



Building a Sustainable Community

Annual Report 2008-2009
Agency Budget 2009-2010



Madera
Redevelopment
Agency

Madera Redevelopment Agency

Annual Report 2008-2009

Agency Budget 2009-2010



ACKNOWLEDGEMENTS

The following individuals are being acknowledged for their assistance in the preparation of the 2008/2009 Annual Report and 2009/2010 Budget.

COVER DESIGN

Michael Emo, Emo Creative

PHOTOGRAPHY

Michael Emo, Emo Creative
Debi Bray and Cindy Mindt, Madera District Chamber of
Commerce
Redevelopment and Neighborhood Revitalization Staff

LAYOUT DESIGN

Sandi Brown, Madera Redevelopment Agency

FINANCIAL INFORMATION

David Croff, City of Madera
Bob Wilson, Madera Redevelopment Agency
Vilma Warner, City of Madera
Don Fraser, Fraser and Associates

PRINTING

Creative Copy

VISION

Sam Armentrout, Chairperson
Gary L. Svanda, Vice Chairperson
Robert L. Poythress, Agency Member
Steven A. Mindt, Agency Member
Sally J. Bompreszi, Agency Member

HARD WORK, DEDICATION AND PASSION

Redevelopment Agency Staff
Neighborhood Revitalization Staff
Graffiti Abatement Team

Table of Contents

Budget Message	1
Chairperson's Message	2
About the Agency	3
Understanding Redevelopment	4
Annual Report 2008-2009	5
Budget Report 2009-2010	59
Financial Summary	79
Appendix A - Exterior Home Improvement Grants	A-1
Appendix B - Multifamily Rehabilitation Projects	B-1
Appendix C - New Construction Single-Family Housing Units	C-1
Appendix D - Tax Credit Projects	D-1



5 East Yosemite Avenue Madera California 93638 (559) 661-5110 • Fax (559) 674-7018

MEMORANDUM

To: Redevelopment Agency Board Members
From: Jim Taubert, Executive Director
Date: June 10, 2009
Subject: **2008/2009 Annual Report and Final 2009/2010 Budget Report**

The Agency's 2008/2009 Annual Report and 2009/2010 Budget Report are presented for your consideration.

For over eighteen (18) years the Madera Redevelopment Agency's mission has been to improve blighted areas of the City through neighborhood revitalization, economic development, improvements to community infrastructure and the development of affordable housing. We have weathered a number of economic cycles and are well positioned to do so again.

During the past year, we successfully issued a \$25.6 million bond, amended the Redevelopment Plan, completed a number of actions related to the Courthouse Relocation Project, assembled multiple parcels for the construction of affordable housing and have a number of infrastructure projects at a "bid ready" status. In the upcoming year, significant activity should occur in all of these areas. This could result in the spending of several million dollars on new construction projects. In this time of widespread economic downturn, redevelopment is one of the few economic stimulus tools available to our City.

The past and future success of our programs would not be possible without our private sector partners, the visionary leadership of the Agency Board, and a highly motivated and dedicated staff. I am proud of what **we** accomplished in 2008/2009 and look forward to advancing our mission in the coming year.

JET:sb



***A message from Sam Armentrout
Chairperson, Madera Redevelopment Agency***

The concept of “sustainability” has been recognized by a growing number of people as an ethical obligation to live in a way that considers the rights of future generations. There is a clear connection between how we live today and the impact that we will have on the lives of our children and grandchildren.

At the outset of my term as Mayor/Chairperson, I challenged staff to make sustainability not a high-end goal, but rather a minimum target. We need to take a leadership role and address the impacts placed on the environment by new development and a growing population.

Redevelopment by its nature has a tendency towards sustainability elements through its focus on infill development as opposed to urban sprawl. Past efforts toward encouraging “walkability” include the construction of linear parks and sidewalks that link housing with our commercial centers, reducing the absolute requirement to use a car. Our various waste tire programs have resulted in thousands of tires being diverted from our landfill. Our landscaped medians have created an urban canopy through the planting of thousands of trees and plants. Asbestos, contaminated soil and underground storage tanks have been removed as a result of Agency acquisitions, and water is conserved through the pipelining of irrigation canals.

In terms of promoting sustainability, there is a lot we can be proud of, but there is a great deal more that we can do including the following:

1. Green Building – Public agencies need to lead our sustainability efforts. The new courthouse and RDA building should be encouraged to meet the LEED (Leadership in Energy and Environmental Design) Silver Standard.
2. Urban Planning – Redevelopment housing projects should be developed at a higher density and in close proximity to our commercial centers.
3. Housing Design – Redevelopment homes should be designed to be energy efficient to promote lower energy bills and conserve water use. The use of green building materials should be encouraged, and windows and appliances should all have an Energy Star® rating. Yards should be landscaped with drought-tolerant plants. The cost savings to our buyers would be significant.

In conclusion, I look forward to working with my fellow Board members, staff and Madera residents in implementing a sustainable redevelopment program that will benefit future generations.

SA:sb

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

Sam Armentrout <i>Chairperson</i>	Gary L. Svanda <i>Vice Chairperson</i>	Robert L. Poythress <i>Board Member</i>	Steven A. Mindt <i>Board Member</i>	Sally J. Bomprezzi <i>Board Member</i>
--------------------------------------	---	--	--	---

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
Vince Kuharski, Ca Conservation Corps

Neighborhood Revitalization Staff

Manuel Ruiz, Neighborhood Revitalization Coordinator
Roger Anderson, Neighborhood Preservation Specialist III
Viola Rodriguez, Neighborhood Preservation Specialist II
Monica Diaz, Neighborhood Preservation Specialist II
Tom Fraser, Neighborhood Preservation Specialist II
Maribel Hernandez, Neighborhood Preservation Specialist I
Yolanda Barrios, Neighborhood Preservation Specialist I
Jim Long, PT Code Enforcement Consultant (AV)*
Open position, 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

* AV – Abandoned Vehicle

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

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 2008-2009





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 2008/2009. The report will focus on the following:

- Information on the Agency's progress to eliminate physical and economic conditions of blight within the Project Area.
- The Agency's activities related to increasing and improving the supply of affordable housing.
- Future projected revenues.
- A work program for fiscal year 2009/2010.

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

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

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

2008 Fiscal Consultant Report, Fraser and Associates



A detailed map of Naxos County, Florida, illustrating the boundaries of the original Rural Development Area (RDA) and two subsequent amendments. The map features a grid system with coordinates ranging from 500 to 3700 on the horizontal axis and 1800 to 2900 on the vertical axis. The original RDA is outlined in red, while Amendment 2 is shown in blue and Amendment 3 in green. A legend at the bottom left identifies these areas: 'ORIGINAL RDA' (red outline), 'Amendment 2' (blue outline), and 'Amendment 3' (green outline). A north arrow is located in the bottom left corner. A list of street names is provided on the left side of the map, including: STREET NAMES: 1. BAYVIEW BLVD., 2. COUNTY ST., 3. HAWKWOOD CT., 4. LINDSEY DR., 5. MAIN ST., 6. MARSHALL RD., 7. SOUTH GOLF DR., 8. WILSON ST., 9. PINE ST., 10. PETER CREEK, 11. NEW BAY BLVD., 12. CHERRY PL., 13. LINDSEY PL., 14. LINDSEY CT., 15. SHERMAN ST., 16. V. E. HARRIS BLVD., 17. ALLEN WEST BLVD., 18. HILL ROAD BLVD., 19. HARRISON BLVD., 20. LINCOLN BLVD. The map also shows various landmarks such as the Naxos County Airport, Naxos County Fairgrounds, and several schools like Naxos Elementary School and Naxos Middle School. The map includes a scale bar indicating distances up to 1800 feet.



Financial Condition

In 2008, the Agency issued \$25.6 million in tax exempt bonds, of which \$3.5 million is dedicated to housing projects. Standard & Poor's Ratings Services assigned its "A" rating to our bonds. The ratings reflect:

- A primarily residential project area that has experienced 11% average annual assessed value (AV) growth over the past three years;
- A diverse tax base, with the top 10 taxpayers representing 17% of incremental AV in fiscal year 2008; and
- Good coverage of senior and subordinate maximum annual debt service (MADS) in fiscal year 2008.

Tempering factors include:

- A moderate base year to total AV volatility ratio of 0.36, suggesting some sensitivity in tax increment revenues due to overall changes in AV; and
- A real estate market that has undergone some stress in the past few years given the agriculture and agribusiness-centered local economy in California's Central Valley.

Our bond capacity is based upon the growth of assessed values for properties within the Project Area. For the past three (3) years, property values have had an annual growth rate of about 11% per year. The increase was driven by residential resale activity. Additionally, building permits within the Project Area have been relatively stable as illustrated below.

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



Proposition 8 Reassessments

In 1978, voters passed Proposition 8, a constitutional amendment that allows a temporary reduction in assessed value when a property suffers a “decline in value.” A decline in value occurs when the current market value of a parcel is less than the current assessed value as of January 1.

The Madera County Assessor’s Office has begun a county-wide review of values for property tax purposes for the 2009/2010 tax year. For the Project Area, the Proposition 8 value reductions will have an impact on assessed values. Our fiscal consultant projected a \$27.8 million reduction in residential values; however, this was partially balanced by the \$30 million in building permits that were issued.

Revenues expected to be generated in the next five (5) years are illustrated below.

Fiscal Year	Gross Tax Increment	Tax Sharing	County Admin	Housing Set-Aside	Debt Service	Remaining Tax Increment
2007-08	\$8,420,586	\$2,369,755	\$112,685	\$1,684,117	\$1,367,937	\$2,886,092
2008-09	8,563,458	2,428,573	145,000	1,712,692	1,950,677	2,326,516
2009-10	8,226,000	2,321,000	152,000	1,645,200	2,958,901	1,148,899
2010-11	8,562,000	2,,426,000	158,000	1,690,000	2,958,829	1,329,171
2011-12	8,803,000	2,516,000	163,000	1,737,000	2,956,676	1,430,324
2012-13	9,050,000	2,527,000	167,000	1,785,000	2,956,407	1,614,593
2013-14	9,301,000	2,628,000	177,000	1,834,000	2,956,479	1,710,521

Source:

2007/08 From Agency State Controller report

2008/09 From County of Madera – Madera RDA #1 and #2 Increments dated September 9, 2008

2009/10 Forward from 2008 Fiscal Consultant Report, Fraser and Associates

Obviously, state and national economic conditions will have an impact on the timing of future programs and projects.



LAWSUIT VERSUS THE STATE OF CALIFORNIA

As part of the 2008 state budget, legislators and the governor approved AB 1389 which, among other things, authorizes a one-time taking of \$350 million in local redevelopment funds. The impact on Madera was a loss of \$525,772.00 in capital project funds.

In December 2008, the Agency Board voted to join the California Redevelopment Association and the City of Moreno Valley Redevelopment Agency in the filing of a lawsuit in Sacramento Superior Court seeking to block the taking of redevelopment funds. The lawsuit contends that the taking of redevelopment funds is unconstitutional and impairs our ability to meet bond obligations. On April 30, 2009, Sacramento Superior Court Judge Lloyd Connelly ruled against the state and for redevelopment. An appeal of the decision is expected.

FIVE YEAR IMPLEMENTATION PLAN (2008-2013)

State law requires redevelopment agencies to adopt Implementation Plans every five (5) years. The Plan must contain specific goals and objectives of the Agency, identify specific projects and estimated expenditures for the five (5) year period. Additionally, the Plan must identify how housing funds will be utilized and how many affordable units can be expected to be generated.

The Five Year Implementation Plan was adopted in 2008.

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

Photos of blighting conditions found within the Project Area over the past year are illustrated on the following page.

INTRODUCTION





INTRODUCTION

Since the Agency was created, the acquisition/demolition/redevelopment of substandard buildings or incompatible land uses has been an effective tool in the elimination of blight. Properties currently owned or in escrow are outlined below.

Address or APN	Purpose	Date Acquired	Original Cost
218 East Yosemite Avenue	Downtown Commercial	August 2001	\$113,000
1433 Clinton Street (vacant lot)	Sugar Pine Village Subdivision (25-unit single-family housing development)	April 2004	\$71,500
514 North B Street	Infill Housing	January 2006	\$75,000
209 Cypress	Infill Housing	July 2006	\$160,000
614 Sycamore/618 East 7 th Street	Sixth and Sycamore Subdivision	November 2006	\$260,000
624 East 7 th Street	Sixth and Sycamore Subdivision	November 2006	\$100,000
620 East 7 th Street	Sixth and Sycamore Subdivision	November 2006	\$165,000
411 North B Street	Central Avenue/Fresno River Subdivision	December 2006	\$135,000
723 South A Street	Infill Housing	February 2007	\$135,000
623/625 East 7 th Street	Sixth and Sycamore Subdivision	February 2007	\$280,000
321 East Central Avenue	Central Avenue/Fresno River Subdivision	April 2007	\$122,000
121/125/129 North C Street (parking lot)	Downtown Commercial	October 2007	\$225,000
425 Stinson	Infill Housing	November 2007	\$110,000
1401 East Yosemite Avenue	East Yosemite Widening Project	November 2007	\$200,000
1403 East Yosemite Avenue	East Yosemite Widening Project	November 2007	\$52,500
620 East 6 th Street	Sixth and Sycamore Subdivision	October 2007	\$53,500
APN 008-022-021 (portion)	East Yosemite Widening Project	April 2008	\$8,000
1321 East Yosemite Avenue	East Yosemite Widening Project	October 2008	\$205,000
824 South B Street	Infill Housing	January 2008	\$190,000
215 South J Street	Infill Housing	March 2008	\$130,000
315 East Central Avenue	Central Avenue/Fresno River Subdivision	May 2008	\$174,000
1407 East Yosemite Avenue	East Yosemite Widening Project	February 2008	\$100,000
420 North D Street	Single-family Rehab Project	February 2008	\$125,000
329 East Central	Central Avenue/Fresno River Subdivision	March 2008	\$207,500
401 Hull Avenue	Infill Housing	June 2008	\$119,000
340 Stinson Avenue	Infill Housing	June 2008	\$140,000
325 East Central Avenue	Central Avenue/Fresno River Subdivision	June 2008	\$360,000
308 North B Street	Infill Housing	June 2008	\$180,000
321 South J Street	Infill Housing	July 2008	\$105,000
334/338 Stinson Avenue	Infill Housing	July 2008	\$116,250
501 North C Street	Central Avenue/Fresno River Subdivision	August 2008	\$185,000
1399 East Yosemite Avenue	East Yosemite Widening Project	July 2008	\$174,000
413 North B Street	Central Avenue/Fresno River Subdivision	October 2008	\$210,000
427 North B Street	Central Avenue/Fresno River Subdivision	December 2008	\$190,000
100-124 South A Street	RDA Office Relocation Project	December 2008	\$1,400,000
320 South D/321 South 'E'/100 East 7 th Streets	E Street Commercial Development	Pending	\$1,098,000



INTRODUCTION

Address or APN	Purpose	Date Acquired	Original Cost
308 South D Street	E Street Commercial Development	Pending	\$530,000
109 South B Street	Downtown Commercial Development	November 2008	\$220,000
APN 011-011-004, 011-152-009, 011-183-002; 004	E Street Commercial Development (approx. 2.3 acres-former UPRR property)	October 2008	\$553,743
408 & 408½ North A Street	Central Avenue/Fresno River Subdivision	January 2009	\$256,750
420 North A Street	Central Avenue/Fresno River Subdivision	April 2009	\$575,000
200 South G Street	New Courthouse Facility	Pending	\$880,000
208 South G Street	New Courthouse Facility	Pending	\$125,000
212 South G Street	New Courthouse Facility	Pending	\$110,000
APN 010-134-005	New Courthouse Facility	Pending	\$1,210,000
216 South G Street	New Courthouse Facility	Pending	\$75,000
220-224 South G Street	New Courthouse Facility	Pending	\$525,000
421 North B Street	Central Avenue/Fresno River Subdivision	April 2009	\$56,000
East Yosemite/Fig Avenue	Future site of Yosemite Avenue Pavilion	April 2009	\$600,000
217 North A Street	Infill Housing	Pending	\$34,000

These properties are illustrated on the pin map below.





MAJOR PROGRAMS AND PROJECTS

MAJOR PROGRAMS AND PROJECTS

For over 18 years, the Madera Redevelopment Agency's mission has been to enhance the quality of life by improving blighted areas of the City, promoting economic development, revitalizing neighborhoods and improving housing conditions for local residents. Many of the projects materialize over a period of several years and involve architects, civil engineers, environmental consultants, etc. The following is a progress report for the 2008/2009 fiscal year.

Crossroads Shopping Center

Initiated in 2004, the ribbon cutting was held on January 23, 2009. Developed by partners Dr. Todd Spencer and John Quinn, current tenants include Rancho San Miguel Markets, Longs Drugs, McDonald's, Little Caesar's Pizza, Fred Loya Insurance, Ace Cash Express, Mi Amor Gift Store and Crossroads Laundry. Economic impacts have been significant and to date, 255 jobs have been created. The project resulted in significant traffic circulation improvements on Yosemite Avenue, Tozer, Clinton and Elm streets. The Agency sold the property for \$2,603,146 and reimbursed the developer \$1.8 million for off-site improvements outside the scope of the project.

Private sector participants included the following:

- **Ironhorse Development/PAQ, Inc. – Developers**
- **Valley Planning Consultants – General Plan Amendment/Specific Plan**
- **Giersch and Associates – Engineering consultant for site clearance**
- **Kroeker Inc. – Demolition contractor**
- **Krazan and Associates – Environmental remediation**
- **TRIAD Architects – Project design**
- **Greenwood and Associates – Off-site and on-site improvement plans**
- **Lightspeed Utility Design – Utility undergrounding**
- **Michael Tolladay Construction – General contractor**
- **Basila Construction – Grading contractor**
- **David Camenson – Attorney**
- **Oak Valley Community Bank (Cathy Ghan) – Construction lender**
- **Commercial West Associates - Realtors**



MAJOR PROGRAMS AND PROJECTS

*Pictorial history of the Crossroads Shopping Center
beginning with the first property acquisition in August 2004 to the Grand Opening in October 2008*





MAJOR PROGRAMS AND PROJECTS

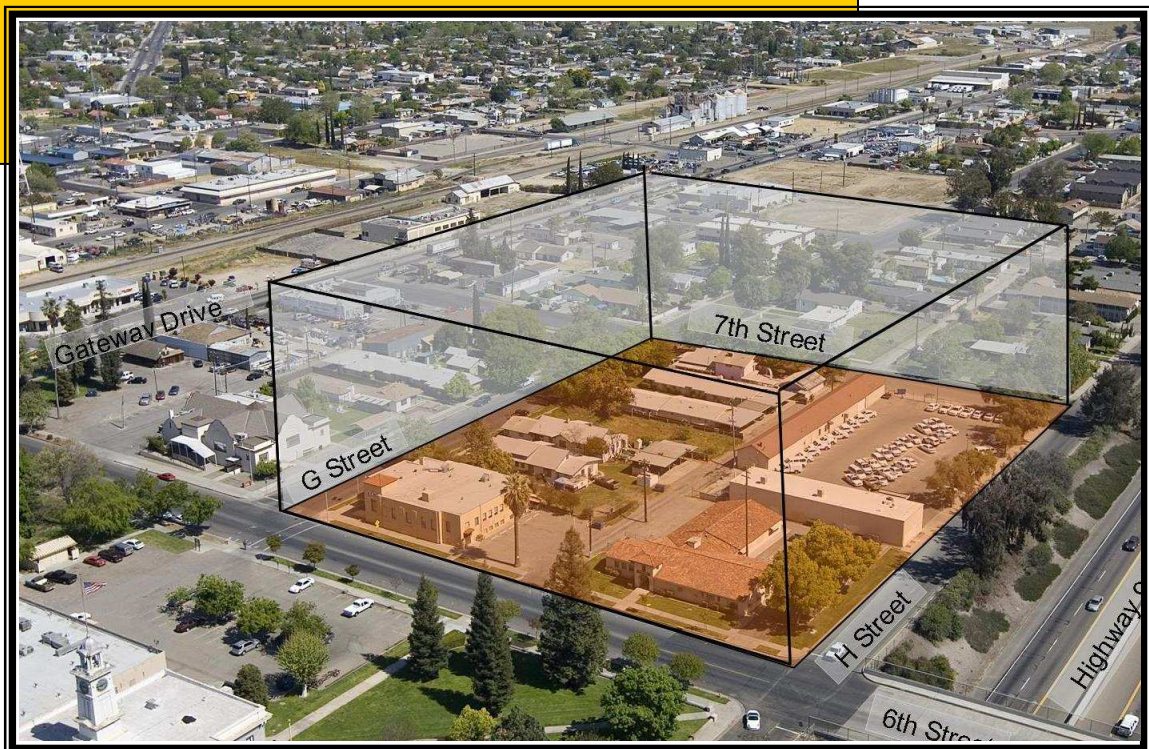
Courthouse Relocation Project

The Redevelopment Agency has contracted with the Administrative Office of the Courts (AOC) to coordinate land acquisition, environmental remediation, demolition and utility/canal relocation for a new courthouse for the residents of Madera County. Per the terms of the agreement, a clean and vacant site must be delivered to the AOC by December 1, 2010. At that time, the Agency will be reimbursed \$2.9 million for land acquisition/site clearance activities. Additionally, through an agreement with Madera County, the Agency has agreed to participate in the construction of a 300± space parking facility to serve the courthouse.

