligations of redevelopment agencies in the area of affordable housing. This is not a bad scenario for Madera. We have a variety of projects in various stages of development, including over fifty (50) fully improved residential lots. We also have a number of capital improvement projects that are "bid-ready" if grant funds should become available.

In conclusion, past and current economic conditions were a concern prior to the governor's proposal to eliminate redevelopment. In the short term our expenditures need to be absolutely focused on activities that generate new construction, tax increment and jobs. We are fairly well positioned to make this happen.

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

JET:sb



***A message from  
Robert L. Poythress, Chairperson,  
Madera Redevelopment Agency***

It has been said that great cities are defined by the strength of their weakest neighborhoods. One of Madera's greatest strengths is that we have a wide variety of neighborhoods with moderately priced housing types. These neighborhoods can be found in every quadrant of the City.

That is not to say we don't have our problem areas where troubled properties are converted to marginal rental units and the entire neighborhood is negatively impacted. While we will continue to address the "problem properties, we will focus on what is positive about our neighborhoods and why people should choose to live there. We will work with residents to set higher standards and then give them the capacity to manage their neighborhood conditions through increased civic involvement.

We are off to a great start! Over the past year, 1,253 residents signed up to voluntarily participate in our anti-graffiti program. By doing so, they made a personal statement and commitment about what they wanted our community to look like.

Residents of the Hughes neighborhood, Vista del Sierra subdivision and South B Street have held neighborhood meetings, block parties and neighborhood cleanup events. All were great events and we want to conduct similar events in neighborhoods throughout the City. It makes every neighborhood better and gives residents the sense that the investment of their time and money will result in long term economic benefits for the area.

The true measure of our future success will not be the number of meetings or block parties that were held, but whether or not they produced the desired outcome – civic involvement and stronger neighborhoods.

# **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**

Robert L. Poythress <i>Chairperson</i>	Brett Frazier <i>Vice Chairperson</i>	Sally J. Bompreszi <i>Board Member</i>	Sam Armentrout <i>Board Member</i>	Gary L. Svanda <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  
Richard K. Denhalter, General Counsel

### **Graffiti Abatement Team**

Alan Nash, Lead Worker  
Raul Macias, Maintenance Worker II  
John Roybal, Maintenance Worker II  
Ron Hammond, Maintenance Worker II  
Juan Martinez, Maintenance Worker I  
Chris Carrillo, Ca Conservation Corps  
William Cain, Ca Conservation Corps

### **Neighborhood Revitalization Staff**

Manuel Ruiz, Neighborhood Preservation Manager  
Roger Anderson, Neighborhood Preservation Specialist III  
Viola Rodriguez, Neighborhood Preservation Specialist II  
Monica Diaz, Neighborhood Preservation Specialist II  
Tom Fraser, Neighborhood Preservation Specialist II  
Maribel Hernandez, Neighborhood Preservation Specialist II  
Yolanda Barrios, Neighborhood Preservation Specialist II  
Christina Herrera, Neighborhood Outreach Specialist  
Tim Farrell, Neighborhood Outreach Specialist  
Lou Donaldson, PT Code Enforcement Consultant (AV)\*  
Robert Pole, PT Code Enforcement Consultant (AV)\*  
Robert Silva, PT Code Enforcement Consultant  
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

## **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.



# Annual Report 2010-2011





## 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 2010/2011. 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 (Health and Safety Code Section 33080.1(d)),
- Loan Report (Health and Safety Code 33080.1(e)),
- Property Report (Health and Safety Code 33080.1(f)),
- The Agency's activities related to increasing and improving the supply of affordable housing,
- The status of assisted and restricted housing (AB987),
- The amount and percentage of Housing Funds spent on planning and general administration for each of the last five (5) fiscal years,
- Future projected revenue, and
- A work program for fiscal year 2011/2012.

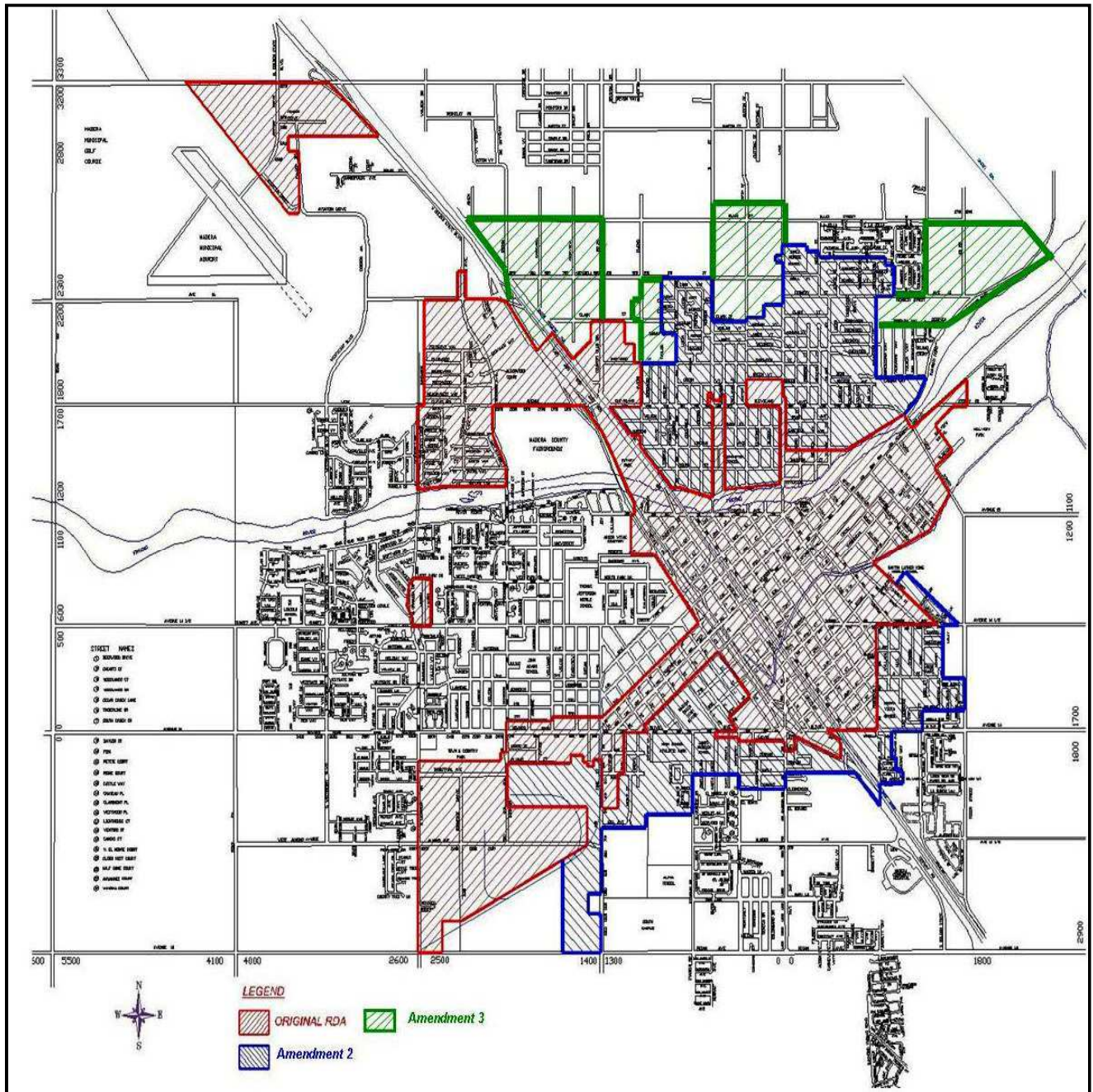
The Madera Redevelopment Agency was created by the City Council in 1991 to alleviate conditions of blight. The Redevelopment Plan has been amended five (5) times, which has led to the expansion of the Project Area boundaries and increases in tax increment and debt limits. (See Project Area Map on the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

The Agency performs a wide range of activities as authorized by California Redevelopment Law. Funds generally are limited to programs and projects that benefit Project Area residents, create affordable housing opportunities and eliminate physical and economic blight. Expenditures are focused on the following:

- Blight Elimination – eliminate conditions of blight and urban decay
- Affordable Housing – increase and improve the supply of affordable housing
- Community Infrastructure – upgrade and enhance community infrastructure and facilities
- Neighborhood Revitalization – enhance and preserve neighborhood character
- Economic Development – retain and expand employment opportunities for local residents

Land uses in the Project Area are primarily residential and retail uses. Other uses include public facilities, government facilities, commercial, industrial and highway uses. In addition, there are vacant residential, commercial and industrial zoned parcels scattered throughout the area. The Project Area encompasses approximately 4,207 acres.

# Project Area Map



**Financial Condition**

Property taxes are the single largest revenue source of the Redevelopment Agency. 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 rate was typically in double digits. The increase was driven by residential activity, both new construction and resale, as over 55% of our assessed values are derived from residential properties.

The decline in housing market values and the foreclosure crisis have resulted in a significant reduction in Agency revenues over the past two (2) years. The total two (2) year decline in revenue was \$1.5 million. This resulted in a delay in the construction of both housing and public works projects.

As a part of the fiscal year 2009/2010 state budget, trailer bill ABX4-26 was passed. It required redevelopment agencies to contribute a total of \$2.05 billion to a Supplemental Educational Revenue Augmentation Fund (SERAF). The impact on Madera is a loss of \$2,556,175 in 2009/2010 and \$526,271 in 2010/2011. In November 2010, Proposition 22 passed with 61% of the vote. The measure prohibited the state from diverting redevelopment funds to solve their budget problems. In January 2011, Governor Jerry Brown proposed to address California’s budget deficit by eliminating redevelopment. Redevelopment agencies were created by statute. They were created by the legislature and can be abolished by statute. Proposition 22 did not change that authority of the legislature. The effort to eliminate redevelopment notwithstanding, the following is our current long-term debt obligations.

	Principal	Interest	Total
1998 Bond	6,425,000	4,196,419	10,621,419
2003 Bond	17,715,000	12,320,409	30,035,409
2008 Bond, Series A and B	29,085,000	30,386,794	59,471,794

In the short term, economic and political reality will require a conservative and focused approach to the development of programs and projects. We need to focus on activities that provide a stimulus to the local economy and have a positive impact on property values. There are a large number of very good projects that will be delayed until the economy improves; however, there are many others that will continue to move forward.

Our fund balance projections for the fiscal year are as follows:

Description	TI Housing Fund 40200	TI Non-Housing Fund 40300	Cap Bond Fds Fund 60500	Housing Bond Fund 60600	Debt Serv Fd. Fund 80400	TOTALS
<b>Beginning Available fund balance</b>	\$1,179,217	\$221,035	\$8,746,151	\$1,621,743	\$3,849,325	\$15,617,471
Revenues	1,431,049	1,176,000	95,900	0	3,598,313	\$6,301,262
Expenses	-2,005,949	-509,310	-5,405,777	-1,213,406	-3,709,246	(\$12,843,688)
Adjustment to Reserves						
6-30-11 Unreserved Fund Bal. Projected	\$604,317	\$887,725	\$3,436,274	\$408,337	\$3,738,392	\$9,075,045

Description	TI Housing	TI Non-Housing	Cap Bond Fds	Housing Bond	Debt Serv Fd.	TOTALS
<b>Beginning Available fund balance</b>	\$604,317	\$887,725	\$3,436,274	\$408,337	\$3,738,392	\$9,075,045
Revenues	1,641,049	7,000	94,200	0	3,598,313	5,340,562
Expenses	-1,369,256	-419,225	-1,170,588	0	-3,167,827	-6,126,896
Adjustment to Reserves			-1,200			
6-30-12 Unreserved Fund Bal. Projected	\$876,110	\$475,500	\$2,358,686	\$408,337	\$4,168,878	\$8,288,711

## **Blight Progress Report**

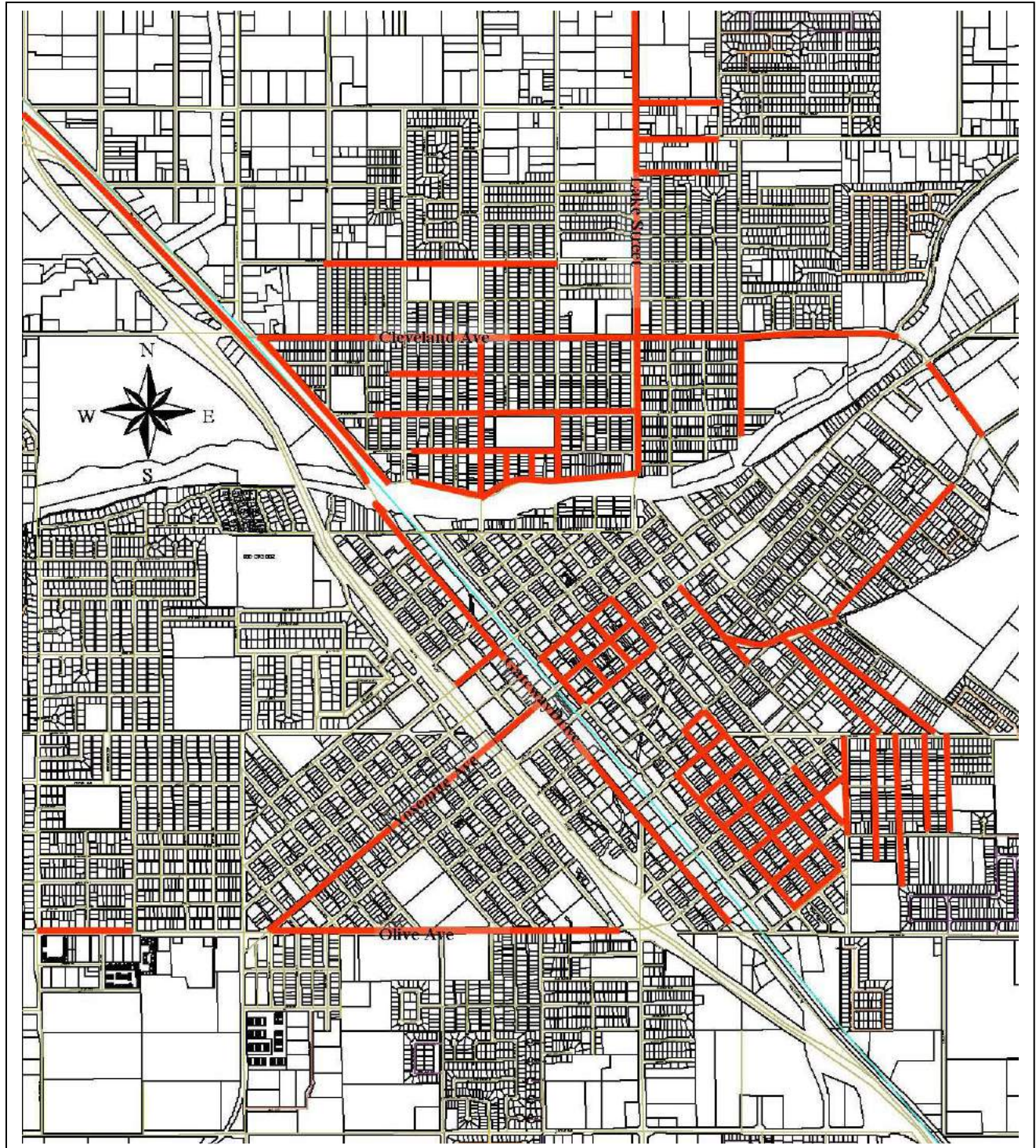
Pursuant to Section 33080.1 of the California Redevelopment Law, this report must provide information with respect to the Agency's progress, actions and expenditures to alleviate physical and economic blight within the Project Area. Some of the blighting conditions that exist in the Project Area include:

- 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

In spite of past efforts, the prevalence of blight within the Project Area is significant. Current economic conditions are impacting some of our older residential and commercial areas and many of our new subdivisions are dominated by foreclosures.



Past Agency expenditures have been linked to the elimination of blight. The relative health of a city is measured by the health of its individual neighborhoods. We have no control over state and federal economic conditions, but we can have a strong influence on the strength of our weakest neighborhoods. Significant resources have been spent attempting to revitalize Madera's older neighborhoods. Expenditures include the installation of curb, gutter, sidewalks, streetlights, driveway approaches and handicapped ramps.



Since the Agency was created, the acquisition, demolition, and redevelopment of substandard buildings or incompatible land uses have been effective tools in the elimination of blight, economic development and neighborhood revitalization. In the past eighteen (18) months, the Agency has approved the sales transactions as outlined below.

