

JOINT MEETING NOTICE AND AGENDA

SPECIAL MEETING OF MADERA CITY COUNCIL REGULAR MEETING OF THE CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY AND SPECIAL MEETING OF CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY

**Wednesday, April 12, 2017 at 6:00 p.m.
City Hall Council Chambers**

1. 6:00 p.m. – CALL TO ORDER

ROLL CALL

Mayor Andrew J. Medellin
Mayor Pro-Tem Cecelia K. Foley Gallegos
Council Member Jose Rodriguez
Council Member William Oliver
Council Member Derek O. Robinson Sr.
Council Member Charles F. Rigby
Council Member Donald E. Holley

INVOCATION

Pastor Tim Echevarria, New Harvest Christian Fellowship

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Agency or Council on items which are within the subject matter jurisdiction of the Agency or Council. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Agency and Council are prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Agency or Council does not respond to public comment at this time.

2. WORKSHOP

Mobile Vendor Workshop by Neighborhood Revitalization Department

Waste Tire Amnesty Workshop by Neighborhood Revitalization Department

3. CONSENT CALENDAR

- 3A.** Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – March 8, 2017 **(City/Successor Agency/Successor Housing Agency)**
- 3B.** Listing of Warrants Issued from March 1, 2017 to March 31, 2017 **(Successor Agency)**
- 3C.** Monthly Financial Reports – Successor Agency **(Successor Agency)**
- 3D.** Monthly Financial Reports – Code Enforcement **(City)**
- 3E.** Activity Report – Code Enforcement Division **(City)**
- 3F.** Code Enforcement Funds Collection Report for Period Ending March 31, 2017 **(City)**
- 3G.** Update on Neighborhood Outreach Activities **(City)**

4. PROJECTS AND REPORTS

4A. Update on 2017 Youth Leadership Conference. Present Dreamer, Future Leader (**City**)

5. AGREEMENTS

5A. Consideration of a Resolution Approving an At-Will Employment Agreement for the Information Services Manager and Authorizing the City Administrator to Execute the Agreement (**City**)

6. HOUSING

6A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 303 East Central Avenue (APN 007-021-001) to Alejandro Lopez Vivas and Irma Pacheco Matias (**Successor Housing Agency**)

6B. Successor Housing Agency Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2015-2016 (**Successor Housing Agency**)

7. GENERAL

There are no items for this section.

8. AGENCY MEMBER REPORTS

9. CLOSED SESSION

9A. Conference with Legal Counsel – Existing Litigation. Subdivision (d)(1) of Government Code §54956.9

One case: MCA 1803, LLC et al. v. City of Madera
MCV 073252

9B. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): 1 case

9C. Reconvene Closed Session
Closed Session Report – General Counsel/City Attorney

10. ADJOURN

The next Regular Meeting of the Successor Agency will be Wednesday, May 10, 2017.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service.

Any writing related to an agenda item for the open session of this meeting distributed to the Agency/City Council less than 72 hours before this meeting is available for inspection at the Agency office located at 428 East Yosemite Avenue, Madera California 93638 during normal business hours.

Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5113.

I, Claudia Mendoza, Recording Secretary, declare under penalty of perjury that I posted the above Joint Meeting Agenda of the Special Meeting of the Madera City Council, and Regular Meeting of the City Council as the Successor Agency for the former Madera Redevelopment Agency and Special Meeting of the City Council as the Successor Housing Agency for April 12, 2017 to be held at 6:00 p.m. in the Council Chambers at City Hall near the front entrances of City Hall before the close of business on Friday, April 7, 2017.



Claudia Mendoza, Successor Agency Recording Secretary

MINUTES OF THE JOINT SPECIAL MEETING OF MADERA CITY COUNCIL, REGULAR MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY, CITY OF MADERA, CALIFORNIA

March 8, 2017
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Andrew Medellin opened the Regular Meeting of the City Council and the Special Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:00 p.m. and called for the roll call.

ROLL CALL

Present: Mayor Andrew J. Medellin
Mayor Pro-Tem Cecelia K. Foley Gallegos
Council Member Derek O. Robinson Sr.
Council Member William Oliver
Council Member Charles F. Rigby
Council Member Jose Rodriguez
Council Member Donald E. Holley

Absent: None

Successor Agency staff members present: Executive Director Jim Taubert, Business Manager Bob Wilson, City Attorney Brent Richardson and Recording Secretary Claudia Mendoza

City of Madera staff members present: City Administrator David Tooley, Finance Director Tim Przbyla, City Clerk Sonia Alvarez, Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Maribel Hernandez, Neighborhood Preservation Specialist Andrew Martinez, Neighborhood Preservation Specialist Steve Montes, Neighborhood Preservation Specialist Nicholas Salinas, Neighborhood Outreach Coordinator Saleh Alhomedi and Neighborhood Outreach Assistant Christina Herrera.

INVOCATION

Pastor Randy Brannon, Grace Community Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Medellin.

PUBLIC COMMENT – REGULAR SESSION

The first fifteen minutes of the meeting are reserved for members of the public to address the Council/Agency on items which are within the subject matter jurisdiction of the Council/Agency. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Council/Agency are prohibited by law from taking any action on matters discussed that are not on the

Agenda, and no adverse conclusions should be drawn if the Council/Agency does not respond to public comment at this time.

No comments were offered and Mayor Medellin closed the Public Comment portion of the meeting.

Mayor Medellin recessed the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:02 p.m.

Housing Authority Chairperson Charles Rigby opened the Regular Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 6:28 p.m.

Mayor Medellin reconvened the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:31 p.m.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

No Introductions were made.

2. WORKSHOP

Rental Housing Inspection Program Workshop by Neighborhood Revitalization Department

Mayor Medellin stated that this will be an interactive workshop. If you have something to say, please state your name and address at one of the microphones.

Executive Director Jim Taubert stated we have been working on rental inspection program on and off from 2008 and we have been working with the Board of Realtors. In May 2009 we had prepared an ordinance that was ready to be presented to the City Council. However right about that time, economic conditions in Madera were starting to change. We lost Mervyns and Gottschalks, foreclosures were popping up and building activity was dying. We had entered into a \$3.5 million agreement with the State of California related to the new courthouse project. Simultaneously the State decided that they needed \$2.5 million of local money to balance their budget. It was the perfect storm. At that time we decided no more programs, no projects and to take a deep breath. Since that time and more recently, our Code Enforcement Department presents a major case summary report which typically involves substandard housing. In February Council Member Rigby worked with us and participated in an inspection of 417 ½ North A Street. This left an impression on Council Member Rigby. At that point and time we were asked to revisit the idea of a rental inspection ordinance. We have been working with the Board of Realtors for approximately 14 months. This was assigned to Steve Montes and he prepared a workshop. As we told the members of the real estate community and told the property owners, this workshop is interactive. We hope that there is good two (2) way dialog. We do not believe that we have a completely full project, but we are 90% there. There is certainly room for additional input and improvement. He had given three (3) potential outcomes after the workshop:

1. Take some of the comments and prepare an ordinance to be introduced sometime in April.
2. We recognize that current standards are so high no further action is needed.
3. Prolong study of 5 – 10 years where we continue evaluating which way we will go on this.

Neighborhood Preservation Specialist Steve Montes provided images and reported examples of substandard conditions within the City of Madera. He stated that today's workshop goals are:

- Define substandard housing.
- Evaluate the condition of the City of Madera's housing stock.
- Describe the link between substandard housing and chronic illness.
- Identify vulnerable demographics.
- List the models of other rental inspection programs.
- Outline benefits to individuals and the community.
- Outline the proposed inspection ordinance and supporting materials.

CAL Health and Safety Code § 17920.3 states "Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building." As an inspector, we go out and inspect a property after a complaint is made. We use this as the list to evaluate a property during the inspection. We will ask the tenant and look at:

1. Inadequate Sanitation.
 - Proper water closet, lavatory, bathtub, shower.
 - Proper kitchen sink.
 - Hot and cold running water.
 - Adequate heating.
 - Ventilating equipment.
 - Dampness of rooms.
 - Infestation of insects, vermin or rodents.
 - General dilapidation or improper maintenance.
 - Connection to sewage disposal system.
 - Adequate garbage/rubbish storage and removal facilities.
2. Structural Hazards
 - Deteriorated or inadequate foundations.
 - Defective or deteriorated flooring or floor supports.
 - Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - Members of ceilings and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.
 - Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
3. Wiring
 - Except that which conformed to all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.
4. Plumbing
 - Except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all

applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

5. Mechanical Equipment

- Including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

6. Faulty Weather Protection

- Deteriorated crumbling or loose plaster.
- Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
- Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other approved protective covering.
- Broken, rotted, split or buckled exterior wall coverings or roof coverings.

7. Adequate Exit Facilities as required by this code

- Except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration, or addition, or any change in occupancy.

8. Occupancies not intended

- All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

Mr. Montes cited articles to reflect the illnesses and injuries due to substandard housing:

“Damp houses provide a nurturing environment for mites, roaches, respiratory viruses, and molds, all of which play a role in respiratory disease pathogenesis”

Housing and Health: Time Again for Public Health

“Neglected maintenance like underdressed water intrusion can deteriorate construction materials and in turn, release toxic respiratory irritant chemicals such as formaldehyde, asbestos and lead.”
The Built Environment and Children’s Health

“Lung diseases excluding Lung Cancer cause an estimated 235,000 deaths in 2010.”

National Institute of Health

“Temperatures below 16°C (60.8°F), resistance to respiratory infections may be diminished...At temperatures below 12°C (53.6°F), cold extremities and slight lowering of core temperature can induce short-term increases in blood pressure. Raised blood pressure and increased blood viscosity in moderate cold may be important causal factors in the increased winter morbidity and mortality due to heart attacks and strokes.

Low Indoor Temperatures and Morbidity in the Elderly

“U.S. fire departments responded to an estimated annual average of 366,600 home structure fires from 2007-2011. These fires caused an estimated average of 2,570 civilian deaths, 13,210 civilian injuries, and \$7.2 billion in direct property damage per year. Home fire deaths from fires in which no smoke alarms were present, or in which smoke alarms were present but did not operate, accounted for 60 percent of all home fire deaths.”

Seven People Die Each Day in Reported U.S. Home Fires, National Fire Protection Association

Cockroach infestations have been indicated as a major contributor to asthma throughout the world... Cockroach allergens are derived from several sources, such as saliva, fecal material, secretions, cast skins, debris, and dead bodies.

Ecology and Elimination of Cockroaches and Allergens in the Home

Mr. Montes stated the Center for Disease Control estimates 24 million people currently have asthma. Asthma hospitalized 439,435 people in 2010. In 2014 there were 3,651 deaths where the underlying cause of death was asthma. Asthma costs the United States \$56 billion a year. In 2009, the average yearly costs of care for a child with asthma was \$1,039. In 2008 asthma caused 10.5 million missed days of school and 14.2 million days of missed work.

Mr. Montes stated that the Center for Disease Control also reports that more than 160,000 people in the United States die yearly from an infectious disease. Infectious disease cost the US \$120 billion per year. There are many types of germs, viruses, bacteria, fungus and parasites that can cause many types of illnesses including the common cold. These germs can spread easily from one (1) person to another and have wide reaching effects. Washing ones hands often, routinely cleaning, disinfecting services, handling and preparing food safety are three (3) of seven (7) activities that the CDC recommends to reduce the spread of infectious disease. All of these activities will require the use of hot and cold running water.

Mr. Montes stated that according to a 2005 article published in the American Journal of Preventative Medicine titled the Prevalence of Select Risks and Protective Factors of the Home. Falls are the most common cause of both fatal and non-fatal unintentional injury in the home environment. Using data from the National Health Interview Survey it was estimated that approximately 45% of all injuries in the home environment resulting medical attention are falls.

Mr. Montes stated the vulnerable demographics are seniors, large households, persons with disabilities, minorities, homeless persons, persons with AIDS, farmworkers and low income households. The reasons why include fear of retaliation, lack of awareness of rights, limited mobility, limited resources, documentation status, and discrimination.

Mr. Montes went on to state that there was a lack of housing complaints in the City of Madera. In 1998 the Fair Housing Council of Central California did a study they sought to uncover discrimination based on race, presence of children and the number of children. Based on race, they found that African Americans were discriminated against 88% of their attempts to enter into a rental agreement. Families with children experienced discrimination 71% of their attempts to enter into a rental agreement, but there were not many complaints. A lot of people did not know who to complain to and that they should complain.

Mr. Montes demonstrated that the demographics that are most likely to be impacted are in all City of Madera's districts. It is not a condition that is going to be on one (1) specific area. There is some low income concentration in every district. Our proposed ordinance will be three (3) main components, registration, inspection and some form of compelling compliance.

Mr. Montes went on to state that there is connections between substandard housing and chronic illness. If we can reduce substandard housing incidents, we know that we can reduce the contributing factors of chronic illness such as:

- Reduces chronic illness and injury (Health & Safety)
- Reduces stress (Allostatic Load) (Welfare)

- Less resources spent on climate control & medical expenses (Property)
- Less resources spent on major issues (Owner's Property)

We have the opportunity to protect the most vulnerable demographics of our community by removing that burden of having to file a complaint when the conditions are substandard. We can reduce the incidents of retaliation as well. This proposed ordinance will help:

- Increase Collective Efficiency "broken window theory"
- Increased property values
- Preserve tax base
- Other code violation complaints will diminish
- Raise standards (better looking)
- Use medical facilities less often
- More productive work force

Mr. Montes showed a video clip from the Ensuring Safe Housing in LA: Innovator's focus which discussed stopping the cycle of decline in its early stages the surrounding property values will go up. The community does not decline and you do not get the problems that comes with substandard buildings.

Mr. Montes showed a flowchart and stated while researching and preparing the rental housing inspection ordinance he wanted to make sure it was easy to go through the program if you are a good actor. We would require a registration, inspection and if you pass the inspection you will be in compliance for two (2) years. If you do not register or pass inspection, the owner will be issued a Notice of Violation, may issue a Notice to Vacate (if conditions are severe) and the citation and reinspection process until we gain compliance.

Mr. Montes provided copies of the proposed ordinance to the City Council, staff and the public and stated that all residential rental housing units will be subject to the provisions of this code. The exemptions are:

- Units that are subject to routine periodic inspections by another government agency such as Department of Housing and Urban Development (HUD) and Madera Housing Authority.
- Units that have been finaled within the last ten years.

Mr. Montes highlighted the following sections of the proposed ordinance:

Registration § 4-15.06

- A) It shall be unlawful for any person to engage in the business of rental housing, unless:
1. Each rental housing unit is registered with the City; and
 2. The Rental Housing Inspection Program fee is paid for each rental housing unit.

Local Contact Representative § 4-15.07

- A) All owners of rental housing properties shall designate a local contact representative with full authority to act on behalf of the owner for all purposes under this chapter, including the acceptance of service of all notices from the City. The owner of the rental housing property may act as the local contact representative.
- B) A local contact representative must establish and maintain a local telephone number and a residence or business address.

Inspections Required § 4-15.12

- A) All rental housing properties and rental housing units are subject to routine periodic inspection

by the City as provided by this chapter to determine whether they comply with applicable provisions of this code,...

- B) Common area inspection.
- C) Owner or representative to be present at time of inspection.
- D) The frequency of such routine periodic inspections shall be set on a biennial basis unless otherwise set by sections 4-15.08 or 4-15.16.

Mr. Montes stated when the inspection is completed and no violations exist we will issue a Certificate of Completion. Once an inspection has been completed, and we find that there are substandard housing issues a Notice of Violation will be issued. This notice will list all of the problems and the code sections that was violated. The owner, the representative and tenant will receive a copy of the notice. If these violation are not corrected, the owner will be subject to penalties. The first citation will be \$100, second citation will be \$500, the third and any subsequent citations will be \$1,000. If conditions are immediately dangerous, the building could be posted as a substandard building and it would not be allowed to be inhabitable. The owner could be required to pay for relocation benefits. If the tenant is the cause of the issues, they would not be eligible for relocation benefits.

Mr. Montes reported that with the self-certification portion of the proposed ordinance, owners of rental housing properties that are in the Self-Certification Program, or their designees, shall certify each and every rental housing unit on the property at least once every calendar year and upon each change in tenancy. Self-certification shall be accomplished by inspecting each rental housing unit for compliance with the requirements of the self-certification form provided by the City. However, 10% of the units would be subject to a random inspections. They would be exempt for 90% of the inspections of their properties, which would reduce inspection fees. Council member Oliver asked if there is a threshold as far as the number of units that has to be inspected? Mr. Montes responded the minimum he would be required to inspect is 10%.

Mr. Montes stated the ordinance proposes the following fee schedule:

- Program registration fee: \$110 per property biannually
 - Initial inspection fee: \$10 per unit
- If violations exist:
- Re-inspection fee: \$240 ≈ 6hrs at \$40.00/Hr.
 - Re-scheduling fee: \$25
 - Delinquent registration fee: 50-100% of original fee
 - Administrative Citation
 - ✓ 1st violation - \$100
 - ✓ 2nd violation – within 12 Month period \$500
 - ✓ 3rd & Subsequent Violations – within 12 month period \$1,000

Mayor Medellin called for any public questions or comments

Mike Pistoiresi, DMP Development, 2001 Howard Road, Madera, California

Mr. Pistoiresi stated that he, Mr. Taubert and Mr. Montes has spoken at length and spent a good amount of time discussing this issue and Mr. Taubert made a statement that he completely agrees with. He said that we should ignore the fact that we have substandard housing in Madera? The answer to that question is no we should not ignore that fact. He agrees with Mr. Taubert on that. There is several issues that he is concerned with:

- The median family income in Madera is approximately \$47,000 annually. Which is \$10,000 less than Fresno. Madera folks typically cannot afford as much as they do in Fresno. Rents

are lower as a result.

- He did a rough calculation and estimated that if everyone registers their rental units you will take a half a million dollars out of the economy in Madera, just in registration fees alone. It will not come out of the landlords pocket, the costs will be passed down to the tenant.
- From what he understands, the government is only allowed to recover their costs and not allowed to make a profit. By taking a half million dollars up front, what are we getting for our money. If we give you a half a million dollars, what are you going to do with it? You are recovering more than your costs. Mayor Medellin responded that you are assuming that everyone will step up to the plate and pay the registration fees upfront. Mr. Taubert added that each code enforcement officer currently staffed has an assigned area. Some of that money will go to hiring staff that will be doing the Rental Inspection Program.
- He does not have a problem with inspection fees, it costs money to send an inspector out. If there is a problem, you should be able to issue a citation to correct it.
- He has apartment complexes in town that are inspected by HUD annually. He sees no reason to pay HUD for their annual inspections and pay the City. We are already paying the City of Madera for the Business Rental Housing Licensing fees. Mr. Richardson responded that with the proposed ordinance, if your units are inspected by HUD your unit(s) will be exempt.
- A majority of the code violations occur in homes that were built prior to 1970. To inspect homes built after 1970, you will not find the code violations that Mr. Montes was speaking of because most of those homes are in relatively good condition.