Agency funds committed to date include the following:

Acquisition Costs	\$1,895,000.00
Relocation Cost Estimates	350,000.00
Engineering/Environmental Consultants	281,380.00
Canal Relocation Estimate	350,000.00
Demolition/Abatement Estimate	<u>750,000.00</u>
Total	\$3,626,380.00

Estimated completion date is 2012.





MAJOR PROGRAMS AND PROJECTS





MAJOR PROGRAMS AND PROJECTS

RDA Office Relocation

The Redevelopment Agency has acquired property at the southwest corner of Yosemite Avenue and A Street. TRIAD Architecture is preparing preliminary plans.

Project Consultants

- Peter S. Cooper, MAI – Appraisal Services
- Giersch and Associates – Design and Engineering Consultant for demolition phase
- M3 Environmental – Asbestos Survey
- TRIAD Architects – Project Design

Estimated Completion Date: Spring, 2010



Elevation and aerial prepared by TRIAD Architects





MAJOR PROGRAMS AND PROJECTS

John Wells Community Center

The Redevelopment Agency is providing \$4.2 million for a community center currently under construction at Centennial Park. The 24,400 sf facility will also provide office space for the Parks and Community Services Department.

Project Consultants

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

Estimated Completion Date: Summer, 2009





MAJOR PROGRAMS AND PROJECTS

Yosemite Avenue Pavilion

The Agency is working with Ironhorse Development (Todd and Melissa Spencer) to assemble approximately five (5) acres on Yosemite Avenue between Elm and Fig streets. The intent is to construct a 40,000 sf neighborhood retail center.

Project Consultants

- Ironhorse Development - Developer
- TRIAD – Architectural Planning

Estimated Completion Date: Fall, 2010.



Plans and Aerial prepared by TRIAD Architects



MAJOR PROGRAMS AND PROJECTS

Romero Clean-Up

The Agency successfully applied for a \$150,000 grant from the State Water Resources Control Board. The purpose is to address significant contamination issues at the southwest corner of Yosemite Avenue and Elm streets. Additional funding will be applied for in June 2009 to completely address the contamination issues. It is estimated that an additional \$300,000 is needed.

Project Consultant

- Krazan and Associates, Inc. – Environmental Consultant

Estimated Completion Date: Spring 2010.





MAJOR PROGRAMS AND PROJECTS

Yosemite Avenue Right-of-Way Project

The Agency is attempting to acquire a number of parcels across from the Crossroads Shopping Center. The intent is to complete the widening of Yosemite Avenue.



Project Consultants

- Peter S. Cooper, MAI – Appraisal Services
- Precision Engineering – Surveying Services
- M3 Environmental – Asbestos Survey
- Giersch and Associates – Design/Engineering Services
- Lee Crippen & Kroeker, Inc – Demolition Services

Estimated Completion Date: Fall, 2010





MAJOR PROGRAMS AND PROJECTS

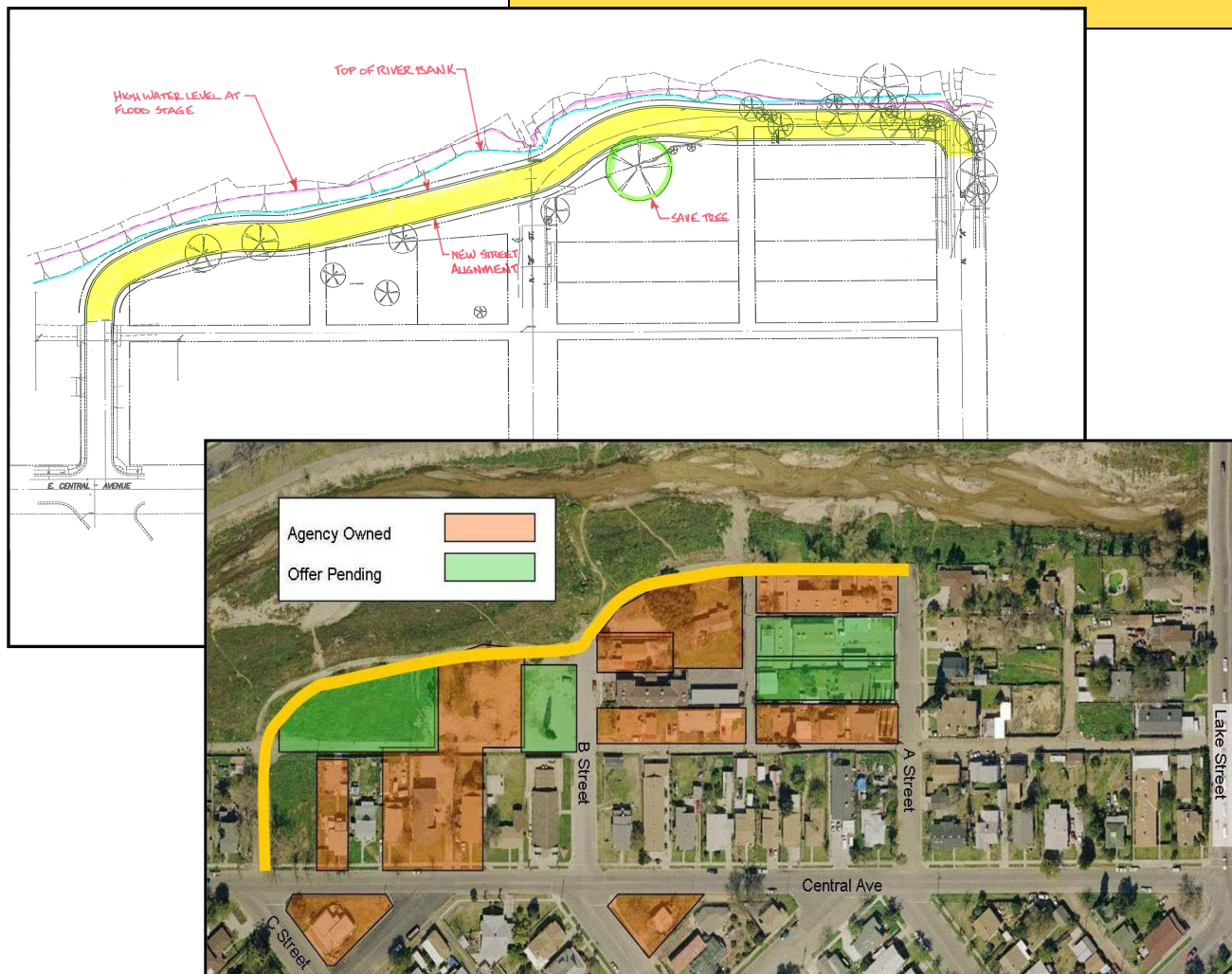
Central Avenue/C Street/A Street Connection

The Agency is in the process of assembling property for a residential subdivision in the Central Avenue/Fresno River corridor. A key component of the project is the construction of a new street that will connect C and A streets. The project will require a number of regulatory approvals from a number of state and federal agencies.

Project Consultant

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

Estimated Completion Date: Fall, 2010





MAJOR PROGRAMS AND PROJECTS

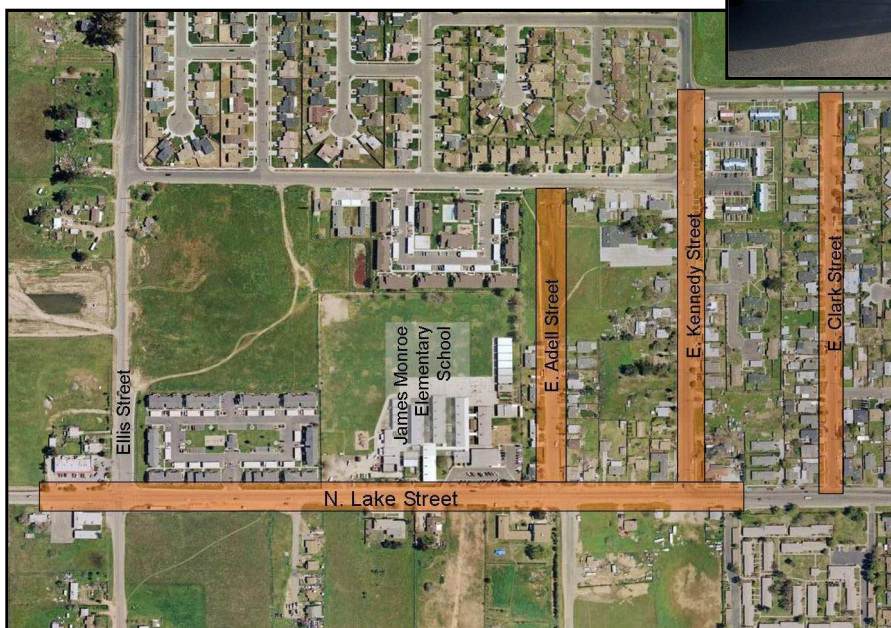
Lake/Adell Improvement Project

The need for Caltrans approval has delayed the project for over a year. The Agency has budgeted \$2.3 million and the intent is to bid the project in June 2009.

Project Consultants

- Yamabe and Horn Engineering, Inc. – Design and Engineering Services
- Peter S. Cooper, MAI – Appraisal Services
- Nuttman and Hamm – Land Acquisition Specialists
- Collins & Schoettler Planning Consultants – Environmental Consultant
- Overland, Pacific and Cutler, Inc. – Relocation Specialists

Estimated Completion Date: Fall, 2009





MAJOR PROGRAMS AND PROJECTS

Wallace, Hull, Stinson and Knox Neighborhood Improvement Project

The Agency completed construction of curb, gutter, sidewalks, streetlights and handicapped ramps. The project cost to the Agency was \$479,250.00.

Project Consultants

- City of Madera – Design and Engineering Services
- Victory Engineers, Inc. – General Contractor





MAJOR PROGRAMS AND PROJECTS

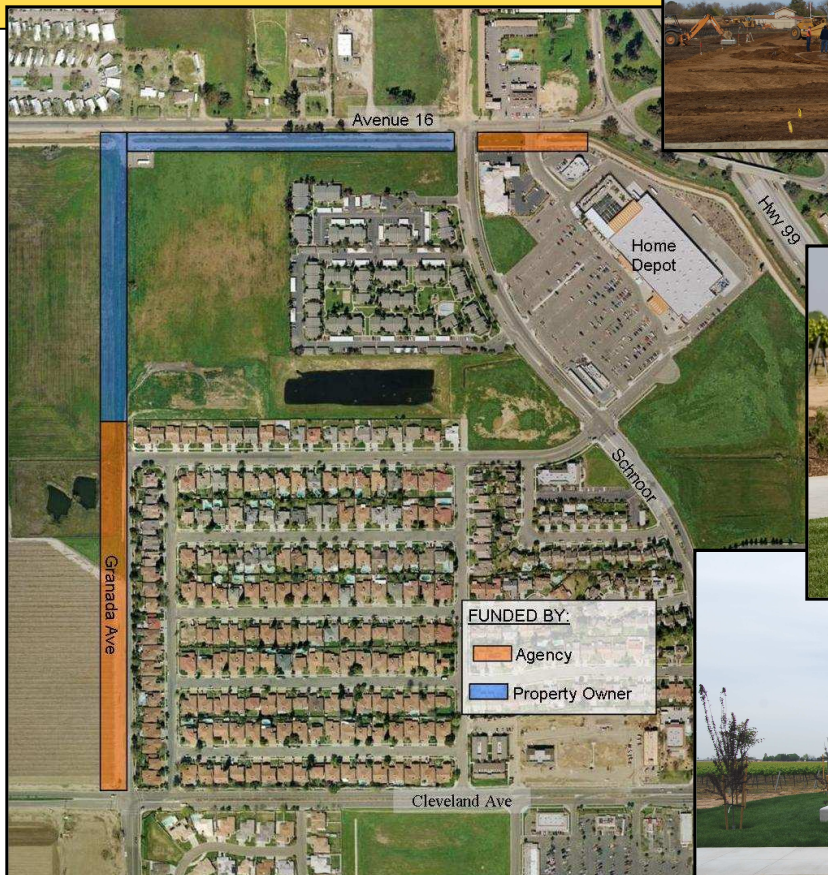
Granada Drive Linear Park

The Agency is working with the property owners to construct a linear park that will extend from Starbucks to Cleveland Avenue. The first phase of the project was completed at a cost of \$282,453.00.

Project Consultants

- Blair, Church & Flynn Consulting Engineers – Design and Engineering Services
- DMP Development, Corp. – General Contractors

Estimated Completion Date: Spring 2010
(Phase II)





MAJOR PROGRAMS AND PROJECTS

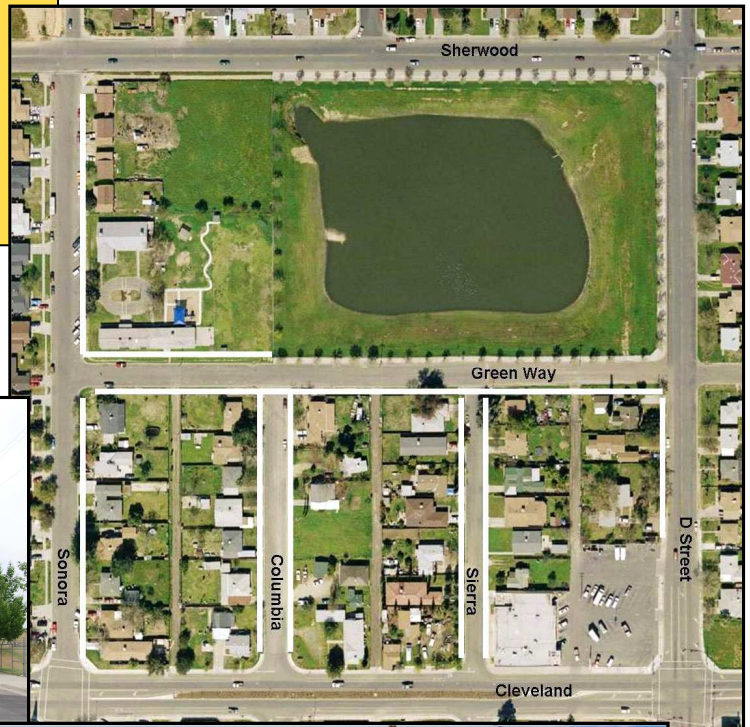
Sonora, Columbia, Sierra, Green Way and D Street Improvement Project

The Agency intends to construct curb, gutter, sidewalks, streetlights and handicapped ramps, and \$51,480.00 has been budgeted for design costs. Construction costs are estimated at \$575,000.00.

Project Consultant

- Precision Engineering Services - Design and Engineering Services

Estimated Completion Date: Spring, 2010





MAJOR PROGRAMS AND PROJECTS

Owens/Clark Improvement Project

The Agency will be constructing street, sewer and water improvements in conjunction with the Arborpoint Apartment complex being constructed on the southwest corner of Clark and Owens streets.

Project Consultant

- City of Madera - Design and Engineering Services

Estimated Completion Date: Spring, 2010





MAJOR PROGRAMS AND PROJECTS

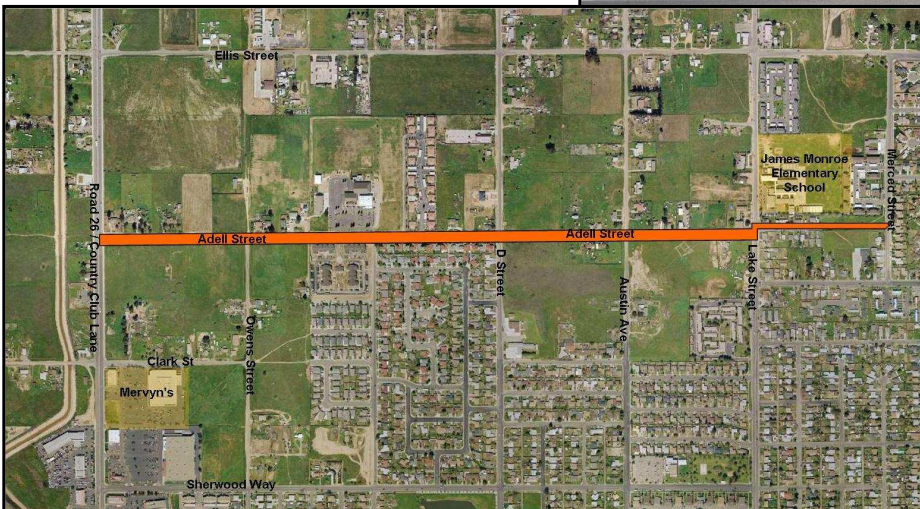
Adell Infrastructure Master Plan

The Agency is preparing an infrastructure master plan/bid-ready documents for improvements on Adell from Country Club Drive to Lake Street. Design elements will include streets, sewer, water and storm drainage and the cost is \$128,120.00.