<b>Address or APN</b>	<b>Proposed Use</b>	<b>Buyer</b>	<b>Sales Price</b>
209 Cypress	Single Family House	DMP Development Corp. Inc.	\$10,000
215 South J Street	Single Family House	DMP Development Corp. Inc	\$10,000
321 South J Street	Single Family House	DMP Development Corp. Inc	\$10,000
307 South J Street	Single Family House	Joe and Maria Bravo	\$80,900
324 Percy Street	Single Family House	Rio Scubi LLC	\$10,000
330 Percy Street	Single Family House	Rio Scubi LLC	\$10,000
336 Percy Street	Single Family House	Rio Scubi LLC	\$10,000
342 Percy Street	Single Family House	Rio Scubi LLC	\$10,000
308 North B Street	6 Unit Apartment Complex	DMP Development Corp. Inc	\$90,000
APN: 008-022-010; 035	Retail Center	Ironhorse Development	\$600,000
APN: 010-134-001; 002; 003; 005 and 006	New Courthouse Facility	State of California	\$2,915,000
109/111 South B Street	Retail/Office Space	Joseph Pereyra	\$67,500
		<b>Total Sales</b>	<b>\$3,823,400</b>

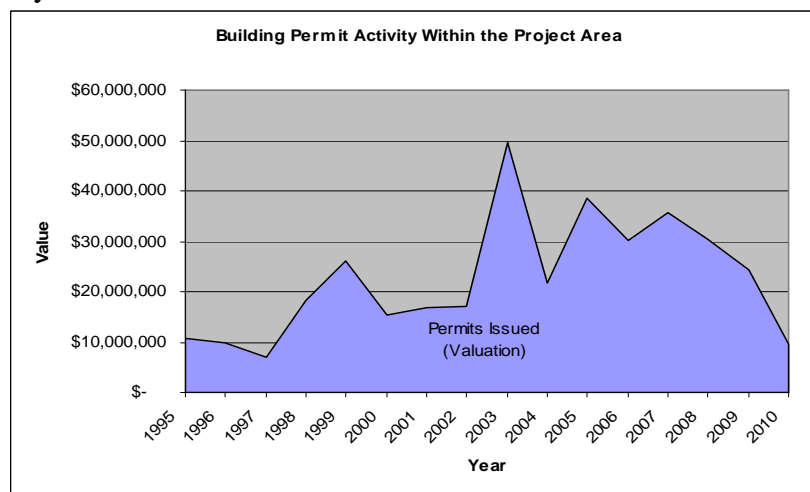
Many of the properties that have been acquired are part of a land assembly effort for larger residential or commercial projects; however, a number of properties are available for immediate redevelopment. Properties currently owned by the Agency include the following:

<b>Address or APN</b>	<b>Proposed Use</b>	<b>Acquisition Date</b>	<b>Original Cost</b>
218 East Yosemite Avenue	Downtown Commercial	August 2001	\$113,000
1433 Clinton Street	Sugar Pine Village Subdivision (25-unit single-family housing development; 4 of the 25 lots have been sold to Rio Mesa Homes)	April 2004	\$71,500
514 North B Street	Infill Housing	January 2006	\$75,000
103 Grove Street	Uneconomic Remnant	March 2006	\$20,000
614 Sycamore/618 East 7 <sup>th</sup> Street	Midtown Subdivision	November 2006	\$260,000
624 East 7 <sup>th</sup> Street	Midtown Subdivision	November 2006	\$100,000
620 East 7 <sup>th</sup> Street	Midtown Subdivision	November 2006	\$165,000
411 North B Street	Riverwalk Subdivision	December 2006	\$135,000
723 South A Street	Infill Housing	February 2007	\$135,000
623/625 East 7 <sup>th</sup> Street	Midtown Subdivision	February 2007	\$280,000
321 East Central Avenue	Riverwalk Subdivision	April 2007	\$122,000
121/125/129 North C Street (parking lot)	Downtown Commercial	October 2007	\$225,000
425 Stinson Avenue	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 <sup>th</sup> Street	Midtown 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

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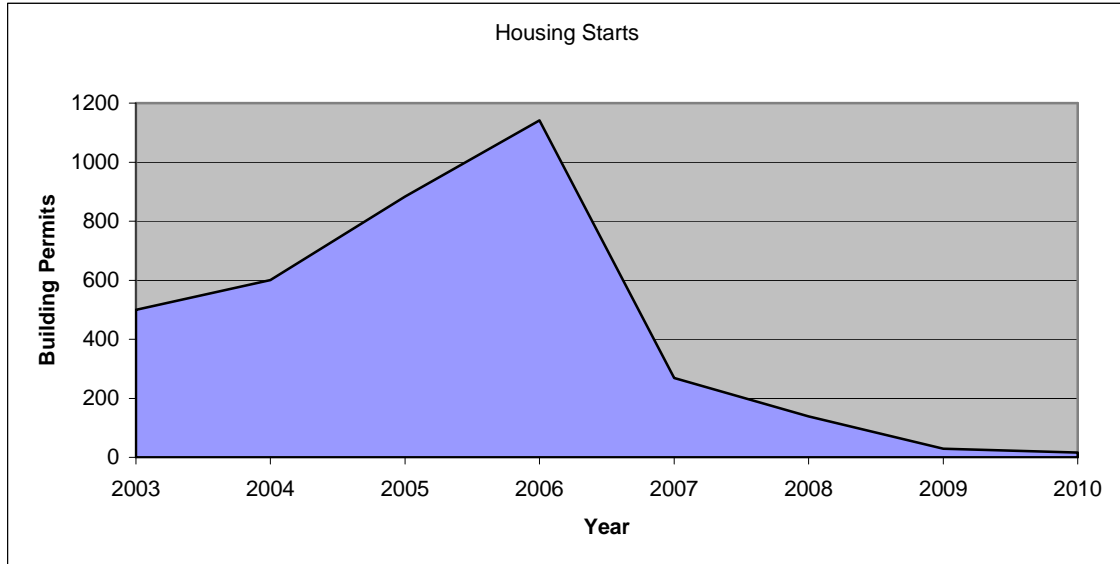
Address or APN	Proposed Use	Acquisition Date	Original Cost
315 East Central Avenue	Riverwalk Subdivision	May 2008	\$174,000
1407 East Yosemite Avenue	East Yosemite Widening	February 2008	\$100,000
329 East Central	Riverwalk Subdivision	March 2008	\$207,500
401 Hull Avenue	Infill Housing	June 2008	\$119,000
340 Stinson Avenue	Infill Housing	June 2008	\$140,000
325 East Central Avenue	Riverwalk Subdivision	June 2008	\$360,000
334/338 Stinson Avenue	Infill Housing	July 2008	\$116,250
501 North C Street	Riverwalk Subdivision	August 2008	\$185,000
1399 East Yosemite Avenue	East Yosemite Widening	July 2008	\$174,000
413 North B Street	Riverwalk Subdivision	October 2008	\$210,000
427 North B Street	Riverwalk Subdivision	December 2008	\$190,000
124 South A Street	Downtown Commercial	December 2008	\$350,000
320 South D/321 South 'E'/100 East 7 <sup>th</sup> Streets	E Street Commercial Development (former Madera Tribune)	September 2009	\$1,098,000
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	Riverwalk Subdivision	January 2009	\$256,750
420 North A Street	Riverwalk Subdivision	April 2009	\$575,000
421 North B Street	Riverwalk Subdivision	April 2009	\$56,000
217 North A Street	Infill Housing	July 2009	\$34,000
APN 007-022-014	Riverwalk Subdivision	December 2009	\$175,000
416 North A Street	Riverwalk Subdivision	Pending	\$659,000
616 East 6 <sup>th</sup> Street	Midtown Subdivision	November 2009	\$72,500
129 Fig Street	Infill Housing	December 2009	\$39,000
417 North B Street	Riverwalk Subdivision	April 2010	\$473,000
1405 East Yosemite Avenue	East Yosemite Widening	April 2010	\$42,640
1708 North Lake Street	Infill Housing	July 2010	\$74,000
308 South J Street	Infill Housing	January 2011	\$80,900
APN 005-014-008 thru 030 inclusive, Lot # 6-28	Riverside Villas Subdivision	April 2011	\$180,000

Our intent is to use the sale of Agency-owned property to stimulate redevelopment activity. Assessed valuations are influenced by building permit and new residential construction activity. The decline in building permit activity is illustrated below.





There are currently 323 foreclosed properties that have been registered with City. They are dominating resale activity and driving down appraisals for what little new construction is taking place. Residential construction activity is illustrated below.



**Loan Activity**

The status of Agency loans is outlined below.

<b><u>Borrower</u></b>	<b><u>Amount</u></b>	<b><u>Int. Rate</u></b>	<b><u>Term</u></b>	<b><u>Use</u></b>	<b><u>Status</u></b>	<b><u>Interest Earned</u></b>
Caceres	\$ 122,226	3%	5.5 Years	MF Rehab	Current	\$ 14,024
Lyons	138,752	3%	5.5 Years	MF Rehab	Current	16,117
Quintero	108,635	3%	6 Years	MF Rehab	Current	12,074
Lee	1,000,000	3%	7 Years	MF Rehab	Current	99,333
Kyriss	160,000	3%	5 Year	SF Construction	Current	10,934
Kyriss	320,000	3%	5 Year	SF Construction	Current	22,510
Bravo	80,900	10%	5 Year	SF Mortgage	Current	2,023
Sugar Pine	400,000	Variable	Const. Financing	SF Construction	Current	18,152
DMP	80,000	Variable	Const. Financing	SF Construction	Current	8,949
Crossings	240,000	3%	Unpaid per terms of Agreement	MF Financing	Unpaid per terms	22,428
DMP	80,000	Variable	Const. Financing	SF Construction	Paid in Full	5,164
DMP	80,000	Variable	Const. Financing	SF Construction	Paid in Full	1,668
DMP	\$ 480,000	Variable	Const. Financing	MF Construction	Paid in Full	\$ 16,498

Prior to the issuance of the 2008 Tax Allocation Bond, the Agency hired Fraser & Associates to provide us with tax increment revenue projections. This provided the basis for our bond sizing. National, state and local economic conditions have changed significantly since the preparation of the Fraser projections. This has resulted in a significant loss in revenue as illustrated below.

<b>Fiscal Year</b>	<b>Projected Tax Increment</b>	<b>Actual Tax Increment</b>
2007-08	\$ 7,745,000.00	\$ 8,420,586.00
2008-09	7,823,000	8,940,288
2009-10	8,226,000	7,841,471
2010-11	8,562,000	7,045,247

**Pass-Through Payments**

The Agency, by both agreement and statute passes through a portion of the tax increment to affected taxing agencies (counties, school districts, community college districts and special districts) that receive property tax revenue in redevelopment project areas. The payments are designed to alleviate fiscal burdens that may incur as a result of implementing redevelopment projects. Fiscal year 2010/2011 payments are outlined below.

<b>Agency</b>	<b>By Agreement</b>	<b>AB1290</b>	<b>Total</b>
County of Madera	\$ 1,152,761.00	\$ 52,480.00	\$ 1,205,241.00
Madera Cemetary District	106,002.00	4,529.00	110,531.00
Flood Control District	27,748.00	1,317.00	29,065.00
Mosquito Abatement District	166,135.00	7,098.00	173,233.00
Madera Unified School District	340,895.00	111,781.00	452,676.00
State Center Community College	51,331.00	16,831.00	68,162.00
Child Development Center	397.00	130.00	527.00
Child Institutions	801.00	262.00	1,063.00
Madera County Department of Education	3,957.00	1,297.00	5,254.00
Educationally Handicapped	43.00	14.00	57.00
Equal Aid	20,447.00	6,704.00	27,151.00
Juvenile Hall Education	390.00	128.00	518.00
Physically Handicapped	6,874.00	2,254.00	9,128.00
ROP	2,042.00	669.00	2,711.00
Trainable Retarded	1,924.00	630.00	2,554.00
<b>Total</b>	<b>\$ 1,881,747.00</b>	<b>\$ 206,124.00</b>	<b>\$ 2,087,871.00</b>

**MAJOR PROGRAMS AND PROJECTS**

The Madera Redevelopment Agency was created to alleviate conditions of urban blight in designated areas of the City. The Agency's scope and authority is derived from California Redevelopment Law. The law outlines procedures to determine what development, reconstruction and rehabilitation are necessary to successfully implement adopted redevelopment plans and Five (5) Year Implementation Plans. The following is a progress report for the 2010/2011 fiscal year. The level of progress is reflective of the fact that we lost \$3.1 million to the state and endured several months of debate on whether or not redevelopment would continue to exist.



*Future site of New Courthouse Facility in the lower right corner of photo*



*Architect's rendering of New Courthouse Facility*



### **Courthouse Relocation Project**

The Madera Courthouse Project was approved for site selection in the 2007/2008 state budget. The new building will provide ten (10) courtrooms and associated support space in a 110,000± square foot building. The project will include a 250± space parking facility.

The Administrative Office of the Courts (AOC) contracted with the Redevelopment Agency to coordinate land acquisition, hazardous waste removal, utility and canal relocation, and demolition activities. The courthouse parcels were transferred to the State on March 11, 2011. It is anticipated that the parking parcels will be transferred in June 2011. The total cost to the Agency is \$4,023,188.

#### Project Partners

- 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

Jobs Created: 25



### **RDA Office Relocation**

The Agency completed a \$1.8 million renovation at 428 East Yosemite Avenue. The building houses staff from the Redevelopment Agency and Neighborhood Revitalization Department. The project was designed to meet the following objectives:

- Meet the present and future space needs for the RDA and Neighborhood Revitalization staff.
- Design a project that “raises the bar” for future development in downtown Madera.
- Design a project that provides a visual statement to residents, business and property owners. The “statement” is that Agency and City officials are strongly committed to continued revitalization efforts.
- Design a project that provides confidence to potential private investors that downtown Madera is a relevant component of the local economy.

#### Project Partners

- 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
- City of Madera Engineering Department
- City of Madera Building Department

Jobs Created: 21



*Before Photo of Office Remodel Project*



*Completed Remodel Project*

*MAJOR PROGRAMS AND PROJECTS*



**Lake Street Widening Project – Kennedy to Ellis Street – Phase II**

Lake Street provides pedestrian and vehicular access to James Monroe Elementary School (820 students). Immediately adjacent to the school site, Lake Street was a two (2) lane road characterized by the absence of curb, gutter and sidewalks. The Adell connection to Merced had not been completed and sidewalks were lacking on Clark, Kennedy and Adell. As a “walk-in” school, this created public safety concerns for students, parents and school officials.

The City coordinated a number of sources to fund a major street widening on North Lake Street from Cleveland to Kennedy. 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. Redevelopment expenditures over a multi-year period totaled \$1,126,400 and the total project cost was \$2,200,000.

**Project Partners**

- Yamabe and Horn Engineering, Design/Engineering Services
- Peter S. Cooper, MAI, Appraisal Services
- Nuttman and Hamm, Land Acquisition Specialists
- Collins & Schoettler, EIR Consultant
- Overland, Pacific and Cutler, Inc., Relocation Specialists
- R. J. Berry, Jr., Inc., Contractor
- Pacific, Gas & Electric Co.
- AT&T
- Comcast

**Funding**

- RDA - \$1,126,400
- SRTS - \$493,600
- ARRA - \$580,000

Jobs Created: 38



### Local Street Rehab Projects

Neighborhoods throughout the City are characterized by the absence of curb, gutter, sidewalks, handicapped ramps and streetlights. Over the years, the City has attempted to address these deficiencies through a combination of redevelopment bond proceeds, tax increment and grant funding.

South Lake Street, from Sixth Street to Sunrise Avenue, North D Street and Sherwood Way provide vehicular and pedestrian access to commercial areas, schools, and a number of southeast and northeast neighborhoods.

The City coordinated a number of sources to fund the installation of sidewalks, streetlights, handicapped ramps and driveway approaches on South Lake from Sixth Street to Sunrise Avenue. The Agency funded \$151,000 of the project.

#### Project Partners

- City of Madera Engineering Department, Design/Engineering
- Mass X, Inc., Contractor
- City of Madera Neighborhood Revitalization, survey property owners

#### Funding

RDA - \$151,000  
AARA - \$178,000  
Measure T - \$412,000

Jobs Created: 10





**Lake Street Median Landscaping Project**

The City and Redevelopment Agency recently completed the reconstruction of Lake Street from Cleveland Avenue to Ellis Street. The project included street widening, utility undergrounding, streetlights, sidewalks, curb, gutter, handicapped ramps and raised landscaped medians.

The Agency has contracted with David Bigler Associates for the design of landscape improvements. The City Parks Department is in the process of installing irrigation improvements and a “community planting” is scheduled for May 21, 2011.

**Project Partners**

- David Bigler Associates, Landscape Design Services
- City of Madera Parks Department

**Funding**

RDA - \$91,215



**Avenue 16 Linear Park**

Improving the environment for walkers throughout the City is a key component of the Vision 2025 Plan. The Agency has constructed landscaped linear parks on Clinton (Lilly to Lake), Sharon (Riverside to Cleveland) and Granada (Cleveland to Foxglove).

DMP Development (Mike Pistorresi) and Horizon Enterprises (Steve Weil) contacted the Agency regarding the pipelining of the MID canal along Avenue 16 from Schnoor to Granada. In exchange for Agency funding of the pipelining project, Mr. Pistorresi and Mr. Weil agreed to fund the construction of a linear park from Schnoor to Granada. The project will be ready for construction following completion of the western component of the Ellis Overcrossing Project.

**Project Partners**

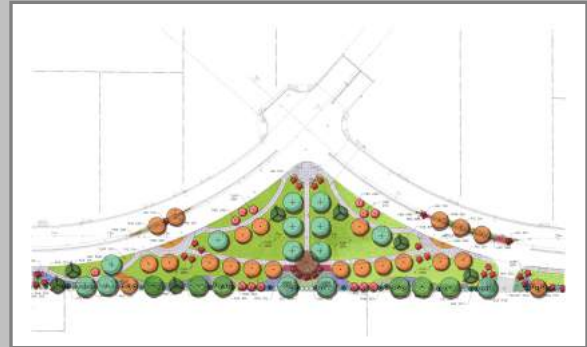
- Blair, Church & Flynn Engineers
- DMP Development Corp., Inc.
- Horizon Enterprises

**Funding**

RDA - \$165,000

Measure T - \$85,000

Jobs Created: 4



**Yosemite/Elm Contaminated Soil Remediation Project**

The Agency is coordinating the cleanup of a contaminated site at the southwest corner of Yosemite Avenue and Elm Avenue. A leaking underground storage tank at the former Harmon’s Garage has contaminated adjacent sites and public right-of-way. Remediation activities have included the installation of four (4) ground water monitoring wells, four (4) ground water air sparge wells and a vapor extraction system. The remediation activities have been funded with state and federal grant funds administered through the State Water Resources Control Board (SWRCB).

The site was recently acquired by Ironhorse Elm, LLC (Todd and Melissa Spencer). Following completion of remediation activities, the site will become a key component of the Yosemite Avenue Pavilion retail center.

**Project Partners**

- SWRCB
- Krazan and Associates

**Funding**

Orphan Site Cleanup Fund: \$147,504  
Federal Stimulus Funds:  
Assessment - \$147,000  
Remediation - \$187,000  
Orphas Site Cleanup Fund II: \$196,000

Jobs Created: 6



**Yosemite Avenue Pavilion**

The Agency approved a Development and Disposition Agreement with Ironhorse Elm, LLC (Todd and Melissa Spencer) regarding a 163,350 sf parcel at the southeast corner of Yosemite Avenue and Fig Street.

Per the terms of the agreement, Ironhorse acquired the site from the Agency for the appraised value of \$600,000. Following completion of remediation activities on the Harmon site, they intend to construct a 40,000± sf retail center.

The Agency is required to construct a traffic signal at Yosemite Avenue and Elm Street.

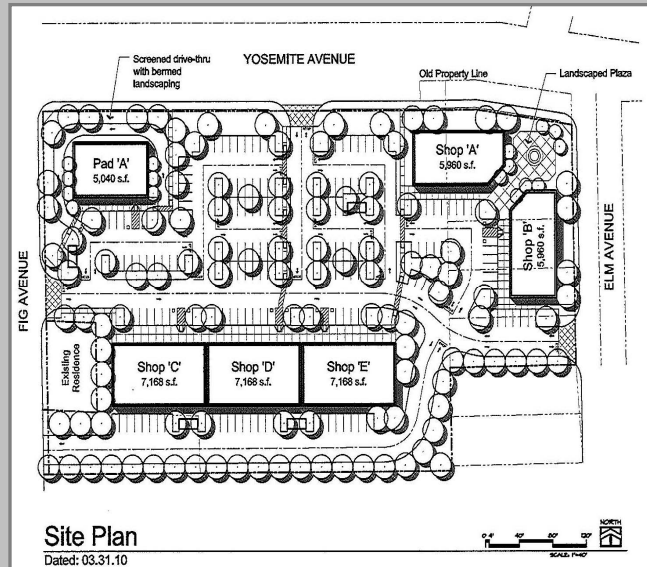
**Project Partners**

- Ironhorse Elm, LLC
- Retail California, Geoffrey Smith and Michael Kennedy
- Greenwood and Associates

**Funding**

Traffic Signal: \$375,000

Jobs Created: 5



**Green Jobs Program**

The Agency partnered with “Ready, Set, Go” and the City of Madera Parks Department on a tree planting project on Gateway Drive, from Cleveland Avenue to Avenue 16 Overpass. The cost to the Agency was \$8,000.