Candy Talley, 623 Park Lane, Madera, California

Ms. Talley stated if 10% of the owners are not registering, those are probably the 10% we have trouble with. So you will be bringing out a sledge hammer to hit everybody for a problem a tack hammer could probably take care of by addressing that 10% and not the other 90%. Mayor Medellin stated that is a good point and it has been brought up in the past.

Mr. Montes continued with his presentation and stated that some of the challenges have been stated are:

- Property rights – 4th Amendment. He has done some research on this issue and the inspection programs have been litigated in California and they have been held up. We cannot write an ordinance that states that we can go into your property. This ordinance does not do that. This ordinance says that we have a program that we are going to do an inspection either with consent or with a warrant. This program will allow us to obtain a warrant easier. It will relax the grounds to issue a search warrant. This is a tool to get the bad actors that intimidate their tenants.
- Disinvestment. We found evidence of investment where enforcement like this is done.
- Tenants cause substandard housing issues. They have provided education sessions to Parent Resource Center and Madera Adult School. We are educating tenants on their rights and responsibilities. The tenants should not contribute to any violations that are found. We also have to educate the owners because there is a lot of misinformation out there.

Mr. Montes showed video clips regarding the 4th Amendment and investment.

Mr. Montes stated that he would like to implement a program that is going to have everybody's best interest in mind and works. He would like to have everyone's buy in and a successful program. He shared an example of substandard housing case that was sold to an investor and was rehabbed.

Mr. Montes stated other options may include:

- Windshield survey – exterior conditions can trigger additional inspections
- Do nothing: current conditions are acceptable
- Review costs and fees periodically and make adjustments to program
- Define goals
- Longer certification
- Amnesty
- Relocation

Mayor Medellin thanked Mr. Montes for his comprehensive presentation. This was a lot of information to absorb. At this time, we will take questions/comments from audience.

George Harper, Madera Management Company, 411 North I Street, Madera, California

Mr. Harper stated that he is a member of Association of Realtors of Madera and there are a number of association members here. They have appreciated Mr. Montes and Mr. Taubert opening the discussion with their association. The association will be affected if this ordinance passes. They are in agreement with the City's goals. They are not in favor of slumlords, substandard housing.

If an ordinance is passed they need to be part of the discussion. The committee is uniformly opposed to a rental housing inspection ordinance. The reasons why are:

- 90% of the rental real estate community does not need this inspection ordinance. The people who have the worst housing are not going to register. So why don't you deal with them a different way. Why would the City punish a whole community of professional real estate people, investors and tenants just to reach the bad actors who will not participate anyway.
- We are not ready to bring to the City Council's vote in April, there are things in the ordinance that do not belong.
- More regulation is not the solution to this problem. If you took all of his property management clients and sat them around the table and ask them if more regulation is good. He guarantees that none of them would say it would be good. If this ordinance is passed, those people would be more reluctant to purchase rental properties in this community. This ordinance does not want to encourage people to come into the community to invest.
- Set the time schedule out 6-12 months out giving more time for discussion. You will may never get the association to change our prospective that the ordinance is needed. One (1) thing that has not been discussed is alternatives. Don't bring it back in April, it is not fair to the community.
- The properties that were shown in the presentation are all older homes. You already have the power to deal with those properties with Code Enforcement. You did deal with those properties. That is why you had the picture show. It is not like if you don't pass this ordinance you will not be able to deal with these issues. You have the power now to deal with these properties.
- The Association of Realtors represents the investor clients who they believe will not want to invest in this community or would be reluctant to invest in the lower market if you pass this ordinance.
- They believe if the owners of properties in the segment of the market at A Street, B Street and C Street will fire sale those properties. He would and you would too because if you are faced with an unknown outcome of the City coming in and doing an inspection and potentially having to spend a whole lot of money just to keep getting low rents. We believe that property values in the lower end of the market will go down.
- Property managers and people who own rental property will have a lot more work to do if

you pass this ordinance for no extra money. Because we are mandated by law to inspect our properties once a year. We can easily self-certify all the properties that they manage. If you pass the rental inspection ordinance, not only are we going to have to do the annual certifications, we will also have to accommodate the City. They will have to post two (2) notices and do two (2) inspections because no prudent property manager will go with the City and do the inspection of the property on the first look. We will go in do an inspection before the City comes in so we can proactively deal with it. That is a lot of extra work and money. If the City will issue a Notice of Violation, we will have to help the owner deal with the repairs. There is a lot more work and add a layer of expense.

- This will result in higher rents for those people who can least afford it.
- He also wanted to discuss the climate of fear that exists from the tenant's perspective. They have tenants that do not want you in their houses. Because they are afraid. For whatever reason most tenants do not want a government agency in their home uninvited. You are talking about going into thousands of homes uninvited by force. This community has more tenants in fear because things going on federally in regards to immigration.
- This is an imposition on the property managers, the rental property owners and the tenants.
- It is the association's belief if the City Council passes this ordinance you will harm our local real estate industry, you will cause them financial damage.

Mayor Medellin thanked Mr. Harper for his comments and attendance at the previous meetings as well. The fact that they can sit at the table together is how we are going to get somewhere. This is not written in stone, we are taking suggestions and looking at all angles of the box. He thanked Mr. Harper for his honesty. Mr. Harper stated that Fresno just passed a rental ordinance. It is too new to know what the outcome will be. One thing we can do is take a wait and see approach. We do not have to rush, we could use this time for further discussion of alternatives that work for everybody and involve more people in the discussion and see how it works out for our neighboring community in Fresno.

Thomas Kidwell, 120 South M Street, Madera, California.

Mr. Kidwell stated that he is the former County Assessor. He believes that economic condition of the world is as plain as the nose on our face. What he means by that is that it is always there, but you do not see it unless you concentrate on it. He had to experience the economic downturn of the market in 2006. As a result, the value was lowered on one (1) of every three (3) properties in the County of Madera. He is here today to tell everyone that he believes that the economic circumstances of this country right now are ten (10) times worse. Implementing a program of this type is ill advised. He has lived in a tent, a garage and a laundry room. He has a number of rental properties within the City, many of which he has lived in. He has been in the business for 30 years as a rental property owner. He listed two (2) recent examples of issues he has had with tenants and the amount of money he had to spend on repairs after the tenants left. He has a greater interest to see that the property is kept up over and above. To have an inspector come by and tell him that something is wrong and if does not get it first he will have to pay a fee and penalties upon penalties because it takes him 60 days to get the tenant out, and the City will give him 30 days to fix. There is something wrong with this picture. One of the biggest problems we have is the homeless taking up residence and doing their business wherever they like. He shares the City's concerns, but as a rental property owner, he has to look out for his own concerns as well as his tenants. Why should he have to pay twice for something he is already paying for. People already have the opportunity to call. The City is the last place he wants his tenants to call, he wants them to call him first. But why pass the additional costs on to him. He will not pay it, the people who cannot afford it will end up paying for it. You will literally drive people out of their

homes and have more homeless, and he will have to deal with them as well.

You have got to recognize that there so many uncertainties in the world today that could affect us and the drop of a hat and take us all back to where nobody wants to go. We have been living in the great recession since 2008, it could be the greater depression without any help. In his view, this will not help that, it will only make it worse.

Mayor Medellin thanked Mr. Kidwell for expressing his concerns regarding this matter.

Mike Pistoiresi, DMP Development, 2001 Howard Road, Madera, California

Mr. Pistoiresi stated that he has additional comments in response to Mr. Montes' report.

- Mr. Montes was using Los Angeles as an example, Madera is not Los Angeles. First of all rents in Los Angeles are astronomical. Parts of Los Angeles are under rent control and investors have been attempting to sell their properties in those areas. They are under same guidelines that Mr. Montes is proposing. Those property's values have declined.
- We have just been hit with a substantial utility increase, which were passed to the tenants. He also saw that the utility bill will go up again.
- We are going to price these people out of the market. They can only pay so much. We are reaching those limits in Madera.
- Except in government, Madera does not have the high paying jobs. Government is the biggest employer in Madera County. They pay big wages and where do a lot of those people live... Fresno and Clovis. They do not reinvest their money in the Madera economy.
- Once you pass an ordinance, it never gets changed. We do need something, but let's take a little longer on it and make it friendly not only to the landlords but to the tenants as well.
- He and Mr. Taubert spoke about an outreach program. The City is in the perfect position for an outreach program. Whenever you send out a utility bill you should send out a flyer saying if you have problems with your rental you can call the Code Enforcement Department.
- He does agree with Mr. Taubert that we do have a problem, but let's figure out a real way to solve it without penalizing anybody but the bad actors.

Mayor Medellin thanked Mr. Pistoiresi for expressing his concerns regarding this matter.

Dr. Aftab Naz, 1111 West 4th Street, Madera, California

Dr. Naz stated he has a few rental properties. Along with Obamacare this is going to break his back as a last straw.

- He thinks if we start an inspection we should start with City Hall's bathrooms. He was just in there and the faucet was on and did not want to turn off.
- It is good to do an inspection, but please go on your own and find the problems. Mr. Montes looks at his properties all the time and will send him a notice letting him know that there is a problem and he will go fix it.
- He thinks the gentlemen has spoken eloquently about the rules and laws the City already has in place so go and work on it.
- Please do not burden the rental property owners anymore.
- He wanted to respond to Mr. Pistoiresi's suggestion to only include homes built before 1970. In most of the areas, older homes will fetch more money than newer homes. Old is gold.
- If you are going to do an inspection, go for everything. Homes built after 1970 can be as bad as homes built before 1970.

- He does agree with a lot of Mr. Montes' presentation in regards to the molds and stuff like that. And he believes that it can be taken care of with the existing laws.

Mayor Medellin thanked Dr. Naz for expressing his concerns regarding this matter.

E'Mira Torres, Realty World, 413 West Yosemite Avenue, Madera, California

Ms. Torres stated she represents multiple investors and she owns a couple of investment properties. She believes:

- We all want to have a better Madera. It is everyone's goal, but the vehicle that we use to get there is the one we have to work with. In her opinion the rental inspection ordinance is not the option to obtain that.
- The people deserve adequate housing and having the Code Enforcement authority you have is the way to approach that in many ways.
- The realtors with the community touch a lot of families, we can be an advocate. Without having to affect the 90% of good landlords. It is an overkill and not the right thing for our economy.
- Her recommendation is to work together to do a community consumer outreach letting the people know that it is not appropriate housing and you can have this changed and this is how you go about it. We could be proactive in that way without having to do this to every single investor in Madera.
- She knows that the registration process is going to be a difficult thing to get the rental property owner to be honest about anyway. They will not be running up saying they really need the City to do an inspection on their rental property.
- Educating the tenants, like what is done now at the schools. Also, it was a great idea to send information in their water bill. Just to have community meetings. They had a community meeting at Parkwood Elementary School to address the water shortage issues and solutions. We could do similar meetings with consumer outreach. We did that on behalf of the Association of Realtors. We have grants they can utilize to be productive with tenant education.
- She would like to continue to have communication with the City and to have the time to be able to work on other options and not this ordinance.

Mayor Medellin thanked Ms. Torres for expressing her concerns regarding this matter.

Council Member Holley stated that he heard a lot of good questions. As a lifelong Madera resident, and he looks back over the years, Italians and African Americans owned a lot of properties on the southeast part of town. Right now, all of the African Americans have moved away. They still own the properties but they are not living here anymore, so they are renting them out. Since he has become a council member, he talks to people about their rent and they say that they do not know who their landlord is anymore because all they do is mail the rent check. He will ask, what happens if something needs to get fixed? The citizens will either take the initiative and fix it themselves and send a bill. Sometimes the landlord will get mad and he will put them out. He does not like the ordinance because he does not want to tax anybody else. We have to come with a better solution. We have enough of increasing fees. The people that you see now will be put out of their houses because they are having their rents raised. They are living in the parks and the river because they don't want to pay taxes, rent, they don't want to fix up where they used to live because they cannot afford it. People have to have two (2) or three (3) people living with them just to afford to pay rent and buy food. If we start increasing fees on them we are going to see a lot of them on the streets. He does not want to see this happen. He does not care what Fresno or Los Angeles does, he just cares about what Madera does. We need to start thinking

about how we are going to keep people safe and in homes. He sees some homes and he would like Code Enforcement to talk to the owners to fix the house. We have the tools to do that now. He knows that because he has seen the delinquent fees. He would not agree trying to impose extra fees on the community.

Council Member Rodriguez stated the reason we are having this workshop is have this collaboration. He thanked Mr. Montes for the presentation, it was awesome. It took a lot of effort and he would to commend him for that. He also commended the landlords that are here as well to listen to their feedback. He asked the Realtor's Association how do we make Madera a better city to live in and some of the topics that were touched on. "bringing this in will kill us" and speaking about the recession. Home sales went up 7.7% last year and expected to go up another 3.3% this year. Does that tell us that our economy is getting better or is the bubble is going to be bigger? He would like to believe that especially with the median income and the homes prices going up again would lead him to believe that something is not right there. Nevertheless, we have to think about the community. This is why we are here and listening to the comments it does strike a nerve with him. He wants to make sure he is proactive and helping the community. He has heard suggestions but he has not heard solutions. That is why we are here, to find those solutions to make this a better Madera. Education is a great start, but happens when we do not do anything for the next year, six (6) months or five (5) years. It was brought to his attention that this was presented the council many years back and to this point based on the data, it has grown to be a bigger issue. We have to tackle it at some point, whether we do it with the rental inspection ordinance or we do it with Code Enforcement. What if we do not charge a registration fee, would that satisfy the issue of not having the money to pay for it? Because then it would only affect the bad actors. The \$500,000 that Mr. Pistoresi mentioned earlier that is a lot of money, but being spread out, if you drop out of the program there will be a lot of people that will not pay for that. He would like to help the community to grow not only with education but economically. He is not totally convinced that we should add a registration fee to the ordinance, but he is convinced that we need to do something. He asked the Board of Realtors and the landlords to come up with real solutions that are going to tackle this problems. Because 6 - 12 months from now and it gets worse, what do you expect the City Council to do as elected officials to make something good for our community. He challenged the Realty Association to come up with real time solutions.

Council Member Robinson stated that he has been a landlord for properties in the Bay Area. He has had some homes on the Section 8 Program. His homes have been trashed and burned. People have used his home as a kennel. It is a mess, that is why he got out. He understands the problems, especially when you are trying to get your rent. The Bay Area, Fresno and Los Angeles is different. When he first became a council member, he suggested to bring in parking meters and everyone told him no we cant do that. You can try to get the carpenters union and let them practice on different people's homes. We have to just search for the solution so it can be better for everybody.

Council Member Oliver thanked the Realtor's Association and other stakeholders for participating in this discussion. He thinks that they do not want this to happen to anyone especially folks looking to invest in our community. If we propose any ordinances or changes, we want to do it with your input. I think tonight really served as a great start.

Council Member Oliver asked Mr. Montes how can we differentiate between landlord dilapidation and tenant damage? Mr. Montes responded if it is determined that the tenant is causing the substandard conditions or they are not allowing the landlord to correct the violation, enforcement stops at that point. He cannot give the landlord a citation if he knows the tenant is not letting them

in to make repairs. He will send a letter to tenant letting them know if they do not allow the owner to make the repairs, enforcement will stop. Our ultimate goal is to have the violations cease to exist. We routinely give extensions to owners making progress. If he is getting cooperation a citation will not be issued as long as the violation is not dangerous.

Council Member Oliver stated that San Luis Obispo City Council just voted to reverse their Rental Housing Inspection Program. One (1) of the recommendations they had was to look at self-certified programs as a way they can offer a checklist of housing conditions that the landlord and tenant can both sign. He is interested to know if there is a way the City and cooperation with a prospective landlord and tenant to have a similar checklist they both can sign on the onset of the occupancy. Also to provide additional support for that landlord and perhaps during that time we do an inspection.

Council Member Oliver asked the Realtor's Association if there are there any specific examples of rental inspection ordinances have worked from other jurisdiction? Mr. Harper responded that he cannot say that there are no ordinances that are working. In their meeting two (2) days ago with Mayor, Council Member Rodriguez and City staff, he mentioned a phone call he had recently with about a dozen realtors from around California. All of them said they had heard horror stories about how badly it was going. There are a lot of bad ordinances that are creating a lot of problems. He would hate to see Madera follow that path. As for alternatives, it would not be erroneous to require landlords with their month to month rental/leases to give a notice of tenant's rights that we could have the City prepare. That would be one (1) way to inform tenants. That would not be costly or burdensome. It would be something they would comply with. He doubts the bad actors would comply if they knew about it. We do want to work with the City on solutions in spite of not being in favor of the ordinance. Mr. Montes added that when we are dealing with the bad actors even when we let the tenants know that they do have rights and send a Notice of Violation to the landlord/owner. At that point there is no fine attached. We get the bad actors/landlords begin to harass and intimidate the tenants. The tenants withdraw their complaint and we know that there is issues but we are denied access. At that time enforcement will stop.

Council Member Oliver stated that just before Christmas last year, one (1) of our firefighters called him out on to a rental home that was a complaint from the property owner for fumes. The firefighter recognized the substandard conditions. There was a makeshift fireplace at the stove, there was high levels of carbon monoxide, there was custom piping providing ventilation from the living room window and it was boarded up. There was children living there. He stated that Neighborhood Preservation Specialist Maribel Hernandez from the Code Enforcement team was there. This really affected him. We have to work with each other to making sure we are finding resolutions. Ms. Hernandez responded she was called out to this property by Madera Police Department for a wood burning stove as heating because they had no electricity. The Fire Department was notified and they identified that there was high toxicity levels. The fire department notified the Madera Police Department and they notified us. A lot of the time we get referrals from other agencies like police and probation. This particular property had a lot of problems like raw sewage, converted garage, there was a hole where the air conditioning vent was and the back door was boarded up. So the person living in the illegal converted garage did not have access into the house and did not have water. Children were living there. Child Protective Services did not take custody of the children because a neighbor offered her home. If we did not get called out by the police department, we would have never known that these substandard conditions existed. The property was deemed uninhabitable and posted by Steve Woodworth (City Building Official). The tenant and the property owner were notified that nobody could live on the property. At that time she worked with the owner to obtain compliance only

because the property was vacant. The property was sold, is owner occupied and looks great. Council Member Oliver stated that he appreciated the update and tenant responsibilities are important as well.