Project Consultant

- Quad Knopf - Design and Engineering Services

Estimated Completion Date: Spring, 2010





MAJOR PROGRAMS AND PROJECTS

Demolition/Asbestos Removal

The Agency is removing asbestos and demolishing substandard structures at the following locations:

- | | |
|-----------------------------|--------------------------------|
| ✓ 108/110 South A Street | ✓ 215 & 215-1/2 South J Street |
| ✓ 124 South A Street | ✓ 321 South J Street |
| ✓ 408 & 408½ North A Street | ✓ 401 Hull Avenue |
| ✓ 420 North A Street | ✓ 334 Stinson Avenue |
| ✓ 109 South B Street | ✓ 338 Stinson Avenue |
| ✓ 308 North B Street | ✓ 340 Stinson Avenue |
| ✓ 413 North B Street | ✓ 425 Stinson Avenue |
| ✓ 427 North B Street | ✓ 1321 East Yosemite Avenue |
| ✓ 824 South B Street | ✓ 1399 East Yosemite Avenue |
| ✓ 501 North C Street | ✓ 1401 East Yosemite Avenue |
| ✓ 315 East Central | ✓ 1403 East Yosemite Avenue |
| ✓ 325 East Central | ✓ 1407 East Yosemite Avenue |
| ✓ 329 East Central | |

Project Consultants

- Peter S. Cooper, MAI – Appraisal Services
- Giersch and Associates – Design and Engineering Services
- M3 Environmental Consulting – Asbestos Survey
- PARC Environmental – Asbestos Removal
- Lee Crippen and Kroeker, Inc. – Demolition Contractors

Estimated Completion Date: Summer, 2009





MAJOR PROGRAMS AND PROJECTS

Due to uncertainties within the financial markets and the state of the economy, the Agency will postpone a number of projects. These projects include the following:

- 1) E Street Acquisitions - \$1,675,000
- 2) Fifth/B Street Acquisitions - \$590,000
- 3) Yosemite/Gateway Acquisitions - \$1,500,000
- 4) Freeway 99 Entry Signs - \$300,000
- 5) Central/Second/Third Neighborhood Improvement Project - \$350,000
- 6) Fourth/Fifth/D/E Streetscape Project - \$745,000



LOW-MODERATE INCOME HOUSING

LOW AND MODERATE INCOME HOUSING

California Redevelopment Law requires that 20% of tax increment revenue be set aside for affordable housing. During the next five (5) years, it is estimated the Agency will have over \$15 million available for affordable housing projects. The Agency will continue to leverage these funds by working in partnership with private developers, non-profit housing organizations and other governmental agencies.

Sugar Pine Village Subdivision

Improvements at the 25-lot subdivision are under construction. The lots should be available by summer 2009.

Project Consultants

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

Estimated Completion Date: Summer, 2009





LOW-MODERATE INCOME HOUSING

Central Avenue/Fresno River Subdivision

The Agency is in the process of assembling parcels for a single-family subdivision between Central Avenue and the Fresno River, and A and C streets. The project site and properties acquired are outlined on the aerial map.



Project Consultants

- Giersch and Associates – Design and Engineering Services
- Peter S. Cooper, MAI – Appraisal Services
- M3 Environmental – Asbestos Survey
- Overland, Pacific & Cutler – Relocation Services
- Kroecker, Inc. – Building Demolition
- PARC – Asbestos Removal
- Blair, Church & Flynn – Design and Engineering Services

Estimated Completion Date: Fall, 2010





LOW-MODERATE INCOME HOUSING

Sixth Street and Sycamore Avenue Subdivision

The Agency needs to acquire one (1) more parcel to initiate the process for a 14-15 lot single-family subdivision. Properties acquired include:

- | | |
|---------------------------|-------------------------------|
| ✓ 614 Sycamore Avenue | ✓ 618 East Seventh Street |
| ✓ 620 East Seventh Street | ✓ 623/625 East Seventh Street |
| ✓ 624 East Seventh Street | ✓ 620 East Sixth Street |

Project Consultants

- Giersch and Associates – Design and Engineering Services for Demolition
- Peter S. Cooper, MAI – Appraisal Services
- M3 Environmental – Asbestos Survey
- Lee Crippen Excavation – Building Demolition
- PARC – Asbestos Removal
- TRIAD Architects – Architectural and Planning Services

Estimated Completion Date: Summer, 2010





LOW-MODERATE INCOME HOUSING

Infill Housing Projects

The Agency acquires and demolishes substandard structures in established residential neighborhoods. The improved lots are sold to participating builders for the construction of single-family homes. "Infill" acquisitions include:

- | | |
|-----------------------------|------------------------------|
| ✓ 723 South A Street | ✓ 103 Grove Street |
| ✓ 308 North B Street | ✓ 209 Cypress Street |
| ✓ 514 North B Street | ✓ 425 Stinson Avenue |
| ✓ 824 North B Street | ✓ 334/338/340 Stinson Avenue |
| ✓ 215 & 215½ South J Street | ✓ 401 Hull Avenue |
| ✓ 321 South J Street | |

Project Consultants

- Giersch and Associates – Design and Engineering Services for Demolition
- Peter S. Cooper, MAI – Appraisal Services
- M3 Environmental – Asbestos Survey
- Lee Crippen Excavation/Kroeker, Inc. – Building Demolition
- PARC – Asbestos Removal

Estimated Completion Date: Spring, 2010

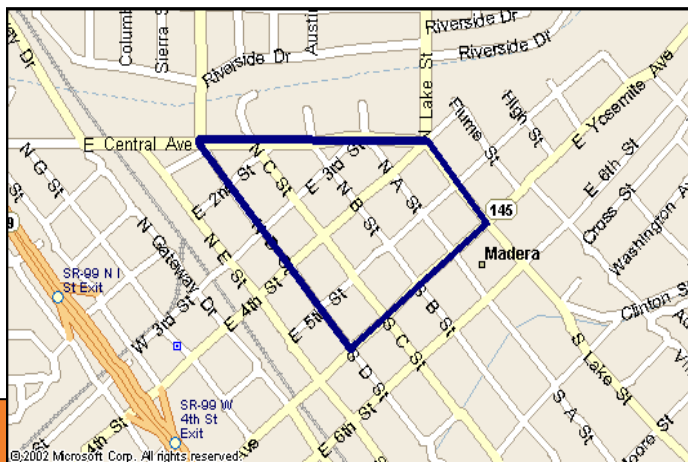




LOW-MODERATE INCOME HOUSING

Targeted Single-Family Rehabilitation

In an attempt to preserve historical housing stock, the Agency provides rehabilitation loans to homeowners residing within the targeted area. Projects are under construction at 415 and 420 North D Street.



Project Consultants

- Peter S. Cooper, MAI – Appraisal Services
- World Inspection Network – Inspection Services
- FSS, Matt Tarr – Construction Management
- Boss Construction – General Contractor (420 North D Street)



420 North D Street
Before and After Photo



415 North D Street
Before and After Photo

LOW-MODERATE INCOME HOUSING



Construction photos of the single-family rehab project at 420 North D Street





LOW-MODERATE INCOME HOUSING

Exterior Home Improvement Grant Program

The Agency provides \$12,000 in home improvement funding for eligible families. Nine (9) improvement grants were completed in 2008/2009. Before and after photos of four (4) grant projects are illustrated below.



200 North 'A' Street—Before and After



413 Wallace —Before and After



316 Wallace —Before and After



1314 Rogers —Before and After





LOW-MODERATE INCOME HOUSING

Multifamily Rehabilitation Program

The Agency contributed \$600,000 to the rehabilitation of Yosemite Manor. The project was coordinated by the Madera Housing Authority through MORES Yosemite Manor, L. P. and 76 senior units were rehabilitated.



Kyriss Disposition and Development Agreement

The Agency approved Disposition and Development Agreements with David Kyriss for properties at 1220 and 1224 Nebraska Avenue and 303 East Central Avenue. The agreements allow Mr. Kyriss to lease the properties for a period of five (5) years. Tenants must be persons or families in the targeted income group. Terms of the agreement are as follows:

- ✓ Thirty (30) year amortization with a five (5) year call
- ✓ Three (3) percent interest rate



303 East Central Avenue



LOW-MODERATE INCOME HOUSING

Arborpoint Multifamily Project

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





LOW-MODERATE INCOME HOUSING

Construction Loan Program

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

A summary of the Construction Loan Program is illustrated below.

	2008/09 New Homes Constructed	2008/09 Percentage	Total New Homes Constructed	Total Percentage
Very Low Income	1	50%	84	35%
Low Income	1	50%	127	54%
Moderate Income	0	0%	26	11%
Total	2		237	
Private Investment Generated				\$19,536,049.00

The Downpayment Assistance Program (DAP)

The program is funded with HOME funds and redevelopment tax increment funds. It is administered by the City of Madera and is designed to provide assistance to persons or families in the targeted income group.

The program summary is illustrated as follows:

	2008/09 # of Loans	2008/09 Percentage	Total # of Loans	Total Percentage
Very Low Income	3	13%	156	27%
Low Income	20	87%	355	61%
Moderate Income	0	0%	72	12%
Total	23		583	
Private Investment Generated				\$45,822,973.00



LOW-MODERATE INCOME HOUSING

Reporting Requirements

The following information is provided pursuant to California Health and Safety Code reporting requirements (Section 33080). The information below pertains to the reporting period, July 1, 2007 to June 30, 2008, as reported in the HCD Annual Housing Activity Report in December 2008.

Number of elderly and non-elderly households permanently displaced and number of units and bedrooms removed or destroyed - Sections 33080.4 (a)(1). It should be noted that the housing units are vacant at the time of acquisition and considered uninhabitable. However, HCD advises (Dec. 2006) that even if families were not displaced and the houses vacant, one can assume, due to the substandard condition of the unit, that a low-moderate income-housing unit was lost and should therefore be counted.				
	Very Low	Low	Moderate	Total
Households permanently displaced	0	0	0	0
Units lost (removed or destroyed) and required to be replaced	0	1	0	1
Bedrooms lost (removed or destroyed) and required to be replaced	0	5	0	5
Agency developed units during the reporting year both inside and outside the project area (Section 33413 (b)(1).				
	Very Low	Low	Moderate	Total
New construction units developed (Agency)	0	0	0	0
Unduplicated DAP assisted units (City)	0	4	0	4
Substantially rehabilitated units (EHIG)	3	7	5	15
Substantially rehabilitated units (MORES)	75	1	0	76
HOME funded rehabilitated units (City)	0	0	0	0
Agency assisted – MF Rehab Project (B Str.)	10	0	0	10
Non-Agency developed units during the reporting year inside the project area (Section 33413(b)(2).				
New units developed	(Owner income level unknown)			29
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).				
	Very Low	Low	Moderate	Total
Las Brisas Senior Apartments	79	1	0	80
Sunrise Terrace Apartment	30	10	5	45
The Crossings Apartments	19	44	0	63



LOW-MODERATE INCOME HOUSING

AB 987 Report

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 four databases on the following housing programs.

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

These databases are illustrated on Appendices A through D.



Operation Civic Pride

The Operation Civic Pride program is administered by the Madera District Chamber of Commerce. The Agency provides matching funds for landscape or beautification projects. Projects approved this year are illustrated below.

- ✓ **Madera Sunrise Rotary** will receive a grant of \$23,128 to construct an entry sign and landscape improvements at the Madera Sunrise Rotary Sports Complex.
- ✓ **Madera Coalition for Community Justice** will receive \$13,500 for the planting and maintenance of the “community garden” located at Lake and Fourth Streets.
- ✓ **Mountain Vista High School** received \$3,600 to landscape and maintain the Yosemite/Tozer Entry Project.

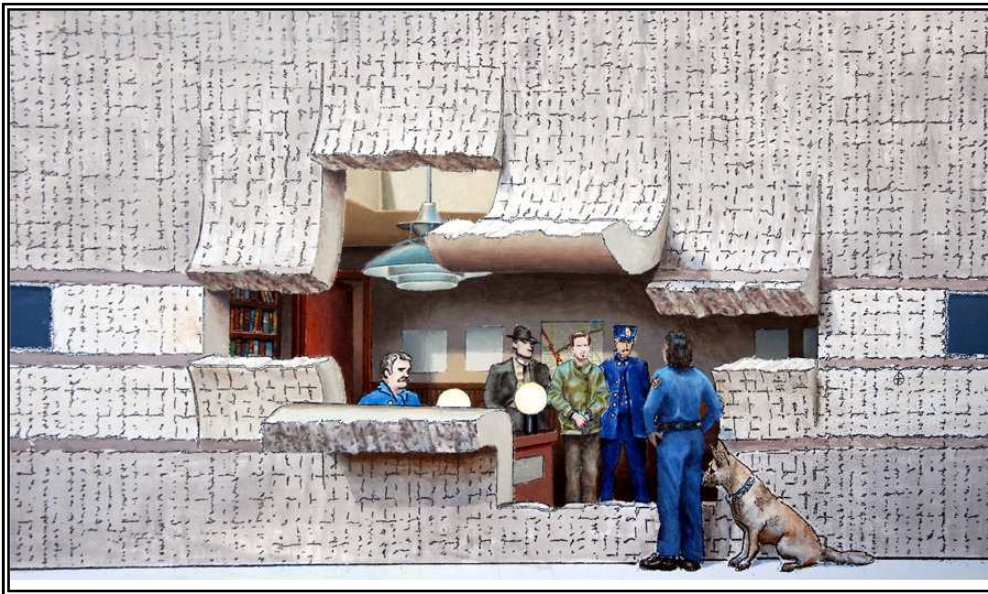




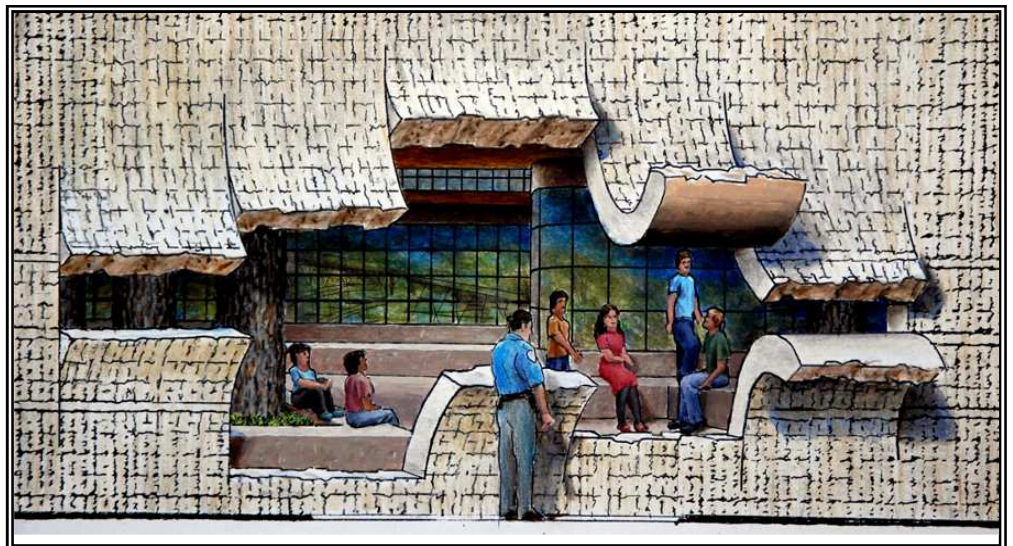
SPECIAL PROJECTS

Art in Public Places

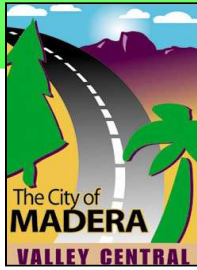
Police Chief Michael Kime is working with the artist, John Pugh, for the design of a mural at the police station. The cost to the Agency is \$101,500.00.



Mural on left side of building



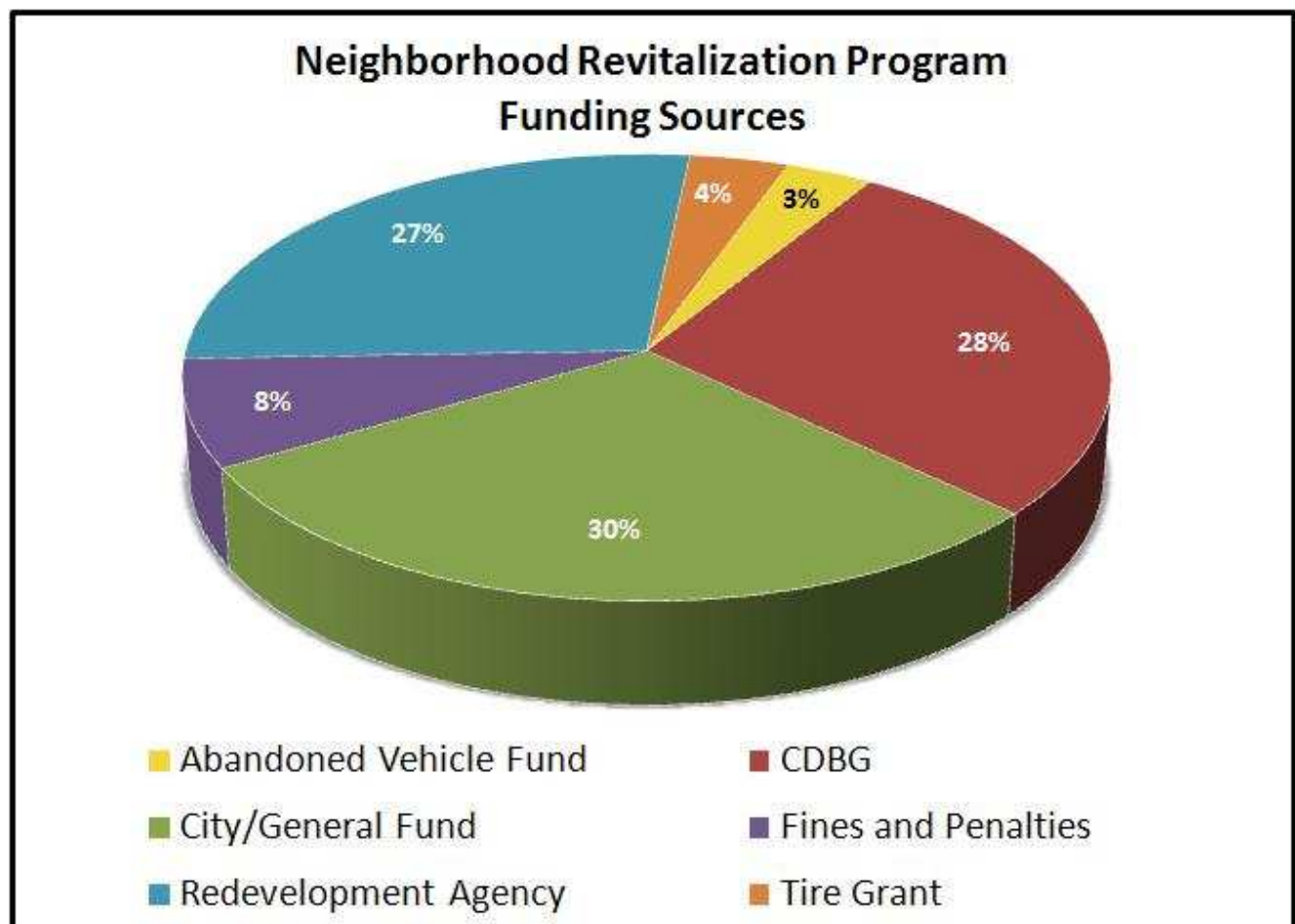
Mural on right side of building

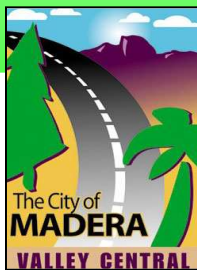


NEIGHBORHOOD REVITALIZATION

The City Council created the Neighborhood Revitalization Department in 2003 to help stabilize older neighborhoods and improve property maintenance standards throughout the City. Today that decision has been rewarded through increased citizen involvement in revitalization activities.