**Project Partners**

- City of Madera Parks Department
- Ready, Set, Go



**Demolition/Hazardous Waste Removal**

The acquisition, demolition and redevelopment of substandard buildings and under-utilized parcels are the most effective mechanisms to eliminate blight and stimulate new construction. In addition to the courthouse project, properties have been acquired for the Riverwalk and Midtown Village subdivisions, East Yosemite Avenue Widening, Lake Street and Ellis Overcrossing projects. Hazardous materials were removed and buildings were demolished at the following locations:

- 408, 416, 420 North A Street
- 411, 413, 417 421, 427 North B Street
- 501 North C Street
- .43 acre lot at North C and Fresno River
- 315, 321, 325, 329 Central Avenue
- 616, 620 East 6<sup>th</sup> Street
- 614 Sycamore/620, 624, 623/625 East 7<sup>th</sup> Street
- 1321, 1350, 1399, 1401, 1403, 1405, 1407 East Yosemite
- 15876, 16108/1708, 16120 North Lake
- 25183 Avenue 16

**Project Partners**

- Giersch Engineering
- Blair, Church & Flynn Engineering
- Precision Engineering
- Triad Architects
- M3 Environmental, Asbestos Survey
- Leon Environmental, Asbestos Survey
- Overland, Pacific & Cutler Relocation Specialists
- Lee Crippen Excavation, Contractor
- Kroeker, Inc., Contractor
- PARC, Asbestos Removal
- Selsor Construction, Contractor
- Janus Corp., Asbestos Removal

Total Cost \$1,322,775.00

Jobs Created: 16



**Deferred Projects**

The loss of \$3.1 million to the State of California, declining property values, and the contribution of \$4 million to the State of California for the courthouse relocation project have necessitated the delay of a number of projects. These would include the following:

1. Downtown Streetscape Phase III – bid ready
2. Riverwalk Subdivision (Central Avenue/Fresno River) Offsite Improvement Project – bid ready
3. Sonora/Green/Columbia/Sierra Street Improvement Project – 90% designed
4. Laurel Linear Park – 80% designed
5. Airport Infrastructure Master Plan – 80% designed
6. Adell Improvement Project – 70% designed
7. Midtown Village Subdivision (Sixth and Sycamore) – 80% designed
8. MID Canal Relocation Project – 60% designed

**LOW AND MODERATE INCOME HOUSING**

A fundamental purpose of redevelopment is to increase and improve the supply of low and moderate income housing. The Redevelopment Agency must annually set aside at least 20% of the gross tax increment received into a Low and Moderate Income Housing Fund.

Historically, Agency housing expenditures have significantly exceeded the 20% requirement. Additionally, the 2008 Tax Allocation Bond dedicated \$3.5 million to housing projects. Past revenues and expenditures are outlined below:

<b>Fiscal Year</b>	<b>Gross Tax Increment</b>	<b>Required 20% Set Aside</b>	<b>Funds Deposited Low Mod Fund</b>	<b>Housing TI Expenditures</b>	<b>Housing Bond Expenditures</b>	<b>Total Housing Expenditures</b>	<b>Housing Admin</b>	<b>Housing Adm % of Total</b>
2006-07	\$ 7,530,468	\$ 1,506,094	\$ 1,654,550	\$ 2,237,618	\$ 257,777	\$ 2,495,395	\$ 305,855	12%
2007-08	8,420,586	1,684,117	2,368,956	2,613,603	1,326,260	\$ 3,939,863	342,825	9%
2008-09	8,940,288	1,788,058	2,308,803	1,996,618	1,383,988	\$ 3,380,606	341,797	10%
2009-10	7,841,471	1,568,294	1,568,294	1,198,632	1,807,053	\$ 3,005,685	374,338	12%
2010-11	7,045,247	1,409,049	1,409,049	2,005,949	1,213,406	\$ 3,219,355	283,812	9%

The Agency leverages these funds by working in partnership with private developers, non-profit housing organizations and other governmental agencies. Recorded affordability covenants restrict the sale or rental of agency assisted units to persons or families in the targeted income group. AB987 requires redevelopment agencies to post on its webpage all properties that have affordability restrictions. The list includes specific information on existing, new and substantially rehabilitated units. In addition to our webpage, the information is included as an appendix to this report.



**Sugar Pine Village Subdivision**

The Sugar Pine Village Subdivision was a component of a major redevelopment project that included the Crossroads Shopping Center. The agreement with the Secundo Gerbi Family Trust provided for a “right of first refusal” to purchase the lots at the subdivision.

The Agency approved a Disposition and Development Agreement and Construction Loans with Rio Scubi, LLC for the construction of four (4) single-family homes located at 324, 330, 336 and 342 Percy Street. The developer’s purchase price was \$10,000 per lot. The home sales prices begin at:

- \$129,995 for a 3 bedroom/2 bath 1,112 sf home
- \$139,995 for a 4 bedroom/2 bath 1,311 sf home
- \$149,995 for a 5 bedroom/2 bath 1,395 sf home
- \$152,995 for a 5 bedroom/2 bath 1,400 sf home

Jobs Created: 15



**Infill Housing Projects**

The Agency acquires and demolishes substandard structures and under-utilized parcels in established residential neighborhoods. The Agency approved a Disposition and Development Agreement and Construction Loan Agreement with DMP Development for the construction of three (3) single-family homes to be constructed at 215 South J Street, 321 South J Street, and 209 Cypress Street. Per the terms of the agreements, the developer's purchase price was \$10,000 per lot and the home sales price is \$139,950 for a 1,300 sf 4 bedroom/2 bath home.

Jobs Created: 3 DMP jobs plus 100 ± construction jobs



*215 So. J Property – Before and After*



*209 Cypress Property – Before and After*



**Multifamily Project**

The Agency approved a Disposition and Development Agreement and Construction Loan with DMP Development Corporation, Inc. for property at 308 North B Street. Per the terms of the agreement, six (6) units, 3 bedroom/2 bath, were constructed. Affordability covenants restrict the rental of the units to persons or families in the targeted income group.

The project was subsequently sold to Madera Opportunities for Resident Enrichment and Services Inc., (MORES, Inc.) who have executed affordability covenants on the property.

Jobs Created: 3 DMP jobs, plus 100 ± construction jobs



**Acquisitions**

- The Agency acquired a substandard dwelling unit at 308 North J Street. The acquisition allowed the property owner to acquire a new home at 215 South J Street.
- The Agency acquired 23 improved lots at the Riverside Villas Subdivision. The sales price was \$180,000 and the seller was Bank of Sierra.
- The Agency acquired a substandard dwelling unit at 1708 North Lake Street. The seller was Fannie Mae and the sales price was \$74,000.



*308 South J Street*



*Property owner receiving keys to her new home at 215 South J Street*



*Aerial Map of Riverside Villas Subdivision*

**Midtown Village Subdivision**

The Agency processed a General Plan Amendment and rezoning application to initiate the development of the thirteen (13) lot Midtown Village Subdivision. The subdivision is located off of North Lake Street between 6<sup>th</sup>, 7<sup>th</sup> and Sycamore. The construction of improvements will not occur until activity increases at the Sugar Pine Village and Riverside Villas subdivisions.

**Project Partners**

- Triad Architecture and Planning, Inc.
- Precision Engineering, Inc.



*Proposed Master Plan and Architect's Elevation*



Front Elevation - Scheme 'B'

**Exterior Home Improvement Grant Program**

The Agency provides \$12,000 in home improvement funding for eligible families. In 2010, the program was amended to include the following changes:

- Exterior/interior inspections to verify the property was in compliance with local codes
- Property owner participation for tenant occupied homes
- On homes built prior to 1978, contractor must provide evidence of EPA Renovator Certification

Projects completed in the 2010/2011 fiscal year are:

- 305 North A Street
- 208 South A Street
- 715 South A Street
- 908 Cutting Street
- 120 Fig Street
- 311 South G Street
- 800 James Way
- 313 South L Street
- 1212 E. Lincoln Avenue
- 912 Merced Street
- 1705 Merced Street
- 1712 Merced Street
- 1717 Merced Street
- 1721 Merced Street
- 1805 Merced Street
- 1813 Merced Street
- 1012 Sunrise Avenue
- 1416 Wessmith Way
- 910 E. Yosemite Avenue



*311 So. G Street Property – Before and After*



*1721 Merced Street Property – Before and After*



**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.



**Arborpoint Apartments**



FRONT ELEVATION - BUILDING TYPE A



**Construction Loan Program**

The Agency funds and maintains a revolving loan fund to encourage the construction of affordable housing in the Project Area. The program was originally capitalized with \$590,000 in redevelopment tax increment. A total of \$11,556,221.45 has been loaned to developers resulting in the construction of 200 single-family homes and one 6-unit multifamily apartment complex.

A summary of the **owner-occupied new construction single-family** home program is illustrated below.

	2010/11 New Homes Constructed	2010/11 Percentage	Total New Homes Constructed	Total Percentage
Very Low Income	1	50%	79	36%
Low Income	0	0%	116	53%
Moderate Income	1	50%	24	11%
Total	2		219	
Private Investment Generated			\$19,866,149.00	

A summary of **tenant-occupied new construction units** is illustrated below.

	2010/11 New Units Constructed	2010/11 Percentage	Total New Units Constructed	Total Percentage
Very Low Income	1	25%	1	25%
Low Income	2	50%	2	50%
Moderate Income	1	25%	1	25%
Total	4		4	
Private Investment Generated			\$272,886.00	

**Exterior Home Improvement Grants**

The Agency provides up to \$12,000 in grant funds to property owners for improvements to both tenant-occupied and owner-occupied single-family homes that meet program guidelines. Homes must be located in the Project Area and affordability covenants are required; 45 years for owner-occupied units and 55 years for tenant-occupied units.

The program summary is illustrated as follows:

	2010/11 Tenant- Occupied	2010/11 Owner- Occupied	2010/11 Total # of Grants	Total Tenant- Occupied	Total Owner- Occupied	Total # of Grants
Very Low Income	2	7	9	4	18	22
Low Income	2	7	9	7	25	32
Moderate Income	0	3	3	5	12	17
Total	4	17	21	16	55	71
Total Grants			\$765,443.00			



**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, 2009 to June 30, 2010, as reported in the HCD Annual Housing Activity Report in December 2010.

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.					
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Total</b>	
Households permanently displaced	0	0	0	0	
Units lost (removed or destroyed) and required to be replaced	9	32	0	41	
Bedrooms lost (removed or destroyed) and required to be replaced	16	57	9	73	
Agency developed units during the reporting year <b>both inside and outside</b> the project area (Section 33413 (b)(1)).					
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Total</b>	
SF new construction units – owner-occupied	1	0	0	1	
Tenant-occupied new const. units	1	2	1	4	
Substantially rehabilitated units (EHIG)	10	9	5	24	
Substantially rehabilitated units (Single-Family)	0	0	1	1	
Unduplicated DAP assisted units (City)	1	3	8	12	
HOME funded rehabilitated units (City)	2	4	0	6	
Non-Agency developed units during the reporting year <b>inside</b> the project area (Section 33413(b)(2)).					
New units developed	(Owner income level unknown)			4	
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).					
	<b>VVL</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
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

**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 six 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
- Tenant Occupied New Construction Units

These databases are illustrated on Appendices A through F.



*Exterior Home Improvement Grant Project*



*Tenant Occupied New Construction Units*



*Single-Family New Construction Project*

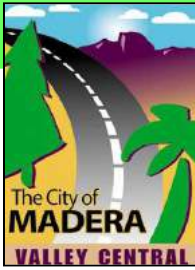


*Tenant Occupied New Construction Units*

# Neighborhood Revitalization Annual Report

Annual Report 2010-2011





### MEMORANDUM

**To:** Members of the City Council/RDA Board  
**From:** Manuel Ruiz, Neighborhood Preservation Manager  
**Date:** May 11, 2011  
**Subject:** 2010/2011 Neighborhood Revitalization Annual Report

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The Neighborhood Revitalization Department was formed in 2003. The strategies of our department have changed over time, due in part to changing economic conditions and the realization that building on strengths is considerably less expensive than fixing problems.

The overall quality of our City is defined by the relative strengths or weaknesses of our individual neighborhoods. Neighborhood strength is often a function of the willingness of individual residents to invest time and money to keep houses and blocks in good condition. Searching for that willing resident to invest both time and money has been the essential element to creating block leadership, neighborhood re-investment, residential identity and connection to the City. This has required us to take assertive steps by branching our efforts throughout neighborhoods and spending a few hours at lunch or coffee with residents to establish quality and bonafide relationships with residents as potential investors and eventual leaders. Actively listening to their needs and vision of their neighborhoods has broadened our horizon in assisting them with their investment efforts. Staff's effort can only result in one outcome – the strengthening of residents' neighborhoods and enriching our culturally diverse City.

Identifying and developing neighborhood leadership has been another department goal. Over the past several months, 342 residents have volunteered to participate in our graffiti abatement program. Several neighborhoods have organized "block parties" and are meeting regularly to discuss issues of mutual interest and concern. This has allowed us to build on a neighborhood's strengths as opposed to focusing on its weaknesses. A number of neighborhood leaders have been identified. City Council leadership has participated to set forth a model for neighborhoods to follow.

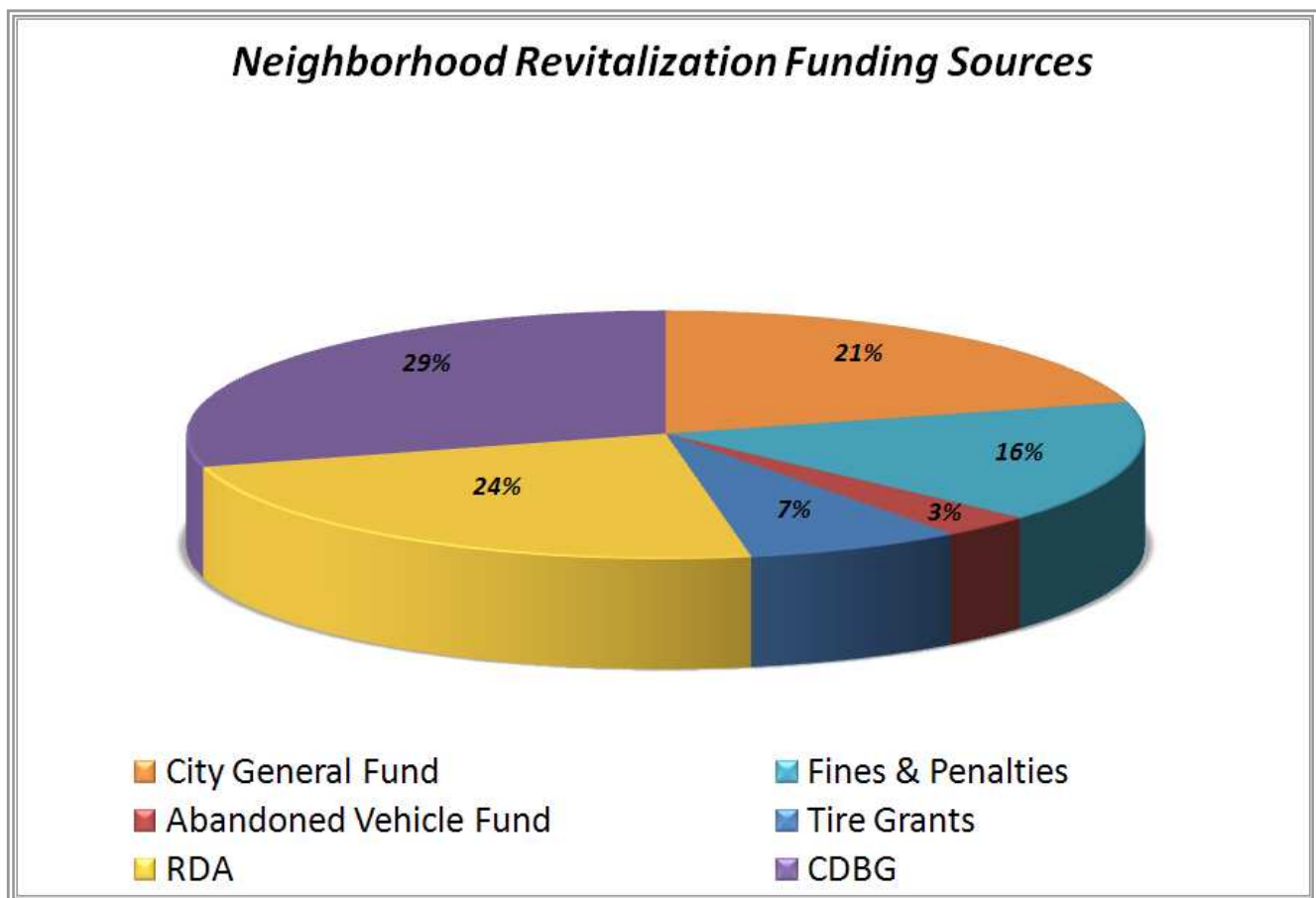
In the upcoming year we will continue to expand upon our outreach activities. Residents will be provided with the capacity to manage their neighborhood conditions. We want to raise their expectations and set a higher bar. This can only be accomplished if we work in partnership with our residents.