Council Member Oliver stated this discussion is very good and valuable. He would like to take an opportunity to hear a little bit more diversity opinion. Especially from some folks that have had experiences. He believes tenant responsibilities, information and outreach is key. He does not think there are easy answers for both sides, but coming together and having these conversations will move the ball forward.

Mr. Montes stated this is why we would like to go from reactive to proactive because we would have not known about those issues, even if they were caused by the tenant. We still want to address those and do not want the tenant to continue to destroy that property. It will protect the owner and the tenant in the long run. We are trying to make this program as easy as possible for the owners. The registration is for property, not per unit. If you have a four (4) unit complex, it will be \$110 registration biannually and a \$10 inspection fee. There will be nothing to worry about if you don't have any issues, you will go through the process really quickly. A unit cost per year will be \$18.75 or \$1.56 per unit on a monthly basis. He fully understands that the costs will be passed on to the tenant. The highest you will get for per unit cost will be a single family home, it will still be \$110 registration fee and \$10 inspection fee. The annual cost per unit will be \$60 per year and \$5 per month. This was kept low intentionally. We need to know who the bad actors are. Everyone will say they are not a bad actor, even the people we know are bad actors. The substandard housing estimates have been as low as 5% and as high as 20%. Ms. Talley stated that she will respectfully contradict this because you are talking about people who follow the law and do what they have to do. The people you will have trouble with are not going to register. Council Member Oliver stated that this is something we can have a follow up discussion on and there may be some ideas on how it doesn't have to be so cumbersome with the initial registration fee and you may be looking at the inspection fee. \$10 per unit sounds like a deal to him. Maybe those are things we can work on with the Realtor's Association.

Mayor Pro-Tem Foley Gallegos stated that she has heard from the audience that Code Enforcement already has the power to take care of these issues. She asked Mr. Montes if someone is reporting to Code Enforcement that their neighbor has no running water and they have wires sticking out of the home. You go to check it out and they do not allow you in. What power does Code Enforcement have to justify that everything is fine. Mr. Montes responded if we do not have consent, we cannot go in and without the ordinance. The burden of proof is higher. It is not impossible but he will have to bring something to the court to say this is what I believe. Mr. Richardson stated that you can get an inspection warrant but you would need good cause to do so.

Neighborhood Preservation Specialist Andrew Martinez stated quite frequently he will get a substandard housing complaint asking to be anonymous. Currently, he has to let them know we cannot do that because we do not go door knocking. The tenant still has to sign a consent form to allow the inspector in. If we do just education, what will happen if person does not call because they are scared? Those are some of the problems we encounter.

Council Member Rodriguez asked Mr. Montes could it be a possibility that the registration fee be lowered, waived or what would be the solution? Mr. Montes responded that there will be costs now that a revenue stream of fines and penalties is not reliable. So that will be hard to run the program that way. Council Member Rodriguez stated that the good actors already have a Rental

Business License could there be an exemption for the registration fee because they have already paid. Mr. Pistoresi stated during the real estate downtown Code Enforcement was issuing citations to banks anywhere from \$6,000 - \$79,000 for failure to maintain their properties. Where did all that money go? Because when the houses sold Code Enforcement got paid. For Mr. Montes to say that he could issue a citation and the landowner hand him a check, if the land owner does not, Code Enforcement can lien it and they will get paid eventually. Mr. Taubert responded, should we have capped the fines at \$2,000, tell the banks even though you are continuing to screw up the neighborhood by not maintaining the property, you have suffered enough Bank of America. The money went into the City coffers.

Mayor Medellin stated that Council Member Rodriguez had a good point, is the registration fee a problem? Mr. Pistoresi responded that it is the idea of more regulation. We are regulated to death. We need jobs, industry, people to invest in the community, we need high priced County and City employees to live in Madera. We have so many problems, this is a minor one compared to the problems we are faced with. Our tax dollars are leaving this community and enriching Fresno and Clovis. They are building everywhere. We do not need to cause more disinvestment into this community.

Council Member Rodriguez stated is the solution putting a band-aid on it or do we want to do something about it. This is why you have government. He is not saying that government is always good, but in some cases having some regulation does help. During the crisis, we had all these lenders that were not licensed, we were then heavily regulated and had to pay fees. To this day, he has to pay a \$300 fee and education fees. What did that do for him, it weeded out all the bad actors. Now you start seeing the industry grow and an increase in prices and inventory. That is a perfect example of regulation. He did not like it, but he is still here and he is making a good living. There is a lot of factors that could make that change. But his point is what can we do, this is a workshop and the ordinance is not set in stone. That is why we have your input so hopefully we can come to an agreement, whether it is an ordinance or not and move forward. This has been in play for almost ten (10) years, what has been the outcome so far? Mr. Pistoresi responded this is the first we have heard about it. Council Member Rodriguez stated that it was brought to the City Council before and the community and Board of Realtors were involved. Mayor Medellin responded that it was a different City Council and there was different players involved back then. Mr. Taubert stated when this started in 2016 we started working with the Board of Realtors. He is not saying that they were making giant strides but our position was something has to be done and the Board of Realtors position was not an ordinance that looks like that. But we continued to meet in 2016. In December, the board sent a memo stating that they could not support an ordinance in any form. He thinks their misunderstanding was that ended the direction we received from the City Council to come up with a rental inspection ordinance. We scheduled this meeting for specific discussions. We continue to have great discussions with Mr. Brar, Mr. Pistoresi, Ms. Coffeen and Board of Realtors. We have had more dialogue in the last month, once we scheduled the workshop, than we had in the previous year. But he and Mr. Montes acknowledge at every meeting that this ordinance is not done and still needs work. It will only work if we continue the dialogue. He believes that if this workshop was not scheduled, we would not have been talking. Perhaps we should go back and sit down and address what the Realtor's Association are talking about. We think it might be more than 10% because in 2003 data it was stated that there was 2,600 homes that were in need of major rehabilitation, which would be roughly 25% of our rental housing stock. That tells us that absent public intervention, the problem is not being taken care of by the private sector acting alone. We have to see what we can do to address that problem because it is getting bigger.

Mayor Medellin asked how do we find out who has a rental property, the bad actors are not going to say that they are one of them. Mr. Montes responded we currently have access to Madera County records to see who the owner is, we also have access to utility billing account records. If the name and the mailing address is different than the property location, then most likely it will be a rental. We will start that way. It will take work to search and find out this information, but we will not have to go knocking door to door. Ms. Talley stated that they can go to the title companies and ask for absentee owners and we can easily send letters to them. Mayor Medellin responded again continuing that partnership with the association to find out who those rental property owners are.

Ms. Talley stated that right now we are talking about landlords that own many properties but there are number of single property landlords that we are discounting here. We need to remember them. Mayor Medellin responded that is good point. Our intention is not to be the hammer. What would be wonderful is if we have no fines, everyone brings their housing up to standard and that is not going to happen. This will not be a half a million dollars in our pocket tomorrow, it will generate some money that could possibly used for additional code enforcement to do outreach and education on tenant's rights and responsibilities. He is not saying it is going to cost a half a million dollars, but he is saying that there is going to be some sort of cost. We cannot look at a rental property owner that owns 600 units the same way as someone who inherited their parent's property. He will recommend that we go back to the drawing board, but he is not sure he would do 12 months, perhaps a shorter time on it. If we are not there yet we continue to move on. Right now we have some momentum. This is not something he would like to put on the backburner. He would like to continue the dialogue and partnership. Mr. Montes has done a fantastic job. Mr. Harper stated that he would like more time for discussion but we also bring into the discussion alternative ways of accomplishing the same thing so we don't focus on this being the only way we can accomplish these goals.

Council Member Rodriguez stated that one of the fears he heard tonight, was that Madera could possibly lose potential investors. He asked the Realtor's Association what is the housing stock now, is it wise to invest now? Mr. Harper stated that he is a believer of rental real estate as a good investment. There are advantages beyond the cash flows you get for rent. But if he has an investor that is asking him to find a rental property. He can find him a property in Madera that has this ordinance or he can find him a comparable property in Chowchilla which is not governed by this ordinance, he is going to push him that way because the registration fees are only the tip of the iceberg in terms of the costs of the ordinance. We have the compliance costs, the posting notices, doing the inspections and dealing with the issues that come up. Those costs burdens property managers. But when an owner is his own property manager those costs are added to the additional costs of this ordinance. All of those costs are put on landlords that don't need them. They are just additional costs to people who are good actors. Real estate is always a good investment, but do not make Madera a place where it is not a good investment compared to another place that does not have erroneous ordinance.

Council Member Robinson mentioned that the east side is a gold mine for gentrification. You have some cheap housing there compared to other areas. Our City is growing and as more jobs come into the market, people might be priced out anyway.

Mr. Taubert added that we will continue this and he asked Yesenia Gonzales (President of Madera Realtor's Association) if they could come back every other month and give a report to the City Council on the progress that has been made. Ms. Gonzales nodded her head in agreement.

Mr. Martinez mentioned to please not forget that it is a human right to have water and heaters. It is a little scary for him to think that the owner will inflate costs to make fixes and a tenant can no longer rent. This should be happening already.

Mr. Harper asked if the draft ordinance can be posted online. Mr. Richardson responded that it cannot be posted online.

Mr. Pistoresi thanked the City Council, Mr. Taubert and Mr. Montes. Do not misunderstand, we want something to happen, we just want it to be fair for everyone. Mayor Medellin stated that it means a lot that everyone is in here. It is obvious you are all passionate about Madera. This is a issue that affects everybody.

Mr. Taubert stated we will report every other month on the progress.

Chris Pistoresi, 34 Via Ceroni, Madera, California

Mr. C. Pistoresi stated he did speak to one (1) landlord today that owns approximately 60 rentals and he was not aware of what is going on. Is there a way we can figure out how to get the word out so they can have some input. Mayor Medellin responded that it is a good point. In its infancy we brought in some members of the City Council and Madera Realtor's Association. At this point we will take any suggestions and let as many people know as possible because he is sure there is a lot of great ideas out there.

Mayor Medellin thanked everybody for their input.

Announcement by Secretary: Per Government Code Section 54957.5, members of the public are advised, that less than 72 hours prior to this evening's meeting, Item 3A was provided to the City Council and staff. If you wish to obtain a copy of this item, it is located on the podium.

Mayor Medellin called for the items as listed on the Consent Calendar.

3. CONSENT CALENDAR

- 3A. Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – February 8, 2017 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from February 1, 2017 to February 28, 2017 (Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement (City)**
- 3E. Activity Report – Code Enforcement Division (City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending February 28, 2017 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. Consideration of a Resolution Approving Contract Change Order No. 6 for the Riverwalk Drive Improvement Project City of Madera Project No. ST 10-03 (Successor Housing Agency)**
- 3I. Investment Report for the Quarter Ending December 31, 2016 (Successor Agency)**

Mayor Medellin asked members of the Council if there were any items on the Consent Calendar they wished to have pulled for further discussion. There were none.

On motion by Council Member Rigby seconded by Council Member Rodriguez the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Medellin, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None; Absent: Mayor Pro-Tem Foley Gallegos; resulting in the unanimous approval of the Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Successor Housing Agency for February 8, 2017.

4. PROJECTS AND REPORTS

There were no items for this section.

5. AGREEMENTS

There were no items for this section.

6. HOUSING

There were no items for this section.

7. GENERAL

There were no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson had nothing to report.

Council Member Holley reported he participated in a graffiti presentation at Sierra Vista School. He also attended Career Day at Martin Luther King School, it was exciting to see all the kids and all of the different agencies that participated.

Council Member Rodriguez reported that he had an opportunity to participate in the Read Across America at Sherman Thomas School alongside Supervisor Poythress, Council Member Robinson and Trustee Ruben Gonzales. It was a really good experience for him because he was able to read to the first and fifth graders. He read All the Places I'll Go by Doctor Seuss. He thanked Mayor Pro-Tem Foley Gallegos for letting him borrow the book.

Council Member Oliver invited everyone to join him at Maya Grill and Café tomorrow for our local Young Professionals Group. It is an opportunity some of the good things that are happening in Madera. It will encourage dialogue and ideas for the proposed cultural arts center. Project consultants will be present to interact with participants. He encourages everyone to come out.

Mayor Pro Tem Gallegos Foley had nothing to report.

Council Member Rigby extended a job well done to Mr. Montes on his presentation tonight. He also wanted to thank Mr. Taubert and his team for the hard work at maintaining the homeless encampments. He knows that it is an ongoing project and that is an unsung job that is tedious. When the weather gets better it will probably pick up. He wanted to give a kudos to the department and thank them for their hard work on the program.

Mayor Medellin added that the word he usually uses for the Neighborhood Revitalization Department is passion. It is a team full of passion for Madera. He knows that the folks that were here today feels that same passion that we are trying to get done here in Madera.

9. CLOSED SESSION

There were no items for this section.

10. ADJOURNMENT

Mayor Medellin adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 9:37 p.m.

Claudia Mendoza, Recording Secretary

/cm

Andrew J. Medellin, Mayor

**THE SUCCESSOR AGENCY TO
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY**

Memorandum To: The Honorable Chairman,
Agency Board and
Executive Director

From: Office of the Treasurer

Subject: Listing of Warrants Issued

Date: APRIL 12, 2017

Attached, for your information, is the register of the warrants for the Successor Agency to the former Redevelopment Agency covering obligations paid during the period of:

March 1, 2017 to March 31, 2017

Each demand has been audited and I hereby certify to their accuracy and that there were sufficient funds for their payment.

General Warrants:	#1102 - 1117	\$ 232,934.89
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Respectfully submitted,



Tim Przybyla
Finance Director



Bob Wilson
Successor Agency Manager

**THE SUCCESSOR AGENCY TO
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY
REGISTER OF AUDITED DEMANDS FOR BANK #1-UNION BANK MAIN ACCOUNT
APRIL 12, 2017**

CHECK	PAYDATE	ISSUED TO	DESCRIPTION	AMOUNT
10832	03/03/2017	BELIEVERS CHURCH OF MADERA	Adopt A School Program	3,571.42
10833	03/03/2017	CELEBRATION CHRISTIAN CHURCH	Adopt A School Program	3,571.42
10834	03/03/2017	CHASE BENNETT-SHEFFIELD	Weed Abatement	1,530.60
10835	03/03/2017	GRACE COMMUNITY CHURCH	Adopt A School Program	3,571.42
10836	03/03/2017	HARVEST COMMUNITY CHURCH	Adopt A School Program	3,571.42
10837	03/03/2017	JOHNSON REAL ESTATE APPRAISAL	303 Central Appraisal	400.00
10838	03/03/2017	LEE CRIPPEN EXCAVATION	Demo Malone Properties	20,950.00
10839	03/03/2017	MADERA CHAMBER OF COMMERCE	2017 Membership Dues	200.00
10840	03/03/2017	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	9.00
10841	03/03/2017	MADERA COUNTY CLERK	Riverwalk DFG & Co. Fee	2,266.25
10842	03/03/2017	NEW HARVEST CHRISTIAN FELLOWSHIP	Adopt A School Program	3,571.42
10843	03/03/2017	NOLAN MCGUIRE CONSTRUCTION	Fence installation on Malone	7,285.00
10844	03/03/2017	PACIFIC GAS & ELECTRIC	GEP Riverside Villas, 02/17 Svcs 2000655655-7	9,485.16
10845	03/03/2017	SANDY'S HOUSEKEEPING	Custodial Svcs for March 2017	425.00
10846	03/03/2017	VALLEY WEST CHRISTIAN CENTER	Adopt A School Program	3,571.42
10847	03/10/2017	CALIFORNIA DEPARTMENT OF TRANSPORTATION	Cal Trans Signal Yosemite/Elm	6,873.48
10848	03/10/2017	CITY OF MADERA	3/17 Utility Svcs 303 E Central, 5 E Yosemite	158.97
10849	03/10/2017	DIAMOND COMMUNICATIONS INC.	Alarm Monitoring April - June 2017	180.00
10850	03/10/2017	RICOH USA, INC	Copier Maintenance Fee for period 02/17	17.52
10851	03/17/2017	AVILA PLUMBING	Svcs at 303 E Central Ave - Hall bath tub valve	148.20
10852	03/17/2017	NORTHSTAR ENGINEERING GROUP INC	Traffic Study	810.00
10853	03/17/2017	SHRED-IT USA-FRESNO	Document Shredding Svcs on 2/13/17	90.85
10854	03/17/2017	VERIZON WIRELESS	Cellphone Chgs Feb 02 - Mar 01	109.83
10855	03/28/2017	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	9.00
10856	03/28/2017	MERAZ ROOFING INC.	Targeted rehab project 1114 Celeste Ct.	6,400.00
10857	03/31/2017	AVISON CONSTRUCTION INC	Riverwalk Improvement Project	114,472.28
10858	03/31/2017	PACIFIC GAS & ELECTRIC	03/17 Svcs 2000655655-7	1,319.47
10859	03/31/2017	SANDY'S HOUSEKEEPING	Custodial Svcs for April 2017	425.00
10860	03/31/2017	THE BANK OF NEW YORK MELLON TRUST CO, NA	Increase 2008A Reserve	37,940.76

BANK #1 - Union Bank Main Acct. Total

\$ 232,934.89

CITY OF MADERA REDEVELOPMENT AGENCY REPORT TO SUCCESSOR AGENCY BOARD

RETURN TO AGENDA

SUCCESSOR AGENCY MEETING OF APRIL 12, 2017

SUCCESSOR AGENCY ITEM NUMBER 3C/3D

APPROVED BY


FINANCE DEPARTMENT


SUCCESSOR AGENCY EXECUTIVE DIRECTOR


SUCCESSOR AGENCY MANAGER

Subject: Monthly Financial Reports

Background: Each month the Finance Department will be including in the agenda packet a set of reports that present the operating results for the Successor Agency during the prior month. Reports for the Code Enforcement program are also included in this presentation.

Recommendation: This report is for Successor Board Member review and no formal action is being requested.

Discussion: Due to the timing of the Successor Agency meetings, it will not be possible to reflect the results from each month based on information that is reconciled to the bank statement, since the statements are not available from the bank in time to do so. However, the information shown in the actual column is cumulative, so later months will reflect any changes made to an earlier month based on the reconciliation of accounting data to the bank and trustee statements.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Approval of the monthly financial reports is not addressed in the vision or action plans; there is no formal action being requested, therefore, no conflict exists with any of the actions or goals contained in that plan.

Should the Successor Agency Board wish to have additional information, the Finance Department will make every effort to meet those requests.