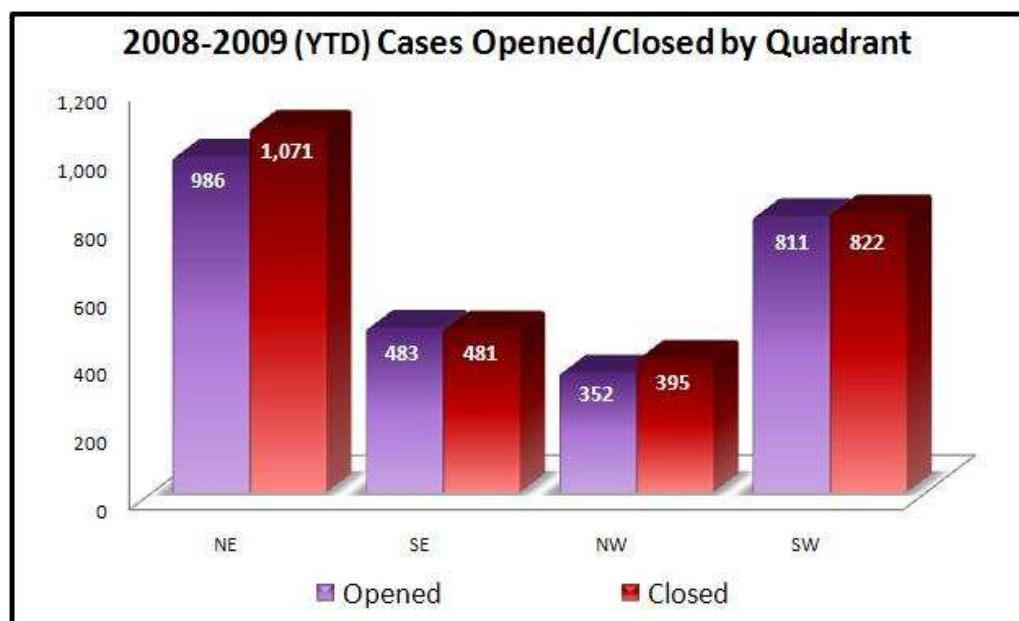
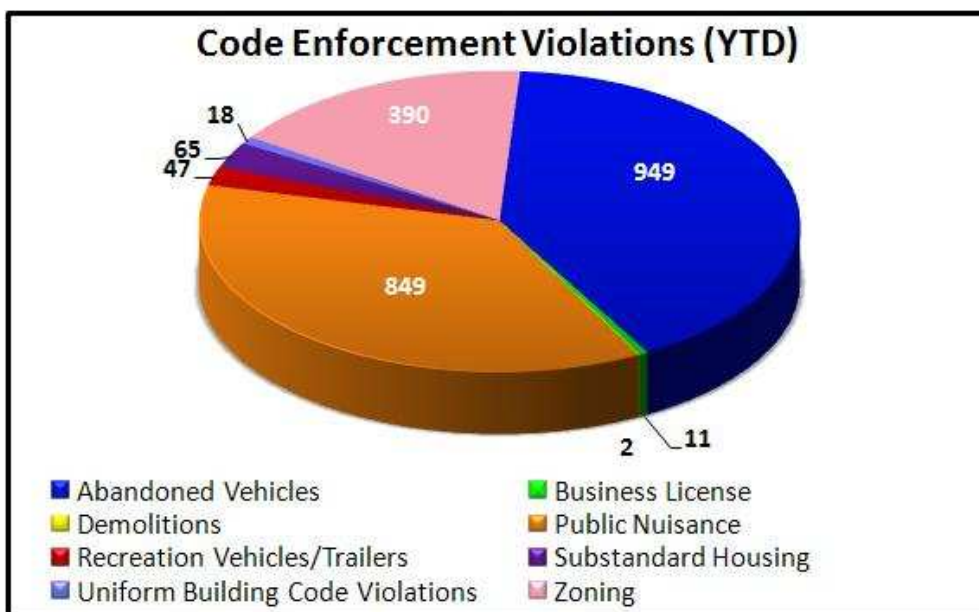
The revitalization effort receives funding from multiple sources as illustrated below.

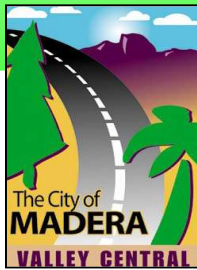




NEIGHBORHOOD REVITALIZATION

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



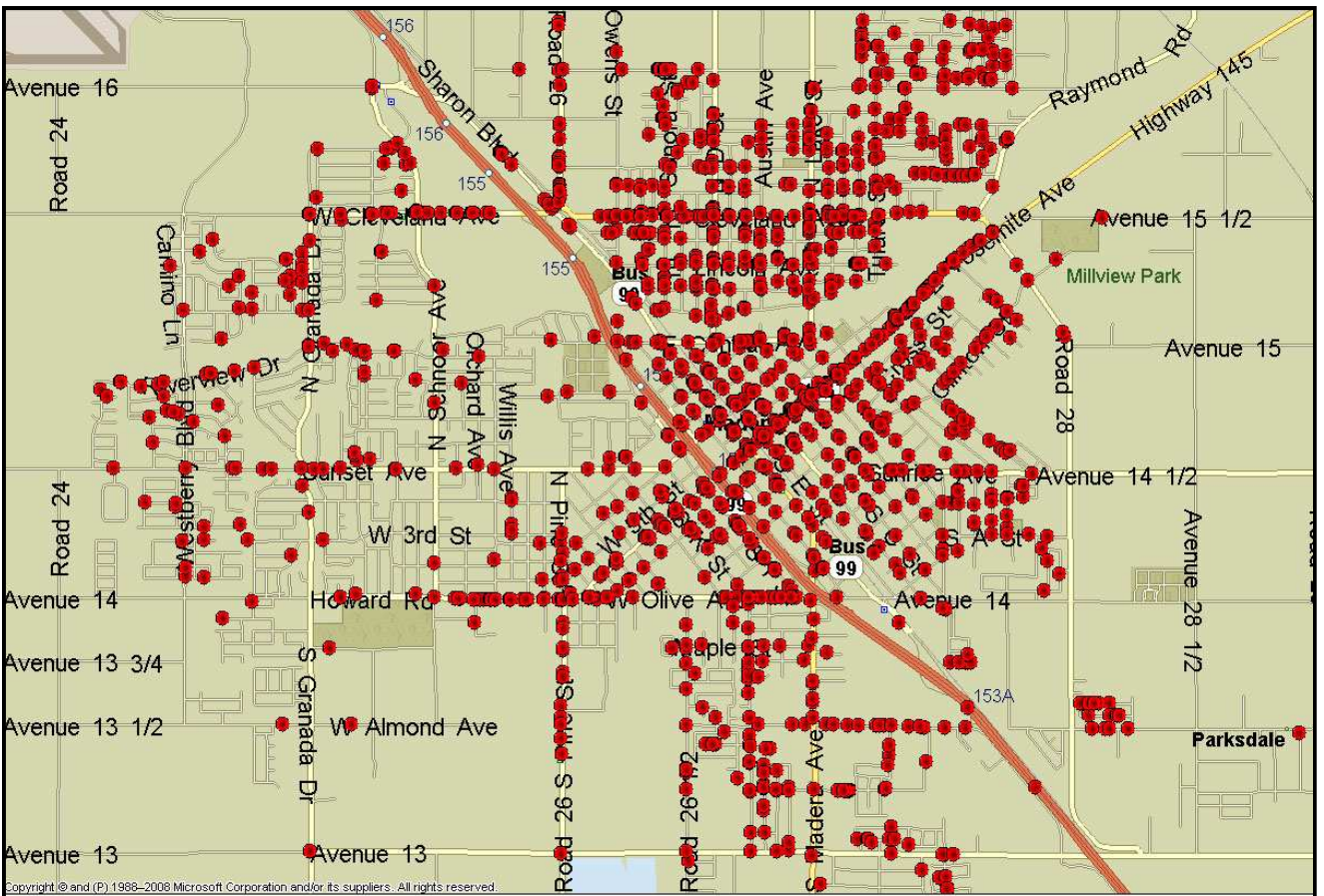
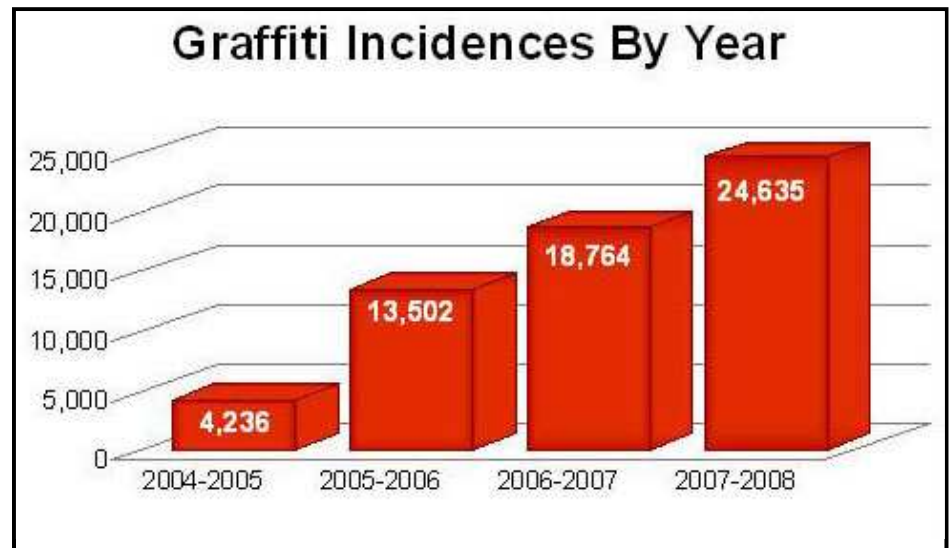


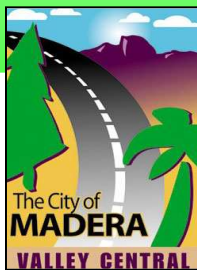
NEIGHBORHOOD REVITALIZATION

Graffiti Abatement

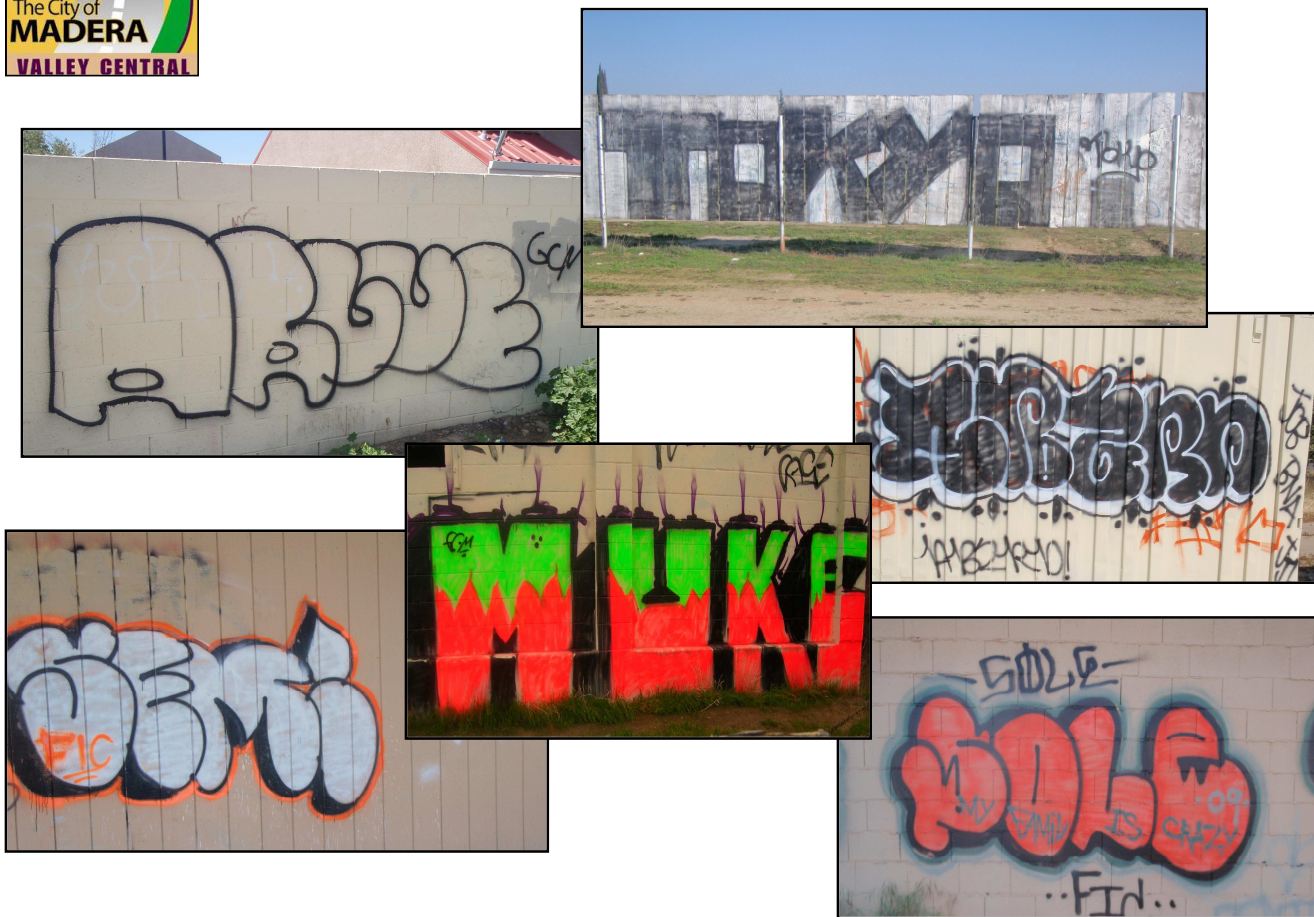
Graffiti continues to generate a strong reaction among local residents. Unfortunately, the problem is getting worse as evidenced in the following illustrations and photos.

Through April 2009, there have been 18,252 incidences of graffiti removed.





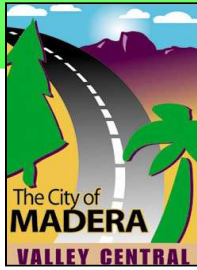
NEIGHBORHOOD REVITALIZATION



It is obvious that simply painting over graffiti will not solve the problem. A comprehensive approach is required. The following elements should be included:

1. Abatement (paint over it)





NEIGHBORHOOD REVITALIZATION

2. Education



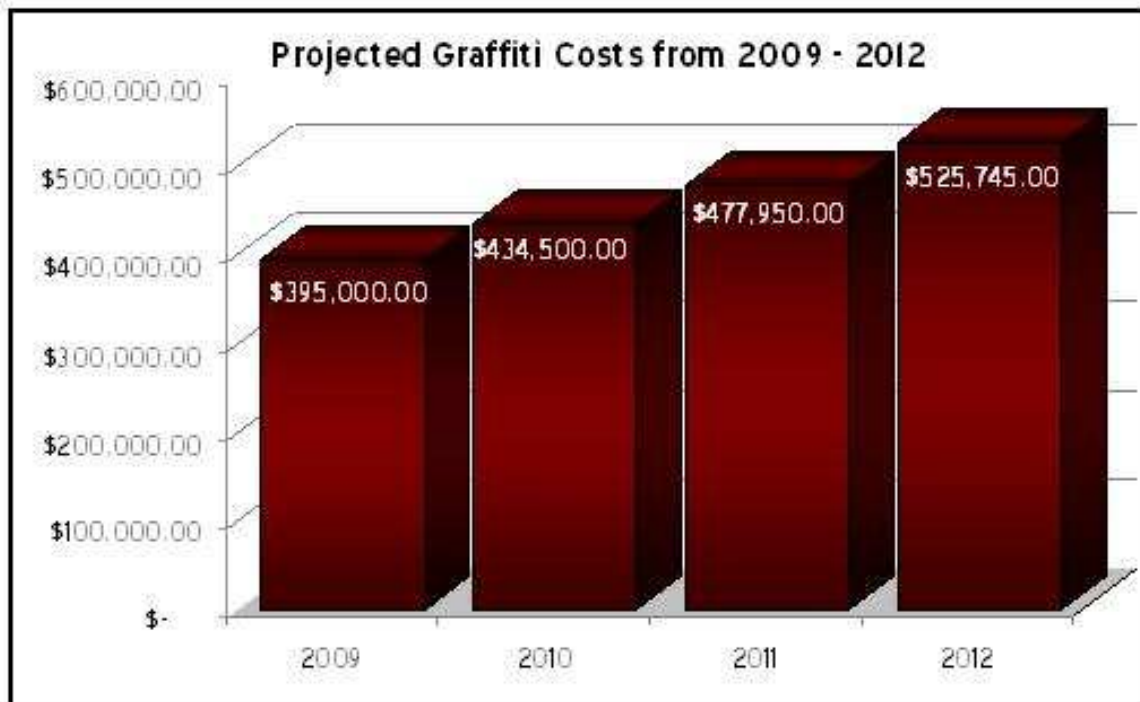
Presentation at John Adams Elementary School

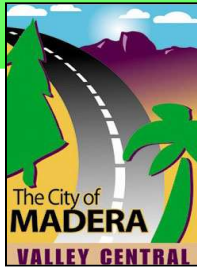
3. Arrest

4. Prosecution

5. Punishment

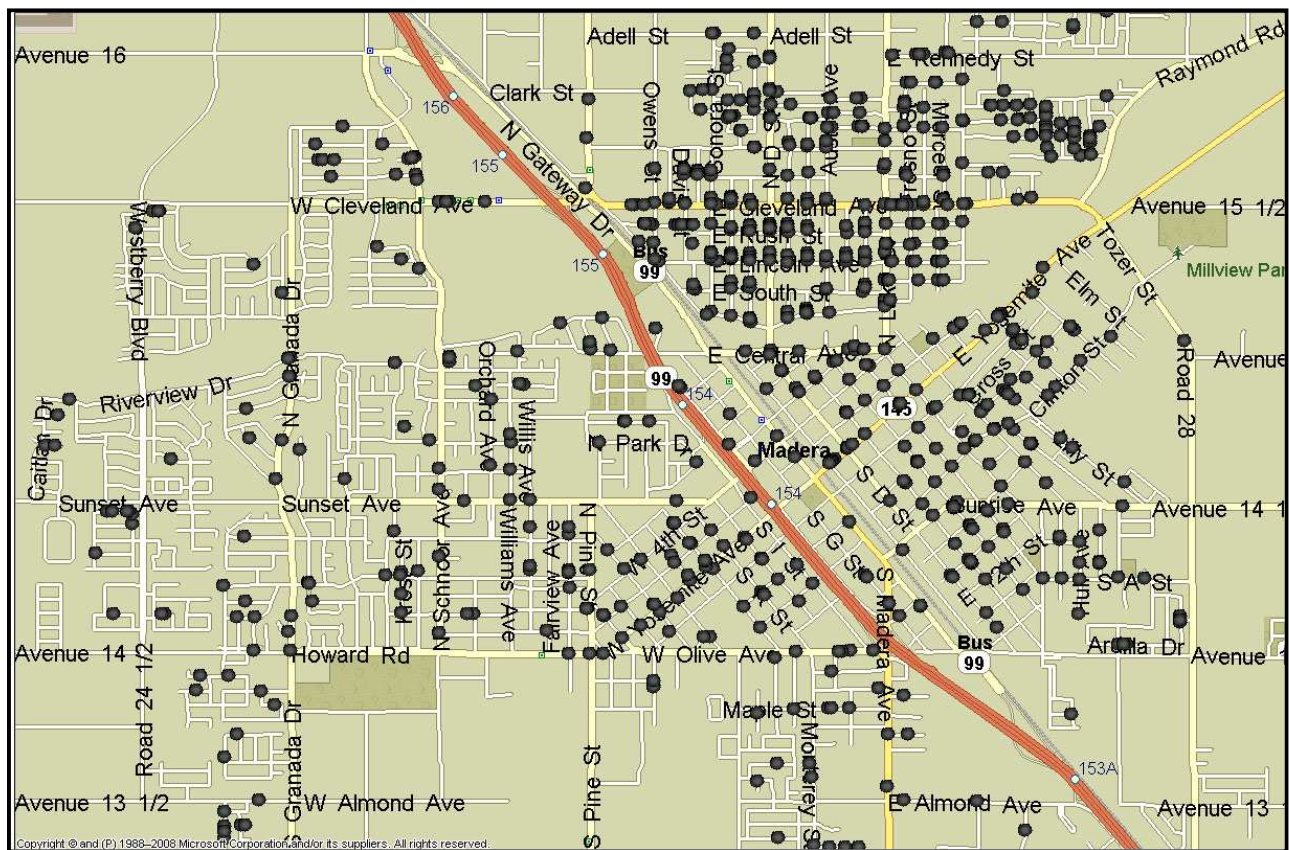
Absent the development of a comprehensive program, graffiti abatement will consume a greater portion of CDBG, General Fund and Redevelopment revenues. Given historical patterns, the following is a projection of future graffiti abatement expenditures.