## NEIGHBORHOOD REVITALIZATION

Since the creation of the Neighborhood Revitalization Department in 2003, the Department's focus and goal has evolved from graffiti removal and enforcement of property standards to **citizen involvement and commitment to raising community standards.**

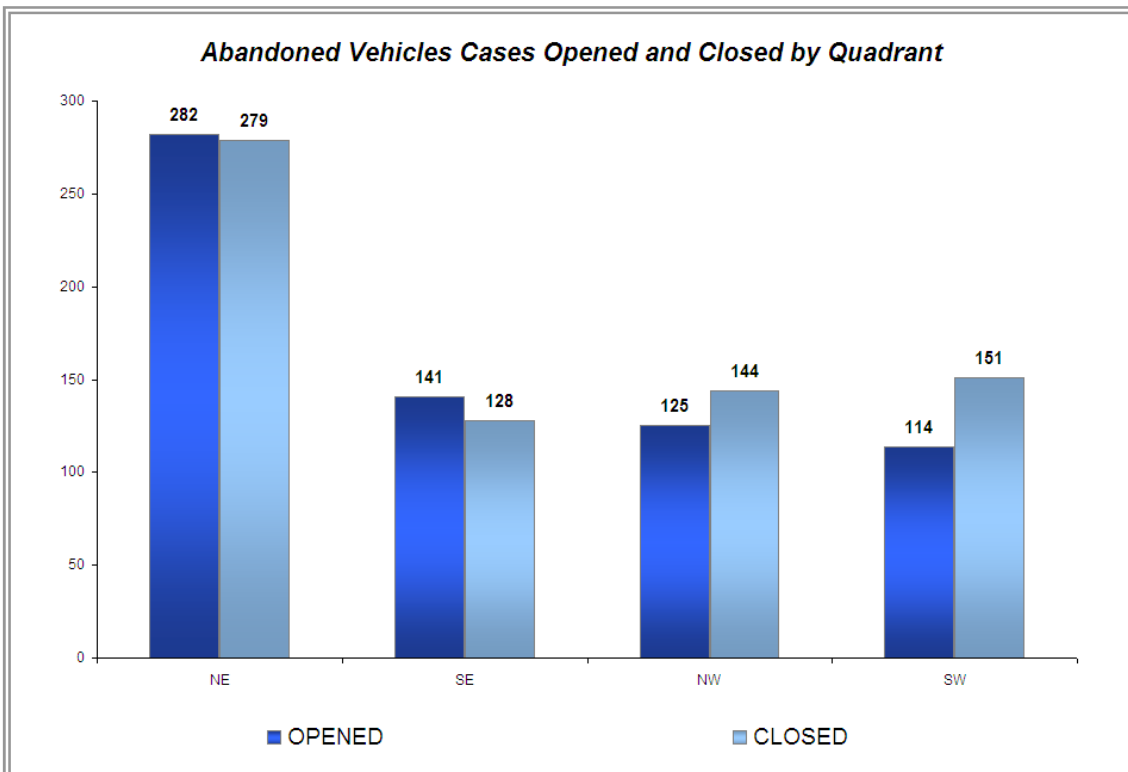
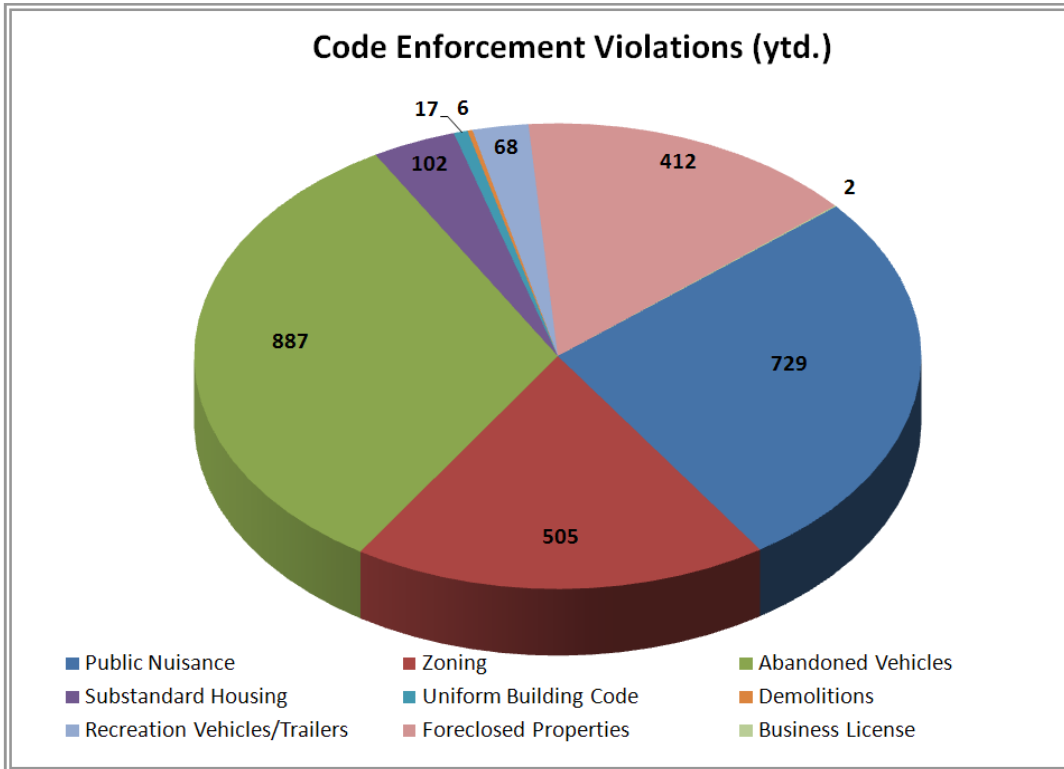
The recent trend of code enforcement has caused this department to focus on foreclosed properties, vacant properties and substandard housing. The graffiti program has expanded into the development of collaborative action between local agencies and residents with less reliance on government resources. There is still substantial government resources expended into these programs. There has been more neighborhood participation to reinvest into their properties, yet that has been insufficient in light of the foreclosure dilemma. We have found that there is a greater need to organize our neighborhoods into cohesive, collective units who will work with each other to raise their property values.

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



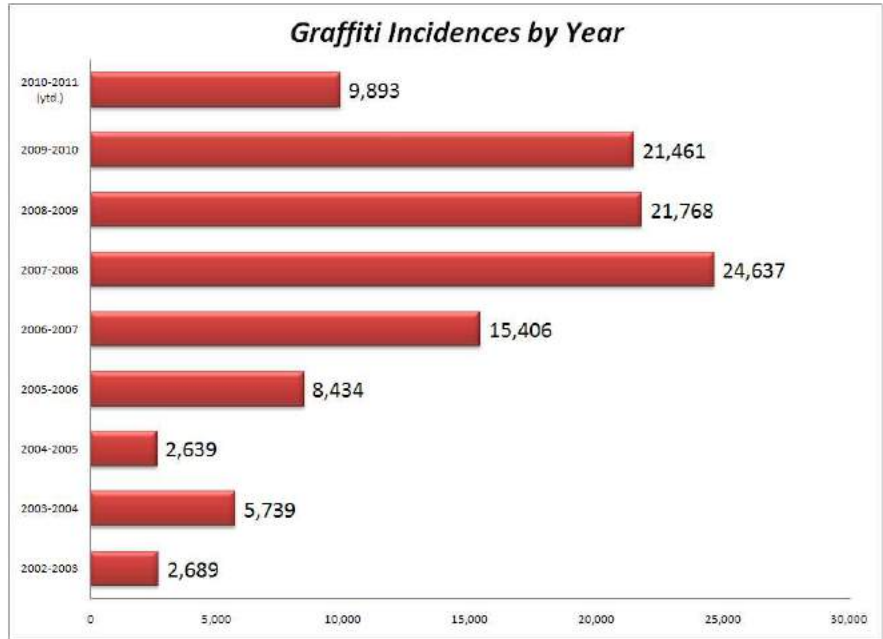
# NEIGHBORHOOD REVITALIZATION

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



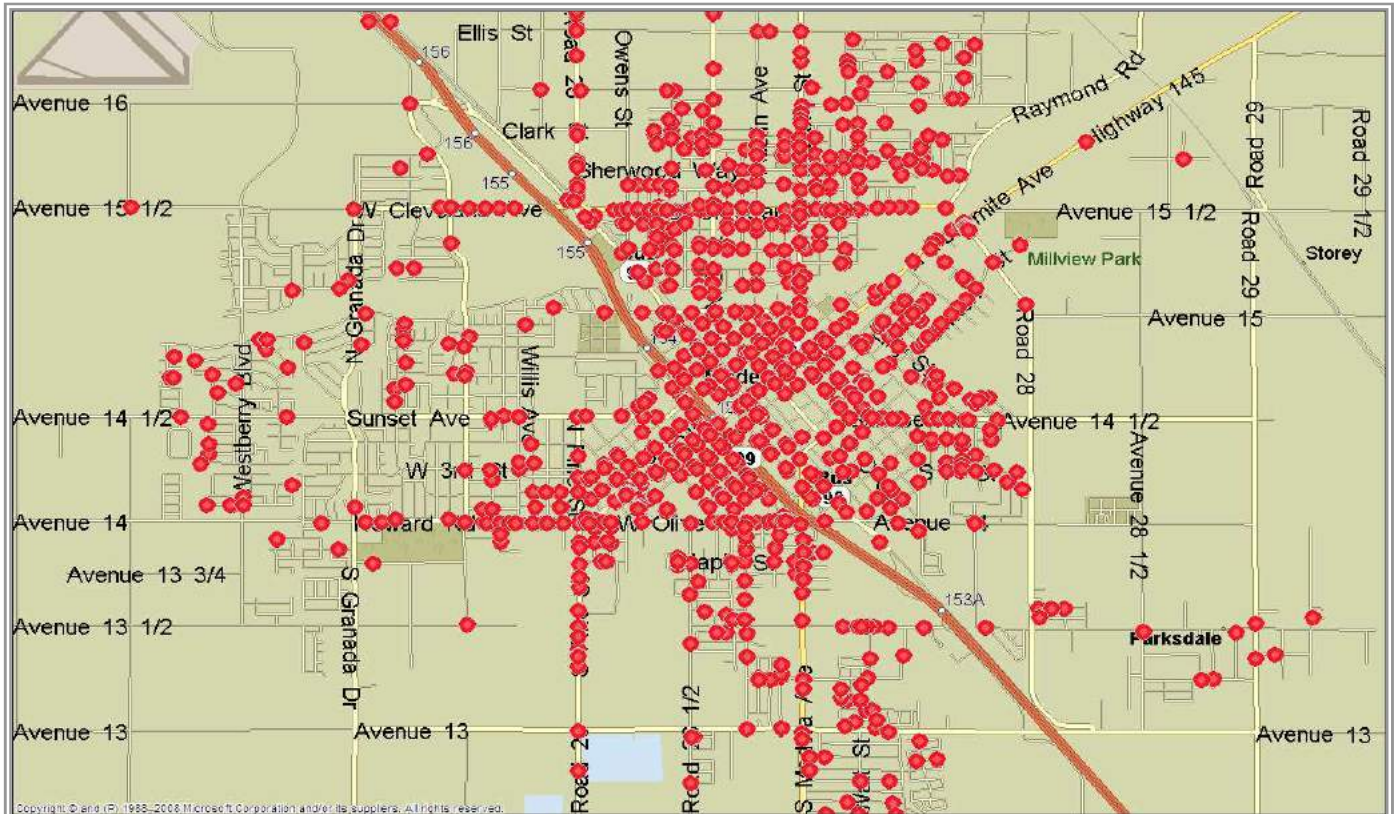
## GRAFFITI PROGRAM

A comprehensive graffiti program has been developed by this department involving multiple agencies to address and combine efforts to the identification, arrest, and conviction of graffiti vandals within the City and County of Madera. Graffiti drains valuable community resources and residents have been informed of this fact. Through public presentations they are committing to the removal of graffiti and making use of valuable collaborative efforts to eradicate it.



## Abatement

Since 2003, abatement has been the primary strategy in addressing the graffiti problem. Abatement costs continue to increase and through April 2011, there have been 9,893 incidences of graffiti removed.



# NEIGHBORHOOD REVITALIZATION



The incidences of graffiti have decreased due to community participation and local agency collaboration.



# NEIGHBORHOOD REVITALIZATION

## Community Involvement

Community involvement has been a key component to a successful anti-graffiti program as presentations have been made to no less than 3,900 persons within the community. Christina Herrera and Tim Farrell have organized community groups and accomplished the following:

- 85 Community Meetings



- 1,253 Volunteer Sign-ups



- 1,302 Graffiti Removal Kits Distributed



## NEIGHBORHOOD REVITALIZATION

### Hughes Neighborhood Cleanup Project (Roger Anderson, Project Coordinator)

Two cleanup events in the Hughes' neighborhood occurred during the 2010/2011 fiscal year. Participants included residents, staff members and community volunteers, including members of the Fourth Street Church of God. A total of 4 tons of trash was removed.



## NEIGHBORHOOD REVITALIZATION

### Vista del Sierra Cleanup Project (Monica Diaz, Project Coordinator)

In conjunction with National Trio Day in February 2011, volunteers and residents joined together in a neighborhood beautification project in the area surrounding the Vista del Sierra Subdivision. The beautification project consisted of installing plants, shrubs and other landscaping improvements. A total of 1.64 tons of trash was removed.



## NEIGHBORHOOD REVITALIZATION

### Inter-Agency Cooperation

Monthly collaborative meetings are held with 21 participating agencies developing a spirit of inter-agency cooperation, consolidated efforts to the identification, arrest and conviction of vandals and the removal of graffiti from within the City and its sphere of influence. 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
- City of Madera Solid Waste Department
- 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

### Education

- 66 graffiti presentations and neighborhood meetings
- 7 meetings with Madera Unified School District staff and 1 meeting with Madera County Office of Education staff to discuss K-12 anti-graffiti program
- 18 school presentations at individual school sites



Community presentations have brought significant support to the anti-graffiti program. They have been presented to community service clubs, teacher associations, employees and management personnel groups in local industrial plants, fairs, the Business Extravaganza, Latinas Unidas Vision 2025 in the park booth, family day events, churches, and students and staff within the elementary school system. The presentations bring the stark sense of reality that graffiti crimes bring to this City. They are both informative and promote community participation to remove graffiti. The anti-graffiti program alone has drawn citizen support consisting of 1,253 empowered citizens who have committed to removing graffiti within their neighborhoods and have been issued graffiti removal kits to achieve that purpose.

## NEIGHBORHOOD REVITALIZATION

### Neighborhood Leadership and Block Parties

The graffiti program has evolved into localized, block specific networks with one or two block leaders organizing block parties and barbeques within their neighborhoods. Staff has been working with “block captains” to coordinate training sessions so that captains can organize their own neighborhood gatherings. The benefits of the neighborhood leadership building and block party program are listed as follows:

- Connects the City and neighborhoods offering residents easy access to the City;
- Organizes a neighborhood watch;
- Organizes social events within the neighborhood such as barbeques and block parties;
- Connects and interacts with other neighbors by bringing people together, accepting responsibility for each other;
- Creates a neighborhood identity; and
- Builds a stronger neighborhood, which ultimately builds a stronger City.



### Arrests

The Madera Police Department created a task force to address graffiti. Reported outcomes include the following:

- 523 known taggers were identified
- 28 arrests made
- 15 ongoing investigations

### Punishment

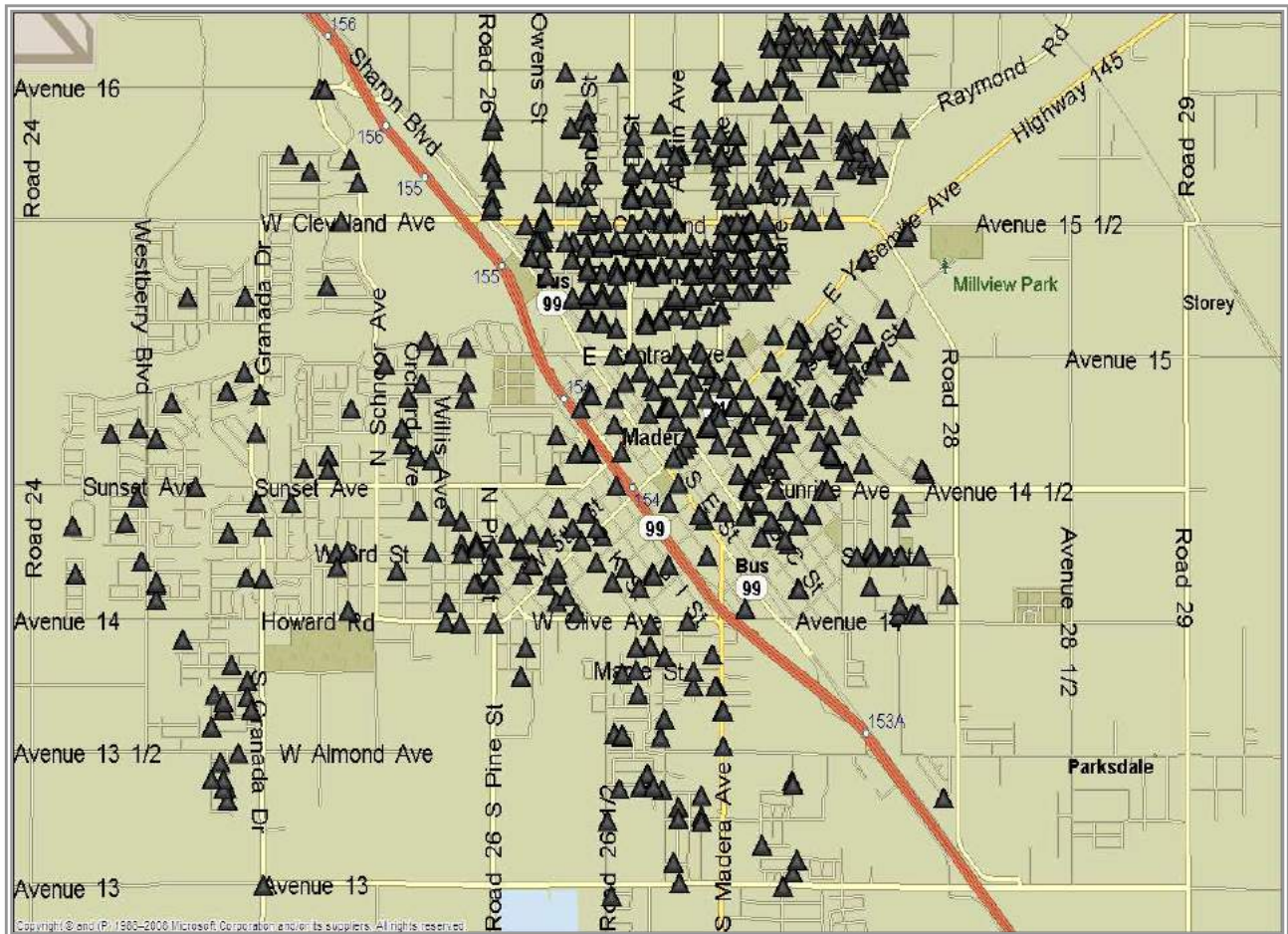
Community Improvement Service Program youth who have been sentenced for graffiti vandalism crimes have served 1,953 hours by cleaning empty lots from debris and tall grass, removing junk and trash from the river bottom and embankment.