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FLEXIBLE PERIOD REPORT

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FROM 2017 01 TO 2017 09

RETURN TO AGENDA

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
4020 Housing Fund	APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
<hr/>							
40200000 Low/Mod Housing Fund							
40200000 4163 Interest Income/Loans	0	-203	-203	-279.14	.00	76.14	137.5%
40200000 4190 Rental Income	0	-12,600	-12,600	-9,450.00	.00	-3,150.00	75.0%
40200000 4434 Grant	0	-16,000	-16,000	.00	.00	-16,000.00	.0%
40200000 4442 Local Grants	0	-25,000	-25,000	-25,000.00	.00	.00	100.0%
40200000 4659 Refunds and Reimbursements	0	0	0	-3,423.73	.00	3,423.73	.0%
40200000 4671 Sale of Real and Personal Pr	0	-250,000	-250,000	.00	.00	-250,000.00	.0%
40200000 5000 Salaries/Full-time	0	28,000	28,000	22,024.12	.00	5,975.88	78.7%
40200000 5005 Salaries/Part-time	0	2,602	2,602	1,321.38	.00	1,280.62	50.8%
40200000 5100 Salaries/Overtime	0	0	0	26.43	.00	-26.43	.0%
40200000 5105 Salaries/Leave Payout	0	1,785	1,785	.00	.00	1,785.00	.0%
40200000 5300 Public Employee Retirement S	0	6,890	6,890	5,053.75	.00	1,836.25	73.3%
40200000 5302 Long Term Disability Insuran	0	80	80	62.63	.00	17.37	78.3%
40200000 5303 Life Insurance Premiums	0	18	18	14.37	.00	3.63	79.8%
40200000 5304 Workers Compensation Insuran	0	2,567	2,567	1,895.48	.00	671.52	73.8%
40200000 5305 Medicare Tax- Employer's Sha	0	480	480	321.79	.00	158.21	67.0%
40200000 5307 Deferred Comp/Part-Time	0	98	98	49.29	.00	48.71	50.3%
40200000 5308 Deferred Compensation/Full-t	0	628	628	1,157.90	.00	-529.90	184.4%
40200000 5309 Unemployment Insurance	0	95	95	70.48	.00	24.52	74.2%
40200000 5310 Section 125 Benefit Allow.	0	3,750	3,750	3,570.66	.00	179.34	95.2%
40200000 6401 Gas and Electric Utilities	0	4,000	4,000	1,021.46	.00	2,978.54	25.5%
40200000 6402 Telephone/Fax Charges	0	350	350	223.10	.00	126.90	63.7%
40200000 6411 Advertising/Bids and Notices	0	800	800	223.08	.00	576.92	27.9%
40200000 6416 Office Supplies/Expendable	0	200	200	.00	.00	200.00	.0%
40200000 6418 Postage / Other Mailing Char	0	100	100	.00	.00	100.00	.0%
40200000 6440 Contracted Services	0	80,000	80,000	2,992.60	.00	77,007.40	3.7%
40200000 6480 Adopt-A-School Grant Program	0	25,000	25,000	21,428.52	.00	3,571.48	85.7%
40200000 6485 Rehabilitation Costs	0	250,000	250,000	21,475.50	1,280.00	227,244.50	9.1%
40200000 6487 Disposal Costs	0	15,000	15,000	.00	.00	15,000.00	.0%
40200000 6515 Taxes and Assessments	0	6,600	6,600	230.00	.00	6,370.00	3.5%
40200000 6530 Conference/Training/Ed	0	100	100	.00	.00	100.00	.0%
40200000 6532 Maintenance/Other Supplies	0	400	400	1,521.23	.00	-1,121.23	380.3%
40200000 6535 Lease Property Maintenance	0	1,500	1,500	1,103.20	.00	396.80	73.5%
40200000 7030 Facilities And Improvements	0	413,000	413,000	25,556.48	326,127.85	61,315.67	85.2%
TOTAL Low/Mod Housing Fund	0	540,240	540,240	73,190.58	327,407.85	139,641.57	74.2%
TOTAL Housing Fund	0	540,240	540,240	73,190.58	327,407.85	139,641.57	74.2%
TOTAL REVENUES	0	-303,803	-303,803	-38,152.87	.00	-265,650.13	
TOTAL EXPENSES	0	844,043	844,043	111,343.45	327,407.85	405,291.70	

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:

4030 Redev Prop Tax Trust Fd

ORIGINAL
APPROP

TRANFRS/
ADJSTMTS

REVISED
BUDGET

ACTUALS

ENCUMBRANCES

AVAILABLE
BUDGET

PCT
USED

40300000 Non Housing Tax Increment

40300000 4000 Current Secured Property Tax	0	-3,875,445	-3,875,445	-3,875,445.00	.00	.00	100.0%
40300000 8200 Transfer Out	0	3,875,445	3,875,445	3,875,445.00	.00	.00	100.0%
TOTAL Non Housing Tax Increment	0	0	0	.00	.00	.00	.0%
TOTAL Redev Prop Tax Trust Fd	0	0	0	.00	.00	.00	.0%
TOTAL REVENUES	0	-3,875,445	-3,875,445	-3,875,445.00	.00	.00	
TOTAL EXPENSES	0	3,875,445	3,875,445	3,875,445.00	.00	.00	

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:
5750 Successor Agency Admin

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
57500000 Successor Agency Admin							
<hr/>							
57500000 4355 Transfer In	0	-250,000	-250,000	-250,000.00	.00	.00	100.0%
57500000 5000 Salaries/Full-time	0	125,000	125,000	110,365.63	.00	14,634.37	88.3%
57500000 5005 Salaries/Part-time	0	11,615	11,615	6,805.03	.00	4,809.97	58.6%
57500000 5100 Salaries/Overtime	0	0	0	123.15	.00	-123.15	.0%
57500000 5105 Salaries/Leave Payout	0	7,968	7,968	.00	.00	7,968.00	.0%
57500000 5300 Public Employee Retirement S	0	30,758	30,758	25,364.16	.00	5,393.84	82.5%
57500000 5302 Long Term Disability Insuran	0	356	356	285.18	.00	70.82	80.1%
57500000 5303 Life Insurance Premiums	0	81	81	65.21	.00	15.79	80.5%
57500000 5304 Workers Compensation Insuran	0	11,461	11,461	9,538.32	.00	1,922.68	83.2%
57500000 5305 Medicare Tax- Employer's Sha	0	2,143	2,143	1,618.41	.00	524.59	75.5%
57500000 5307 Deferred Comp/Part-Time	0	436	436	255.21	.00	180.79	58.5%
57500000 5308 Deferred Compensation/Full-t	0	2,802	2,802	5,764.82	.00	-2,962.82	205.7%
57500000 5309 Unemployment Insurance	0	425	425	381.13	.00	43.87	89.7%
57500000 5310 Section 125 Benefit Allow.	0	16,743	16,743	16,063.69	.00	679.31	95.9%
57500000 6401 Gas and Electric Utilities	0	4,000	4,000	14,064.19	.00	-10,064.19	351.6%
57500000 6402 Telephone/Fax Charges	0	3,500	3,500	2,201.99	.00	1,298.01	62.9%
57500000 6411 Advertising/Bids and Notices	0	0	0	49.00	.00	-49.00	.0%
57500000 6414 Professional Dues	0	300	300	200.00	.00	100.00	66.7%
57500000 6415 Publications/Subscriptions	0	100	100	69.00	.00	31.00	69.0%
57500000 6416 Office Supplies/Expendable	0	1,500	1,500	11.28	.00	1,488.72	.8%
57500000 6420 Mileage Reimbursements	0	1,200	1,200	773.95	.00	426.05	64.5%
57500000 6440 Contracted Services	0	20,500	20,500	6,490.17	.00	14,009.83	31.7%
57500000 6515 Taxes and Assessments	0	800	800	341.07	.00	458.93	42.6%
57500000 6530 Conference/Training/Ed	0	3,312	3,312	1,207.91	.00	2,104.09	36.5%
57500000 6532 Maintenance/Other Supplies	0	5,000	5,000	-140.83	.00	5,140.83	2.8%
TOTAL Successor Agency Admin	0	0	0	-48,102.33	.00	48,102.33	.0%
TOTAL Successor Agency Admin	0	0	0	-48,102.33	.00	48,102.33	.0%
TOTAL REVENUES	0	-250,000	-250,000	-250,000.00	.00	.00	
TOTAL EXPENSES	0	250,000	250,000	201,897.67	.00	48,102.33	

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6050 Non Housing Bond Proceeds							
<hr/>							
60500000 Non Housing Bond Proceeds							
60500000 4201 Services for Other Agencies	0	0	0	-900.00	.00	900.00	.0%
60500000 4671 Sale of Real and Personal Pr	0	0	0	-18,750.00	.00	18,750.00	.0%
60500000 5000 Salaries/Full-time	0	95,335	95,335	30,751.76	.00	64,583.24	32.3%
60500000 5005 Salaries/Part-time	0	8,858	8,858	1,661.55	.00	7,196.45	18.8%
60500000 5100 Salaries/Overtime	0	0	0	46.17	.00	-46.17	.0%
60500000 5105 Salaries/Leave Payout	0	6,077	6,077	.00	.00	6,077.00	.0%
60500000 5300 Public Employee Retirement S	0	23,458	23,458	7,017.09	.00	16,440.91	29.9%
60500000 5302 Long Term Disability Insuran	0	272	272	116.22	.00	155.78	42.7%
60500000 5303 Life Insurance Premiums	0	62	62	26.70	.00	35.30	43.1%
60500000 5304 Workers Compensation Insuran	0	8,741	8,741	2,606.79	.00	6,134.21	29.8%
60500000 5305 Medicare Tax- Employer's Sha	0	1,634	1,634	443.36	.00	1,190.64	27.1%
60500000 5307 Deferred Comp/Part-Time	0	333	333	60.68	.00	272.32	18.2%
60500000 5308 Deferred Compensation/Full-t	0	2,137	2,137	1,654.30	.00	482.70	77.4%
60500000 5309 Unemployment Insurance	0	324	324	70.48	.00	253.52	21.8%
60500000 5310 Section 125 Benefit Allow.	0	12,769	12,769	6,814.70	.00	5,954.30	53.4%
60500000 6401 Gas and Electric Utilities	0	12,000	12,000	786.46	.00	11,213.54	6.6%
60500000 6402 Telephone/Fax Charges	0	0	0	223.10	.00	-223.10	.0%
60500000 6440 Contracted Services	0	52,000	52,000	2,266.25	.00	49,733.75	4.4%
60500000 6487 Disposal Costs	0	0	0	1,262.90	.00	-1,262.90	.0%
60500000 6515 Taxes and Assessments	0	0	0	102.39	.00	-102.39	.0%
60500000 6532 Maintenance/Other Supplies	0	29,000	29,000	250.34	.00	28,749.66	.9%
60500000 6804 Infrastructure Study	0	70,000	70,000	3,160.00	.00	66,840.00	4.5%
60500000 6807 Building Developmnt Depot Bl	0	350,000	350,000	.00	.00	350,000.00	.0%
60500000 6810 Traffic Signal-Yosemite/E/m	0	0	0	-6,765.59	.00	6,765.59	.0%
60500000 6811 Riverside Subdivision Strm D	0	0	0	.00	642.50	-642.50	.0%
60500000 6812 Riverwalk Improvement Projec	0	0	0	.00	1,569.88	-1,569.88	.0%
60500000 7030 Facilities And Improvements	0	2,425,910	2,425,910	.00	.00	2,425,910.00	.0%
60500000 7050 Construction/Infrastructure	0	2,998,280	2,998,280	1,032,785.57	93,840.47	1,871,653.96	37.6%
TOTAL Non Housing Bond Proceeds	0	6,097,190	6,097,190	1,065,691.22	96,052.85	4,935,445.93	19.1%
TOTAL Non Housing Bond Proceeds	0	6,097,190	6,097,190	1,065,691.22	96,052.85	4,935,445.93	19.1%
TOTAL REVENUES	0	0	0	-19,650.00	.00	19,650.00	
TOTAL EXPENSES	0	6,097,190	6,097,190	1,085,341.22	96,052.85	4,915,795.93	

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6060 LowMod Housing Bond Proceeds							
<hr/>							
60600000 LowMod Housing Bond Proceeds							
60600000 6440 Contracted Services	0	170,810	170,810	48,925.00	134,940.00	-13,055.00	107.6%
60600000 7030 Facilities And Improvements	0	369,150	369,150	160,777.00	27,463.00	180,910.00	51.0%
TOTAL LowMod Housing Bond Proceeds	0	539,960	539,960	209,702.00	162,403.00	167,855.00	68.9%
TOTAL LowMod Housing Bond Proceeds	0	539,960	539,960	209,702.00	162,403.00	167,855.00	68.9%
TOTAL EXPENSES	0	539,960	539,960	209,702.00	162,403.00	167,855.00	

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:

8040 Debt Svc Fund - SA

ORIGINAL
APPROP

TRANFRS/
ADJSTMTS

REVISED
BUDGET

ACTUALS

ENCUMBRANCES

AVAILABLE
BUDGET

PCT
USED

80400000 Debt Svc Fund/Successor Agency

80400000 4162 Interest Income	0	0	0	-18,594.24	.00	18,594.24	.0%
80400000 4355 Transfer In	0	-3,625,445	-3,625,445	-3,625,445.00	.00	.00	100.0%
80400000 4751 Realized Gain/Loss Sale of I	0	0	0	-24.91	.00	24.91	.0%
80400000 6440 Contracted Services	0	40,000	40,000	9,626.00	.00	30,374.00	24.1%
80400000 8000 Interest Expense	0	2,331,149	2,331,149	2,331,142.53	.00	6.47	100.0%
80400000 8001 Principal Payment	0	1,225,000	1,225,000	1,225,000.00	.00	.00	100.0%
TOTAL Debt Svc Fund/Successor Agency	0	-29,296	-29,296	-78,295.62	.00	48,999.62	267.3%
TOTAL Debt Svc Fund - SA	0	-29,296	-29,296	-78,295.62	.00	48,999.62	267.3%
TOTAL REVENUES	0	-3,625,445	-3,625,445	-3,644,064.15	.00	18,619.15	
TOTAL EXPENSES	0	3,596,149	3,596,149	3,565,768.53	.00	30,380.47	

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FROM 2017 01 TO 2017 09

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	0	7,148,094	7,148,094	1,222,185.85	585,863.70	5,340,044.45	25.3%

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RETURN TO AGENDA

FROM 2017 01 TO 2017 09

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
1020 General Fund	APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
<hr/>							
10204400 Code Enforcement							
10204400 4076 Registration Fee	-14,500	0	-14,500	-4,065.00	.00	-10,435.00	28.0%
10204400 4203 Background Check/Report Fee	-300	0	-300	-775.00	.00	475.00	258.3%
10204400 4355 Transfer In	-230,395	0	-230,395	-172,796.22	.00	-57,598.78	75.0%
10204400 4551 Fines/Penalties for Violati	-680,000	0	-680,000	-350,387.02	.00	-329,612.98	51.5%
10204400 4554 Vehicle Abatement Fee	-48,000	0	-48,000	-44,141.48	.00	-3,858.52	92.0%
10204400 4556 Revenue/ Foreclosures	-45,000	0	-45,000	-16,146.70	.00	-28,853.30	35.9%
10204400 4657 Miscellaneous Revenue	0	0	0	-64.66	.00	64.66	.0%
10204400 4659 Refunds and Reimbursements	0	0	0	-194.80	.00	194.80	.0%
10204400 4684 Cost Recovery for Weed Abate	-18,000	0	-18,000	.00	.00	-18,000.00	.0%
10204400 5000 Salaries/Full-time	519,639	0	519,639	379,726.58	.00	139,912.62	73.1%
10204400 5005 Salaries/Part-time	84,443	0	84,443	57,428.39	.00	27,015.06	68.0%
10204400 5100 Salaries/Overtime	0	0	0	1,287.94	.00	-1,287.94	.0%
10204400 5105 Salaries/Leave Payout	11,618	0	11,618	6,690.49	.00	4,927.31	57.6%
10204400 5110 Salaries/Uniform Pay	1,000	0	1,000	1,477.35	.00	-477.35	147.7%
10204400 5300 Public Employee Retirement S	130,088	0	130,088	91,898.51	.00	38,188.99	70.6%
10204400 5302 Long Term Disability Insuran	1,713	0	1,713	1,294.00	.00	418.97	75.5%
10204400 5303 Life Insurance Premiums	542	0	542	413.11	.00	129.11	76.2%
10204400 5304 Workers Compensation Insuran	50,760	0	50,760	40,033.90	.00	10,726.48	78.9%
10204400 5305 Medicare Tax- Employer's Sha	9,235	0	9,235	6,858.34	.00	2,377.02	74.3%
10204400 5307 Deferred Comp/Part-Time	2,505	0	2,505	2,167.35	.00	337.25	86.5%
10204400 5308 Deferred Compensation/Full-t	17,717	0	17,717	18,933.58	.00	-1,216.94	106.9%
10204400 5309 Unemployment Insurance	3,175	0	3,175	2,716.75	.00	458.34	85.6%
10204400 5310 Section 125 Benefit Allow.	173,610	0	173,610	135,139.36	.00	38,470.28	77.8%
10204400 6401 Gas and Electric Utilities	21,000	0	21,000	13,175.76	.00	7,824.24	62.7%
10204400 6402 Telephone/Fax Charges	8,000	0	8,000	5,025.14	.00	2,974.86	62.8%
10204400 6411 Advertising/Bids and Notices	1,000	0	1,000	324.46	.00	675.54	32.4%
10204400 6414 Professional Dues	375	0	375	.00	.00	375.00	.0%
10204400 6415 Publications/Subscriptions	250	0	250	202.95	.00	47.05	81.2%
10204400 6416 Office Supplies/Expendable	6,000	0	6,000	2,582.61	.00	3,417.39	43.0%
10204400 6418 Postage / Other Mailing Char	13,000	0	13,000	4,035.70	.00	8,964.30	31.0%
10204400 6420 Mileage Reimbursements	500	0	500	.00	.00	500.00	.0%
10204400 6425 Vehicle Fuel, Supplies & Mai	10,000	0	10,000	2,849.59	.00	7,150.41	28.5%
10204400 6437 Weed Abatement Expense	18,000	0	18,000	.00	.00	18,000.00	.0%
10204400 6440 Contracted Services	80,000	0	80,000	23,612.02	.00	56,387.98	29.5%
10204400 6530 Conference/Training/Ed	10,000	0	10,000	8,680.35	.00	1,319.65	86.8%
10204400 6532 Maintenance/Other Supplies	14,500	0	14,500	13,956.37	85.12	458.51	96.8%
10204400 6902 Interfund Charges- Central S	600	0	600	335.49	.00	264.51	55.9%
10204400 6907 Interfund Chrg/Vehicle Replc	11,667	0	11,667	8,750.25	.00	2,916.75	75.0%