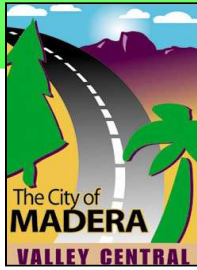




NEIGHBORHOOD REVITALIZATION

Public Nuisance Violations - Generally, public nuisances include the accumulation of junk, animals, noise, dangerous buildings, unsanitary conditions and encroachments on the public right-of-way. Most of our complaints relate to poor property maintenance standards which have a negative impact on adjacent property values. Public nuisance violations by region during 2008/2009 are illustrated below.

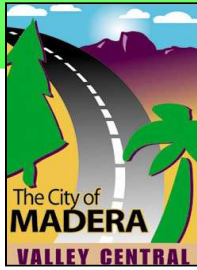




NEIGHBORHOOD REVITALIZATION

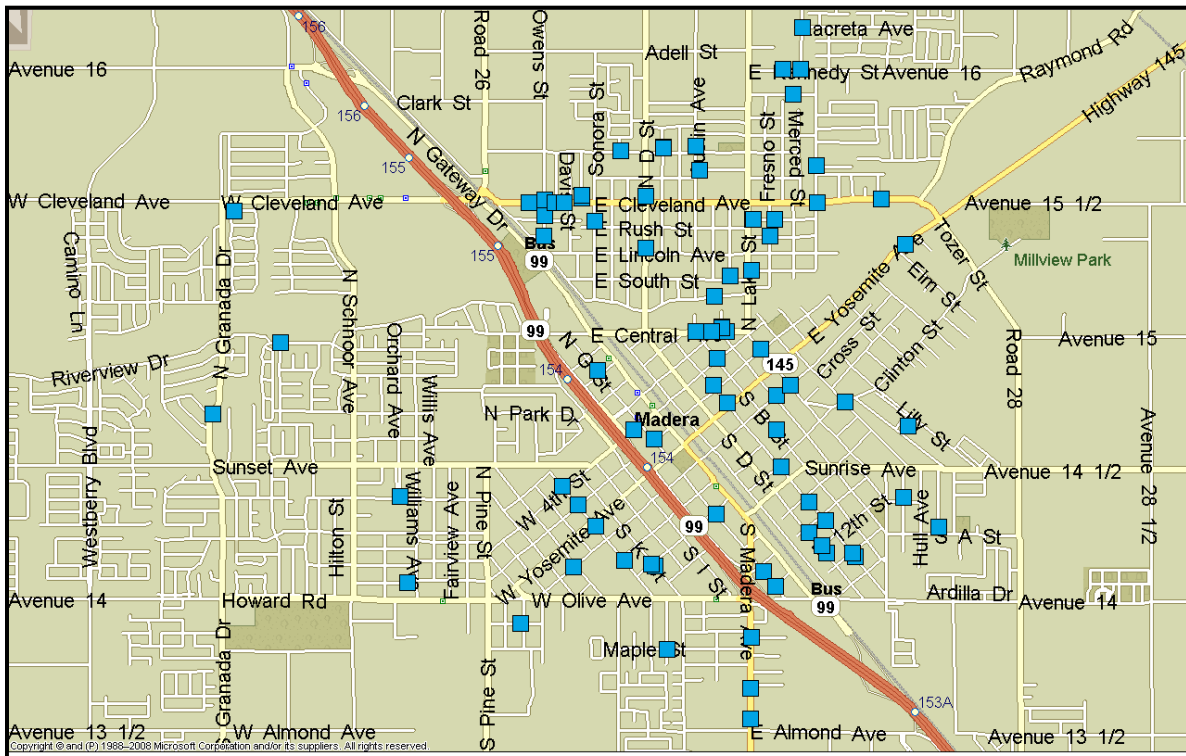
The following photos typify the types of public nuisance cases occurring throughout the City.





NEIGHBORHOOD REVITALIZATION

Substandard Housing Violations - A pin map illustrating substandard housing violations in the 2008/2009 fiscal year follows.



Emergency Abatement Program – The Agency funds the abatement of properties in situations where the owners cannot be located or refuse to cooperate.

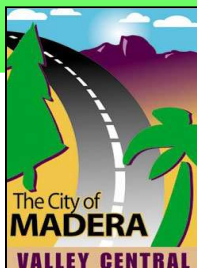


1321 Carrey Avenue



820-824 Sonora Street



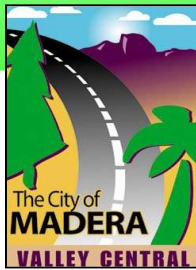


NEIGHBORHOOD REVITALIZATION

Waste Tires - Through \$165,547.00 in funding from the **California Integrated Waste Management Board**, a number of programs have been initiated including the following:

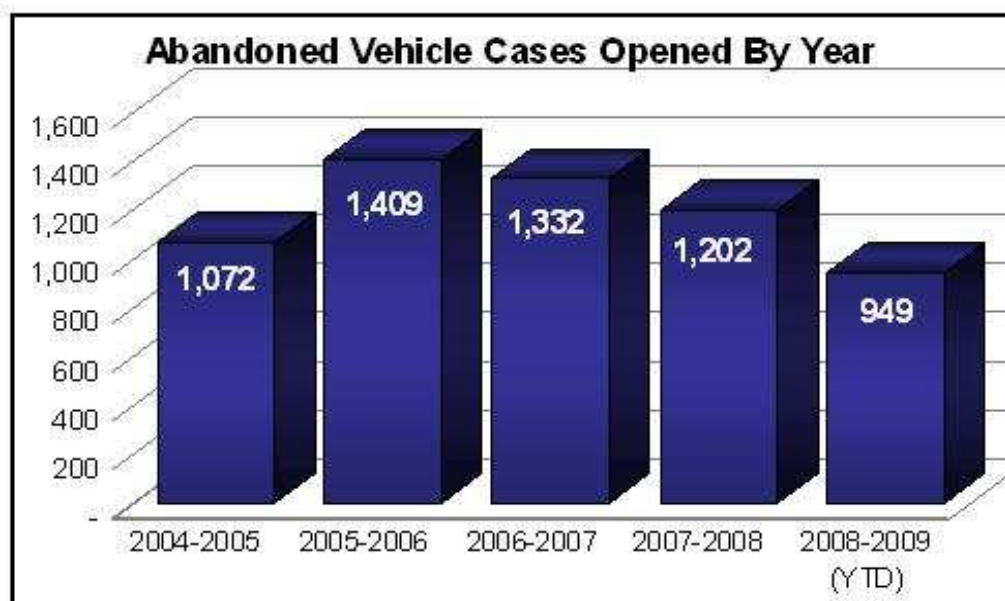
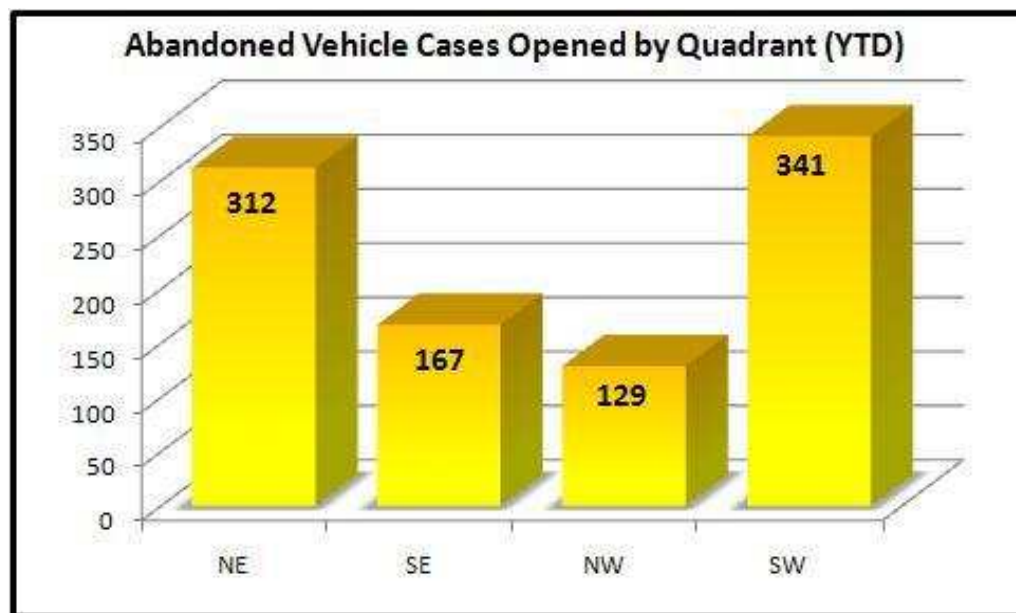
- Monitoring tire generators
- Tire Amnesty Events (15,610 tires collected)
- Targeted Neighborhood Clean-up Events (2,743 tires collected)
- Alley and Vacant Lot Clean-up (777 tires collected)

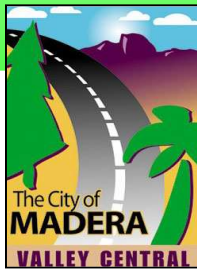




NEIGHBORHOOD REVITALIZATION

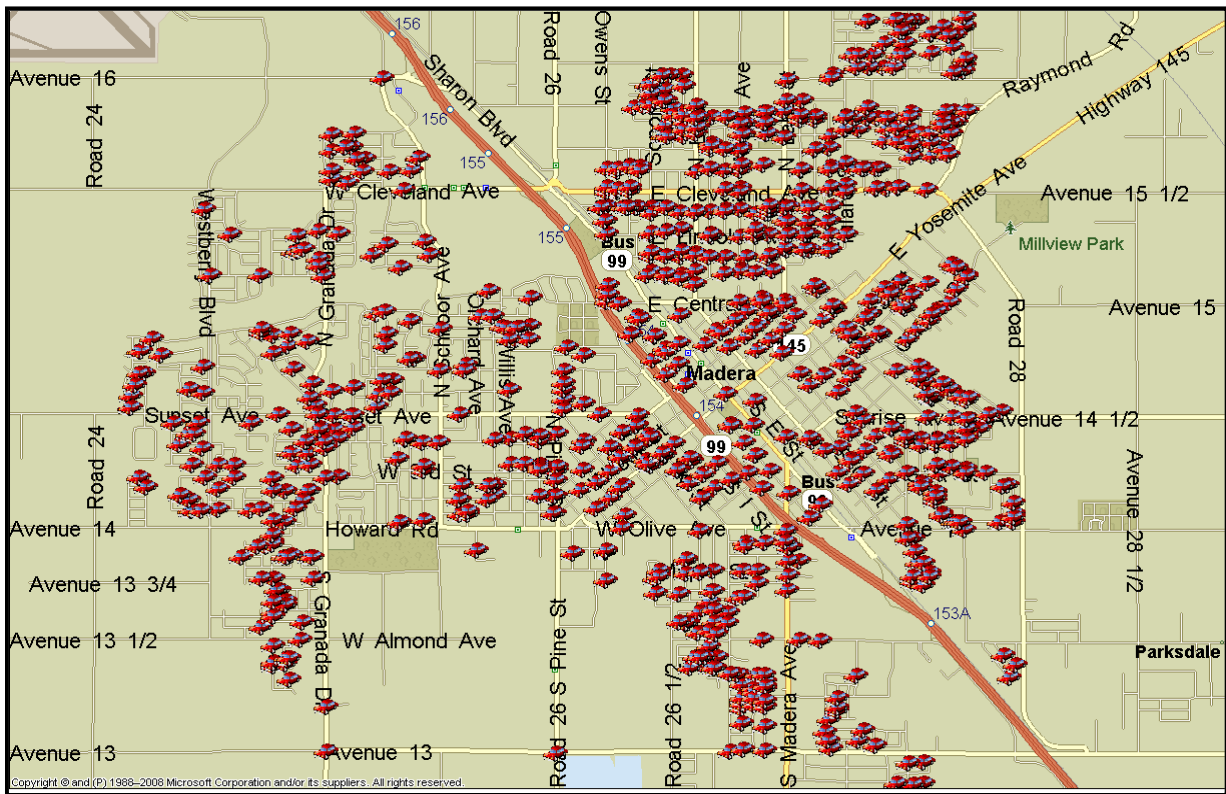
Abandoned Vehicles –The program is primarily funded through a locally established **Abandoned Vehicle Authority**.

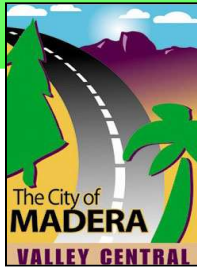




NEIGHBORHOOD REVITALIZATION

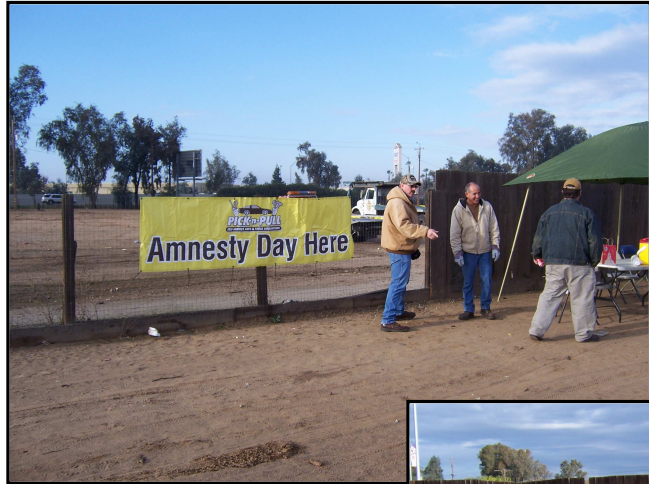
A pin map illustrating the location of abandoned vehicles throughout the City in the 2008/2009 fiscal year follows.

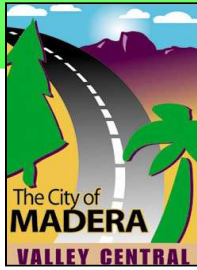




NEIGHBORHOOD REVITALIZATION

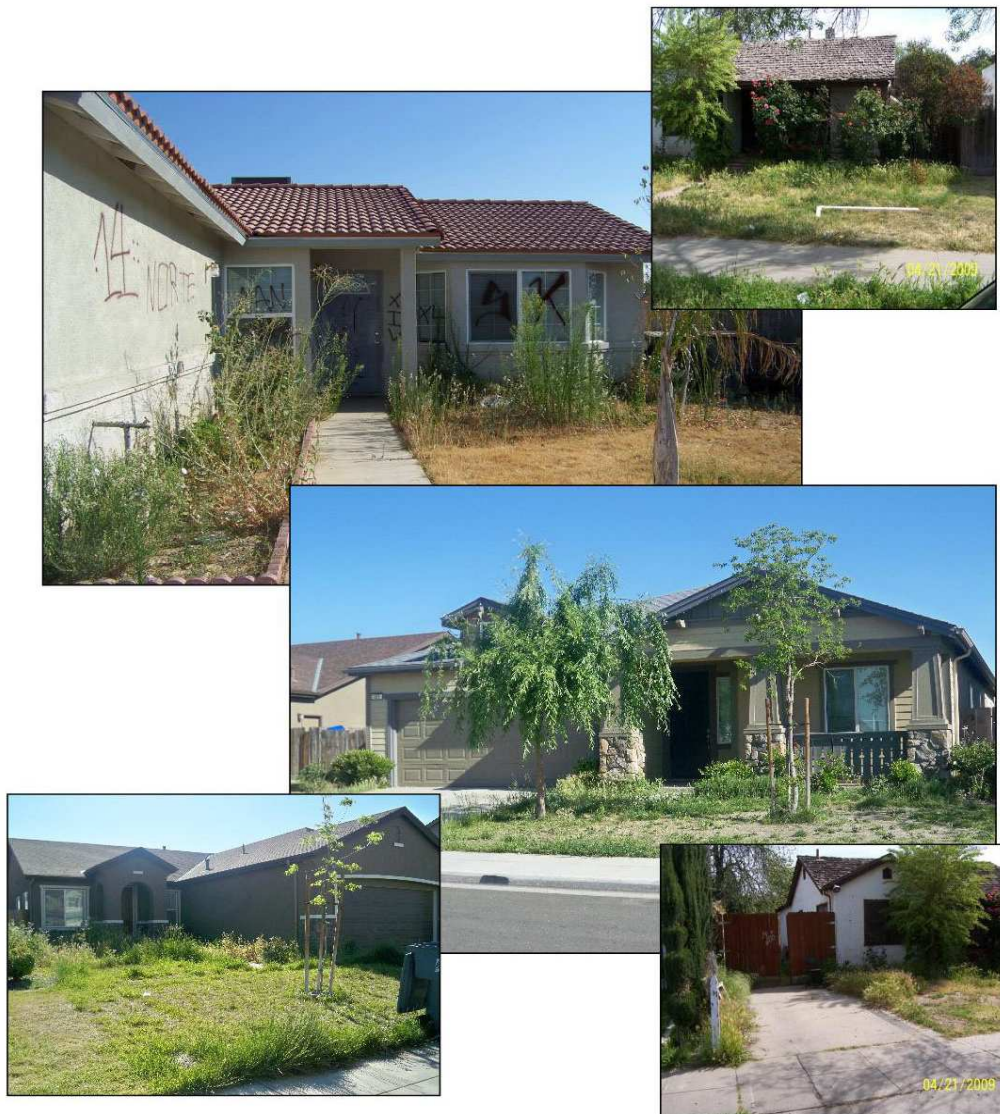
On December 13, 2008, we held the department's first Abandoned Vehicle Amnesty Day in which 37 vehicles were collected.

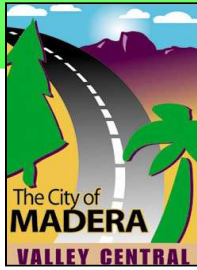




Foreclosure Ordinance

The increase in the number of foreclosed houses throughout the City has resulted in homes that are left empty for long periods of time. Some of these homes are left in a condition that is in violation of multiple building, sanitation and public nuisance codes. In an effort to increase owner accountability and because of the difficulty of tracking the responsible party, the City passed an ordinance to address these issues. The ordinance requires all property owners of foreclosed homes to be registered with the City. This new registration process will give City departments the means of contacting those responsible for the upkeep and maintenance of these properties and the tools needed to ensure the property is secured and maintained.