## 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.

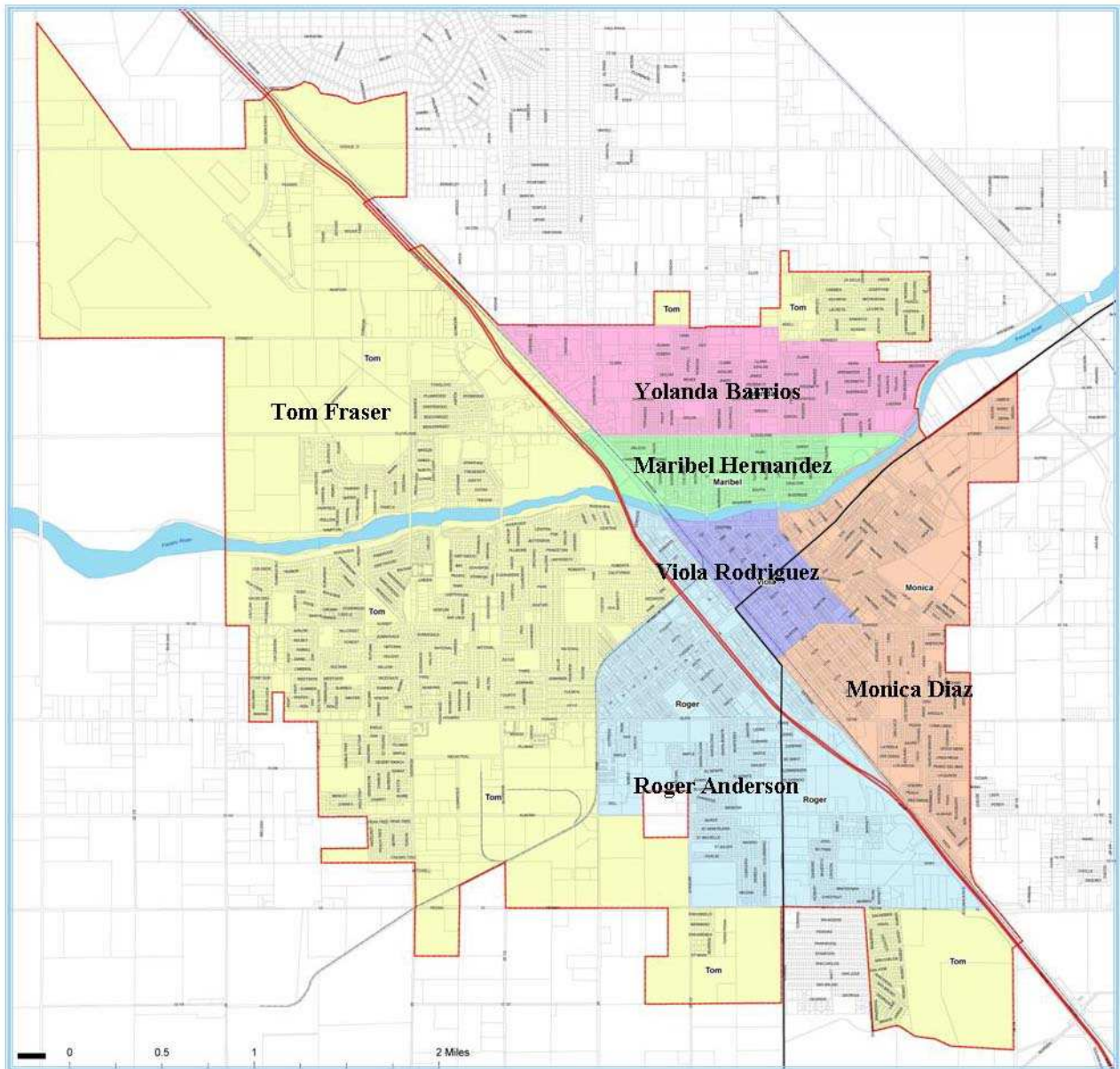
	2010/2011 YTD	2003 to 2010
Fines Levied	\$174,300.00	\$1,055,817.26
Fines Collected	29,347.77	439,040.58
Liens Filed	15,450.00	186,801.79

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.

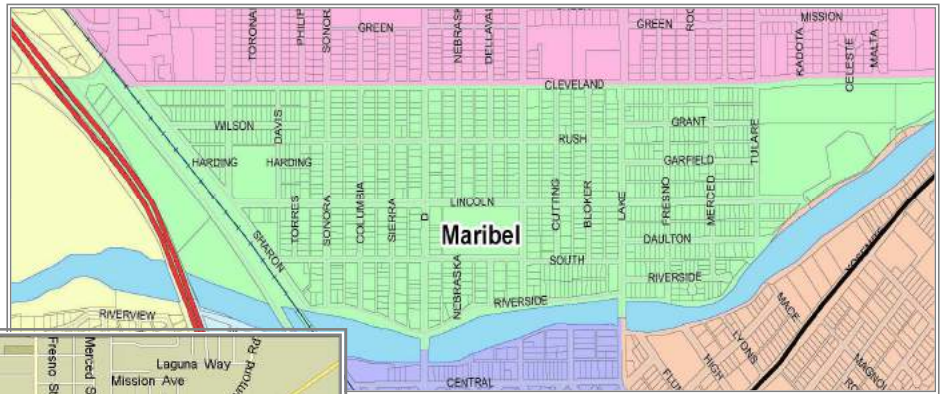


Note: Robert Silva, Bob Pole and Lou Donaldson are citywide enforcement officers

# NEIGHBORHOOD REVITALIZATION

## Area #1 – Maribel Hernandez

- 277 cases opened
- 267 cases closed
- 32 cases over 90 days

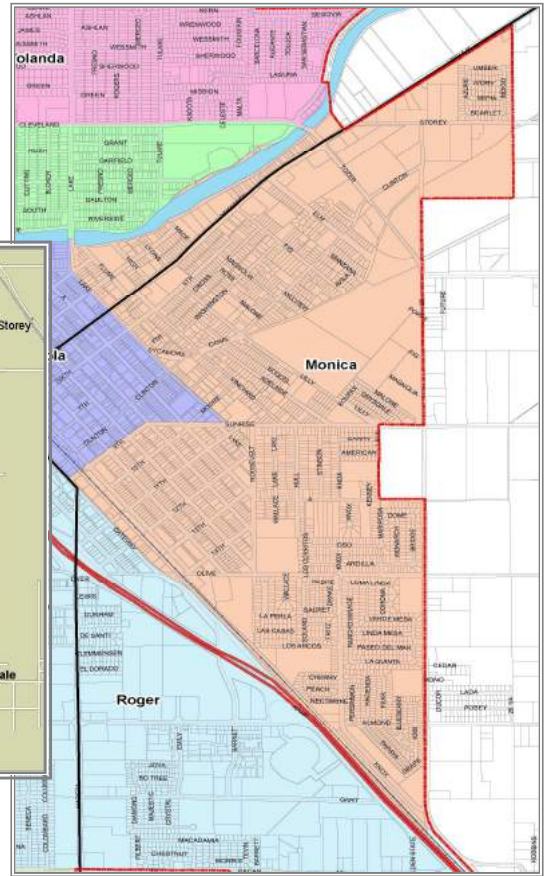
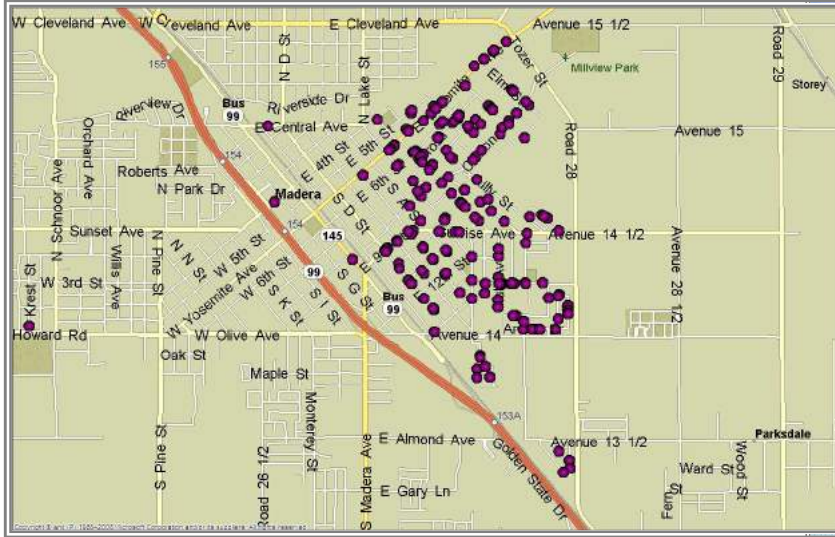




# NEIGHBORHOOD REVITALIZATION

## Area #2 – Monica Diaz

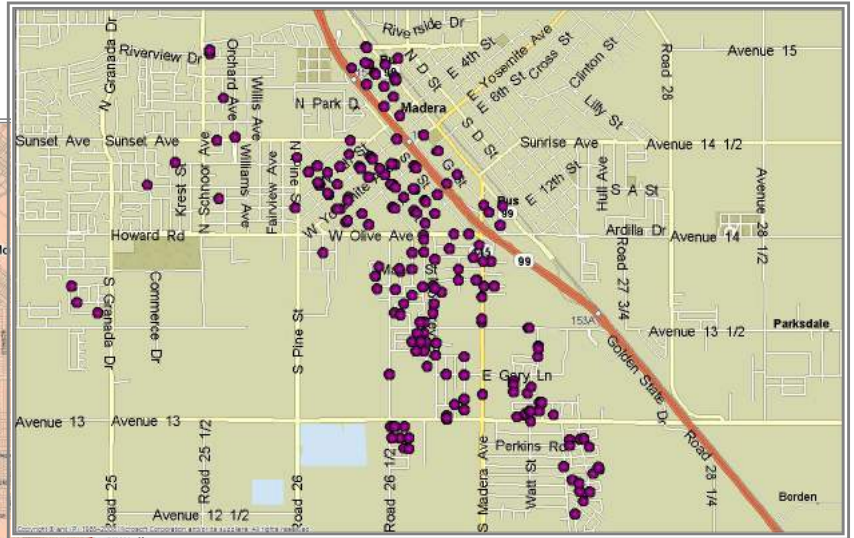
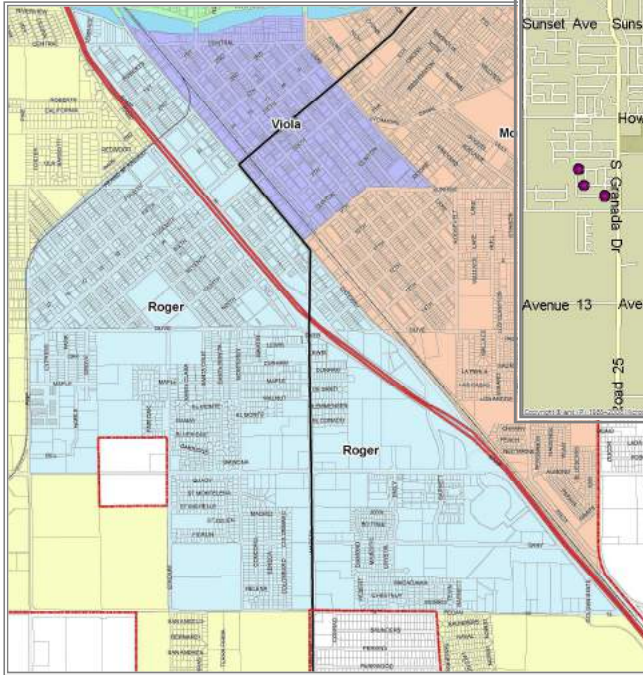
- 226 cases opened
- 176 cases closed
- 144 cases over 90 days



# NEIGHBORHOOD REVITALIZATION

## Area #3 – Roger Anderson

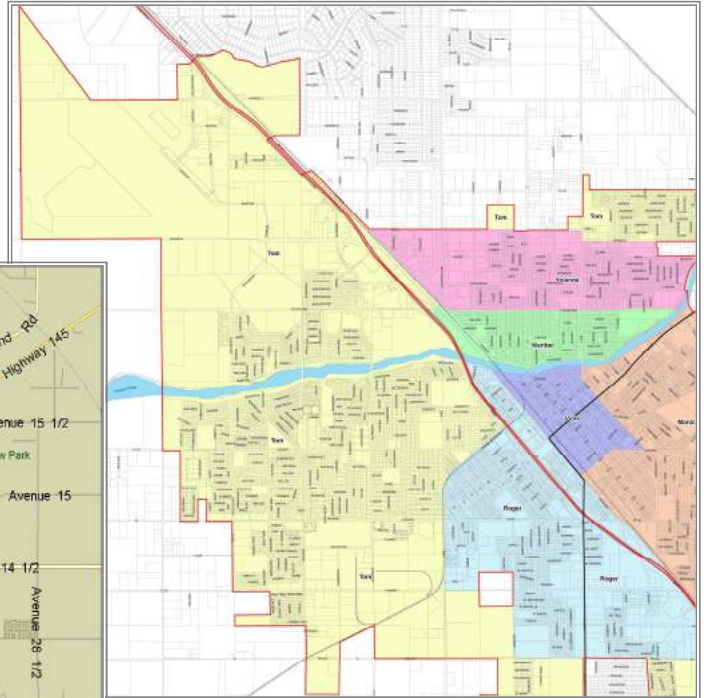
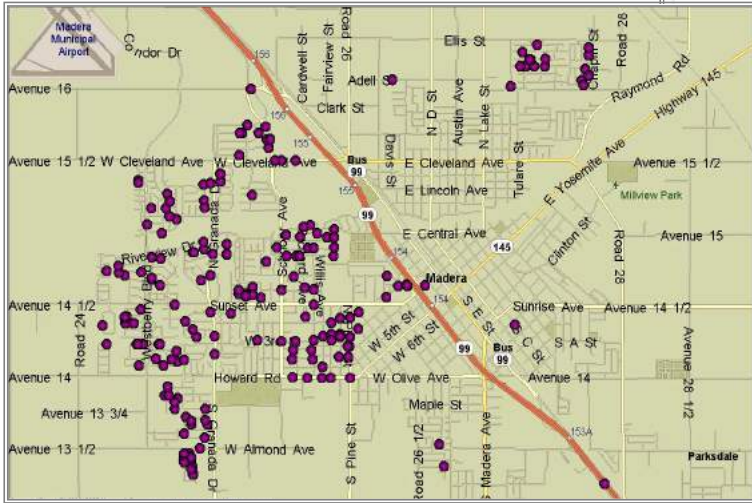
- 191 cases opened
- 193 cases closed
- 83 cases over 90 days



# NEIGHBORHOOD REVITALIZATION

## Area #4 – Tom Fraser

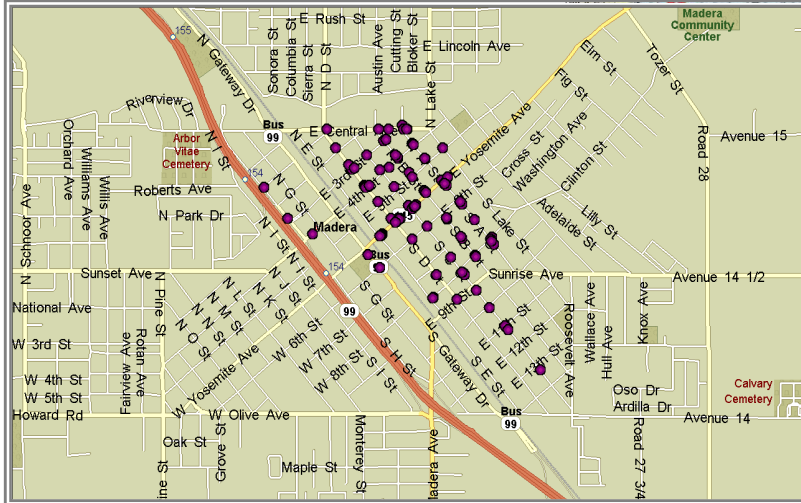
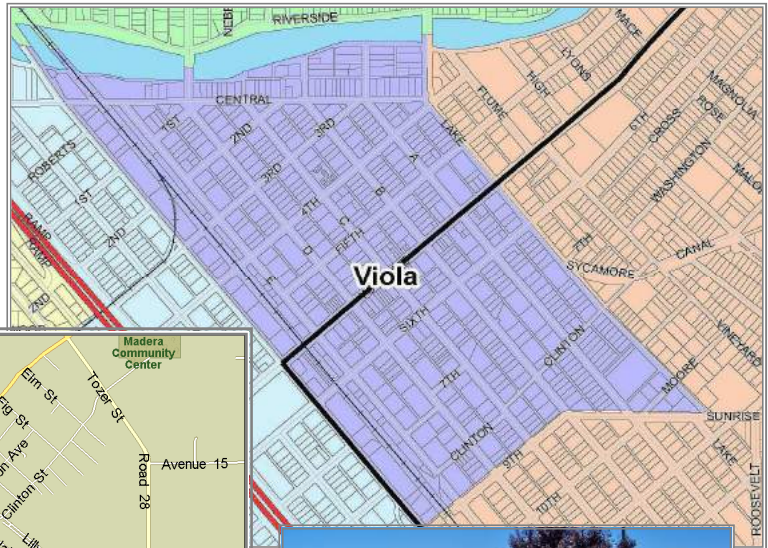
- 186 cases opened
- 183 cases closed
- 56 cases over 90 days



# NEIGHBORHOOD REVITALIZATION

## Area #5 – Viola Rodriguez

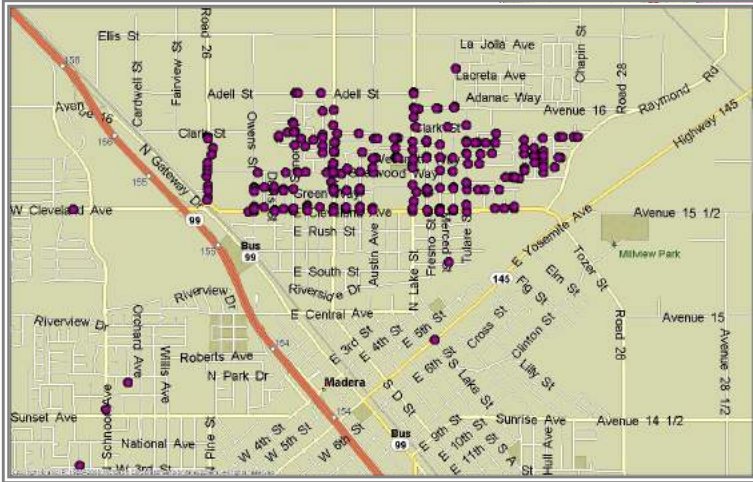
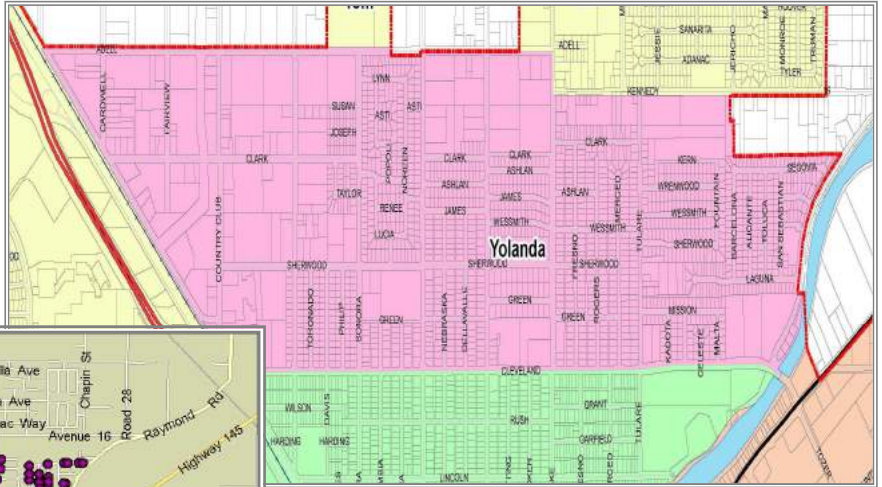
- 124 cases opened
- 91 cases closed
- 78 cases over 90 days