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City of Madera, CA - LIVE 11.1
FLEXIBLE PERIOD REPORT

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1020 General Fund							
10204400 6908 Interfund Chrg/Vehicle Maint	19,493	0	19,493	14,619.78	.00	4,873.22	75.0%
10204400 6918 Interfund Charges- Comp Main	77,369	0	77,369	58,026.78	.00	19,342.22	75.0%
10204400 6920 Interfund Charges - Computer	14,616	0	14,616	10,962.00	.00	3,654.28	75.0%
TOTAL Code Enforcement	276,220	0	276,220	324,634.02	85.12	-48,499.01	117.6%
TOTAL General Fund	276,220	0	276,220	324,634.02	85.12	-48,499.01	117.6%
TOTAL REVENUES	-1,036,195	0	-1,036,195	-588,570.88	.00	-447,624.12	
TOTAL EXPENSES	1,312,415	0	1,312,415	913,204.90	85.12	399,125.11	

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City of Madera, CA - LIVE 11.1
FLEXIBLE PERIOD REPORT

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1081 General Fund - LEA Tire Grant							
<hr/>							
10814420 LEA Tire Grant							
10814420 4428 Grant/ Current Yr Allocation	-18,338	0	-18,338	-1,597.80	.00	-16,740.20	8.7%
10814420 5000 Salaries/Full-time	6,335	0	6,335	653.47	.00	5,681.53	10.3%
10814420 5110 Salaries/Uniform Pay	0	0	0	22.65	.00	-22.65	.0%
10814420 5300 Public Employee Retirement S	1,725	0	1,725	627.71	.00	1,097.25	36.4%
10814420 5302 Long Term Disability Insuran	23	0	23	4.86	.00	17.95	21.3%
10814420 5303 Life Insurance Premiums	0	0	0	1.54	.00	-1.54	.0%
10814420 5304 Workers Compensation Insuran	531	0	531	73.98	.00	457.46	13.9%
10814420 5305 Medicare Tax- Employer's Sha	96	0	96	12.20	.00	83.52	12.7%
10814420 5308 Deferred Compensation/Full-t	266	0	266	32.81	.00	233.26	12.3%
10814420 5309 Unemployment Insurance	215	0	215	.00	.00	215.39	.0%
10814420 5310 Section 125 Benefit Allow.	2,607	0	2,607	586.74	.00	2,020.54	22.5%
10814420 6530 Conference/Training/Ed	6,956	0	6,956	.00	.00	6,956.00	.0%
10814420 6532 Maintenance/Other Supplies	205	0	205	250.00	.00	-45.00	122.0%
TOTAL LEA Tire Grant	622	0	622	668.16	.00	-46.49	107.5%

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FLEXIBLE PERIOD REPORT

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FROM 2017 01 TO 2017 09

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1081 General Fund - LEA Tire Grant							
<hr/>							
10814460 Tire Amnesty Grant							
10814460 4556 Tire Amnesty Grant	-39,649	0	-39,649	-22,924.87	.00	-16,724.13	57.8%
10814460 5000 Salaries/Full-time	5,280	0	5,280	1,546.62	.00	3,733.38	29.3%
10814460 5300 Public Employee Retirement S	1,438	0	1,438	3,699.97	.00	-2,262.28	257.4%
10814460 5302 Long Term Disability Insuran	19	0	19	8.15	.00	10.86	42.9%
10814460 5303 Life Insurance Premiums	0	0	0	2.38	.00	-2.38	.0%
10814460 5304 Workers Compensation Insuran	443	0	443	188.16	.00	254.78	42.5%
10814460 5305 Medicare Tax- Employer's Sha	80	0	80	32.50	.00	47.28	40.7%
10814460 5308 Deferred Compensation/Full-t	222	0	222	87.86	.00	133.90	39.6%
10814460 5309 Unemployment Insurance	180	0	180	7.75	.00	171.77	4.3%
10814460 5310 Section 125 Benefit Allow.	2,173	0	2,173	740.52	.00	1,432.56	34.1%
10814460 6412 Advertising/Other	4,318	0	4,318	1,155.60	.00	3,162.40	26.8%
10814460 6440 Contracted Services	25,545	0	25,545	17,730.00	7,500.00	315.00	98.8%
10814460 6532 Maintenance/Other Supplies	665	0	665	101.92	.00	563.08	15.3%
TOTAL Tire Amnesty Grant	713	0	713	2,376.56	7,500.00	-9,163.78	%
TOTAL General Fund - LEA Tire Grant	1,334	0	1,334	3,044.72	7,500.00	-9,210.27	790.2%
TOTAL REVENUES	-57,987	0	-57,987	-24,522.67	.00	-33,464.33	
TOTAL EXPENSES	59,321	0	59,321	27,567.39	7,500.00	24,254.06	

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FROM 2017 01 TO 2017 09

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	277,555	0	277,555	327,678.74	7,585.12	-57,709.28	120.8%

REPORT TO THE CITY COUNCIL

RETURN TO AGENDA

MEETING OF: April 12, 2017

AGENDA ITEM NUMBER: 3E

APPROVED BY:


Executive Director


Neighborhood Preservation Supervisor

Subject: Activity Report – Code Enforcement Division

Summary: The City Council has identified pro-active code enforcement to be a major priority. We have modified the format in order to provide you and the public with a better understanding of the activity level of the Neighborhood Revitalization Program.

HISTORY/BACKGROUND

Foreclosed properties continue to be a City-wide problem and not limited to individual census tracts. Our focus on these types of vacant buildings continues to dominate our list of priorities. To address such vacancies, our level of activity extends to regular monitoring and inspections, regular issuing of notices and administrative citations to property owner(s) and interested parties and when necessary placing a lien on the property for any continuing violation(s). The goal in this focused effort is to contact the responsible parties, (who in most cases are absentee financial institutions), early in the process, so as to prevent the properties from deterioration and blight, from attracting unauthorized persons into the home, and from health hazards but most of all to help preserve the well-being of the neighborhood.

RECOMMENDATION

No action is required.

JET/vr

Attachment:
-Activity Report

REPORT FOR MARCH 1, 2017 – MARCH 31, 2017

Foreclosed Property Activities

	Activity	Amount
1.	Total Foreclosed Property Cases	89
2.	Monitoring (Occupied)	67
3.	Active Cases	22
*4.	Properties Sold this month and/or Closed	16
5.	Properties Registered	6
6.	Citations Issued	1

* (7) Foreclosure properties sold. Foreclosure cases closed due to cancellation of foreclosure process (9).

Code Enforcement Activities

	Activity	Total for Month	Year to Date (From 7/1/2016)
1.	Files Opened <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	89	742
2.	Files Closed <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	70	720
3.	Active Files <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	718	N/A
4.	Citations Issued <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	2	47
5.	Abandoned Vehicles Tagged (Cases Opened)	59	402
6.	Abandoned Vehicles Towed (Cases Closed)	1	27
7.	Abandoned Vehicles Removed (Cases Closed)	45	399
8.	Active Abandoned Vehicle Files	117	N/A
9.	Weed Abatement Files Opened	27	110
10.	Active Weed Abatement Files	434	N/A

Accounts Receivables Activities

	Activity	Total for Month	Year to Date (From 7/1/2016)
1.	Fines/Citations, Penalties, and Enforcement Fees <i>Levied</i>	\$4,925.00	\$62,500.00
2.	Fines/Citations, Penalties, and Enforcement Fees <i>Collected</i>	\$18,585.00	\$350,247.07
3.	Registration Fees for Vacant/Abandoned Buildings and Foreclosed Properties <i>Collected</i>	\$330.00	\$4,050.00
4.	Removed for Collections - Fines, Penalties, Citations and Towing Fees sent to Collection Agency	\$0.00	\$6,985.00

Small Claims and Lien Activities

Information provided by City Attorney's Office

	Type	No. of files This month	No. of files Ytd.	Amount This month	Amount Year to Date
1.	Small Claims / Intercept Candidates	0	136	0	\$158,188.32
2.	Lien Confirmations	0	19	0	\$156,099.92
3.	Liens turned over to Assessor	0	8	0	\$2,251.76

Files currently being reviewed for appropriate action – 0

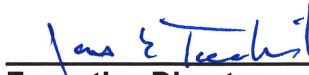
REPORT TO THE CITY COUNCIL

RETURN TO AGENDA

MEETING OF: April 12, 2017

AGENDA ITEM NUMBER: 3F

APPROVED BY:


Executive Director

Subject: Code Enforcement Funds Collection Report for Period Ending March 31, 2017

Summary: The City Council will be provided with an updated funds collection report.

HISTORY/BACKGROUND

The primary sources for Code Enforcement/Neighborhood Revitalization funding are General Fund, and CDBG funds. Other sources include:

- Foreclosure Registration Fee
- Abandoned Building Registration Fee
- Graffiti Restitution
- Fines and Penalties

Since we have begun recording Notice of Violations on foreclosures, we have experienced a significant increase in revenues from "Fines and Penalties." Revenue increases from "other sources" is illustrated below.

Fiscal Year	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	TOTAL
2010-11	\$ 9,845	\$ 7,980	\$ 5,806	\$ 7,953	\$10,873	\$12,240	\$10,304	\$5,354	\$11,147	\$19,446	\$13,501	\$42,760	\$157,209
2011-12	\$22,646	\$35,955	\$22,782	\$42,900	\$45,553	\$71,297	\$67,720	\$64,524	\$52,238	\$23,612	\$28,641	\$45,809	\$523,678
2012-13	\$33,216	\$36,791	\$24,520	\$56,500	\$61,504	\$62,101	\$60,271	\$76,941	\$70,142	\$61,138	\$66,261	\$22,660	\$632,045
2013-14	\$73,253	\$41,445	\$40,692	\$116,589	\$58,036	\$47,573	\$94,700	\$64,214	\$18,911	\$31,682	\$51,773	\$9,043	\$647,915
2014-15	\$12,262	\$60,675	\$171,037	\$38,146	\$129,213	\$37,074	\$11,836	\$27,967	\$144,602	\$29,078	\$75,658	\$8,867	\$753,645
2015-16	\$27,183	\$83,589	\$2,393	\$88,406	\$34,598	\$26,218	\$16,834	\$88,144	\$76,912	\$67,380	\$122,878	\$39,338	\$673,872
2016-17	\$17,905	\$28,638	\$20,220	\$133,834	\$38,741	\$23,545	\$88,231	\$2,375	\$17,909				\$352,590
TOTAL													\$3,758,861

RECOMMENDATION

Report is provided for your information only – no action is required.

REPORT TO THE CITY COUNCIL

BOARD MEETING OF: April 12, 2017
AGENDA ITEM NUMBER: 3G

RETURN TO AGENDA

APPROVED BY:


Neighborhood Outreach Coordinator


Executive Director

Subject: Update on Neighborhood Outreach Activities

Summary: The City Council has identified pro-active neighborhood outreach to be a major priority. This is a brief report outlining the activities of the Neighborhood Watch Program and other pertinent outreach activities.

HISTORY/BACKGROUND:

The purpose of this report is to provide the City Council a monthly update for the month of November on projects and tasks undertaken by the Neighborhood Outreach team:

- Saleh Alhomedi, Neighborhood Outreach Coordinator, full-time employee.
- Yuliana Franco, Neighborhood Outreach Consultant, part-time employee (20hrs/week).
- Christina Herrera, Neighborhood Outreach Assistant, full-time employee.

I. Neighborhood Meetings:

a. March Neighborhood Watch meetings:

- i. March 02, 2017; Location: 120 Harding Street; Time: 6-7 P.M. (2nd NW)
- ii. March 16, 2017; Location: Sherwood Square; Time: 6-7PM (4th NW)
- iii. March 23 , 2017; Location: 800 Yosemite Apartments; Time: 11-12 P.M. (3rd NW)

II. Upcoming Neighborhood Watch Meetings:

a. April Neighborhood Watch Meetings:

- i. April 6, 2017; Location: Rotan St and W. 5th St; Time: 6-7 P.M. (2nd NW)
- ii. April 13, 2017; Location: Saint Mary neighborhood (corner of Mounras and San Marco); Time: 6-7PM (3rd NW)
- iii. April 20, 2017; Location: Malone Housing Authority complex; Time: 6:30 -7:30 P.M. (4th NW)
- iv. April 27, 2017; Location: Maple Court neighborhood (in the central park area); Time: 6-7 P.M.

III. 2017 National Night Out

a. Tuesday, August 1, 2017—start at 4:30 P.M.

- i. A short kickoff at a location (TBD) to issue the Mayor's proclamation.
- ii. Then, we proceed to neighborhood visitations as done in previous years.
- iii. Joseph is introducing a great idea for neighborhood participation this year. They could register on-line. More to come at the next meeting.

- iv. Chief Frazier suggested a remarkable idea: to designate a law enforcement personnel at each neighborhood party, so they could spend the evening with the residents and bond with them. More to come at the next meeting.

v.

b. Thursday, August 3, 2017—start at 3 P.M. (set up and hopefully be ready by 4 or 4:30)

- i. **An ad hoc committee established to organize for a centralized location comprised of:**
 - 1. **Lacy Burleson (Police), Stephanie Stoeckel (Probation), Ozzie Naranjo (Parks), Kyla Serratto (Sheriff), Joshua McConnell (CHP); Lucia Avila (Housing Authority); Joseph Carrello (City Communication); Jim Taubert, Saleh Alhomedi, Christina Herrera (NRD)**
 - 2. MPD will check with the Fair Grounds for availability
 - 3. This group will have its own meetings separate from NNO Planning Committee meetings. However, it will report to the NNO Planning Committee meeting at the meetings the committee will have.
 - 4. After coordination between MPD and NRD, the ad hoc committee members should anticipate hearing from NRD when the first meeting will be. The agenda will be prepared by MPD in coordination with NRD, and the meetings location will consistently be at the RDA.
- ii. **High School students**—one from Madera South and another from Madera High
 - 1. Same theme: Americans united against crime.
- iii. **Drawing contest**—elementary schools students—will be mailing out the letter to parents and invite submissions.

IV. Our next quarterly Neighborhood Watch Leaders meeting will be set for early or mid-May. You will be kept up-to-date on the planning of this important event.

a.

V. Anti-Graffiti Program

- a. We launched our annual Anti-Graffiti Program. This year, we are covering 14 schools—that is, all the elementary schools in the city and a few in the county. Christina and Saleh are coordinating with our partners the Madera Police Department, The Madera County Probation, the Madera County Sheriff Department, and Public Works Department to carry out the presentations effectively.
- b. Here is the schedule:

January:

- Tuesday, January 31st at 1:30PM, at Dixieland Elementary School-**Completed**
 - **18440 Rd 19, Madera, CA 93637**

February

- Wednesday, February 1st at 8:30AM, at Eastin-Arcola Elementary School - **Completed**
 - **29551 Ave 8, Madera, CA 93637**
- Thursday, February 2nd at 8:30AM, at Nishimoto Elementary School - **Completed**
 - **26460 Martin St, Madera, CA 93638**
- Wednesday, February 8th at 1:30PM, at Howard Elementary School - **Completed**
 - **13878 Rd 21 1/2, Madera, CA 93637**
- Friday, February 10th at 10:15AM, at Cesar Chavez Elementary School - **Completed**
 - **2600 E Pecan Ave, Madera, CA 93637**
- Wednesday, February 15th at 1:30PM, at Millview Elementary School - **Completed**
 - **1609 Clinton St, Madera, CA 93638**
- Friday, February 24th at 1:30PM, at Alpha Elementary School- **Completed**
 - **900 Stadium Rd, Madera, CA 93637**

March

- Thursday, March 2nd at 9:00AM, at Sierra Vista Elementary School - **Completed**
 - **917 E Olive Ave, Madera, CA 93638**
- Monday, March 6th at 1:30PM, at James Madison Elementary School - **Completed**
 - **109 Stadium Rd, Madera, CA 93637**
- Thursday, March 16th at 10:00AM, at George Washington Elementary School - **Completed**
 - **509 E South St, Madera, CA 93638**
- Thursday, March 23rd at 1:30PM, at Parkwood Elementary School - **Completed**
 - **1150 E Pecan Ave, Madera, CA 93637**
- Thursday, March 31st at 10AM, at Perishing Elementary School - **Completed**
 - **1505 Ellis St, Madera, CA 93638**

April

- Monday, April 3rd at 8:30AM, at Berenda Elementary School - **Completed**
 - **26820 Club Drive, Madera, CA 93638**
- Monday, April 17th at 8:35AM, at James Monroe Elementary School
 - **1819 N. Lake Street, Madera, CA 93638**
- Tuesday, April 18th at 10:15AM, at John Adams Elementary School
 - **1822 National Ave, Madera, CA 93637**
- Wednesday, April 19th at 1:30PM, at Lincoln Elementary School
 - **1650 Liberty Lane, Madera, CA 93637**

VI. Outreach Activities:

- a. Madera County/Housing Authority Kick butts Day event
 - i. We set up an informational booth.

VII. Established Community Partnerships:

- a. American Red Cross Volunteer Training
 - i. We had a meeting on Wednesday, March 29, 2017 with the Madera DAT volunteer team.
 - ii. Christina Herrera and Saleh Alhomedi are coordinating with American Red Cross leadership to identify local neighborhoods that have homes in need of smoke alarms.
- b. Community Partnership/S.A.L.T
 - i. Our outreach team attended the monthly meeting and heard from the Madera County Behavioral Health staff on the health development in Madera and the needs and challenges facing our community.
- c. Curb Stripe Initiative
 - i. We continue to promote the program through social media, Neighborhood Watch meetings, and community events. Thus far, we have been getting requests and Public Works continue to paint curbs. The Madera Ministerial Association is stepping up to further the promotion of the program.
- d. Madera Downtown Association
 - i. Our outreach staff continue to work with the MDA, Chamber of Commerce, and community partners on findings ways to enhance the quality of life in downtown Madera through revitalization, beautification, and economic promotion opportunities.
- e. SCORE
 - i. Our outreach staff have connected with the Madera County Economic Development Commission on sharing SCORE's services with business owners and prospective business owners.
 - ii. We have organized a SCORE Town Hall Meeting, which will be held on Wednesday, April 19, 2017 at 10 A.M., at Hampton Inn, 3254 Airport Drive.

f. Adopt-A-School

- i. Our outreach staff facilitated the TB testing for the volunteers on March 14th and 16th, conducting the test and subsequently the results. We tested 25 volunteers.
- ii. The committee on March 24th to discuss the MUSD fingerprinting process and getting volunteers and coordinators started in the program. We also appropriated the grant funds to all participating churches.

g. Youth Leadership Conference

- i. The conference was held on Saturday, March 25, 2017 from 9 to 2 P.M. It was a remarkable success, which we will to continue in future years.
- ii. Andrew Martinez made the opening ceremony video for the conference and Saleh Alhomedi made the final, recap video of the program. They did a fantastic job.