NEIGHBORHOOD REVITALIZATION

Neighborhood Meetings/Projects

Attempts are made to organize and educate residents regarding acceptable property maintenance standards. On February 28, 2009, over 130 residents removed more than 10 tons of debris from alleys in the Hughes neighborhood.



Budget Report 2009-2010





INTRODUCTION

In planning and carrying out all of our redevelopment projects, our underlying goal is to initiate and implement activities that create reasons for people to take pride in our community and improve property values. We accomplish this by building affordable housing, revitalizing our older neighborhoods, improving community infrastructure and creating jobs. We reinvest **all of our money** back into the neighborhoods in which the taxes were generated.

Key to developing our program is our ongoing efforts to connect with the residents of our City. We go into the neighborhoods and meet with residents and talk to business owners to find out what matters most and how we can better meet their needs.

Most of our programs and projects require the formation of strong partnerships with builders, realtors, developers, residents and other City departments. It is only through the development of these partnerships that we can assure the success of our programs. These partnerships have resulted in the construction and rehabilitation of 396 affordable units, the development of the Crossroads Shopping Center, new manufacturing jobs, improvements to the infrastructure serving older neighborhoods, and a youth center currently being constructed. Ultimately, these partnerships will result in a \$100 million courthouse to serve the residents of Madera County.

The 2009/2010 Budget Report takes into account the economic environment in which we will be operating. No projects have been eliminated and new projects have been initiated; however, the timing for construction and implementation will be continually evaluated. The key variables that we will monitor are the impact of reassessments on property values and the level of new construction activity within the Project Area. These will impact our ability to bond in 2011/2012 as well as the timing for certain projects for the coming fiscal year.

NON-HOUSING BOND PROCEEDS – FUND 60500

Beginning Balance 7/1/09 ¹	\$11,021,195.00
Revenues	
Interest Income	80,000.00
Others	12,700.00
Inter-fund Transfer funds held by Bond Trustee	9,977,895.00
Less Agency Administrative Costs	(413,020.00)
Less City Administrative Costs	(114,832.00)
Less Capital Outlay	(18,000.00)
Less Adjustment for Bldg. Maintenance	(1,200.00)
TOTAL FUNDS AVAILABLE PROJECTS	10,566,843.00
TOTAL PROJECT COSTS	(9,432,043.00)
ESTIMATED ENDING BALANCE AS OF 6/30/10	\$1,134,800.00

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

ECONOMIC DEVELOPMENT**COURTHOUSE RELOCATION PROJECT**

Description – The Agency has contracted with the Administrative Office of the Courts (AOC) to coordinate acquisition, environmental remediation and demolition activities for the relocation of the courthouse. The activities must be completed and a clean site delivered by December 1, 2010 at which point the Agency will be reimbursed for \$2.9 million of the projects costs. Additionally, through an agreement with Madera County, the Agency has agreed to participate in the construction of a 250-300 space parking facility.

Vision 2025 Linkage

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

Recommended Funding***2008/2009 Funding***

- Property Acquisition - \$1,200,000
- Relocation, Engineering, Environmental Consultants - \$281,380

2009/2010 Funding

- Acquisition - \$695,000
- Demolition - \$450,000
- Relocation - \$250,000
- Canal Relocation - \$350,000

AIRPORT INFRASTRUCTURE ANALYSIS

Description – Blair, Church and Flynn are in the final stages of an analysis to evaluate sewer, water, storm drainage and traffic circulation needs in the area including and immediately adjacent to the Airport Business Park.

Vision 2025 Linkage

Strategy 115 – Economic Resource Provision: Ensure sufficient economic resources to provide adequate City services and prepare for future growth.

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

Recommended Funding

2008/2009 Funding

- Engineering/Design - \$89,500

2009/2010 Funding

- No new funding is anticipated

SOUTHWEST INDUSTRIAL AREA INFRASTRUCTURE ANALYSIS

Description – The Agency will fund an analysis of the infrastructure needs on certain parcels in the southwest industrial area as illustrated below.

The analysis will include sewer, water, storm drainage, and traffic circulation improvements. The project is being proposed as a result of a request from the Greater Madera County Industrial Association and the intent is to proactively conduct advanced planning studies to be better prepared when funding opportunities become available.

Vision 2025 Linkage

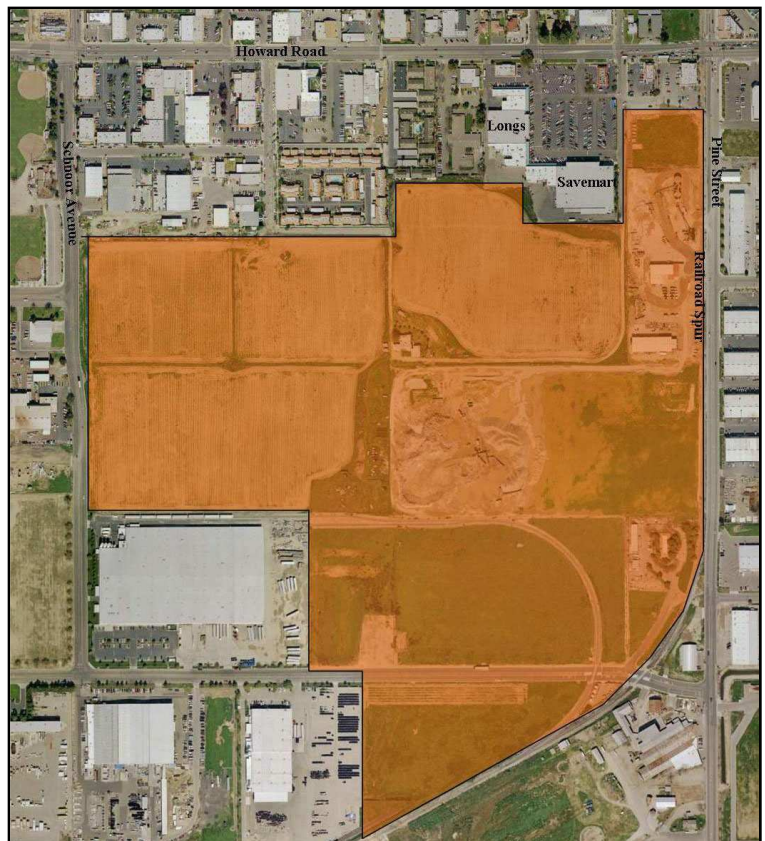
Strategy 115 – Economic Resource Provision: Ensure sufficient economic resources to provide adequate City services and prepare for future growth.

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

Recommended Funding

2009/2010 Funding

- Design/Engineering - \$100,000



INDUSTRIAL DEVELOPMENT INFRASTRUCTURE MATCHING GRANT PROGRAM

Description – At the request of the Greater Madera County Industrial Association, the Agency will develop a program to work with property owners to construct infrastructure improvements on industrial zoned property within the Project Area.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Design/Engineering/Construction - Unknown

FAÇADE RENOVATION PROGRAM

Description – The Agency provides matching funds to property owners for exterior building improvements.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Construction - \$275,000

COMMUNITY INFRASTRUCTURE

LAKE/ADELL IMPROVEMENT PROJECT

Description – The areas immediately adjacent to Monroe Elementary School are characterized by the absence of curb, gutter, sidewalks and streetlights. Environmental studies required by Caltrans have delayed the project for over eighteen (18) months. Construction should begin in July 2009.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Construction - \$2,300,000

2009/2010 Funding

- No new funding is anticipated.

JOHN WELLS COMMUNITY CENTER

Description – The City of Madera awarded the bid on April 16, 2008.

Vision 2025 Linkage

Strategy 336 – Youth Center: Expand youth center facilities throughout the City. Facilitate cooperation between City and school district, churches and service organizations.

Recommended Funding

2008/2009 Funding

- Construction - \$4,213,160

2009/2010 Funding

- No new funding is required.

ELLIS OVERCROSSING PROJECT

Description – The project will facilitate development in the northeast quadrant of the City.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Reimbursement Agreement with City - \$400,000

2009/2010 Funding

- No additional funding.

OLIVE STORM DRAINAGE PROJECT

Description – The City of Madera is coordinating the design and construction of the project.

Vision 2025 Linkage

While the development 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

2008/2009 Funding

- Construction - \$350,000

2009/2010 Funding

- No additional funding.

RDA BUILDING

Description – The Agency has contracted with TRIAD Architecture and Planning to design interior/exterior improvements at the former Bank of America/EDD building located at the southwest corner of Yosemite Avenue and A Street.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Land acquisition - \$1,415,000
- Design/Engineering - \$25,510

2009/2010 Funding

- Construction - \$1,600,000

SONORA/GREEN WAY/COLUMBIA/SIERRA/D STREET IMPROVEMENT PROJECT

Description – The Agency has contracted with Precision Engineering, Inc. to design sidewalks, driveway approaches and streetlights.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Design/Engineering - \$45,864

2009/2010 Funding

- Construction - \$575,000

AVENUE 16 CANAL PIPELINE AND LINEAR PARK PROJECT

Description – Blair, Church and Flynn is designing a linear park to be constructed on Avenue 16 from Starbucks to Granada and on Granada from Avenue 16 to Foxglove. The linear park is a joint project between the Agency, DMP Development and Horizon Enterprises.

Vision 2025 Linkage

Action 121.8 – Promote and encourage walking within the City.

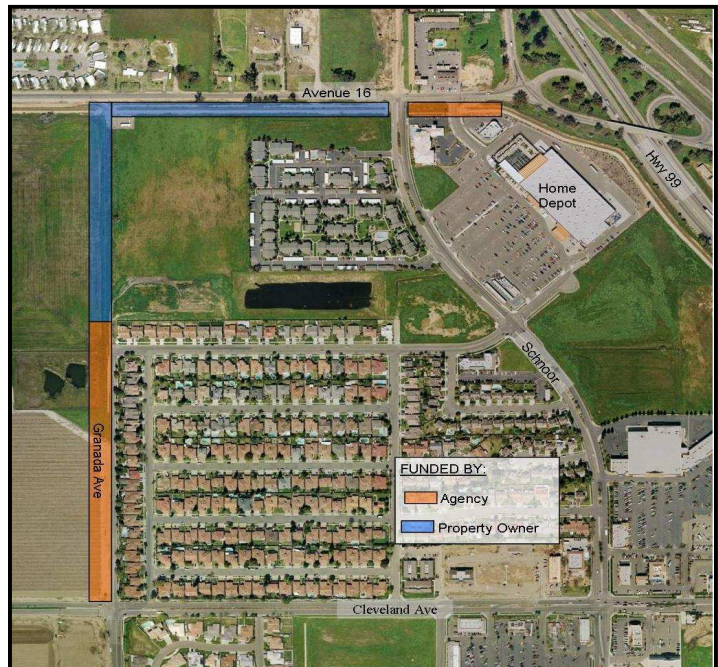
Recommended Funding

2008/2009 Funding

- Design and Construction - \$343,086

2009/2010 Funding

- Construction (Phase II) - \$275,000



YOSEMITE/ELM SIGNALIZATION PROJECT

Description – A traffic signal will be constructed at Yosemite Avenue and Elm Street. Given that the project is located on a state highway, the Agency will not be eligible for reimbursement from future development.

Vision 2025 Linkage

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

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

Recommended Funding

2009/2010 Funding

- Construction - \$375,000

ADELL IMPROVEMENT PROJECT

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

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Design/Engineering - \$128,120

HANDICAPPED RAMP IMPROVEMENT PROGRAM

Description – In an effort to improve accessibility in areas characterized by high levels of pedestrian activity, the Agency will contract with the Public Works Department to construct handicapped ramps at multiple locations in the Project Area.

Vision 2025 Linkage

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

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

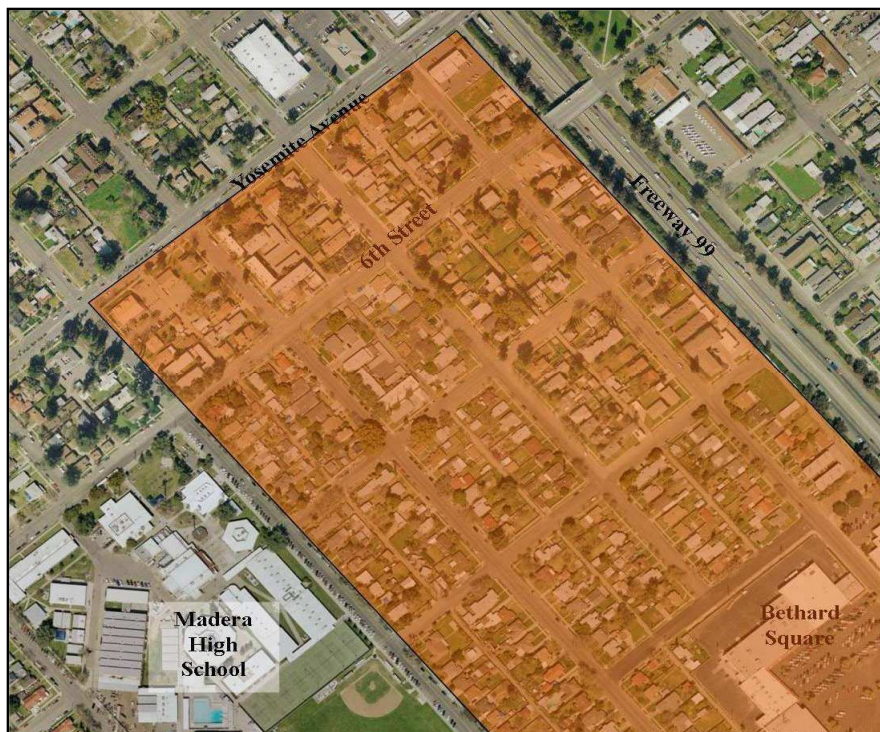
Strategy 132 – Neighborhood Connectivity: Connect Madera’s neighborhoods through streets, trails and walkways that promote community interaction.

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

Recommended Funding

2009/2010 Funding

- Construction - \$150,000



NON-HOUSING TAX INCREMENT FUND 40300

Beginning Balance (7/1/09)	\$0.00
Revenue	
Interest Income	15,000.00
Property Sales	725,274.00
Less Administrative Costs	(6,700.00)
Less Capital Outlay	(15,000.00)
TOTAL FUNDS AVAILABLE FOR PROJECTS	718,574.00
TOTAL PROJECT COSTS	(3,655,376.00)
TRANSFER FROM DEBT FUND 80400	2,936,802.00
ENDING BALANCE AS OF 6/30/10	\$0.00

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

NEIGHBORHOOD REVITALIZATION

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

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

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

Vision 2025 Linkage

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

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

Recommended Funding

2009/2010 Funding

- Budget - \$386,000

E/D STREET COMMERCIAL PROJECT

Description – The Agency has initiated certain pre-acquisition activities in an attempt to assemble a 7.2± acre parcel between E and D Streets and 7th and 9th Streets. Due to uncertainties in the economy, several of the acquisitions will be postponed indefinitely.

Vision 2025 Linkage

Strategy 115 – Economic Resource Provision: Ensure sufficient economic resources to provide adequate City services and prepare for future growth.

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

Action 115.2 – As a component of the General Plan Update, increase retail outlets and promote “Shop Madera”, and include additional downtown parking.

Recommended Funding

2008/2009 Funding

- Pre-acquisition Activities - \$51,000

2009/2010 Funding

- Tribune/Evans Acquisition - \$1,700,500
- Relocation - \$250,000
- Canal Relocation - \$350,000

FIFTH/B COMMERCIAL PROJECT

Description – The Agency has initiated certain pre-acquisition activities for property at the southeast corner of Fifth and B Streets. Due to uncertainties in the economy, the acquisitions will be postponed indefinitely.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Pre-acquisition Activities - \$1,000

2009/2010 Funding

- No new funding is anticipated

YOSEMITE AVENUE PAVILION

Description – The Agency is working with Ironhorse Development to assemble property for a 40,000± sf retail/commercial center on Yosemite Avenue between Elm and Fig streets.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Property Acquisition - \$603,121

2009/2010 Funding

- Demolition - \$125,000

ELLIS SEWER INTERCEPTOR

Description – The Agency has approved funding participation and a reimbursement agreement with the City of Madera. The project will facilitate development in the northeast quadrant of the City.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Reimbursement Agreement with City - \$335,000 (balance - \$62,090)

2009/2010 Funding

- No additional funding

ACQUISITIONS

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

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Acquisition - \$600,000

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

2008/2009 Funding

- \$85,000.00

2009/2010 Funding

- \$25,000

OPERATION CIVIC PRIDE

Description - The Agency provides matching funds to support non-profit groups, neighborhood associations and other community organizations to participate in landscape or beautification projects. Funding is matched by volunteer efforts. The Agency contracts with the Madera District Chamber of Commerce for marketing and administrative activities.

Vision 2025 Linkage

Action 303.3 – Strengthen neighborhood associations.

Recommended Funding

2009/2010 Funding

- Program - \$54,000
- Administration - \$6,000

STREET BANNER PROGRAM

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

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- \$50,000

SUSTAINABILITY GRANTS

Description – The Agency will fund a grant program designed to strengthen civic participation in sustainability efforts. Examples of sustainability efforts will include:

- Recycling
- Plant Conservation
- Pollution Control
- Water Conservation
- Energy Conservation

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

2009/2010 Funding

- Program - \$50,000
- Administration - \$5,000

AFFORDABLE HOUSING

LOW/MOD HOUSING TAX INCREMENT FUND 40200

Beginning Balance 7/1/09 (Tax Increment)	\$0.00
Revenues	
Interest Income	43,000.00
Other	6,000.00
Property Sales	400,000.00
Tax Increment (20%)	1,645,200.00
Tax Increment (greater than 20%)	344,897.00
Less Agency Administrative Costs	(126,278.00)
Less City Administrative Costs	(15,311.00)
Less Capital Outlay	(2,400.00)
Less Debt Service	(604,108.00)
TOTAL FUNDS AVAILABLE PROJECTS	1,691,000.00
TOTAL PROJECT COSTS	(1,691,000.00)
ENDING BALANCE AS OF 6/30/10	\$0.00

LOW/MOD HOUSING BOND PROCEEDS FUND 60600

Beginning Balance 7/1/09 (Bond Proceeds) ¹	\$2,093,679.00
Revenues	
Interest Income	80,000.00
Inter-fund Transfer funds held by Bond Trustee	2,076,568.00
Less Agency Administrative Costs	(265,724.00)
Less City Administrative Costs	(61,244.00)
Less Capital Outlay	(9,600.00)
TOTAL FUNDS AVAILABLE PROJECTS	1,837,111.00
TOTAL PROJECT COSTS	(1,970,000.00)
TRANSFER FROM DEBT FUND	132,889.00
ENDING BALANCE AS OF 6/30/10	\$0.00

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

SUGAR PINE VILLAGE SUBDIVISION

Description – The Agency is developing a 25-lot subdivision as a component of the Yosemite/Tozer mixed-use development.

Vision 2025 Linkage

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

Recommended Funding

2008/2009 Funding

- Design/Engineering – \$40,940
- Utility Design - \$19,420
- Construction - \$581,359

2009/2010 Funding

- No additional funding

CENTRAL/FRESNO RIVER RESIDENTIAL PROJECT

Description – The Agency has acquired twelve (12) of the eighteen (18) parcels required for the project.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Acquisitions - \$900,000
- Planning/Engineering - \$150,000

SIXTH/SEVENTH STREET RESIDENTIAL PROJECT

Description – The Agency has acquired six (6) of the seven (7) parcels needed to develop the project. The final parcel is being foreclosed upon.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Acquisitions - \$165,000
- Planning/Engineering - \$125,000

INFILL PROJECTS

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

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Budget - \$650,000

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

2008/2009 Funding

- Budget - \$375,000

2009/2010 Funding

- No additional funding

OWENS/CLARK IMPROVEMENT PROJECT

Description – The Agency intends to construct street, curb, gutter, streetlight, sewer and water improvements on Owens from Sherwood to Clark, and on Clark from Owens to Country Club Drive. The City Engineering Department is designing the project. The infrastructure improvements will be constructed in conjunction with the Arborpoint Multifamily Project. Per H&S Code Section 33334.2(E)(2), housing funds can be spent on street improvements linked to a housing project.