# NEIGHBORHOOD REVITALIZATION

## Area #6 – Yolanda Barrios

- 283 cases opened
- 257 cases closed
- 24 cases over 90 days



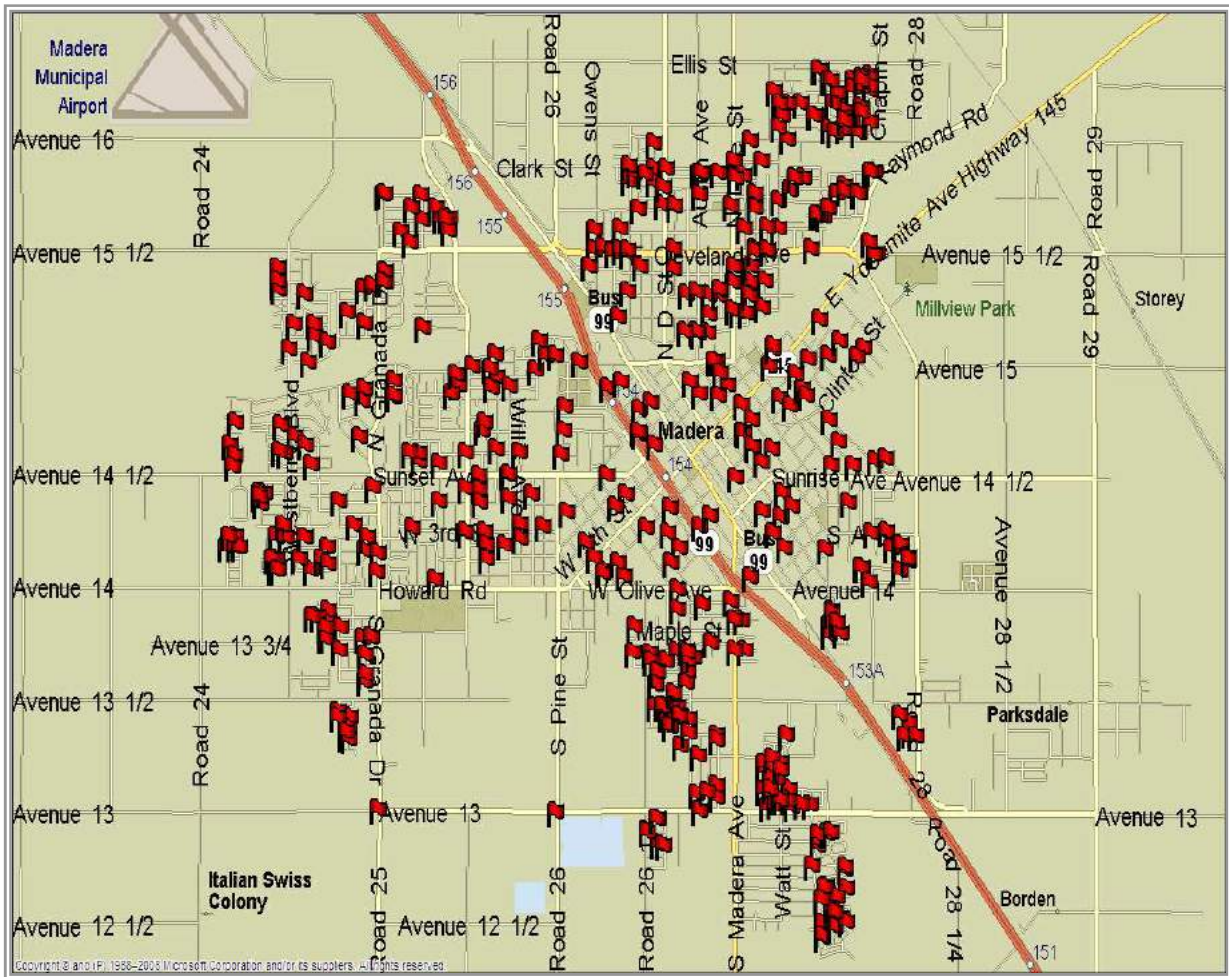
*Open Sewer Case – Before & After Photos*



## 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.

- 323 registered foreclosures
- \$53,958.00 paid in registration fees
- \$174,300.00 fines levied for non-compliance
- \$29,347.77 fines collected



*NEIGHBORHOOD REVITALIZATION*

**A SAMPLING OF THE CITY'S FORECLOSURES**



## 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 47 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, 17,539 tires were collected for recycling over the past year.





## NEIGHBORHOOD REVITALIZATION

### Targeted Neighborhood Property Cleanups

- 1,722 tires were removed from 46 individual properties.

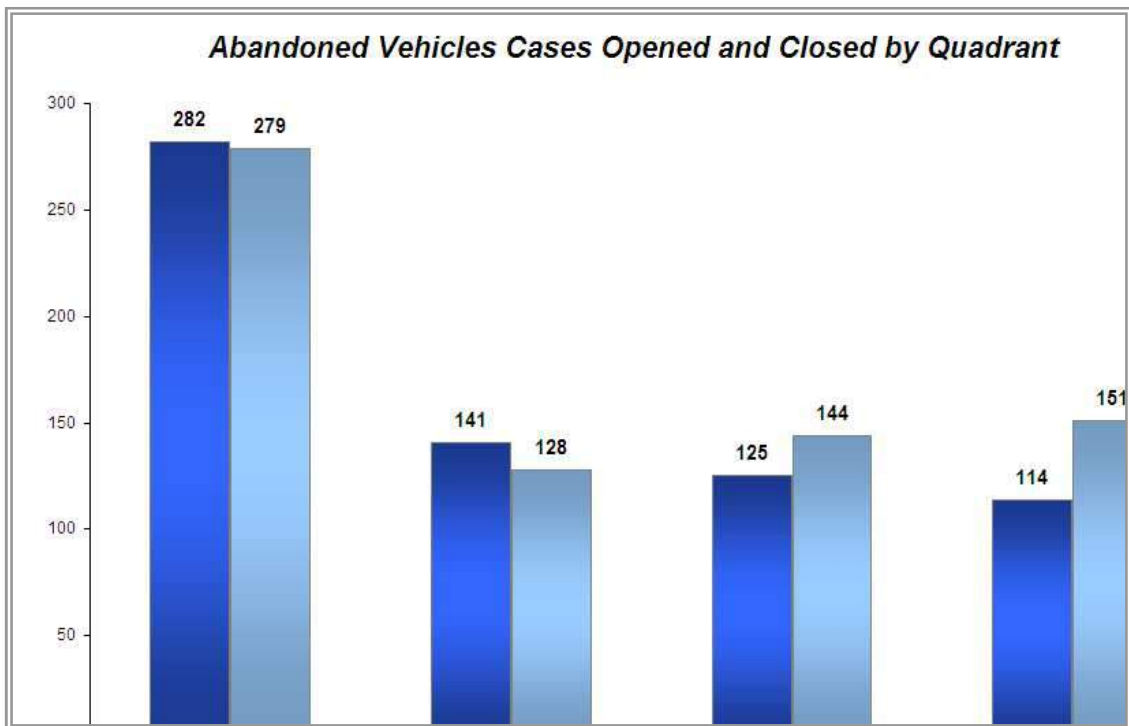
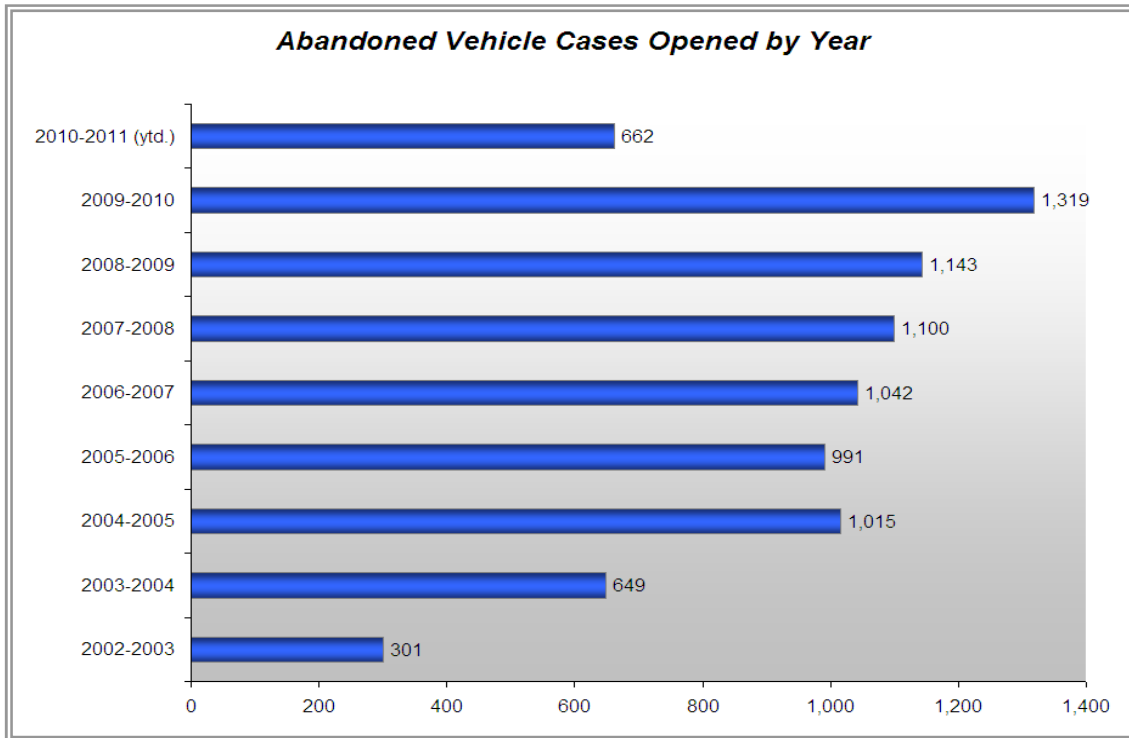
### Alley and Vacant Lot Cleanup

- 1,176 tires collected for recycling



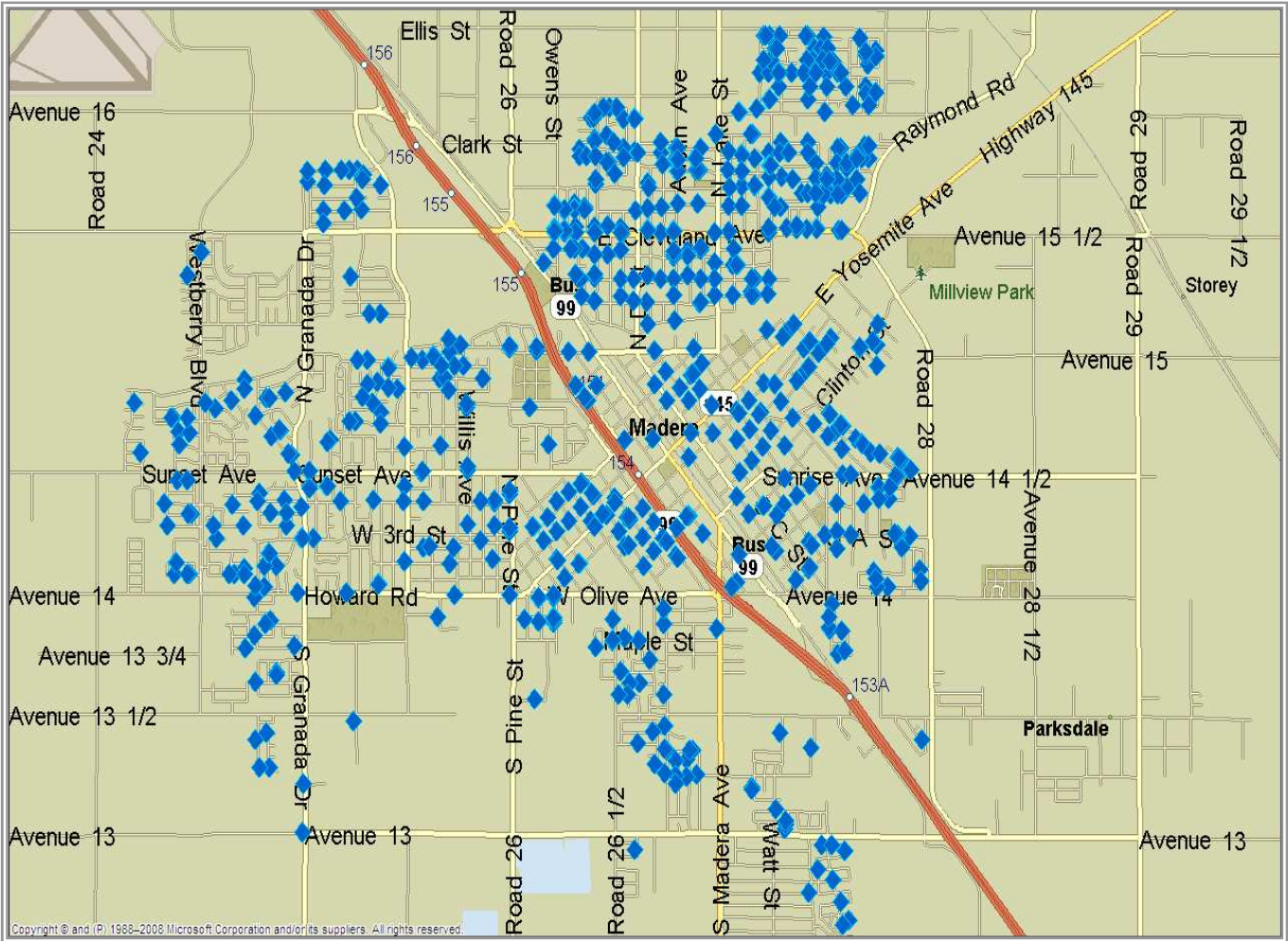
**ABANDONED VEHICLES**

The program is primarily funded through a locally established **Abandoned Vehicle Authority**. Abandoned Vehicle Officers are Robert Silva, Bob Pole and Lou Donaldson.



# NEIGHBORHOOD REVITALIZATION

A pin map illustrating the location of abandoned vehicles throughout the City in the 2010/2011 fiscal year follows.



**SPECIAL PROJECTS**

**County Graffiti Abatement**

Through a reimbursement agreement with the County, 655 incidences of graffiti were removed.

**Community Services**

This program has been a positive influence for troubled youth within the juvenile probation system. This past year there have been 73 court directed youth completing 5,427 hours to remove plant overgrowth, tires, rock and wood debris from empty lots, the river bottom and embankment and around the bridge perimeters throughout the City.



## NEIGHBORHOOD REVITALIZATION

### Yard Sale Ordinance

The City Council has instituted the yard sale ordinance allowing residents to hold up to twelve (12) yard sales annually on the first weekend of each month. This has decreased blight in the community by decreasing illegal signage and accumulation of junk associated with yard sales on private property throughout the community.



## NEIGHBORHOOD REVITALIZATION

### Vacant Buildings Project

The Vacant Building ordinance was adopted by the City Council in September 2010. The ordinance was effective October 15, 2010. The purpose of the vacant building ordinance was to address unmaintained structures causing blight resulting in dying and dead landscaping, broken windows, and unauthorized access into structures, lowering property values.

To date, 58 vacant structures have been identified.

- 17 of those property owners have registered their properties.
- \$7,650.00 has been collected in registration fees.
- \$16,600 has been levied in fines.
- \$4,100.00 has been collected in fines.



# Budget Report 2011-2012



**INTRODUCTION**

The 2010/2011 Budget takes into account the political and economic environment in which we are operating. A lackluster local economy continues to present challenges. It is in this context that our most significant concerns relate to the following:

**Elimination of Redevelopment:** The governor is proposing to eliminate local redevelopment agencies and would replace them with “successor agencies” that would be responsible for liquidating all assets. Most of our current assets are developed and undeveloped residential lots. Absent redevelopment, these properties would be sold to investors and no affordable housing would be required to be constructed. The elimination scenario will initially generate a CRA/League of California Cities lawsuit, local political chaos, and a lot of uncertainty.

**Redevelopment Reform:** The survival of redevelopment will likely be dependent upon significant reform in the areas of housing, definition of blight and transparency. This is not a bad thing. The majority of redevelopment agencies are operating in accordance with state law; however, the minority is generating significant media attention.

**CRA Lawsuit/Proposition 22:** The CRA lawsuit and Proposition 22 continue to have a significant impact on local decisions. If we are not able to identify a secure revenue stream, our ability to borrow is eliminated.

**Property Values:** It is anticipated that Project Area property values will see little or no increase for at least another year. Given the decline over the past two (2) years, this is considered good news.

**Unemployment Rate:** In March 2011, the unemployment rate in the City was 22.8%. This is a problem on a number of fronts, not the least of which is our ability to sell houses.

**High Speed Rail:** The lack of a decision regarding the routes limits our ability to sell or redevelop our E Street properties.

**Foreclosures:** We currently have 323 registered foreclosures within the City. They are selling in the \$40 to \$80 psf range depending on location. New construction costs are approximately \$100 psf. This creates some fairly obvious problems.

The 2011/2012 Budget will be driven by housing/neighborhood revitalization activities as opposed to infrastructure. We have a large inventory of residential lots that can be used to stimulate construction activity. The funding for new programs/projects will be linked to revenue generated from the sale of residential lots.

Madera’s strength is that we have a variety of attractive and moderately priced housing in neighborhoods throughout the City. Compared to 10-12 years ago, more of our neighborhoods are considered “desirable” and residents have begun investing more of their time and money in improving their neighborhoods. The priority for the past year was to increase outreach activities to resident leaders previously identified through the graffiti program. This will continue to be a major priority as residents are encouraged to invest in their homes and blocks and to get more involved in the civic and political culture of the City.



**NON-HOUSING BOND PROCEEDS – FUND 60500**

Beginning Balance 7/1/11 <sup>1</sup>	\$3,436,274.00
Revenues	
Interest Income	8,000.00
Others	1,200.00
Measure T – Avenue 16 Linear Park	85,000.00
Property Sales	0.00
Less Agency Administrative Costs	(519,574.00)
Less City Administrative Costs	(108,014.00)
Less Capital Outlay	(18,000.00)
Less Adjustment for Bldg. Maintenance	<u>(1,200.00)</u>
TOTAL FUNDS AVAILABLE PROJECTS	2,883,686.00
TOTAL PROJECT COSTS	<u>(525,000.00)</u>
ESTIMATED ENDING BALANCE AT 6/30/12	<u>\$2,358,686.00</u>

<sup>1</sup> Funds deposited with Bond Trustee NYBM accounted for in Fund 80400.

**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. Outside of the terms of the agreement, the Agency acquired two (2) additional parcels in order to accommodate a 250± space parking facility. The Agency is contributing the Bravo/Rangel parcels and \$2.9 million 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.

**Funding**

*2008/2009/2010/2011 Funding*

- Property Acquisition - \$1,919,101
- Relocation - \$132,750
- Demolition - \$579,683
- Environmental Assessment - \$14,000
- UST Removal - \$57,122
- Asbestos Survey - \$14,618
- Utility Fees and Disconnect - \$57,122
- Copying and Printing - \$3,455
- MID Canal Relocation - \$348,219
- Engineering Services - \$32,119
- MOU with Madera County - \$880,000
- Subtotal - \$4,038,188

## *ECONOMIC DEVELOPMENT/COMMUNITY INFRASTRUCTURE PROJECTS*

- Less Land Sales – (\$2,915,000)
- RDA Contribution for Parking Garage - \$2,900,000
- **Net Project Cost to Agency** - \$4,023,188

### *2011/2012 Funding*

- No additional funding is anticipated

### **AVENUE 16 LINEAR PARK**

**Description** – Blair, Church & Flynn has designed a linear park to be constructed on Avenue 16 from Starbucks to Granada and on Granada from Avenue 16 to Foxglove. DMP and Horizon Enterprises are responsible for the Avenue 16 portion of the project.

#### **Vision 2025 Linkage**

**Action 121.8** – Promote and encourage walking within the City.

#### **Recommended Funding**

##### *2011/2012 Funding Carryover*

- Construction - \$165,000

### **YOSEMITE/ELM SIGNALIZATION PROJECT**

**Description** – Per the terms of an agreement with Ironhorse Elm, LLC, the Agency will design and construct a traffic signal at Yosemite Avenue and Elm Street.