VISION 2025 LINKAGE

These items are compatible with the objectives and goals set forth in the Vision Madera 2025 Action Plan.

RECOMMENDATION

This report is merely informational. No action is required.

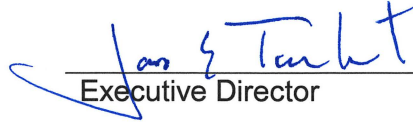
REPORT TO THE CITY COUNCIL

RETURN TO AGENDA

BOARD MEETING OF: April 12, 2017

AGENDA ITEM NUMBER: 4A

APPROVED BY:


Executive Director

Subject: Update on 2017 Youth Leadership Conference. Present Dreamer, Future Leader

Summary

The City Council will be provided with an update on Youth Leadership Conference. The Present Dreamer, Future Leaders Conference held on March 25, 2017. This Conference was a collaborated effort between the City of Madera Neighborhood Outreach Department, Madera Unified School District and Madera Coalition for Community Justice. Today we will recognize sponsors, volunteers and planning committee.

Recommendation

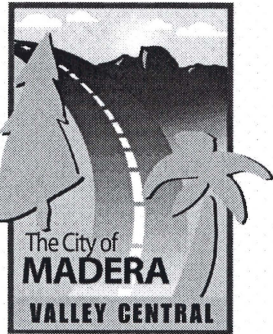
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Attachment:
None

Report to City Council

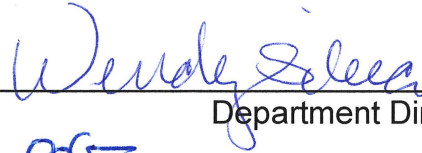
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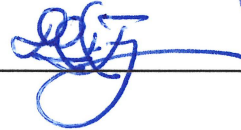
Council Meeting of April 12, 2017

Agenda Item Number 5A

Approved by:



Department Director



City Administrator

Consideration of a Resolution Approving an At-Will Employment Agreement for the information Services Manager and Authorizing the City Administrator to Execute the Agreement

REQUESTED ACTION

Staff recommends Council adopt the resolution approving an at will employment agreement for Mark Souders, Information Services Manager, and authorizing the City Administrator to execute the agreement on behalf of the City.

Pursuant to Government Code § 54953 (c) (3), prior to taking action on this item, the Council must publicly announce a summary of the action being considered.

Announcement - If approved, the proposed Information Services Manager At-Will Employment Agreement would confirm Mark Souders as the Information Services Manager for the City of Madera. Compensation will be based on the City's adopted salary schedule at Range 474, Step C. Fringe benefits shall be the same as provided to other department head employees. The City's specific contribution to the health plan will be dependent upon the employee's enrollment level in said benefit. All applicable fringe benefits are captured in the At-Will Employment Agreement provided with this report.

SITUATION

Former Information Services Manager Ted Uyesaka resigned effective October 2016. Two competitive recruitments were conducted in compliance with Administrative Policy 49 – Hiring Policy for At Will Employees to find the best candidate to serve the City of Madera as Information Services Manager going forward. Candidate applications were screened by the City Administrator, Director of Community Development and Director of Human Resources to determine which applicants were most qualified and would therefore be invited to interview. Those invited to interview then participated in two oral interviews, one with all City department heads to evaluate fit and one with a panel made up of Information Technology professionals to evaluate professional and technical

skills. The first recruitment netted one candidate that was recommended by both panels, however that candidate chose to remove himself from consideration for the position. The second recruitment netted two candidates recommended for further consideration by both interview panels. The City Administrator conducted an extensive pre-employment background review on both candidates and is recommending Mark Souders for the position of Information Services Manager.

For informational purposes, the professional interview panels consisted of the following members.

First Recruitment

Tanya Say, Chief Information Officer, Madera County
Joseph Halford, Director of Information Technology & Support, MUSD
Giachino Chiaramonte, Lieutenant, Madera Police Department

Second Recruitment

Tanya Say, Chief Information Officer, Madera County
Jesse Velez, Information Technology Manager, City of Clovis
Giachino Chiaramonte, Lieutenant, Madera Police Department

Mr. Halford was unavailable to assist with the second interview panel, so staff sought assistance from other local agencies and was able to secure assistance from the City of Clovis.

An At-Will Employment Agreement has been prepared to reflect compensation and benefits for the Information Services Manager position consistent with what is provided to other department head employees. Based on an analysis of current income compared to the City's compensation package, it is recommended that Mr. Souders be placed at step C on the established salary range for the Information Services Manager position. Placement at step C will represent a small decrease in compensation for Mr. Souders. Both Mr. Souders and the City are in consensus with the proposed agreement.

FISCAL IMPACT

Adequate funds have been budgeted in the adopted budget for the position of Information Services Manager.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Approval of the appointment is not addressed in the vision or action plans; the requested action is also not in conflict with any of the actions or goals contained in that plan.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA
APPROVING AN AT WILL EMPLOYMENT AGREEMENT FOR
THE INFORMATION SERVICES MANAGER AND AUTHORIZING THE
CITY ADMINISTRATOR TO EXECUTE THE AGREEMENT**

WHEREAS, the City of Madera (the "City") desires to employ Mark Souders as the Information Services Manager (the "Employee") to provide the services as outlined by the Information Services Manager Job Description, Madera Municipal Code, and State Law; and

WHEREAS, it is the desire of the City to provide a salary and to establish certain conditions of employment, and to set working conditions of said Employee in the position; and

WHEREAS, the City Council of the City of Madera deems it appropriate to approve the employment agreement.

NOW, THEREFORE, the Council of the City of Madera hereby resolves, finds, and orders as follows:

1. The above recitals are true and correct.
2. The Employment Agreement between the City and Mark Souders for the position of Information Services Manager is hereby approved. The Agreement is on file with the Office of the City Clerk and referred to for more particulars.
3. The City Administrator is authorized to execute the Agreement on behalf of the City of Madera.
4. The City Finance Department is hereby directed to take all actions necessary to implement the Agreement.
5. This resolution is effective immediately upon adoption.

* * * * *

INFORMATION SERVICES MANAGER
AT-WILL EMPLOYMENT AGREEMENT

THIS AGREEMENT, entered into this 12th day of April, 2017, by and between the CITY OF MADERA, State of California, a municipal corporation (hereinafter referred to as "Employer" or "City"), and Mark Souders (hereinafter referred to as "Employee"), both of whom understand as follows:

Recitals

WHEREAS, Employer desires to employ the services of Mark Souders as Information Services Manager for the City of Madera; and

WHEREAS, it is the desire of the City Administrator of the Employer, hereinafter called "Administrator", to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said Information Services Manager; and

WHEREAS, Mark Souders desires to be employed as Information Services Manager for said City of Madera.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Agreement

Section 1: TERM

- A. The term of this Agreement shall be 3 years commencing on April 17, 2017. The Employer will provide written notice to the Employee on or before January 18, 2020 of its intent to offer to extend, renew, or otherwise not renew this contract for an additional term. If the Employer chooses to extend the Agreement, the Employer will inform the Employee of the newly proposed term at the time of its offer to renew. The Employee must respond to an offer to extend or renew the Agreement within 45 days of the offered extension or renewal.
- B. The Information Services Manager shall at all times serve at the pleasure of the Administrator. This means that the Employee is an at-will employee. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employer to suspend or terminate the services of the Employee at any time.
- C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time, after April 17, 2017, from his position with Employer, upon thirty (30) calendar days advanced written notice to Employer.

Section 2: TERMINATION AND SEVERANCE PAY

- A. In the event Employee is terminated by the Administrator before expiration of the aforesaid term of employment and during such time that Employee is willing and able to perform his duties under this Agreement, then in that event, Employer agrees to pay Employee a lump sum cash payment equal to the maximum amount of pay permitted by law under Government Code sections 53260 and 53261, up to a lump sum cash payment equal to one and one half (1 1/2) months' aggregate salary and health benefits. Upon such termination, Employee shall also be compensated for all earned paid leave and other accrued benefits to date of termination.

In the event Employee is terminated for cause or for conviction, then, in that event, Employer shall have no obligation to pay the aggregate severance sum designated in the above paragraph.

- B. In the event Employer at any time during the term of this Agreement reduces the salary or other financial benefits of Employee in a greater percentage than an applicable across-the-board reduction for all Employees of Employer, or in the event Employer refuses, following written notice, to comply with any other provision benefiting Employee herein, or the Employee resigns following a suggestion, whether formal or informal, by the Administrator that he resign, then, in that event, Employee may, at his option, be deemed to be "terminated" at the date of such reduction, such refusal to comply or such suggestion within the meaning and context of the herein severance pay provisions.

Section 3: DUTIES

- A. Employer hereby agrees to employ the Employee to perform the functions and duties of such office as set forth in the Information Services Manager Job Description on file with the Office of the City Clerk and referred to for more particulars, and to perform such other duties as the Administrator may from time to time assign.
- B. The Information Services Manager is exempt from the overtime provisions of the Fair Labor and Standards Act, as amended, but is expected to engage in those hours of work that are necessary to fulfill the obligations of the Information Services Manager.
- C. Employee may engage in up to five (5) hours per week for teaching without prior written approval of the Employer. Employee shall not be involved in any other outside employment without written prior approval from the Employer. This includes, but is not limited to, consultant work, speaking engagements, entering an independent contract relationship, or any other activities unrelated to the Employee's employment with the City.

- D. Employee will maintain on file with the Employer his current place of residence and telephone number(s), and shall notify the Employer of any changes within twenty-four (24) hours.
- E. In the event the Employee becomes mentally or physically incapable of performing the Information Services Manager job duties, the Employer will comply with the law in regard to separating the Information Services Manager from employment.

Section 4: PERFORMANCE EVALUATION

The Administrator shall review and evaluate the performance of the Employee on an ongoing basis and shall, at least once annually on the employment anniversary date established, complete a written performance review and/or evaluation. The review and/or evaluation shall be in accordance with specific criteria developed by the Administrator. Specific criterion may be added or deleted as the Administrator may determine.

Section 5: SALARY

Employer agrees to pay the Information Services Manager for his services rendered pursuant hereto, a base salary of \$8,100.95 per month (City of Madera Salary Schedule Range 474, Step C), effective April 17, 2017, payable in installments at the same time as the majority of the Employer's employees. The Administrator may review and adjust said base salary in such amounts and to such extent as the Administrator determines, consistent with the published City of Madera Salary Schedule adopted by the City Council of the City of Madera.

Effective the first pay check on or after July 1, 2017, employee will receive a three percent (3%) cost of living adjustment (COLA) to his base salary.

Employee desires to take a reduction in his compensation package equivalent to the salary contribution Miscellaneous employees are making towards the CalPERS Employee Contribution, however, employee already pays the full 8% Employee Contribution per Section 6.C. of the Agreement. Therefore, employee desires to reduce his salary in an equivalent amount. Employee's salary as set pursuant to the terms of this Agreement shall be reduced by 2.375% for reasons stated above.

Section 6: OTHER TERMS AND CONDITIONS OF EMPLOYMENT

A. Paid Leave

Employee shall annually be entitled to receive twenty-five (25) days of Annual Leave to be credited to his account on July 1 of each year of the contract. Employee will be credited with 1 hour of additional leave for each hour of leave actually taken in said period up to a total of 160 additional hours credited. Any annual leave not taken on or before June 30 of the following year shall be paid to

the Employee as additional salary at the end of each fiscal year at the hourly rate then in effect. This benefit shall be in lieu of receiving any vacation, holiday, administrative, or sick leave. Because this agreement is being executed mid-fiscal year, effective April 17, 2017, employee will be credited with 76 hours of annual leave. Any annual leave not used on or before June 30, 2017 will be paid to the Employee as additional salary at the hourly rate in effect on June 30, 2017.

Employee will receive an additional 3 days of annual leave for each 5 years of City service, up to a maximum of 12 additional days (20 years of service). Leave will be added to the "additional hours credited" bank and will not be available for cash-out.

In lieu of cashing out all leave at the end of the fiscal year, Employee will have the option to roll over up to 80 hours of leave each year. This leave will be added to the "additional hours credited" bank and will no longer be available for cash-out.

Written notice of the desire to roll time over must be provided to the payroll department no later than June 15 of each year.

B. Disability, Health, and Life Insurance

Employer will provide term life insurance for Employee in the amount of \$50,000 which includes accidental death and dismemberment (AD&D) coverage. Employer also will provide dependent life in the amount of \$5,000 and Long Term Disability Insurance, which provides salary replacement benefits.

Employer agrees to provide a monthly health benefit allowance for the employee to purchase health insurance (including medical, dental and vision coverage of the Employee and family) through an IRS Section 125 Cafeteria Plan. Effective the plan year beginning 7/1/2016, that contribution will be as follows:

Enrollment Level	Monthly Allowance
Waiver of Coverage	\$300.00
EE Only	\$790.66
EE+1	\$1,441.84
EE+Family	\$2,040.84

Medicare - 1.45% Employer's contribution matched by an Employee contribution of 1.45% of Employee's salary for mandated Medicare coverage.

C. Retirement

The City participates in the CalPERS retirement system. Employee will be placed on the appropriate miscellaneous plan consistent with CalPERS membership requirements. The Employee will pay all of the Employee Contribution for the plan

in pre tax dollars under IRS Code 414(h)(2). The Employee will also be responsible for the Employee's Contribution for the 1959 Survivor's Benefit.

D. Longevity Pay

In addition to the established base salary, Employee is eligible for longevity pay at the rate of 2 ½% for each five years of service as a management employee to a maximum of 10%.

E. Bereavement Leave

Employee is allowed an additional three (3) days leave per fiscal year in the event of death of any of the following members of the employee's family: spouse, child, parent or grandparent.

F. City Paid Health Insurance Upon Retirement

Upon retirement, if Employee has twenty years of service with the City, at least three (3) of which are in a department head management position, and Employee is eligible for CalPERS retirement at the time of retirement, Employee is eligible for the health benefits noted below.

a) City pays 100% of the premium for medical coverage for employee (retiree) only with City plan through age 64. Employee pays dental and vision coverage if desired. Coverage for a spouse is available at the expense of retired Employee.

b) At age 65, or when eligible for Medicare if earlier, the City will pay or provide a health insurance benefits program which will be supplemental to Medicare. The program will cover only the retired Employee. The retired Employee must first obtain both parts A & B of Medicare.

If Employee qualifies for employer paid health insurance in retirement as outlined in paragraph one of this section, he has the opportunity to make an irrevocable election to receive a monthly payment, equivalent to the premium charged by the carrier/plan the employee is enrolled in at the time of retirement, in lieu of participation in the City medical plan. The monthly payment would be equal to the premium amount charged to cover one person. The payment will continue until the retiree reaches age 65 or becomes eligible for Medicare, whichever comes first. At age 65, or when eligible for Medicare if earlier, the City will provide a monthly payment equivalent to the premium charged by the Medicare supplement carrier/plan selected by the retiree from those available through the City at the time provided the retiree has subscribed to or enrolled in parts A & B of Medicare. The monthly payment will be equal to the premium amount charged to cover one person.

If, in the future, the City no longer offers the carrier/plan, the premium for the replacement plan would be used to determine the amount of monthly payment in lieu of participation in the health plan.

When making an election to receive the cash equivalent of the medical insurance premium, the retiring employee waives the right to participate in the City's medical insurance plan for themselves and any dependents except for the rights provided by COBRA continuation coverage.

G. Retiree Paid Health Insurance

If Employee does not qualify for City Paid Health Insurance Upon Retirement as outlined in Section 6.F. of this agreement, the City will allow Employee to continue to participate in the City health plan offerings (medical, dental, and vision) at the retirees expense until age 65 or when eligible for Medicare, whichever comes first. Both retiree and dependent coverage are available under this program. An administrative fee in an amount equal to two percent (2%) of the insurance premiums will be charged to the retiree for the City to process the benefit. In the event the administrative fee increases, retiree shall pay the higher fee. If, in the future, the City no longer offers the same insurance carrier/plan the retiree and his or her spouse will be eligible to purchase insurance coverage under the new plan. Coverage must be selected upon retirement; no lapse in coverage will be allowed under this provision. If retiree chooses not to participate or chooses to terminate participation, retiree may not seek coverage under the City health plan at a later date.

H. Automobile Allowance

Employee will be provided with a \$50 per month automobile allowance for use of his personal vehicle while conducting City business. Employee will not be eligible for any additional mileage or vehicle reimbursement for use of his personal vehicle.

I. Technology Allowance

Employee will receive a monthly technology allowance of \$75. Employee will not receive a City-issued cell phone or be provided with any type of wireless or data plan for a cell phone through the City's wireless carrier and will be expected to utilize his personal cell phone for City business. Employee's personal cell phone number must be available to the public.

J. Other

The Administrator shall fix any such other terms and conditions of employment, as s/he may determine from time to time, relating to the performance of the Information Services Manager, provided such terms and conditions are not

inconsistent with or in conflict with the provisions of this Agreement, the City of Madera Municipal Code or any other law.

Section 7: TERMINATION

The Information Services Manager is an at-will employee and serves at the will and pleasure of the Administrator and may be terminated at any time.

Section 8: DUES AND SUBSCRIPTIONS

Employer agrees, to the extent it is financially able, to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the Employer.

Section 9: PROFESSIONAL DEVELOPMENT

- A. Employer hereby agrees, to the extent it is financially able, to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official functions for Employer, including but not limited to such other national, regional, state and local governmental groups and committees thereof which Employee serves as member.
- B. Employer also agrees, to the extent it is financially able, to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes and seminars that are necessary for his professional development and for the good of the Employer.

Section 10: INDEMNIFICATION

In addition to that required under state and local law, Employer shall defend, hold harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Engineer. Employer will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

Section 11: BONDING

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 12: CONFLICT OF INTEREST

- A. Employee shall not engage in any business or transaction or have a financial or other personal interest or association, direct or indirect, which is in conflict with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of official duties. Personal interests, distinguished from financial interests, include an interest as arising from blood or marriage relationships or close business, and personal or political affiliations.
- B. Employee shall also comply with the conflict of interest provisions of the California Government Code and any conflict of interest code applicable to the Information Services Manager's employment.
- C. Employee is responsible for submitting to the City Clerk the appropriate Conflict of Interest Statements (including Form 700) at the time of appointment, annually thereafter, and at the time of separation from position.

Section 13: NOTICES

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

Employer: City Administrator, City of Madera, 205 W. 4th Street, Madera CA 93637

Employee: Mark Souders, 5154 W. Birch, Fresno, CA 93722

Alternately, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 14: REDUCTION OF BENEFITS

Employer shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to the degree of such reduction across-the-board for all Employees of the Employer.