Vision 2025 Linkage

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

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

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

Recommended Funding

2009/2010 Funding

- Construction - \$350,000

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

2008/2009 Funding

- Budget - \$150,000

2009/2010 Funding

- Budget - \$150,000

FIRST-TIME HOMEBUYER PROGRAM

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

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Budget - \$10,000

EXTERIOR HOME IMPROVEMENT GRANT

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

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

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Budget - \$300,000

TARGETED SINGLE-FAMILY REHABILITATION PROGRAM

Description – The Agency has initiated a targeted single-family rehabilitation program focusing on Central Madera. In that many of the homes were constructed in the early 1900’s (or earlier), the projects have been more complex and costly than originally anticipated.

Vision 2025 Linkage

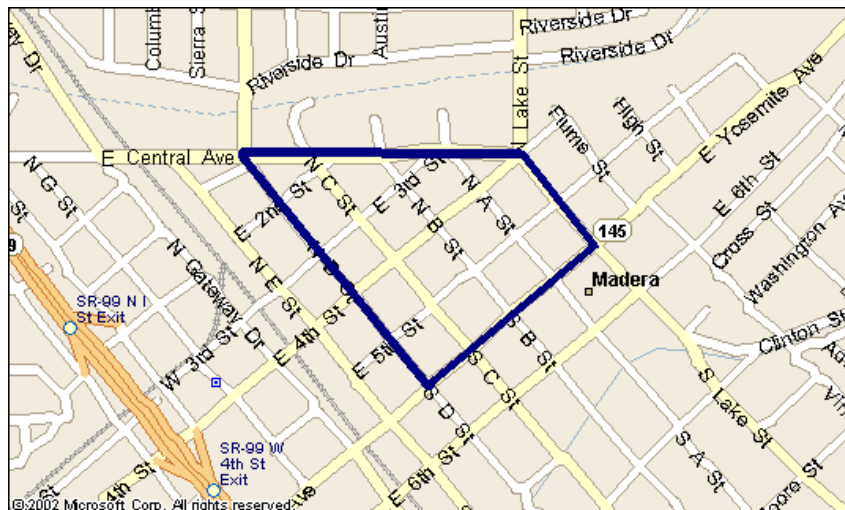
Action 101.8 – Promote and encourage development and redevelopment of low and moderate cost housing.

Strategy 133 – Historic Sites Preservation: Preserve historic structures and sites.

Recommended Funding

2009/2010 Funding

- Budget - \$350,000



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.

MULTI-FAMILY REHABILITATION PROGRAM

Description – By previous action, the Agency successfully applied for \$1.5 million in HELP funds to rehabilitate older apartment units. A total of 174 units have been rehabilitated, creating 139 affordable units.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Budget - \$500,000

INFILL HOUSING BUILDING PLANS

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

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Design - \$45,000

TAX CREDIT ADVANTAGE PROGRAM

Description –Federal law currently allows first-time homebuyers to receive a tax credit equal to the lesser of \$8,000 or ten percent (10%) of the sales price when they purchase a home in 2009. In an effort to assist first-time homebuyers and to reduce the number of foreclosures, the Agency will fund, and the City will administer, a program to offer short-term loans equal to the tax credit. Affordability covenants will be required.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

- Budget - \$160,000

YOUTH BUILD

Description –There have been preliminary discussions with the Housing Authority and Workforce Investment Board regarding Agency participation in the Youth Build program. The specific nature of the participation has not yet been identified.

Vision 2025 Linkage

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

Recommended Funding

2009/2010 Funding

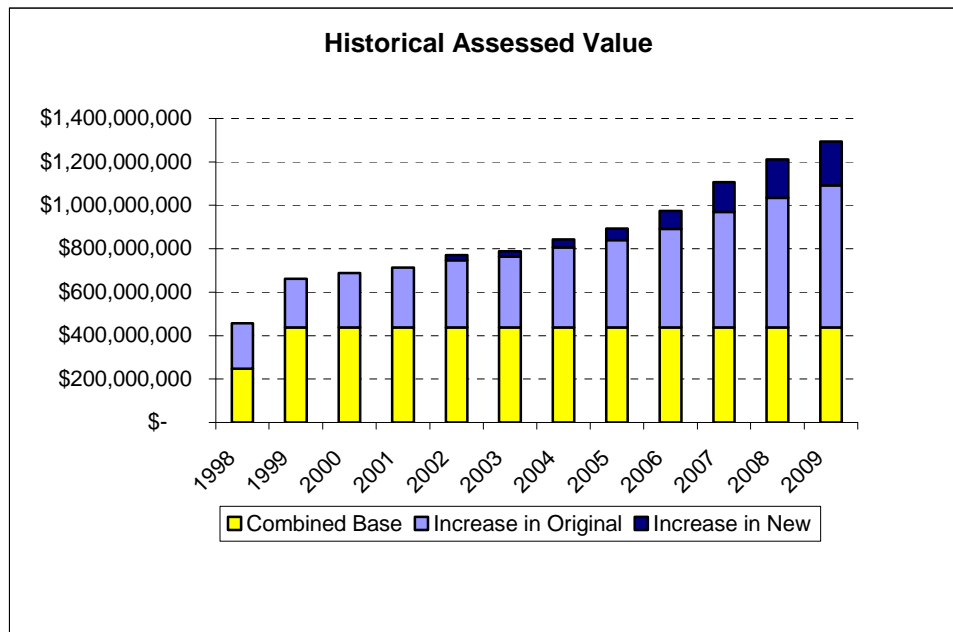
- Budget – Currently unknown

DEBT SERVICE FUND 80400

2009/2010 Financial Summary

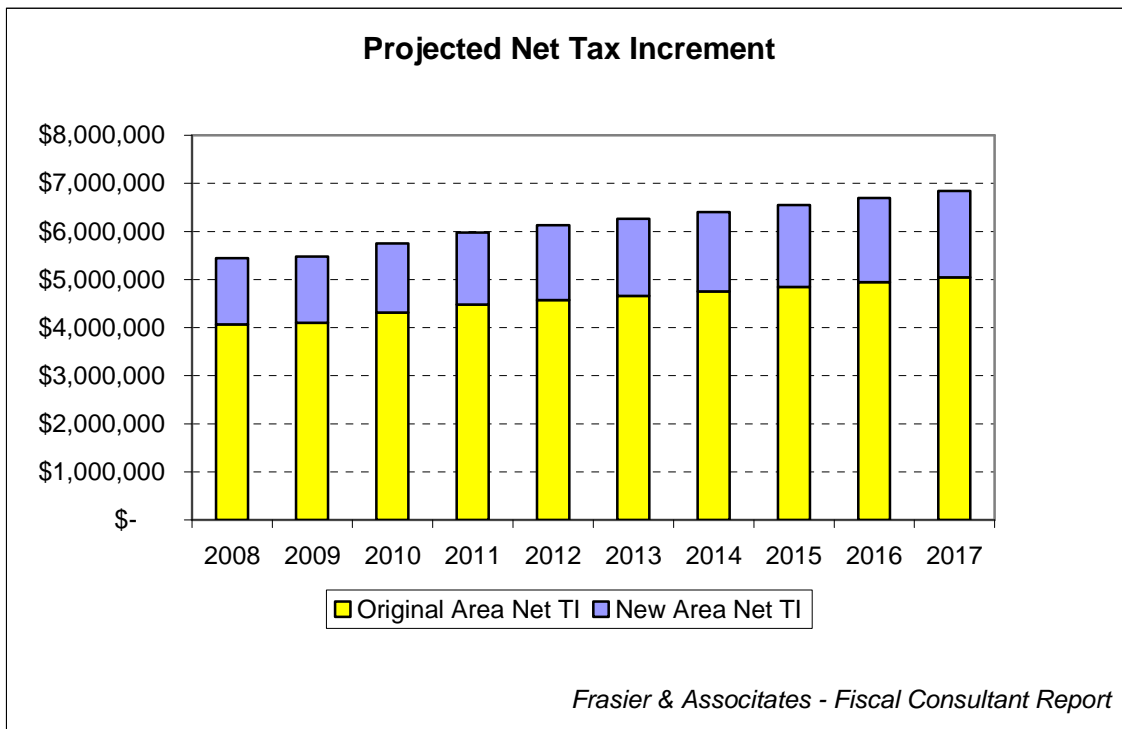
Beginning Balance (7/1/09)	\$9,073,060.00
Revenues	
Interest Income	250,000.00
Tax Increment	6,580,800.00
City Reimbursement	1,276,000.00
Less Administrative Costs	(12,000.00)
Less County Administrative Costs	(180,000.00)
Less Pass-Thru Agreements	(2,321,000.00)
Less Debt Service	(2,958,901.00)
TOTAL FUNDS AVAILABLE	11,707,959.00
TRANSFER TO OTHER FUNDS	(3,414,588.00)
ENDING BALANCE AS OF 6/30/10	\$8,293,371.00

The Debt Fund is capitalized through the annual generation of tax increment, less the required 20% housing set-aside and pass-through agreements. The Agency receives a portion of the property tax revenue derived from increase valuation in the Project Area between the base year and the current year. As illustrated below, the assessed value has increased from \$437 million to \$1.293 million. A recent history of the growth rate in assessed value is illustrated below:



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

Projected tax increment growth from 2009 to 2015 is illustrated below.



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

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

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

AGGREGATE DEBT SERVICE

Madera RDA (Tax-Exempt)
Tax Allocation Bonds

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

Financial Summary



<p style="text-align: center;">MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2008-09 Projected Year End - 2009-10 Proposed Budget</p>
--

<i>Fund 40200: Low/Mod Housing Tax Increment</i>		<i>2008-09</i>	<i>2008-09</i>	<i>2009-10</i>
<i>Housing - Tax Increment</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
<i>ADMINISTRATION</i>		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
	Salaries	\$ 38,704	\$ 38,704	\$ 38,869
2001-3001	Gas and Electric Utilities	800	800	800
2001-3002	Telephone and Fax Charges	500	500	500
2001-3003	Cellular Phone and Pager Charges	100	100	100
2001-3010	Advertising - Job Announcements	65	65	65
2001-3014	Professional Dues	400	400	400
2001-3015	Publications and Subscriptions	125	125	125
2001-3016	Office Supplies - Expendable	800	800	800
2001-3018	Postage / Other Mailing Charges	2,000	2,000	2,000
2001-3020	Mileage Reimbursement	336	336	336
2001-3040	Contracted Services	22,360	22,360	22,360
2001-3041	Audit Fees	288	288	288
2001-3043	Redevelopment Plan Consultants	44,666	44,666	
2001-3120	Other Supplies	280	280	280
2001-3130	Building Supplies, Keys and Repairs	1,520	1,520	1,520
2001-3260	Liability, Property Insurance	845	845	845
2001-3300	Conference / Training / Education	2,840	2,840	2,840
2001-3600	Maintenance Agreements	900	900	900
2001-3702	Intergovernmental Chrg-Prop Tax Admin	36,800	45,000	45,000
2001-5002	Other New Equipment	2,400	2,400	2,400
2001-7004	Interfund Charge - City Services	15,311	15,311	15,311
2000-6000	Interest Payment 1998 Bond	61,706	61,706	60,896
2000-6001	Principle Payment 1998 Bond	20,000	20,000	20,000
2002-6000	Interest Payment 2003 Bond	170,276	170,276	167,756
2002-6001	Principle Payment 2003 Bond	90,000	90,000	93,000
2003-3800	Multi-Family Rehab Program	250,000	-	-
2003-6000	Interest Expense 2008 Bond	145,395	145,395	197,456
2003-6001	Principle Payment 2008B Bond		-	65,000
	SUBTOTAL	909,417	667,617	739,847
2002-3069	Disposal Costs	8,250	8,250	8,250
2002-3802	Acquisition / Demolition	2,546,411	1,600,000	1,691,000
	SUBTOTAL	2,554,661	1,608,250	1,699,250
	TOTAL FUND 40200	\$ 3,464,078	\$ 2,275,867	\$ 2,439,097

<p style="text-align: center;">MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2008-09 Projected Year End - 2009-10 Proposed Budget</p>
--

<i>Fund 60600: Low/Mod Housing Bond Proceeds</i>		<i>2008-09</i>	<i>2008-09</i>	<i>2009-10</i>
<i>Housing - Bond Proceeds</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
<i>ADMINISTRATION</i>		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
	Salaries and Benefits	\$ 154,813	\$ 154,813	\$ 155,475
6001-3001	Gas and Electric Utilities	3,300	3,300	3,300
6001-3002	Telephone and Fax Charges	1,650	1,650	1,650
6001-3003	Cellular Phone and Pager Charges	275	275	275
6001-3010	Advertising - Job Announcements	286	286	286
6001-3011	Advertising - Bids and Legal Notices	2,750	2,750	2,750
6001-3014	Professional Dues	1,595	1,595	1,595
6001-3015	Publications and Subscriptions	1,760	1,760	1,760
6001-3016	Office Supplies - Expendable	3,200	3,200	3,200
6001-3018	Postage / Other Mailing Charges	4,800	4,800	4,800
6001-3020	Mileage Reimbursement	1,344	1,344	1,344
6001-3040	Contracted Services	41,451	41,451	65,000
6001-3041	Audit Fees	1,150	1,150	1,150
6001-3049	Bond Cost of Issuance Fees	169,089	169,089	-
6001-3120	Other Supplies	1,120	1,120	1,120
6001-3130	Building Supplies, Keys and Repairs	6,080	6,080	6,080
6001-3260	Liability, Property Insurance	3,439	3,439	3,439
6001-3300	Conference / Training / Education	8,500	8,500	8,500
6001-3600	Maintenance Agreements	4,000	4,000	4,000
6001-5002	Other New Equipment	9,600	9,600	9,600
6001-7000	Operating Transfer to Other Funds	3,830,911	3,830,911	-
6001-7004	Services from City	61,244	61,244	61,244
	<i>SUBTOTAL</i>	4,312,357	4,312,357	336,568
6002-3800	Single Family Rehab Program	500,000	310,000	350,000
6002-3802	Acquisition / Demolition	375,000	-	-
6002-3805	Arborpoint	-	375,000	-
New	Owens/Clark Improvement Project	-	-	350,000
6002-3810	Signs	200	200	-
6002-3812	First Time Home Buyer	10,000	10,000	10,000
New	Tax credit Advantage Program			160,000
New	Youth Build			150,000
6002-3818	Neighborhood Network Program	175,000	150,000	150,000
6002-3820	Multi-Family Projects	650,000		500,000
6004-3800	Ext Home Improvement Grants	337,195	225,000	300,000
6015-3803	Sugar-Pine Vill.Subdivision Imp Project	988,124	1,000,000	-
6016-3803	Riverside Villa Subdivision	208,000	208,000	-
	<i>SUBTOTAL</i>	3,243,519	2,278,200	1,970,000
	<i>TOTAL FUND 60600</i>	\$ 7,555,875	\$ 6,590,557	\$ 2,306,568

<p style="text-align: center;">MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2008-09 Projected Year End - 2009-10 Proposed Budget</p>
--

<i>CAPITAL PROJECT FUND - CONTINUED</i>		<i>2008-09</i>	<i>2008-09</i>	<i>2009-10</i>
<i>Non-Housing - Bond Proceeds</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
5014-3814	East Yosemite Widening Project	\$ 207,146	\$ 150,000	\$ 57,000
5016-3802	Courthouse Acquisition	3,043,050	1,200,000	2,281,380
5016-3814	Adelaide/Vineyard Improvement Project	11,040	11,040	
5020-3811	Golden State Blvd Imp Project	18,500	18,500	
5021-3814	No Gateway Landscape/Median Proj	6,113	6,113	
5023-3814	Ave 16 Canal Pipelining	350,000	350,000	275,000
5024-3814	Ellis street Overcrossing	400,000		400,000
5025-3814	Central Ave/2nd St & 3rd St		-	
New	Central District Street Imp Pro			150,000
5026-3814	Sonora/Green Way/D Street/Columbia/Sierra	563,356	60,000	575,000
5803-3061	Airport Study	57,993	57,993	
New	SouthWest Industrial Infrastructure Study			100,000
5810-3805	Downtown Streetscape Phase III	-	351	
5812-3805	Sixth & Gateway Streetscape	7,818	7,818	
5813-3805	North D Street Streetscape Proj	-	-	-
<i>SUBTOTAL</i>		17,518,139	12,283,598	9,432,043
<i>TOTAL FUND 60500</i>		\$ 43,517,749	\$ 38,283,208	\$ 9,977,895

<p style="text-align: center;">MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2008-09 Projected Year End - 2009-10 Proposed Budget</p>
--

<i>Fund 40300: NON-HOUSING TAX INCREMENT</i>		<i>2008-09</i>	<i>2008-09</i>	<i>2009-10</i>
<i>Housing - Tax Increment</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
<i>ADMINISTRATION</i>		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
3001-3040	Contracted Services	\$ 198,876	\$ 198,876	\$ 198,876
3001-3043	Redevelopment Plan Consultants	78,997	78,997	
3001-3130	Building Supplies Keys & Repairs			6,700
3001-5002	Other New Equipment	15,000	15,000	15,000
3002-3061	Planning Survey and Design	5,000	5,000	5,000
3002-3802	Acquisitions	3,180,500	1,200,000	2,875,500
3002-3818	Neighborhood Revitalization Programs	443,018	488,018	386,000
3002-3820	Emergency Abatement Program	85,000	10,000	25,000
3003-3810	Street Banner Program	50,000	16,369	50,000
3003-3821	Remnant Landscaping Program	86,129	86,129	
3003-3851	Ellis Sewer Interceptotr Project	62,090	62,090	
3004-3815	Public Art Project	160,000	160,000	
3006-3800	E St Improvement Project	56,040	95,000	
3006-3801	Tulare St/Cleveland to Kennedy	12,960	12,960	
3006-3803	Vineyard/6th St to 4th St	8,760	8,760	
3006-3804	Central Ave/2nd St to 3rd St	2,108	2,108	
New	Sustainability Grants			55,000
3006-3810	Olive Ave/Gateway to Roosevelt	6,014	6,014	
3006-3811	Yosemite Improv. Project	241,142	241,142	
3006-3814	Ave 16/Granada Improvement	188,032	188,032	
3007-3063	Beautification Grant Project	66,645	66,645	60,000
3008-3063	Youth Center Project	114,321	114,321	
3009-3802	Yosemite & A Street Acquisition	1,415,000		
3009-3811	Lake/ Adell Improvement Project	56,489	56,489	
3010-3811	Gateway Drive Improvement-Cleveland-Av.16	-	600	-
TOTAL FUND 40300		\$ 6,532,122	\$ 3,112,551	\$ 3,677,076