#### **Vision 2025 Linkage**

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

#### **Recommended Funding**

##### *2011/2012 Funding Carryover*

- Construction - \$375,000.00

### **1350 EAST YOSEMITE AVENUE CLEANUP PROJECT**

**Description** – State and federal grant funds totaling \$677,540 are being used to address a significant contamination issue at the southwest corner of Yosemite Avenue and Elm Street. The property is a part of the proposed project being developed by Ironhorse Elm, LLC.

#### **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**

##### *2011/2012*

- No additional funding is required.

### **ACQUISITIONS**

**Description** – The Agency attempts to acquire buildings, vacant lots, and underutilized parcels. The focus will be on properties in the E Street corridor that are adjacent to properties previously acquired by the Agency.

#### **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**

##### *2011/2012 Funding*

- Acquisition - \$275,000

**NON-HOUSING TAX INCREMENT FUND 40300**

Beginning Balance (7/1/11)	\$887,725.00
Revenue	
Interest Income	7,000.00
Property Sales	.00
Less Administrative Costs	(7,700.00)
Less Capital Outlay	<u>(.00)</u>
TOTAL FUNDS AVAILABLE FOR PROJECTS	887,025.00
TOTAL PROJECT COSTS	<u>(411,525.00)</u>
ENDING BALANCE AT 6/30/12	<u>\$475,500.00</u>

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 work cooperatively with residents to become directly involved in strengthening their neighborhoods by encouraging higher property maintenance standards and greater civic engagement. Great cities are defined by great neighborhoods. The Neighborhood Revitalization program is the lead department in the initiation of neighborhood improvement programs. 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**

*2011/2012 Funding*

- Budget - \$311,525

**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

**AFFORDABLE HOUSING**

**LOW/MOD HOUSING TAX INCREMENT FUND 40200**

Beginning Balance 7/1/11 (Tax Increment)	\$604,317.00
Revenues	
Interest Income	22,000.00
Property Sales	210,000.00
Tax Increment (20%)	1,409,049.00
Less Agency Administrative Costs	(163,783.00)
Less City Administrative Costs	(27,003.00)
Less Capital Outlay	(4,000.00)
Less Debt Service	(712,221.00)
Less County of Madera Adm Fee	<u>(50,000.00)</u>
<b>TOTAL FUNDS AVAILABLE PROJECTS</b>	<b>1,288,360.00</b>
<b>TOTAL PROJECT COSTS</b>	<b><u>(412,250.00)</u></b>
<b>ENDING BALANCE AT 6/30/12</b>	<b><u>\$876,110.00</u></b>

**LOW/MOD HOUSING BOND PROCEEDS FUND 60600**

Beginning Balance 7/1/11 (Bond Proceeds) <sup>1</sup>	\$408,337.00
Revenues	
Interest Income	.00
Refunds and Reimbursements	.00
Less Agency Administrative Costs	(.00)
Less City Administrative Costs	(.00)
Less Capital Outlay	<u>(.00)</u>
<b>TOTAL FUNDS AVAILABLE PROJECTS</b>	<b>408,337.00</b>
<b>TOTAL PROJECT COSTS</b>	<b>(.00)</b>
<b>TRANSFER FROM DEBT FUND</b>	<b><u>.00</u></b>
<b>ENDING BALANCE AT 6/30/12</b>	<b><u>\$408,337.00</u></b>

<sup>1</sup>Funds deposited with Bond Trustee NYBM accounted for in Fund 80400

### **SUGAR PINE VILLAGE SUBDIVISION**

**Description** – The Agency has twenty-one (21) fully developed residential lots. Marketing to builders will be a major priority.

#### **Vision 2025 Linkage**

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

#### **Recommended Funding**

##### *2011/2012 Funding*

- No additional funding is required

### **RIVERSIDE VILLAS SUBDIVISION**

**Description** – The Agency has twenty-two (22) fully developer residential lots. Marketing to builders will be a major priority.

#### **Vision 2025 Linkage**

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

#### **Recommended Funding**

##### *2011/2012 Funding*

- No additional funding is required

### **INFILL PROJECTS**

**Description** – The Agency has twelve (12) infill residential lots. Marketing to builders will be a major priority.

#### **Vision 2025 Linkage**

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

#### **Recommended Funding**

##### *2011/2012 Funding*

- No additional funding is required

### **MIDTOWN VILLAGE SUBDIVISION**

(formerly the Sixth/Seventh Street Residential Project)

**Description** – The Agency is ready to proceed with the construction of public improvements for 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**

Funding will be dependent upon the sale of Agency-owned residential lots at other locations.

### **RIVERWALK SUBDIVISION**

(formerly the Central Avenue/Fresno River Residential Project)

**Description** – The Agency has acquired fifteen (15) of the eighteen (18) parcels necessary to initiate the subdivision process. We were out to bid on certain offsite improvements, but the project was pulled due to increased funding required by the state.

**Vision 2025 Linkage**

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

**Recommended Funding**

Funding will be dependent upon the sale of Agency-owned residential lots at other locations.

**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.

**Vision 2025 Linkage**

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

**Recommended Funding**

*2011/2012 Funding Carryover*

- Budget - \$375,000

**EXTERIOR HOME IMPROVEMENT GRANT**

**Description** – The Agency provides up to \$12,000 in grant funds to property owners who meet program guidelines. Homes must be located in the Project Area and affordability covenants are required.

**Vision 2025 Linkage**

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

**Recommended Funding**

*2011/2012 Funding*

- Budget - \$360,000

**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.

**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**

*2011/2012 Funding*

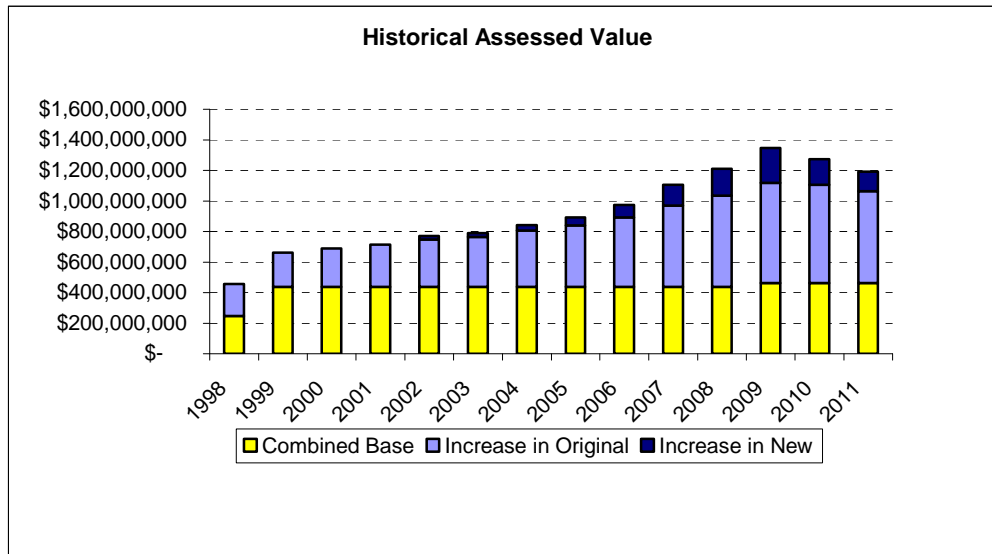
- Budget - \$50,000

**DEBT SERVICE FUND 80400**

2011/2012 Financial Summary

Beginning Balance (7/1/11)	\$3,738,392.00
<b>Revenues</b>	
Interest Income	50,000.00
Tax Increment	5,636,198.00
Less Administrative Costs	(13,200.00)
Less County Administrative Costs	(200,000.00)
Less Pass-Thru Agreements	(2,087,885.00)
Less Debt Service	<u>(2,954,627.00)</u>
<b>ENDING BALANCE AT 6/30/12</b>	<b><u>\$4,168,878.00</u></b>

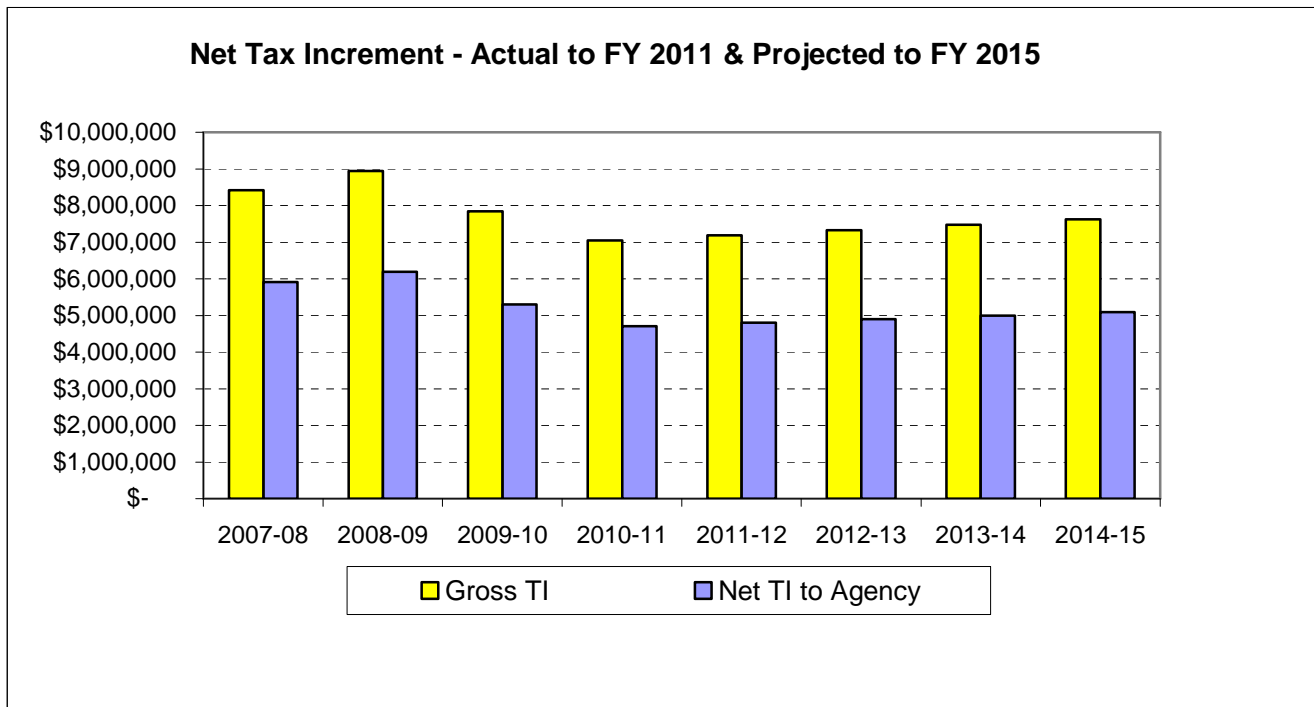
The Debt Fund is capitalized through the annual generation of tax increment, less the required 20% housing set-aside and pass-through agreements. The Agency receives a portion of the property tax revenue derived from increased valuation in the Project Area between the base year and the current year. 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:



<b>AV Growth</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Original Area	11%	8%	7%	-1%	-5%
1st Added Area	20%	12%	7%	-15%	-12%
2nd Added Area				-7%	-2%



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:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
1998 Bond	6,425,000	4,196,419	10,621,419
2003 Bond	17,715,000	12,320,409	30,035,409
2008 Bond, Series A and B	29,085,000	30,386,794	59,471,794

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
<b>TOTAL</b>	<b>\$ 12,667,859</b>	<b>\$ 37,287,755</b>	<b>\$ 54,074,691</b>	<b>\$ 7,960,185</b>	<b>\$ 111,990,489</b>

# Financial Summary



MADERA REDEVELOPMENT AGENCY  
EXPENDITURE REPORT  
2010-11 Projected Year End - 2011-12 Proposed Budget

		2010-11 WORKING BUDGET	2010-11 PROJECTED YEAR END	2011-12 PROPOSED BUDGET
<i>Fund 40200: Low/Mod Housing Tax Increment</i>				
<b>ADMINISTRATION</b>				
	Salaries	\$ 93,190	\$ 93,190	\$ 95,800
2001-3001	Gas and Electric Utilities	4,100	4,100	1,080
2001-3002	Telephone and Fax Charges	2,150	2,150	2,150
2001-3003	Cellular Phone and Pager Charges	375	375	375
2001-3010	Advertising - Job Announcements	351	351	351
2001-3011	Advertising - Bids and Legal Notices	2,750	2,750	2,750
2001-3014	Professional Dues	1,995	1,995	1,995
2001-3015	Publications and Subscriptions	1,885	1,885	200
2001-3016	Office Supplies - Expendable	9,600	9,600	9,600
2001-3018	Postage / Other Mailing Charges	6,800	6,800	6,800
2001-3020	Mileage Reimbursement	1,680	1,680	1,680
2001-3040	Contracted Services	18,040	18,040	18,040
2001-3041	Audit Fees	1,438	1,438	1,438
2001-3043	Redevelopment Plan Consultants	23,109	23,109	-
2001-3120	Other Supplies	1,400	1,400	1,400
2001-3130	Building Supplies, Keys and Repairs	7,600	7,600	7,600
2001-3260	Liability, Property Insurance	4,284	4,284	4,284
2001-3300	Conference / Training / Education	3,340	3,340	3,340
2001-3600	Maintenance Agreements	4,900	4,900	4,900
2001-3702	Intergovernmental Chrge-Prop Tax Admin	50,000	50,000	50,000
2001-5002	Other New Equipment	4,000	4,000	4,000
2001-7004	Interfund Charge - City Services	38,576	38,576	27,003
	<b>SUBTOTAL</b>	<b>281,562</b>	<b>281,562</b>	<b>244,786</b>
<b>PROJECT &amp; BOND EXPENSE</b>				
2002-3069	Disposal Costs	2,250	2,250	2,250
2002-3802	Acquisition / Demolition	591,250	591,250	-
2002-3812	First Time Home Buyer	10,000	10,000	-
2002-3818	Neighborhood Network Program	46,542	46,542	50,000
2004-3800	Home Improvement Grants	132,175	132,175	360,000
2016-3803	Riverside Villa Subdivision	200,000	200,000	-
2000-6000	Interest Payment 1998 Bond	60,029	60,029	59,049
2000-6001	Principle Payment 1998 Bond	22,000	22,000	23,000
2002-6000	Interest Payment 2003 Bond	164,818	164,818	161,559
2002-6001	Principle Payment 2003 Bond	95,000	95,000	98,000
2003-6000	Interest Expense 2008 Bond	324,322	324,322	291,613
2003-6001	Principle Payment 2008B Bond	76,000	76,000	79,000
	<b>SUBTOTAL</b>	<b>1,724,387</b>	<b>1,724,387</b>	<b>1,124,471</b>
	<b>TOTAL FUND 40200</b>	<b>\$ 2,005,949</b>	<b>\$ 2,005,949</b>	<b>\$ 1,369,256</b>

MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2010-11 Projected Year End - 2011-12 Proposed Budget
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		2010-11 WORKING BUDGET	2010-11 PROJECTED YEAR END	2011-12 PROPOSED BUDGET
<i>Fund 60600: Low/Mod Housing Bond Proceeds</i>				
6002-3800	Single Family Rehab Program			
6002-3802	Acquisitions	659,000	659,000	
6002-3805	Arborpoint	375,000	375,000	
6004-3800	Home Improvement Grants	179,406	179,406	-
<b>TOTAL FUND 60600</b>		1,213,406	1,213,406	-

*Fund 40300: NON-HOUSING TAX INCREMENT*

3001-3040	Contracted Services	\$ 50,000	\$ 50,000	\$ 50,000
3001-3043	Redevelopment Plan Consultants	-	-	-
3001-3130	Building Supplies, Keys and Repairs	2,700	2,700	2,700
3001-5002	Other New Equipment	8,000	8,000	5,000
3002-3061	Planning Survey and Design	5,000	5,000	-
3002-3069	Disposal Costs	-	-	-
3002-3802	Acquisitions	33,089	33,089	-
3002-3815	Graffiti Tip Program	10,000	10,000	-
3002-3818	Neighborhood Revitalization Programs	302,336	302,336	311,525
3002-3820	Emergency Abatement Program	30,000	30,000	50,000
3003-3810	Street Banner Program	9,000	9,000	-
3006-3800	E St Improvement Project	18,954	18,954	-
3007-3063	Beautification Grant Project	23,942	23,942	-
3009-3811	Lake/ Adell Improvement Project	16,289	16,289	-
<b>TOTAL FUND 40300</b>		\$ 509,310	\$ 509,310	\$ 419,225

*Fund 804 DEBT SERVICE FUND*

4001-3115	Taxes and Assessments	\$ 525,772	\$ 525,772	\$ -
4001-3702	Intergovernmental Charge-Prop Tax Admin	200,000	200,000	200,000
4001-7000	Operating Transfer to Other Funds	-	-	-
4002-3040	Contracted Services	3,000	3,000	3,000
4002-6000	Interest Expense-Bond 1998	240,116	240,116	236,197
4002-6001	Bond Principle 1998	88,000	88,000	92,000
4003-3040	Contracted Services	4,500	4,500	4,500
4003-6000	Interest Expense- Bond 2003	659,270	659,270	646,235
4003-6001	Bond Principle	380,000	380,000	392,000
4004-3040	Contracted Services	5,700	5,700	5,700
4004-6000	Interest Expense- Bond 2008	1,298,888	1,298,888	1,272,195
4004-6001	Bond Principle-2008	304,000	304,000	316,000
<b>TOTAL FUND 80400</b>		\$ 3,709,246	\$ 3,709,246	\$ 3,167,827

MADERA REDEVELOPMENT AGENCY  
EXPENDITURE REPORT  
2010-11 Projected Year End - 2011-12 Proposed Budget

		2010-11 WORKING BUDGET	2010-11 PROJECTED YEAR END	2011-12 PROPOSED BUDGET
<i>Fund 60500: NON-HOUSING BOND PROCEEDS</i>				
<b>ADMINISTRATION</b>				
	Salaries & Benefits	\$ 411,623	\$ 411,623	\$ 383,200
5001-3001	Gas and Electric Utilities	12,050	12,050	16,920
5001-3002	Telephone and Fax Charges	2,750	2,750	2,750
5001-3003	Cellular Phone and Pager Charges	795	795	795
5001-3010	Advertising - Job Annoucements	550	550	550
5001-3011	Advertising - Bids and Legal Notices	550	550	550
5001-3014	Professional Dues	4,800	4,800	4,800
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	12,000	12,000	12,000
5001-3020	Mileage Reimbursement	2,520	2,520	2,520
5001-3040	Contracted Services	38,500	38,500	37,000
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	154,305	154,305	108,014
	<b>SUBTOTAL</b>	<b>715,432</b>	<b>715,432</b>	<b>644,088</b>
<b>PROJECTS</b>				
5001-5061	New Building - RDA Building	1,844,480	1,844,480	-
5002-3040	Consulting /Engineering	1,500	1,500	1,500
5002-3802	Acquisitions	210,526	210,526	275,000
5002-3807	Building Development	25,660	25,660	-
5004-3810	Signalization	375,000	375,000	-
5008-3810	Green Jobs Program	5,000	5,000	-
5011-3814	Lake Street Improvement Project	738,000	738,000	-
5013-3811	Yosemite/Tozer Proj (Romero OSCA)	566,687	566,687	-
5014-3814	East Yosemite Widening Project	25,751	25,751	-
5016-3802	Courthouse Acquisition	563,110	563,110	-
5019-3814	South Lake Street Imp Project	250,000	250,000	-
5023-3814	Ave 16 Canal Pipelining (\$85k Meas T)	283,102	83,102	250,000
5024-3814	Ellis Street Overcrossing	1,528	1,528	-
	<b>SUBTOTAL</b>	<b>4,890,345</b>	<b>4,690,345</b>	<b>526,500</b>
	<b>TOTAL FUND 60500</b>	<b>\$ 5,605,777</b>	<b>\$ 5,405,777</b>	<b>\$ 1,170,588</b>