Section 15: GENERAL PROVISIONS

- A. The text herein shall constitute the entire and fully integrated Agreement between the parties and no promise, representation, warranty or covenant not included in this Agreement has been relied upon by any party hereto.
- B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee; however, this Agreement is not assignable by either party.
- C. This Agreement shall become effective commencing April 17, 2017.
- D. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable by a court of law, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect. This Agreement shall be construed under California law. No waiver of any term or condition of the Agreement shall be considered a continuing waiver thereof.

IN WITNESS WHEREOF, the City of Madera has caused this Agreement to be signed and executed on its behalf by its City Administrator, and duly attested by its City Clerk, and the Information Services Manager has signed and executed this Agreement, both in duplicate, the day and year first above written.

EMPLOYEE

CITY OF MADERA

By: 
Mark Souders

By: _____
David R. Tooley, City Administrator

ATTEST

APPROVED AS TO LEGAL FORM

By: _____
Sonia Alvarez, City Clerk

By: _____
Brent Richardson, City Attorney

**REPORT TO THE CITY COUNCIL AND THE
SUCCESSOR HOUSING AGENCY
OF THE FORMER MADERA REDEVELOPMENT AGENCY**

BOARD MEETING OF: April 12, 2017

AGENDA ITEM NUMBER: 6A

APPROVED BY:

RETURN TO AGENDA



Executive Director



Redevelopment Manager

Subject: Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 303 East Central Avenue (APN 007-021-001) to Alejandro Lopez Vivas and Irma Pacheco Matias

Summary: This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 303 East Central Ave. The buyer is Alejandro Lopez Vivas and Irma Pacheco Matias, and the sales price is \$172,000.00.

HISTORY/BACKGROUND

By previous action, the Madera Redevelopment Agency approved a Disposition and Development Agreement, Construction Loan Agreement, and Promissory Note for housing at 303 Central Avenue, 1220 Nebraska Avenue and 1224 Nebraska Avenue. The action was taken right at the downturn of the housing market and Mr. Kyriss was unable to get an appraisal to support the sales price.

On January 14, 2009, the Agency amended the Disposition and Development Agreements and Promissory Notes and converted the Construction Loans to permanent loans based upon the following terms and conditions:

1. Thirty (30) year amortization with a five (5) year call.
2. Four (4) percent interest rate.

In mid- 2011, Mr. Kyriss began falling behind on his payments and eventually stopped making payments agreeing to accept a Deed in Lieu of Foreclosure.

On July 11, 2012 the Successor Housing Agency adopted a resolution accepting the Grant Deeds in Lieu of Foreclosure for real property located at 303 East Central Avenue, Madera, CA. At that time the tenants in the property were allowed to continue to rent the unit and remain in the unit today.

SITUATION

The current tenants have requested to purchase the property. The Successor Housing Agency normally requires an affordability covenant be recorded with the sale of its housing

units. During the sales process, the terms of the Affordability Covenant and Restrictions were explained to the buyers. They are requesting to purchase the property at the appraised value of \$172,000.00 without being required to sign the Affordability Covenant and Restrictions. They have been tenants at this property for the past seven (7) years and wish to purchase the home and become home owners.

This property, which is currently being rented and the Agency holds the position as "landlord," has created a different situation for the Agency, for which there are two scenarios for the Agency to consider.

1. The Agency can approve the sales agreement with Alejandro Lopez Vivas and Irma Pacheco Matias, allowing them to purchase the property at the fair market value of \$172,000.00, or
2. The Agency can require the tenants to vacate the property, allowing the Agency to rehab the property, establish the rehabbed fair market value, and offer the property for sale to an income eligible family who would be required to meet the income eligibility requirements and execute the Agency's affordability agreements.

Given the Agency's four (4) year relationship with Alejandro Lopez Vivas and Irma Pacheco Matias as outstanding tenants, making monthly lease payments on time, exhibiting excellent property maintenance standards, and who now desire to become home owners, staff feels it's in the best interest of the Agency, as well as Alejandro Lopez Vivas and Irma Pacheco Matias and their family, to allow them to purchase the home at the appraised value of \$172,000.00, without covenants and restrictions.

RECOMMENDATION

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of property located at 303 East Central Avenue to Alejandro Lopez Vivas and Irma Pacheco Matias that was acquired with tax increment and making related findings. The sales price is \$172,000.00.
2. The Successor Housing Agency adopt the resolution approving the sale of property located at 303 East Central Avenue.
3. The Successor Housing Agency adopt the resolution approving the Agreement for Purchase and Sale of Real Property and Escrow Instructions with Alejandro Lopez Vivas and Irma Pacheco Matias for property located at 303 East Central Avenue.

JET:bw

Attachments:

-33433 Report

-Resolutions (City & Successor Housing Agency)

- Agreement for Purchase/Sale of Real Property and Escrow Instructions

**REVISED SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE
CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A
PURCHASE AND SALE OF REAL PROPERTY AGREEMENT BY AND BETWEEN THE
SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT
AGENCY AND
ALEJANDRO LOPEZ VIVAS AND IRMA PACHECO MATIAS**

This revised summary report has been prepared for the Successor Housing Agency to the Former Madera Redevelopment Agency ("Agency") pursuant to Section 33433 of the California Health and Safety Code. This report sets forth certain details of the proposed revised Purchase and Sale of Real Property Agreement ("Agreement") between the Agency and Alejandro Lopez Vivas and Irma Pacheco Matias ("Buyer"). The site is located at 303 East Central Avenue in Madera, CA.

I. A copy of the proposed Agreement between the Agency and Buyer is available upon request to the Agency, 428 E. Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.

II. The cost to the Agency to develop the property, including land acquisition costs and rehabilitation costs, is summarized as follows:

A. The cost of the Agreement to the Agency is:

1. Acquisition of Land	\$125,000.00
2. Title Co. – Escrow Fees/Title Report	959.00
3. Appraisal Fees	1,500.00
4. Construction loan to Kyriss	160,000.00
5. Engineering Costs	11,600.00
6. Demolition	20,726.00
7. Maintenance of Property	2,202.95
8. Property Taxes	6,310.78
9. Utility Services	6,592.38
10. Public Noticing	508.00
11. Sub Total	\$335,398.63
12. Less: Original sale of lot to Kyriss	(29,476.05)
13. Less: Tenant rent August 2012 to August 2015	(57,750.00)
14. Less: Payments received on Construction Loan	(23,902.68)
15. Less Land Sale Proceeds (net est. escrow fees)	<u>(167,000.00)</u>
16. Net Cost to Agency	<u>\$57,269.90</u>

B. In addition to the cost information above, the sales price is reflective of conditions for development placed on the project and includes the limitation that the Agency must rehabilitate one (1) single-family dwelling unit which can only be sold to very low, low or moderate income persons or families.

C. The highest and best use permitted under the City of Madera General Plan is for residential use of the property. The estimated value of the interest conveyed, determined the highest uses permitted for the area is \$172,000.00.

D. The purchase price pursuant to the proposed agreement is \$172,000.00.

E. The amount of the purchase price is based upon an appraisal of the property conducted on February 16, 2017 by Johnson Real Estate Appraisal and is considered to be fair market value of the subject parcel. The cost of the property to the Agency is more than the purchase price. However, staff is of the opinion that the

cost to the Agency and the purchase price are justified based on several factors, including:

1. The proposed agreement will eliminate a blighted condition in the area.
2. The proposed agreement will increase and improve the supply of affordable housing for very low, low and moderate-income persons or families.
3. The proposed agreement will generate additional tax revenues and attract new investment beneficial to the citizens of Madera.
4. The proposed agreement will further the objectives of the Redevelopment Agency.
5. The purchase price is consistent with other sales in the area.

III. Salient Points of the Agreement

A. The proposed project is located at 303 East Central Avenue, Madera CA 93638. The Agency constructed one (1) single-family home at the site.

B. Buyer's Responsibilities

1. The Buyer will purchase the property from the Agency for \$172,000.00
2. The Buyer certifies that they qualify as a low and/or moderate income household as defined in the Health and Safety Code, and shall occupy the residence as the Buyer's principle place of residence.

C. Agency Responsibilities

1. The Agency will convey the property to the Buyer for \$172,000.00 The home and sales price are described as follows:
 - a. 5 bedroom / 2 bath = \$172,000.00
 - b. Square Footage – 1,817 sf home/9,738 sf lot
 - c. Year built 2008

IV. Blight Elimination

The proposed sale as contained in the Agreement is essential to the stimulation of new investment in the Project Area. The sale of one (1) single-family home will increase economic activity in the area, thus strengthening the area for future development, while eliminating a blighted condition.

Additionally, this sale will assist in the providing of housing for low or moderate-income household.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTY KNOWN AS 303 EAST CENTRAL AVENUE ACQUIRED BY TAX INCREMENT BY THE FORMER MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

WHEREAS, the City of Madera, as Successor Agency to the Former Madera Redevelopment Agency (the "Agency") is involved in the elimination of blight; and

WHEREAS, the Agency has acquired certain property specifically described on Exhibit "A" attached hereto and generally described as 303 East Central Avenue (the "Subject Property"); and

WHEREAS, the sales price for the Subject Property is not less than the fair market reuse value of the parcel; and

WHEREAS, a public hearing concerning sale was duly noticed and came on for hearing on April 12, 2017.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA does hereby resolve, find and order as follows:

1. The above recitals are true and correct
2. The sale of the Subject Property is consistent with the implementation plan adopted pursuant to Section 33490 of Community Redevelopment Law, California Government Code Sections 33000 *et seq.*
3. The consideration to be paid for the Subject Property is not less than the fair market reuse value at its highest and best use in accordance with the Former Madera Redevelopment

Agency Redevelopment Plan.

4. The sale of the Subject Property is hereby approved.
5. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the City Council of the City of Madera this 12th day of April, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrew Medellin, Mayor

ATTEST:

Sonia Alvarez, City Clerk

Approved as to Legal Form:

J. Brent Richardson, City Attorney

RESOLUTION NO. SHA 17-

RESOLUTION OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH ALEJANDRO LOPEZ VIVAS AND IRMA PACHECO MATIAS FOR THE PURCHASE AND SALE OF REAL PROPERTY KNOWN AS 303 EAST CENTRAL AVENUE, IN THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT, GRANT DEED AND ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSACTION ON BEHALF OF THE CITY OF MADERA, AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency (the "Agency") has offered for sale to Alejandro Lopez Vivas and Irma Pacheco Matias (the "Buyer"), one parcel of land (the "Property") in the City of Madera; and

WHEREAS, the Property is more specifically described in the Agreement For Purchase and Sale of Real Property and Escrow Instructions (the "Agreement") on file in the Office of the Agency Executive Director and referred to for more particulars; and

WHEREAS, the purchase price of \$172,000.00 to be paid for the Property under the terms of the Agreement is determined to be consistent with the fair market value of the Property; and

WHEREAS, the use of the Property will be for redevelopment purposes, and to eliminate blight and is consistent with the General Plan of the City of Madera; and

WHEREAS, the sale of the Property for the amount of \$172,000.00 is consistent with the Agency's Long Range Property Management Plan which was previously approved by the California Department of Finance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA, as Successor Housing Agency to the former Madera Redevelopment Agency does hereby resolve, find and order as follows:

1. The above recitals are true and correct.
2. The Agreement between the Agency and Alejandro Lopez Vivas and Irma Pacheco Matias is approved in the amount of \$172,000.00, and a copy of said agreement can be found in the office of the

Executive Director of the Agency for more particulars.

3. The Mayor of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency is authorized to execute the Agreement on behalf of the Agency as well as all other documents necessary to perfect the sale of the Property.

4. The Executive Director of the Successor Housing Agency is directed to take all steps necessary to convey the Property in accordance with the Agreement.

5. This resolution is effective immediately upon adoption.

* * * * *

RESOLUTION NO. SHA 17-##

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTY LOCATED AT 303 EAST CENTRAL AVENUE LOCATED IN THE CITY OF MADERA

WHEREAS, Alejandro Lopez Vivas and Irma Pacheco Matias have applied to purchase property from the Successor Housing Agency for owner occupancy located at 303 East Central Avenue (the "Project"); and

WHEREAS, the proposed owner occupancy of the home is consistent with the general plan designation of the property as single family use.

WHEREAS, a Purchase and Sales Agreement (the "Agreement") has been prepared and is on file in the office of the Executive Director of the Successor Housing Agency to the Former Madera Redevelopment Agency and referred to for more particulars; and

WHEREAS, the purpose of the sale of the property is to effectuate the Redevelopment Plan of the City of Madera (the "Plan"); and

WHEREAS, the sale of the property is in the best interest of the Buyer and Successor Housing Agency in that it will assist in the elimination of blight in the Northeast area of Madera.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA as Successor Housing Agency to the Former Madera Redevelopment Agency, hereby finds, determines, resolves and orders as follows:

1. Each of the above recitals is true and correct.

2. Based upon the general plan conformity determination dated February 23, 2016, the approval of the sale of the property is in the best interest of the City of Madera, and the Successor Housing Agency finds the proposed single family use is consistent with the general plan.

3. The consideration to be paid for the Subject Property is not less than the fair market reuse value at its highest and best use in accordance with the Redevelopment Plan.

4. The Successor Housing Agency to the Former Madera Redevelopment Agency approves the sale of 303 East Central Avenue to Alejandro Lopez Vivas and Irma Pacheco Matias.

5. The Purchase and Sales Agreement (the "Agreement") has been prepared and is on file in the office of the Executive Director of the Successor Housing Agency to the Former Madera Redevelopment Agency and approved as to form by the General Counsel of the Successor Housing Agency.

5. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the City Council of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency this 12th day of April , 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrew Medellin, Mayor

ATTEST:

Claudia Mendoza, Recording Secretary

Approved as to Legal Form:

J. Brent Richardson, General Counsel

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS

The CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, a public body, corporate and politic, hereinafter called the "Agency," agrees to sell to Alejandro Lopez Vivas and Irma Pacheco Matias, hereinafter called the "Buyer," the real property commonly known as 303 East Central Avenue, Madera, California / APN: 007-021-001 which is more fully described in Exhibit "A" attached hereto (the "Subject Property").

1. The purchase price for the Subject Property shall be the sum of One Hundred Seventy Two Thousand and no/one hundredths dollars (\$172,000.00) as just compensation therefor.
2. Agency warrants that the Subject Property has been offered for sale and that it is not being acquired under threat of condemnation.
3. Agency represents and warrants that they have the authority to make the agreement herein made, and that they hold fee title to the Subject Property.
4. The sale shall be completed through an escrow to be opened by Chicago Title Company, 1653 North Schnoor Avenue, Suite 107, Madera, CA 93637 (the "Title Company"). Said escrow shall be opened upon the following terms and conditions, and Agency and Buyer by their signature to this Agreement make this section their escrow instructions:
 - a. It is the intent of the parties to this Agreement that the Agency will place into escrow a grant deed to the Subject Property in favor of the Buyer. The Buyer will place into escrow, funds in the amount of the Purchase Price and any costs to be paid by the Buyer.
 - b. The escrow fee, cost of CLTA Owner's Policy of Title Insurance, and recording fees (if any) shall be paid by Agency. Agency will pay any cost to clear the title to the Subject Property prior to the recording of the grant deed conveying the property to the Buyer.
 - c. Buyer shall deposit the sums specified in Paragraph 1 of this Agreement together with all closing costs in connection with Buyer's new loan in escrow upon receipt of a demand and statement from Title Company therefore.
 - d. Agency shall deposit a duly executed grant deed sufficient to convey to Buyer marketable fee simple title to the Subject Property free and clear of all recorded and unrecorded deeds of trusts, liens, encumbrances, assessments, easements, leases, and taxes EXCEPT:
 - (1). Quasi-public utility, public alley, public street easements, and rights of way of record.
 - e. It is understood that Agency shall be responsible for the payment of all current, delinquent and unpaid taxes, penalties, redemptions, and costs allocable to the Subject Property for all periods prior to close of escrow. Any taxes which have been paid by Agency, prior to opening of this escrow, shall not be prorated between Buyer and Agency. There will be no reimbursement of any taxes to Agency.
 - f. Disbursements to be in the amounts, at the times, and in all respects in accordance with the terms and conditions and subject to the limitations of this Agreement.

g. Agency shall provide a duly executed grant deed and Buyer shall submit to Title Company the amounts required to be paid by Buyer, and Title Company shall record the grant deed in favor of the Buyer within 60 days from the date of both parties' compliance with the terms of this Agreement. Should a party not be able to comply with the terms of this Agreement and escrow instructions and the property is not conveyed within said period of time, a fifteen day extension for compliance with the terms of escrow may be granted by the other party hereto. Such extension in order to be effective must be in writing and filed with the Title Company before the expiration of the time of performance and terms of escrow required herein.

5. Agency shall vacate the property immediately upon close of escrow and Buyer shall have the immediate right of possession of such property.

6. Agency hereby grants to Buyer, or its authorized agents, permission to enter upon the Subject Property at all reasonable times prior to close of escrow for the purpose of making necessary or appropriate inspections.

7. Loss or damage to the Subject Property or any improvements thereon, by fire or other casualty, occurring prior to the recordation of the Deed shall be at the risk of Agency. In the event that loss or damage to the Subject Property or any improvements thereon, by fire or other casualty, occurs prior to the recordation of the Deed, Buyer may elect to require that the Agency pay to Buyer the proceeds of any insurance which may become payable to Agency by reason thereof, or to permit such proceeds to be used for the restoration of the damage done, or to reduce the total price by an amount equal to the diminution in value of the Subject Property by reason of such loss or damage or the amount of insurance payable to Agency, whichever is greater.

8. To the best of Agency's knowledge the Subject Property complies with all applicable laws and governmental regulations including, without limitation, all applicable federal, state, and local laws pertaining to air and water quality, hazardous waste, waste disposal, and other environmental matters, including but not limited to, the Clean Water, Clean Air, Federal Water Pollution Control, Solid Waste Disposal, Resource Conservation Recovery and Comprehensive Environmental Response Compensation and Liability Acts, and the California Environmental Quality Act, and the rules regulations, and ordinances of the city within which the Subject Property is located, the California Department of Health Service, the Regional Water Quality Control Board, the State Water Resources Control Board, the Environmental Protection Agency, and all applicable federal, state, and local agencies and bureaus.