<i>Fund 804 DEBT SERVICE FUND</i>		<i>2008-09</i>	<i>2008-09</i>	<i>2009-10</i>
		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
4001-3115	Taxes and Assessmens	\$ 525,772	\$ -	\$ -
4001-3702	Intergovernmental Charge-Prop Tax Admin	147,200	180,000	180,000
4001-7000	Operating Transfer to Other Funds	23,510,680	17,602,401	14,729,461
4002-3040	Contracted Services	3,000	3,000	3,000
4002-6000	Interest Expense-Bond 1998	246,822	246,822	243,582
4002-6001	Bond Principle 1998	80,000	80,000	80,000
4003-3040	Contracted Services	4,500	4,500	4,500
4003-6000	Interest Expense- Bond 2003	681,106	681,106	671,025
4003-6001	Bond Principle 2003	360,000	360,000	372,000
4004-3040	Contracted Services	4,500	4,500	4,500
4004-6000	Interest Expense- Bond 2008	582,749	582,749	1,287,294
4004-6001	Principle Payment 2008B Bond	-	-	305,000
TOTAL FUND 80400		\$ 26,146,329	\$ 19,745,078	\$ 17,880,362

<p style="text-align: center;">MADERA REDEVELOPMENT AGENCY EXPENDITURE REPORT 2008-09 Projected Year End - 2009-10 Proposed Budget</p>
--

<i>Fund 60500: NON-HOUSING BOND PROCEEDS</i>		<i>2008-09</i>	<i>2008-09</i>	<i>2009-10</i>
<i>Non-Housing - Bond Proceeds</i>		<i>WORKING</i>	<i>PROJECTED</i>	<i>PROPOSED</i>
<i>ADMINISTRATION AND OPERATION</i>		<i>BUDGET</i>	<i>YEAR END</i>	<i>BUDGET</i>
	Salaries & Benefits	\$ 290,274	\$ 290,274	\$ 291,516
5001-3001	Gas and Electric Utilities	6,050	6,050	6,050
5001-3002	Telephone and Fax Charges	2,750	2,750	2,750
5001-3003	Cellular Phone and Pager Charges	495	495	495
5001-3010	Advertising - Job Annoucements	550	550	550
5001-3011	Advertising - Bids and Legal Notices	550	550	550
5001-3014	Professional Dues	3,300	3,300	3,300
5001-3015	Publications and Subscriptions	495	495	495
5001-3016	Office Supplies - Expendable	6,000	6,000	6,000
5001-3018	Postage / Other Mailing Charges	9,000	9,000	9,000
5001-3020	Mileage Reimbursement	2,520	2,520	2,520
5001-3040	Contracted Services	47,700	47,700	47,700
5001-3041	Audit Fees	2,157	2,157	2,157
5001-3049	Bond Cost of Issuance Fees	1,091,783	1,091,783	
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
5001-7000	Operating Transfer to Other Funds	24,363,217	24,363,217	
5001-7004	Interfund Charge - City Services	114,832	114,832	114,832
	SUBTOTAL	25,999,610	25,999,610	545,852
5001-5061	New Building - RDA Building	325,000	1,475,000	1,600,000
5002-3802	Acquisitions	2,999,105	2,286,526	625,000
5002-3807	Building Development	270,000	270,000	275,000
5002-3814	Adell Improvement Project	140,900	140,900	
5002-3850	Olive Strom Drainage Project	350,000		350,000
5003-3821	Remnant Landscaping Program	4,278	4,278	
5004-3063	CourtHouse Park Project	2,500	2,500	
5004-3810	Signalization Project	448,822	448,822	375,000
5005-3063	Youth Center Project	4,200,000	4,200,000	
5006-3063	Swimming Pool Park Project	5,000	5,000	
5006-3800	E St Improvement Project	4,213	4,213	
5006-3809	Wallace/Hull/Stinson/Knox Sts	569,743	569,743	
5008-3814	Entry Projects-Freeway 99		-	
5009-3811	Neighborhood Infrastructure Needs	85,000	85,000	150,000
5010-3807	Facade-Berthard Square Shopping Center	88,715	88,715	
5011-3814	Lake Street Improvement Project	2,337,305	106,337	2,218,663
5012-3814	Gateway Drive Improvement Project	134,750	134,750	
5013-3811	Yosemite/Tozer Development Project	887,794	600,000	

Appendix A
Exterior Home Improvement Grants



AB 987 REPORTING REQUIREMENT							
Affordable Housing - Exterior Home Improvement Grants							
Property Address	APN	Completion Date	Owner/Tenant Occupied	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information	
						Recording Date	Expiration
1816 Jennings	009-074-C04	6/7/2007	Owner	3	M	6/19/07	2007023479 6/13/2052
309 North D Street	007-081-C08	7/23/2007	Tenant	3	L	3/19/07	2007010908 3/14/2052
409 North A Street	007-032-C13	7/16/2007	Tenant	2	M	5/15/2007	2007018743 5/9/2052
211 South P Street	010-105-C09	9/26/2007	Owner	3	L	6/19/2007	2007023477 6/13/2052
418 South J Street	010-182-C05	9/11/2007	Owner	2	L	6/19/2007	2007023478 6/13/2052
201 North B Street	007-086-C06	9/13/2007	Tenant	4	VL	7/19/2007	2007027295 7/13/2052
1322 North D Street	003-150-C05	11/9/2007	Owner	3	M	8/17/2007	2007030772 8/18/2052
412 North B Street	007-064-C03	3/11/2008	Tenant	3	L	10/23/2007	2007040245 10/10/2052
1000 East Yosemite Avenue	008-021-C06	3/1/2008	Tenant	2	L	10/23/2007	2007040244 10/10/2052
207 South A Street	007-172-C09	1/16/2008	Owner	2	M	10/19/2007	2007039403 10/10/2052
1318 North D Street	003-150-C06	2/15/2008	Owner	3	M	12/14/2007	2007046102 12/12/2052
222 South B Street	007-164-C05	5/19/2008	Owner	2	L	2/25/2008	2008005687 2/13/2062
1317 North D Street	004-131-C04	3/23/2008	Owner	3	L	3/20/2008	200808860 3/12/2052
413 Wallace	011-211-C51	10/1/2008	Owner	4	M	7/10/2008	200823587 6/11/2062
200 North A Street	007-086-C05	9/24/2008	Tenant	2	M	7/10/2008	2008023686 6/11/2062
829 Sierra Street	003-043-C01	10/1/2008	Owner	2	VL	4/11/2008	2008012029 4/9/2062
316 Wallace	011-231-C08	10/14/2008	Owner	2	L	8/26/2008	2008029391 7/9/2062
221 South J Street	010-126-C08	7/29/2008	Owner	2	L	6/2/2008	2008018823 4/9/2062
1314 Rogers	005-102-C02	8/29/2008	Owner	3	L	7/10/2008	2008023684 6/1/2062
408 North B Street	007-064-C04	7/1/2008	Tenant	3		10/23/2007	2007040243 10/10/1952
416 North D Street	007-054-C03	1/1/2009	Tenant	2	M	1/14/2008	2008001186 1/9/2062
228 Fig	008-042-C07	In Progress	Owner	3	MOD	9/24/2007	2007036275 9/12/2052
1017 Bloker	004-083-C03	In Progress	Tenant	2	M	8/17/2007	2007030771 8/8/2052
412 North C Street	007-062-C03	In Progress	Owner	2	VL	8/17/2007	20070300773 8/14/2052
317 North C Street	007-083-C07	In Progress	Tenant	2	L	5/15/2007	2007018741 3/14/2052

		Affordability Restrictions Recording Information						
Property Address	APN	Completion Date	Owner/Tenant Occupied	Number of Bedrooms	Income Level	Recording Date	Document Number	Expiration
325 North C Street	007-083-008	In Progress	Owner	3	L	5/15/2007	2007018741	3/14/2052
403 North B Street	007-065-002	6/3/2008	Owner	3	VL	5/15/2007	2007018742	3/14/2052
405 North B Street	007-083-007	6/3/2008	Tenant	2	MOD	5/15/2007	2007018742	3/14/2052
1006 West Yosemite Avenue	010-104-002	2/28/2008	Owner	2	VL	1/14/2008	2008001185	1/9/2062
519 North D Street	007-061-005	12/1/2008	Owner	5	L	7/10/2008	2008023585	6/11/2062

Appendix B
Multifamily Rehabilitation Projects



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

Appendix C
New Construction Single-Family Housing Units



AB 987 REPORTING REQUIREMENT											
Affordable Housing - New Construction Single-Family Units											
	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
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 Slinson	011-212-002	5/13/1999	4	VL	5/13/1999	9914264	5/13/2034			
9	428 Slinson	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 Slinson	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	9823196	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			
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	4/5/2000	200007731	4/5/2035			
24	317 Hull Street	011-233-019	4/24/2000	5	L	4/24/2000	2000009288	4/24/2035			
25	826 Lilly Street	008-102-015	4/21/2000	4	L	4/28/2000	2000009812	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-C23	6/19/2000	4	L	6/19/2000	200013922	6/16/2035			
34	804 Lilly Street	008-102-C13	6/27/2000	4	L	6/27/2000	200001676	6/27/2035			
35	813 Adelaide Street	008-102-C19	6/29/2000	4	VL	6/29/2000	2000014942	6/29/2035			
36	739 Adelaide Street	008-102-C22	7/5/2000	4	L	7/5/2000	2000015355	7/5/2035			
37	745 Adelaide Street	008-102-C21	9/22/2000	5	L	9/22/2000	2000022903	9/22/2035			
38	814 Lilly Street	008-102-C14	12/1/2000	3	L	1/4/2001	2001000283	1/4/2036			
39	1019 Cross Street	008-021-C24	2/6/2001	4	VL	2/6/2001	2001003141	2/6/12036			
40	451 Manzana Court	008-082-C51	3/30/2001	3	M	3/30/2001	200100867	3/30/2036			
41	467 Manzana Court	008-082-C49	3/30/2001	5	L	3/30/2001	2001008397	3/30/2036			
42	459 Manzana Court	008-082-C50	4/6/2001	6	VL	10/5/2000	2000023914	10/5/2035			
43	448 Elm Avenue	008-082-C48	4/16/2001	3	L	4/23/2001	2001010595	4/23/2036			
44	443 Manzana Court	008-082-C52	4/27/2001	4	L	4/27/2001	2001011266	4/27/2036			
45	430 Elm Avenue	008-082-C46	5/30/2001	3	L	5/29/2001	2001014254	5/29/2036			
46	440 Elm Avenue	008-082-C47	6/28/2001	5	L	8/6/2001	2001021890	8/6/2036			
47	814 (820) Clinton	008-073-C29	8/2/2001	5	L	8/2/2001	2001021677	8/2/2036			
48	612 Lilly Street	008-092-C09	9/10/2001	5	VVL	9/28/2001	2001028359	9/28/2036			
49	604 Lilly Street	008-092-C09	9/11/2001	5	L	9/28/2001	2001027938	9/28/2036			
50	413 Vineyard Avenue	008-071-C13	9/18/2001	5	L	9/18/2001	2001026949	9/18/2036			
51	427 Manzana Court	008-082-C25	9/17/2001	4	L	9/21/2001	2001027384	9/26/2036			
52	411 Manzana Court	008-082-C35	9/14/2001	4	VL	9/14/2001	2001026653	9/14/2036			
53	540 Lilly Street	008-092-008;009	10/12/2001	4	VL	10/12/2001	2001030049	10/12/2036			
54	530 Lilly Street	008-093-C22	10/3/2001	4	L	6/25/2001	2001017136	6/25/2036			
55	560 Lilly Street	008-092-C09	10/19/2001	4	VL	5/17/2002	2002015695	6/25/2036			
56	510 Lilly Street	008-072-C08	10/31/2001	4	L	10/31/2001	2001031737	10/31/2036			
57	550 Lilly Street	013-151-C03	10/29/2001	4	VL	10/29/2001	2001031513	10/29/2036			
58	520 Lilly Street	008-072-C08	10/29/2001	4	L	11/6/2001	2001032304	11/6/2036			
59	435 Manzana Court	008-082-C53	11/17/2001	4	M	11/28/2001	2001034431	11/28/2036			
60	622 Lilly Street	008-092-C09	12/24/2001	5	L	12/24/2001	2001037208	12/24/2036			
61	765 Sawmill Street	008-092-C07	1/3/2002	5	VL	1/3/2002	2002000206	1/3/2037			
62	628 Lilly Street	008-093-C12	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 Sequel Court	008-092-008	2/1/2002	4	L	2/1/2002	2002003227	2/1/2037			
64	655 Sequel Court	008-093-002	1/31/2002	4	L	1/31/2002	2002002973	1/31/2037			
65	570 Lilly Street	008-093-018	2/5/2002	5	L	8/30/2001	2001024665	8/30/2036			
66	580 Lilly Street	008-093-017	2/5/2002	5	L	8/30/2001	2001024665	8/30/2036	6/28/2004	2004027346	6/28/2039
67	590 Lilly Street	008-093-016	2/19/2002	5	VL	2/19/2002	2002050555	2/19/2037			
68	419 Manzana Court	008-082-055	2/19/2002	4	L	2/19/2002	2002005061	2/19/2037			
69	675 Sequel Court	008-093-004	2/7/2002	4	VL	2/7/2002	2002003886	2/7/2037			
70	665 Sequel 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 Sequel Court	008-093-006	4/12/2002	4	VL	8/24/2001	2001024079	8/24/2036			
73	658 Sequel 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 Sequel Court	008-093-005	3/1/2002	5	L	3/1/2002	2002006359	3/1/2037			
76	648 Sequel 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	736 Adelaide	008-101-015	7/2/2002	5	L	7/2/2002	2002021814	7/2/2037			
80	204 Elm Avenue	008-022-028	7/17/2003	4	VL	10/28/2003	200304636	10/28/2038			
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	11/1/2003	2003048688	11/1/2038			
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	W/L	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	2003038833	9/5/2038	8/30/2005	2005040248	8/30/2040
91	1325 Santa Fe Court	008-043-012	7/17/2003	5	L	7/17/2003	2003028884	7/17/2038			
92	1221 Avila Way	008-082-007	10/3/2003	4	VL	10/1/2003	2003044898	10/1/2038			
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	2/25/2004	2004007837	2/25/2039			
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	11/19/2003	2003049670	11/19/2038			
100	1215 Avila Way	0089082-007	11/21/2003	4	L	8/6/2003	2003031924	8/6/2038			
101	1203 Avila Way	008-082-058	11/3/2003	4	L	11/12/2003	2003048691	11/12/2038			
102	718 South D Street	011-112-005	12/12/2003	4	L	12/12/2003	2003052872	12/12/2038			
103	223 So. B Street	007-193-006	2/13/2004	4	VL	2/13/2004	2004005691	2/13/2039			
104	375 South Lake Street	007-202-002	5/4/2004	4	M	5/4/2004	2004018686	5/4/2039	10/11/2006	2006045428	10/11/2041
105	431 Fig Avenue	008-082-068	6/4/2004	5	L	6/7/2004	2004023975	6/7/2039			
106	437 Fig Avenue	008-082-067	6/4/2004	5	L	6/17/2004	2004025744	6/17/2039			
107	441 Fig Avenue	088-082-007	6/4/2004	5	L	6/4/2004	2004023755	6/4/2039			
108	808 South C Street	011-161-003	6/25/2004	5	VL	6/25/2004	2004027284	6/25/2039			
109	458 Manzana Court	008-082-064	7/30/2004	5	VL	8/5/2004	2004033678	8/5/2039			
110	448 Manzana Court	088-082-063	7/30/2004	5	VL	8/5/2004	2004033677	8/5/2039			
111	1229 Avila Way	008-082-062	8/9/2004	5	L	8/9/2004	2004034124	8/9/2039			
112	468 Manzana Court	008-082-065	8/20/2004	5	L	8/20/2004	2004036167	8/20/2039			
113	941 Drysdale	008-12-007	11/4/2004	4	L	11/4/2004	2004048857	11/4/2039			
114	935 Drysdale	008-120-008	11/15/2004	4	L	11/12/2004	2004050340	11/12/2039			
115	975 Drysdale	008-120-004	11/15/2004	4	VL	11/12/2004	2004050322	11/12/2039			
116	911 Drysdale	008-120-010	11/19/2004	4	M	11/19/2004	2004051440	11/19/2039			
117	853 Drysdale	008-120-016	11/29/2004	4	VL	11/24/2004	2004052470	11/24/2039			
118	893 Drysdale	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	12/3/2004	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	12/9/2039			
127	989 Drysdale	008-120-003	12/13/2004	4	VL	12/10/2004	2004055510	12/10/2039			
128	965 Drysdale	008-120-005	12/14/2004	4	VL	12/14/2004	2004055883	12/14/2039			

	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information			Affordability Restrictions (Resale)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
129	1033 Koufax	008-120-025	12/14/2004	5	L	12/14/2004	2004055888	12/14/2039			
130	959 Drysdale	008-120-006	12/17/2004	4	M	12/17/2004	2004056739	12/17/2039			
131	847 Drysdale	008-120-017	12/20/2004	4	VL	12/20/2004	2004057059	12/20/2039			
132	882 Drysdale	008-120-044	12/22/2004	4	VL	12/23/2004	2004057717	12/23/2039			
133	851 Lilly	008-120-029	12/22/2004	4	VL	12/22/2004	2004057498	12/22/2039			
134	844 Drysdale	008-120-049	12/23/2004	5	L	12/23/2004	2004057694	12/23/2039			
135	850 Drysdale	008-120-048	12/23/2004	5	VL	12/23/2004	2004057733	12/23/2039			
136	1089 Koufax	008-120-024	12/23/2004	4	L	9/25/2006	2006042141	9/25/2041			
137	1091 Koufax	008-120-021	12/23/2004	4	M	8/15/2006	2006035427	8/15/2041			
138	845 Lilly	008-120-028	12/23/2004	4	L	12/23/2004	2004057741	12/34/2039			
139	861 Lilly	008-120-031	12/23/2004	4	VL	12/23/2004	2004057723	12/23/2039			
140	883 Lilly	008-120-033	12/23/2005	4	L	12/23/2004	2004057715	12/23/2039			
141	938 Drysdale	008-120-040	12/27/2004	4	L	12/27/2004	2004057886	12/27/2039			
142	835 Drysdale	008-120-020	12/28/2004	4	VL	12/28/2004	2004058132	12/28/2039			
143	840 Drysdale	008-120-050	12/28/2004	5	M	12/28/2004	2004058106	12/28/2039			
144	843 Drysdale	008-120-018	12/28/2004	4	L	12/28/2004	2004058136	12/28/2039			
145	891 Lilly	008-120-034	12/29/2004	5	L	1/6/2005	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 Pedres	008-120-037	1/4/2005	4	L	12/30/2004	2004058996	12/30/2039			
149	855 Lilly	008-120-028	1/7/2005	4	L	1/12/2005	2005001637	1/12/2040			
150	870 Drysdale	008-120-045	1/13/2005	5	VL	1/13/2005	2005001846	1/13/2040	Bank Foreclosure - Lost Unit		
151	839 Drysdale	008-120-019	1/14/2005	4	VL	1/14/2005	2005002067	1/14/2040			
152	956 Drysdale	008-120-039	1/19/2005	5	VL	1/18/2005	2005002314	1/18/2040			
153	1055 Koufax	008-120-024	1/20/2005	5	M	1/20/2005	2005002793	1/20/2040	6/14/2006	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	1/28/2005	2005003638	1/28/2040			
160	915 Lilly Street	008-120-036	3/1/2005	4	L	2/28/2005	2005009026	2/28/2040			
161	1005 East Sixth Street	008-021-004	4/18/2005	5	L	4/18/2005	2005017430	4/18/2040			

							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
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			

Appendix D

Tax Credit Projects