# Appendix A

## Exterior Home Improvement Grants



## AB 987 REPORTING REQUIREMENT

Affordable Housing - Exterior Home Improvement Grants									
					Affordability Restrictions Recording Information				
Property Address	APN	Completion Date	Owner/Tenant Occupied	Number of Bedrooms	Income Level	Recording Date	Document Number	Expiration	Additional Notes
1816 Jemlings	009-074-004	6/7/2007	Owner	3	M	6/19/2007	2007023479	6/13/2052	Lost Unit - Trustee Deed 12/14/10
309 North D Street	007-081-008	7/23/2007	Tenant	3	L	3/19/2007	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	Lost Unit - Grant Deed 4/24/10
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	2008089860	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	4/11/2053	
316 Wallace	011-231-008	10/14/2008	Owner	2	L	8/29/2008	2008029991	8/28/2053	
221 South J Street	010-126-008	7/29/2008	Owner	2	L	6/2/2008	2008018823	6/2/2063	
1314 Rogers	005-102-002	8/29/2008	Owner	3	L	7/10/2008	2008023584	7/10/2053	Lost Unit - Trustee Deed 7/27/10
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	Additional Notes
403 North B Street	007-065-002	6/3/2008	Owner	3	VL	5/15/2007	2007018742	5/15/2052	
405 North B Street	007-083-007	6/3/2008	Tenant	2	MOD	5/15/2007	2007018742	5/15/2062	
1006 West Yosemite Avenue	010-104-002	2/28/2008	Owner	2	VL	1/4/2008	2008001185	1/14/2063	
519 North D Street	007-061-005	12/1/2008	Owner	5	L	7/10/2008	2008023585	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	2009016968	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	2009032766	9/24/2053	
311 South G Street	010-163-007	8/6/2010	Owner	2	MOD	8/25/2009	2009027745	8/25/2053	
120 Fig Street	008-021-036	9/13/2010	Owner	3	VL	8/25/2009	2009027743	8/25/2053	
222 North B Street	007-084-002	12/10/2009	Owner	2	L	10/23/2009	2009036449	10/23/2054	
208 South A Street	007-166-003	9/1/2010	Owner	2	L	5/18/2009	2009016470	8/25/2053	
301 South J Street	010-153-013	6/2/2009	Owner	3	VL	4/17/2009	2009012687	4/17/2054	
313 South L Street	101-151-012	7/12/2010	Tenant	3	L	10/23/2009	2009036451	10/23/2064	
1717 Merced Street	005-200-043	8/4/2010	Tenant	4	VL	11/25/2009	2009039743	11/25/2054	
220 East 10th Street	011-081-014	1/18/2010	Owner	3	L	10/23/2009	2009036446	10/23/2054	
1721 Merced Street	005-200-044	In Progress	Owner	4	L	11/25/2009	2009039745	11/25/2054	
1412 Sanarita 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	
1801 Merced Street	005-200-045	5/14/2010	Owner	4	VL	2/2/2010	2010003754	2/2/2055	
1200 Sherwood Way	005-160-053	5/26/2010	Owner	3	MOD	1/25/2010	2010002643	1/25/2055	
300 Stadium Road	012-110-038	5/21/2010	Owner	3	VL	1/25/2010	2010002641	1/25/2055	
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	
910 East Yosemite Avenue	008-012-001	8/16/2010	Tenant	4	VL	3/29/2010	2010008827	3/29/2055	

Property Address	APN	Completion Date	Owner/Tenant Occupied	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information			
						Recording Date	Document Number	Expiration	Additional Notes
1420 Popoli Way	003-143-014	3/22/2010	Owner	4	MOD	12/17/2009	2009041859	12/17/2054	
1204 Sherwood Way	005-160-052	6/14/2010	Owner	3	L	3/29/2010	2010008835	3/29/2055	
912 Merced Street	005-044-007	2/16/2011	Owner	3	L	3/29/2010	2010008830	3/29/2055	
1106 Celeste Court	005-150-053	5/13/2010	Owner	3	VL	3/29/2010	2010008833	3/29/2055	
1212 Sanarita Way	005-200-019	6/30/2010	Owner	3	L	3/29/2010	2010008840	3/29/2055	
614 Vineyard Avenue	011-094-008	6/14/2010	Owner	4	L	11/25/2009	2009039741	11/25/2054	
1212 East Lincoln Avenue	005-031-008	7/8/2010	Owner	3	MOD	12/10/2009	2009041104	12/10/2054	
1813 Merced Street	005-200-048	In Progress	Owner	4	VL	6/3/2010	2010015169	6/3/2055	
1712 Merced Street	005-140-049	10/14/2010	Owner	3	VL	6/3/2010	2010015171	6/3/2055	
1805 Merced Street	005-200-046	In Progress	Owner	4	L	3/29/2010	2010008832	3/29/2055	
1416 Wessmith Way	005-172-033	9/1/2010	Owner	3	L	6/23/2010	2010017166	6/23/2055	
800 James Way	004-150-008	10/7/2010	Owner	3	L	6/23/2010	2010017164	6/23/2055	
908 Cutting Street	004-061-016	8/2/2010	Owner	2	VL	3/29/2010	2010008841	3/29/2055	
305 North 'A' Street	007-091-008	8/19/2010	Tenant	5	L	7/16/2010	2010019353	7/16/2055	
715 South 'A' Street	011-131-009	12/13/2010	Owner	5	L	10/29/2010	2010031877	10/29/2055	
1705 Merced St.	005-200-040	3/30/2011	Owner	4	MOD	9/3/2010	2010024748	9/3/2055	
417 East Central Avenue	007-031-011	1/10/2011	Owner	2	L	10/4/2010	2010029492	10/4/2055	
1012 Sunrise Avenue	001-211-024	4/18/2011	Owner	2	VL	4/4/2011	2011008233	4/4/2056	
317 North D Street	007-081-010	In Progress	Owner	4	L	4/28/2011	2011010445	4/28/2056	

# 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
<b>Quintero</b> 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
<b>Ruth Lyon</b> 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
<b>Caceres</b> 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
<b>Ruth Lyon</b> 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
<b>Ruth Lyon</b> 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
<b>Caceres</b> 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
<b>Lee</b> 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
<b>Quintero</b> 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				Affordability Restrictions Recording Information				Affordability Restrictions (Resale)		
Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
1 402 Manzana Ct.	008-082-032	8/28/1998	4	L	8/28/1998	9823576	8/28/2033			
2 420 Elm	008-082-045	9/4/1998	5	L	9/4/1998	9824170	9/4/2033			
3 403 Manzana Ct.	008-083-039	9/22/1998	3	VL	9/22/1998	9825489	9/22/2033			
4 714 So. C. Street	011-121-004	11/18/1998	5	L	11/18/1998	9833805	11/18/2033			
5 625 So. C. Street	011-082-014	12/9/1998	4	L	12/9/1998	9835852	12/9/2033			
6 325 Fig Street	008-062-009	3/9/1999	5	L	10/13/1998	9829386	10/13/2033	Bank Foreclosure- Lost Unit		
7 328 Hull Street	011-232-005	4/20/1999	4	VL	8/25/1998	9823191	8/25/2033			
8 424 Stinson	011-212-002	5/13/1999	4	VL	5/13/1999	9914264	5/13/2034			
9 426 Stinson	011-212-002	6/8/1999	4	VL	7/19/2000	2000016432	7/19/2035			
10 432 Hull Street	011-211-054	6/8/1999	4	VL	11/25/1998	9834708	11/25/2033			
11 900 Clinton	008-073-013	6/21/1999	5	VL	6/21/1999	9917800	6/21/2034			
12 431 Stinson	011-213-023	6/22/1999	4	VL	8/25/1998	9823193	8/25/2033			
13 411 Hull Street	011-212-009	7/23/1999	4	M	8/25/1998	9823195	8/25/2033			
14 413 Hull Street	011-212-010	7/1/1999	4	L	7/2/1999	9918950	7/2/2034			
15 911 Cross	008-013-021	7/29/1999	4	L	10/13/1998	9829383	10/13/2033			
16 1013 South A Street	011-232-011	7/8/1999	4	L	7/8/1999	9919261	7/8/2034			
17 912 Clinton	008-073-025	8/9/1999	5	L	8/9/1999	99022249	8/9/2034			
18 720 Adelaide Street	008-073-025	10/18/1999	5	M	10/18/1999	99028672	10/18/2034			
19 701 South D Street	011-121-017	12/31/1999	4	L	10/18/1999	99034910	10/18/2034			
20 703 South D Street	011-121-016	1/24/2000	3	L	1/26/2000	2000002042	1/26/2035			
21 707 South D Street	011-121-015	2/1/2000	4	M	2/1/2000	200002526	2/1/2035	Bank Foreclosure- Trustee's Deed 5/27/08 - Lost Unit		
22 736 Lilly Street	008-102-004	3/27/2000	5	VL	3/27/2000	200006903	3/24/2035			
23 740 Lilly Street	008-102-011	3/30/2000	5	L	4/6/2000	200007731	4/6/2035			
24 317 Hull Street	011-233-019	4/24/2000	5	L	4/24/2000	200009268	4/24/2035			
25 826 Lilly Street	008-102-015	4/21/2000	4	L	4/29/2000	200009812	4/28/2035			
26 325 Hull Street	001-233-026	5/1/2000	4	VL	5/2/2000	2000010032	5/2/2035			
27 835 Adelaide Street	008-102-017	5/1/2000	4	L	5/1/2000	2000009847	5/1/2035			
28 825 Adelaide Street	008-102-018	5/19/2000	4	VL	5/19/2000	2000011608	5/19/2035			
29 746 Lilly Street	008-102-012	5/12/2000	4	L	5/15/2000	2000011101	5/15/2035			
30 803 Adelaide Street	008-102-020	5/12/2000	4	VL	5/12/2000	2000011003	5/12/2035			
31 836 Lilly Street	008-102-004	5/8/2000	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	11/28/2006	2006052893	11/28/2041
33	735 Adelaide Street	008-102-023	6/19/2000	4	L	6/19/2000	200013922	6/16/2035			
34	804 Lilly Street	008-102-013	6/27/2000	4	L	6/27/2000	200001576	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	2/6/12036			
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	6/28/2001	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	612 Lilly Street	008-082-009	9/10/2001	5	VVL	9/28/2001	2001028359	9/28/2036			
49	604 Lilly Street	008-082-009	9/11/2001	5	L	9/26/2001	2001027938	9/26/2036			
50	413 Vineyard Avenue	008-071-013	9/18/2001	5	L	9/18/2001	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	008-082-008/009	10/12/2001	4	VL	10/12/2001	2001030049	10/12/2036			
54	530 Lilly Street	008-083-022	10/3/2001	4	L	6/25/2001	2001017136	6/25/2036			
55	560 Lilly Street	008-082-009	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	008-082-009	12/24/2001	5	L	12/24/2001	2001037208	12/24/2036			
61	765 Sawmill Street	008-082-007	1/3/2002	5	VL	1/3/2002	2002000206	1/3/2037			
62	628 Lilly Street	008-083-012	1/14/2002	4	L	1/17/2002	2002001661	1/27/2037	2nd Resale 11/1/2004 3rd Resale 12/15/2005	2004048045 2005060163	11/1/2039 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
63	645 Soquel Court	008-092-008	2/12/2002	4	L	2/12/2002	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	2001024685	8/30/2036			
66	580 Lilly Street	008-093-017	2/5/2002	5	L	8/30/2001	2001024685	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 Manzanita Court	008-082-055	2/19/2002	4	L	2/19/2002	2002005081	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	648 Soquel Court	008-093-008	3/20/2002	5	VL	3/21/2002	2002009047	3/21/2037			
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	738 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	200304636	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	2003046688	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	VL	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	2003002480	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	10/9/2003	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	2/28/2004	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	008-082-056	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	008-082-007	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	008-082-063	7/30/2004	5	VL	8/5/2004	2004033677	8/5/2039	2nd Resale 12/13/2010	20100035524	12/10/2055
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	008-120-010	11/29/2004	4	L	12/24/2004	2004052374	12/24/2039			
119	863 Drysdale	008-120-014	12/3/2004	4	M	12/3/2004	2004053693	12/3/2039			
120	923 Drysdale	008-120-009	12/3/2004	4	M	12/2/2004	2004053680	12/3/2039			
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	12/8/2004	5	L	12/8/2004	2004054751	12/8/2039			
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	2004055883	12/14/2039			

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					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	2004057458	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				
139 851 Lilly	008-120-031	12/23/2004	4	VL	12/23/2004	2004057723	12/23/2039				
140 863 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	12/29/2004	4	VVL	12/29/2004	2004058132	12/28/2039				
143 840 Drysdale	008-120-060	12/29/2004	5	M	12/29/2004	2004058106	12/28/2039				
144 843 Drysdale	008-120-018	12/29/2004	4	L	12/29/2004	2004058136	12/28/2039				
145 891 Lilly	008-120-034	12/29/2004	5	L	1/6/2005	2005000762	1/6/2040				
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	2005001848	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	20055002793	1/20/2040			2006026239	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	1/26/2005	2005003638	1/26/2040				
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				

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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	011-062-009	9/23/1996	4	VL	10/29/1996	9628857	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	963380	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	9/11/1995	9622473	9/11/2030			
176	849 Clinton Street	008-062-033	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 Manzanita Street	008-082-033	7/27/1998	4	WVL	9/10/1998	9824561	9/10/2033			
189	405 Manzanita Street	008-082-038	5/14/1998	3	WVL	5/21/1998	9814054	5/21/2033			
190	409 Manzanita 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	9518296	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	7/26/1995	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			

	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	
195	425 Roosevelt Street	011-211-035	10/07/1995	4	M	10/19/1995	9528813	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	9609921	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	9601952	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	3/1/1996	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	9606895	3/11/2031					
207	720 South D Street	011-112-006	10/25/1996	4	L	11/9/1994	9433377	11/25/2029					
208	413 Wallace Avenue	011-211-051	3/24/1996	4	L	4/1/1996	9608484	4/1/2029					
209	341 Stinson Avenue	008-142-022	10/16/1996	3	L	4/13/1995	9509994	4/13/2030					
210	417 Stinson Avenue	011-213-028	10/11/1995	3	L	12/22/1995	9533295	12/22/2035					
211	619 Vineyard Avenue	008-091-029	3/5/1996	3	M	3/6/1996	9605959	3/6/2030					
212	408 Elm Street	008-082-021	2/6/1995	3	L	2/6/1995	9503018	2/6/2030					
213	317 Elm Street	008-142-017	3/20/1995	3	L	3/20/1995	9508666	3/20/2030					
214	701 Clinton Street	008-051-035	8/8/1996	3	L	8/14/1996	9621521	8/14/2031					
215	1126 Washington Avenue	008-061-027	1/28/1995	3	L	2/14/1995	9503314	2/14/2030					
216	408 Knox Street	011-213-026	10/26/1995	3	L	10/26/1995	9527652	10/26/2030					
217	420 North D Street	007-054-002	3/18/2010	3	VL	3/18/2010	201007633	3/18/2055					
218	215 South J Street	010-126-010	10/1/2010	4	LV	10/1/2010	2010029354	10/1/2055					
219	307 South J Street	010-153-012	3/3/2011	3	M	3/3/2011	2011005209	1/20/2056					

# Appendix D

## Tax Credit Projects



# AB 987 REPORTING REQUIREMENT

Affordable Housing - Tax Credit Projects											
							Affordability Restrictions/Recording Information				
Property Address/APN	Project Completion Date	Number of Bedrms Restricted to V-Low	Number of Bedrms Restricted to Low	Number of Bedrms Restricted to Moderate	Other Restrictions	Recording Date	Document Number	Expiration			
<b>Las Brisas Senior Apartments</b> 101 West Adell, Madera APN: 003-200-005	August 1, 1986	40-1 Bedrm Units	40-1 Bedrm Units	N/A	Senior	Oct. 10, 1986	9626955	June 11, 2052			
<b>Sunrise Terrace Apartments</b> 601 Sunrise Avenue, Madera APN: 011-094-024	Sept. 30, 1984	7-2 Bedrm Units 2-3 Bedrm Units 2-4 Bedrm Units	21-2 Bedrm Units 18-3 Bedrm Units 2-4 Bedrm Units	N/A	None	March 21, 1984	9408284	Sept. 30, 2049			
<b>The Crossings at Madera</b> 100-140 West Adell Str., Madera APN: 003-200-003	Sept. 7, 2006	11-2 Bedrm Units 8-3 Bedrm Units	28-2 Bedrm Units 16-3 Bedrm Units	N/A	None	Nov. 19, 2007	2007043366	Sept. 7, 2061			
<b>Yosemite Manor</b> 108 P. Street, Madera APN: 010-102-005; 003, 002	May 13, 2008	N/A	76 Units	N/A	Senior and/or disabled	May 16, 2008	2008016764	Dec. 31, 2063			

# Appendix E

## Single Family Rehabilitation Projects



## AB 987 REPORTING REQUIREMENT

### Affordable Housing - Single Family Rehabilitation Projects

		Original Covenants & Restrictions				New Covenants & Restrictions				
Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
415 North C Street	007-062-009	12/9/2009	5	Median	8/6/2008	2008026994	8/6/2053			



# Appendix F

## Tenant Occupied New Construction Units



## AB 987 REPORTING REQUIREMENT

### Affordable Housing - New Construction - Tenant Occupied Units

Affordability Restrictions Recording Information								
Property Name/Address	APN	Project Completion Date	Total Bedrooms	Units/Bedroom Mix	Assisted Units/Income Level	Recording Date	Document Number	Expiration
Darryl/Gretchen Freedman 323 (333) Magnolia	008-061-022	2009/2010	12	4 - 3 Bedroom	1-V Low 2-Low 1-Moderate	1/31/2006	2006004918	1/31/2061
MOSES 308 North B Street	007-083-004	3/21/11	12	6 - 2 Bedroom	4-V Low 8-Mix of VL, L and Mod Rental of Units-pending	3/21/11	2011006856	3/21/2068
DMP Dev. Corp., Inc. 209 Cypress	012-022-008	Pending	4	1 - 4 Bedroom	1-VI, L or Mod unit	Rental of Unit Pending		