9. Agency hereby warrants, represents and/or covenants to Buyer that:

a. To the best of Agency's knowledge, there are no actions, suits, material claims, legal proceedings, or any other proceedings affecting the Subject Property or any portion thereof, at law, or in equity before any court or governmental agency, domestic or foreign.

b. To the best of Agency's knowledge, there are no encroachments onto the Subject Property by improvements on any adjoining property, nor do any buildings or improvements encroach on other properties.

c. Until the closing, Agency shall maintain the Subject Property in good condition and state of repair and maintenance, and shall perform all of its obligations under any service contracts or other contracts affecting the Subject Property.

d. Until the closing, Agency shall not do anything which would impair Agency's title to any of the Subject Property.

e. To the best of Agency's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with, or breach any of the provisions of any bond, note, evidence of indebtedness, contract, lease, or other agreement or instrument to which the Subject Property may be bound.

f. Until the closing, Agency shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Warranties, Representations, and Covenants of Agency Section not to be true as of closing, immediately give written notice of such fact or condition to Buyer.

11. Buyer acknowledges it is purchasing the Subject Property **as is** and Agency does **not** warrant that the Subject Property is free from any hazardous materials.

12. Time is of the essence of each and every term, condition, and covenant hereof.

13. It is understood and agreed that upon the execution of this Agreement, it shall become a contract for the purchase and sale of real property binding upon Agency and Buyer, their heirs, executors, administrators, successors in interest, and assigns.

[signatures on next page]

BUYER: Alejandro Lopez Vivas and Irma Pacheco Matias

By: _____
Alejandro Lopez Vivas Date

By: _____
Irma Pacheco Matias Date

This Agreement is executed by the Seller, by and through the Mayor of the City of Madera, as Successor Housing Agency to the former Madera Redevelopment Agency pursuant to the authority granted by the Agency on April 12, 2017.

Dated: _____

APPROVED AS TO FORM:

City of Madera, as Successor Housing Agency
to the Former Madera Redevelopment Agency

By: _____
J. Brent Richardson, General Counsel

ATTEST:

By: _____
Andrew Medellin, Mayor

By: _____
Claudia Mendoza, Recording Secretary

ATTACH NOTARY ACKNOWLEDGMENTS

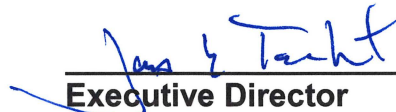
REPORT TO THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

RETURN TO AGENDA

BOARD MEETING OF: April 12, 2017

AGENDA ITEM NUMBER: 6B

APPROVED BY:



Executive Director

Subject: Successor Housing Agency Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2015-2016

Summary: The City Council will be provided the Successor Housing Agency Annual Report for fiscal year 2015-2016.

HISTORY/BACKGROUND

The former Madera Redevelopment Agency was dissolved on February 1, 2012. All housing property was transferred to the City of Madera Successor Housing Agency by resolution SHA 12-06 on April 11, 2012 and further approved by the Oversight Board and the Department of Finance.

Effective January 2014, SB 341 amended Health and Safety Code Section 34176 to address particular provisions and functions relating to former redevelopment agencies and new housing successor agencies. Prior to dissolution we were required to prepare annual reports for the submittal to the Department of Housing and Community Development (HCD) and the State Controller. This requirement ended with the dissolution in 2012.

SB 341 requires all successor housing agencies to prepare an annual report within six (6) months after the end of each fiscal year and submit the report and independent financial audit to the legislative body (City Council). The independent financial audit, including the Low Mod Income Housing Asset Fund, was accepted by Council at the March 15, 2017 meeting. A successor housing agency has an additional requirement to report specified housing financial activity including the following:

1. Specified information with the Annual Progress Report (APR) submitted to HCD pursuant to State housing law in reporting progress in implementing the Housing Element; and
2. Posting specified information on the jurisdiction's website.

Attached is the Housing Successor Agency Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2015-2016 pursuant to California Health and Safety Code 34176.1(f) for the City of Madera Housing Successor Agency.

RECOMMENDATION

No action required.

JET/cm

Attachment:

- Successor Housing Agency Annual Report
- AB987/AB1793 Reporting Requirement

HOUSING SUCCESSOR ANNUAL REPORT
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2015-2016
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE CITY OF MADERA HOUSING SUCCESSOR AGENCY

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of April 12, 2017. This report sets forth certain details of the City of Madera Successor Housing Agency (Housing Successor) to the former Madera Redevelopment Agency during Fiscal Year 2015-2016. The purpose of this report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund (LMIHAF) for Fiscal Year 2015-2016 as prepared by Price Paige & Company, (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Loan Repayments:** the amount the city, county or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
- II. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures in income restriction for five (5) year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period. For this Report, the ten (10)-year period reviewed is January 1, 2004 to January 1, 2014.
- XII. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XIII. **Homeownership Units:** An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to

subdivision (f) of Section 33334.3. This inventory shall include all of the following information:

(A) The number of those units.

(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of units lost to the portfolio in the last fiscal year and the reason for those losses.

(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.

(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.

This Report is to be provided to the Housing Successor's governing body. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the former redevelopment agency's website at <http://www.cityofmadera.ca.gov/> (NOTE – IMP PLAN NEEDS TO BE UPLOADED TO WEBSITE)

I. Loan Repayment

No loan repayments were received.

II. Amount Deposited into LMIHAF

A total of \$112,448 was deposited in the LMIHAF during Fiscal Year 2016-17. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

III. Ending Balance of LMIHAF

At the close of the Fiscal Year 2015-16, the ending balance in the LMIHAF was \$876,289 of which \$0 is held for items listed on the ROPS.

IV. Description of Expenditures from LMIHAF

The following is a description of expenditures from the LMIHAF by category.

	FY 2016
Monitoring and Administration Expenditures	\$49,131
CalHFA HELP loan payment	541,063
Homeless Prevention and Rapid Rehousing Services Expenditures	0
Housing Development Expenditures (ungrouped)	193,064
Expenditures on Low Income Units	
Expenditures on Very-Low Income Units	
Expenditures on Extremely-Low Income Units	
Total Housing Development Expenditures	193,064

	Total	\$783,260
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V. Statutory Value of Assets Owned by Housing Successor in LMIHAF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance (DOF) as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to section 34181(f), and the purchase price of property (i.e.) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	FY 2015-16
Real Property	\$940,000
Loans and Grants	\$109,180
TOTAL	\$1,219,954

VI. Description of Transfers

The Housing Successor did not make any LMIHAF transfers to other Housing Successors(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. Project Descriptions

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VIII. Status of Compliance with Section 33334.16

The Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five (5) years of the date the DOF approved such property as a housing asset, which was March 13, 2013.

The following provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012, and compliance within the five (5) year period.

Address;Parcel#	Status
1 514 North B Street: 007-022-002	Under Development
2 321 East Central: 007-022-008	Sold 11/13/13 \$10,000
3 315 East Central: 007-022-010	Sold 4/9/14 \$10,000
4 329 East Central: 007-022-006	Sold 10/9/13 \$10,000
5 325 East Cenral: 007-022-007	Sold 10/9/13 \$10,000

6	413 North B Street: 007-031-016	Under Development
7	427 North B Street: 007-031-019	Under Development
8	408/408-1/2 North A Street: 007-031-004; 005	Under Development
9	420 North A Street: 007-031-001	Under Development
10	421 North B Street: 007-031-018	Under Development
11	No. C at Fresno River: 007-022-014	Under Development
12	416 North A Street: 007-031-002	Under Development
13	417 North B Street: 007-031-017	Under Development
14	501 North C Street: 007-063-001	Sold 8/13/14 \$10,000
15	411 North B Street: 007-065-003	Sold 8/13/14 \$10,000
16	:	
17	301 Percy Street: 008-142-042	Sold 11/11/14 \$10,000
18	307 Percy Street: 008-142-043	Sold 11/11/14 \$10,000
19	313 Percy Street: 008-142-044	Sold 8/15/14 \$10,000
20	319 Percy Street: 008-142-045	Sold 8/15/14 \$10,000
21	325 Percy Street: 008-142-046	Sold 8/15/14 \$10,000
22	331 Percy Street: 008-142-047	Sold 8/15/14 \$10,000
23	337 Percy Street: 008-142-048	Sold 11/11/14 \$10,000
24	318 Percy Street: 008-142-053	Sold 4/8/15 \$10,000
25	312 Percy Street: 008-142-054	Sold 4/8/15 \$10,000
26	1418 Santa Fe Street: 008-142-055	Sold 10/9/13 \$10,000
27	1414 Santa Fe Street: 008-142-056	Sold 10/9/13 \$10,000
28	1410 Santa Fe Street: 008-142-057	Sold 10/9/13 \$10,000
29	1406 Santa Fe Street: 008-142-058	Sold 10/9/13 \$10,000
30	297 Elm Street: 008-142-059	Sold 11/11/14 \$10,000
31	275 Elm Street: 008-142-060	Sold 5/13/15 \$10,000
32	253 Elm Street: 008-142-061	Sold 5/13/15 \$10,000
33	239 Elm Street: 008-142-062	Sold 5/13/15 \$10,000
34	221 Elm Street: 008-142-063	Sold 2/27/15 \$10,000
35	252 Percy Street: 008-142-064	Sold 2/27/15 \$10,000
36	270 Percy Street: 008-142-065	Sold 2/27/15 \$10,000
37	294 Percy Street: 008-142-066	Sold 2/27/15 \$10,000
38	Outlot: 008-142-067	Outlot
39	:	
40	614 Sycamore/618 East 7th Street: 007-203-016	Vacant
41	624 East 7th Street: 007-203-023	Vacant
42	620 East 7th Street: 007-203-022	Vacant
43	623/625 East 7th Street: 007-203-018	Vacant
44	620 East 6th Street: 007-174-010	Vacant
45	616 East 6th Street: 007-174-009	Vacant
46	:	
47	Riverside Villas Subdivision - Lots 6-28: 005-014-008 thru 030	Under Development
48		

49		
50	103 Grove Street: 012-015-001 not RDA	
51	723 South A Street: 011-131-015	Sold 11-13-13 \$10,000
52	425 Stinson Avenue: 011-213-011	Sold 8/14/13 \$10,000
53	820 & 824 South B Street: 011-162-005	Sold 4/10/13 \$20,000
54	401 Hull Avenue: 011-233-017	Sold 9/11/13 \$10,000
55	340 & 344 Stinson Ave: 011-233-030 & 029	Sold 8/14/13 \$10,000
56	334 & 348 Stinson Ave: 011-233-032 & 031	Sold 8/14/13 \$10,000
57	217 North A Street: 007-092-013	Sold 10/9/13 \$10,000
58	129 Fig Street: 008-022-014	Sold 11-13-13 \$10,000
59	1708 North Lake Street: 004-170-007	Vacant
60	1220 Nebraska	Sold 1/27/16 \$10,000
61	1224 Nebraska	Sold 1/27/16 \$10,000
62	303 Central Ave	Leased – Sale Pending

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor using LMIHAF on or after February 1, 2012.

Street Address/Parcel #	Status
1 911 Clinton: 008-052-017	Sold 7/13/16 \$10,000
2 702/706 Lilly Street: 008-102-007&008	Under Development
3 309/311/313/315 Malone: 008-052-035, 036, 037 & 038	Under Development
4 728 Lilly Street: 008-102-003	Under Development
5 1008 Green Way: 005-082-001	Sold 1/14/15 \$10,000

IX. Description of Outstanding Obligations Pursuant to Section 33413

Replacement Housing: According to the 2008-2013 Implementation Plan for the former redevelopment agency, Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://www.cityofmadera.ca.gov/>

Replacement Housing Obligation

Address	# Units Displaced	# Units Replaced	Future No. of Units to Meet Replacement Obligation
TOTAL	89	41	47
Adelaide Subdivision; 702, 706 & 728 Lilly	1		19
Courthouse Project: 208, 212, 216, 220, 224 & 228 G Street	12	Purchased for Courthouse Project	

Address	# Units Displaced	# Units Replaced	Future No. of Units to Meet Replacement Obligation
East Yosemite: 1405, 1399, 1321, 1403, 1401, 1407 & 1432 E. Yosemite Avenue	7		Purchased for Commercial Development
Midtown Subdivision	8		9
Riverwalk Subdivision: 416, 408 & 420 N. A Street	38		12
Sugar Pine Subdivision	0	21	
Infill Lots:			
129 Fig	1	1	
501 N. C Street	1	1	
217 N. A Street	2	1	
425 Stinson	1	1	
329 E. Central	2	1	
420 N. D Street	1	1	
308 N. B Street	0	6	
401 Hull Avenue	1	1	
325 Central	6	1	
340 Stinson	0		1
315 E. Central	1	1	
723 S. A Street	1	1	
1220 Nebraska	1	1	
321 E. Central	1	1	
303 E. Central	1		1
411 N. B Street	1	1	
1008 Green Way	1	1	
911 Clinton	0		1
309, 311, 313, 315 Malone	1		4

Inclusionary/Production Housing: According to the 2008-2013 Implementation Plan for the former redevelopment agency, Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://www.cityofmadera.ca.gov/>

X. Extremely Low Income Test

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by household earning 30% of less of the AMI. This information is not required to be reported until 2019 for the 2014-2019 period.

XI. Senior Housing Test

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the city within the previous 10 years (January 1, 2004 to January 1, 2014) in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period.

The following provides the Housing Successor Agency's Senior Housing Test for the 10 year period of January 1, 2004 to January 1, 2014.

Senior Housing Test	January 1, 2004 – January 1, 2014
# of Assisted Senior Rental Units	76
# of total Assisted Rental Units	232
Senior Housing Percentage	33%

Senior units: Yosemite Manor 76 – Other rental units: Arborpoint 64, Crossings 63, B Str Apt 6, Magnolia 4, EHIG 16, Kyriss 3

XII. Excess Surplus Test

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four (4) Fiscal Years, whichever is greater.

	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Beginning Balance	\$917,682	\$574,797	\$813,899	\$1,374,134
Add: Deposits	653,913	887,634	815,255	283,222
Less: Expenditures	(996,798)	(648,532)	(255,020)	(781,067)
Ending Balance without Encumbrance	574,797	813,899	1,374,134	876,289
Less: Encumbrance	(192,416)	(161,750)	(463,772)	
Unencumbered Balance	\$382,381	\$652,149	\$910,362	\$876,289

XIII. Homeownership Units

The Housing Successor is to provide an inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants

or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

A. Number of Homeownership Units as of 6/30/15

Number of Homeownership Units	178
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B. Homeownership Units lost after February 1, 2012

Units Lost	Reason for Loss
9	Foreclosure or Short Sale
3	Obligation Paid
6	Lost in Escrow
4	Term Expired

C. \$11,384.75 of funds were returned to the housing successor during the fiscal Year as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.

D. The Housing Successor has not contracted with an outside entity for the management of the single family homeownership loans. Annual monitoring of housing units is provided by Housing Successor Agency staff.

E. See attached AB987/AB1793 charts for details on housing units.

AB 987/AB1793 REPORTING REQUIREMENT

Affordable Housing - New Construction Single-Family Units - Current Unit Status Based Upon 2015 Monitoring

	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						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	LOST UNIT - FORECLOSED 9/11/08		
2	420 Elm Avenue	008-082-045	9/4/1998	5	L	9/4/1998	9824170	12/17/2030			
3	403 Manzana Ct.	008-083-039	9/22/1998	3	VL	9/22/1998	9825489	9/22/2013	EXPIRED CCR'S 9/22/13 - 15 YR COVENANT		
4	400 Manzana Ct	008-082-031	9/23/1998	3	VL	N/A			CCR'S NOT RECORDED		
5	714 So. C Street	011-121-004	11/18/1998	5	L	11/18/1998	9833805	12/17/2030			
6	625 So. C Street	011-082-014	12/9/1998	4	L	12/9/1998	9835852	12/17/2030	LOST UNIT - RESALE - CCR'S NOT TRANSFERRED		
7	325 Fig Street	008-062-009	10/13/1998	5	L	N/A			CCR'S NOT RECORDED		
8	328 Hull Street	011-232-005	8/25/1998	4	VL	N/A			CCR'S NOT RECORDED		
9	424 Stinson	011-212-002	5/13/1999	4	VL	5/13/1999	9914264	12/17/2030	LOST UNIT - RESALE 1/31/08 - CCR'S NOT TRANSFERRED		
10	426 Stinson	011-212-002	6/8/1999	4	VL	7/19/2000	200016432	12/17/2030	LOST UNIT - FORECLOSED 6/9/08		
11	432 Hull Street	011-211-054	11/25/1998	4	VL	N/A			CCR'S NOT RECORDED		
12	900 Clinton	008-073-013	6/21/1999	5	VL	6/21/1999	9917800	6/21/2014	EXPIRED CCR'S 6/21/14 - 15 YR COVENANT		
13	431 Stinson	011-213-023	9/25/1998	4	VL	N/A			CCR'S NOT RECORDED		
14	411 Hull Street	011-212-009	9/25/1998	4	M	N/A			CCR'S NOT RECORDED		
15	413 Hull Street	011-212-010	7/1/1999	4	L	7/2/1999	9918950	12/17/2030			
16	921 Cross	008-013-021	10/13/1998	4	L	N/A			CCR'S NOT RECORDED		
17	1013 South A Street	011-232-011	7/8/1999	4	L	7/8/1999	9919261	12/17/2030			
18	912 Clinton	008-073-025	8/9/1999	5	L	8/9/1999	99022249	12/17/2030			
19	720 Adelaide Street	008-073-025	10/18/1999	5	M	10/18/1999	99028672	12/17/2030	LOST UNIT - FORECLOSED 8/4/08		
20	701 South D Street	011-121-017	12/31/1999	4	L	10/18/1999	99034910	12/17/2030			
21	703 South D Street	011-121-016	1/24/2000	3	L	1/26/2000	200002042	12/17/2030			
22	707 South D Street	011-121-015	2/1/2000	4	M	2/1/2000	200002526	12/17/2030	LOST UNIT - FORECLOSED 5/27/08		
23	736 Lilly Street	008-102-004	3/27/2000	5	VL	3/27/2000	200006903	12/17/2030			
24	740 Lilly Street	008-102-011	3/30/2000	5	L	4/5/2000	200007731	4/5/2015	15 YR COVENANT-CCR'S TO EXPIRED 4/5/2015		
25	317 Hull Street	011-233-019	4/24/2000	5	L	4/24/2000	2000009268	12/17/2030			
26	826 Lilly Street	008-102-015	4/21/2000	4	L	4/28/2000	2000009812	12/17/2030			
27	325 Hull Street	011-233-026	5/1/2000	4	VL	5/2/2000	2000010032	12/17/2030			
28	835 Adelaide Street	008-102-017	5/1/2000	4	L	5/1/2000	2000009847	12/17/2030	LOST UNIT - RESALE 2/18/02- CCR'S NOT TRANSFERRED		
29	825 Adelaide Street	008-102-018	5/19/2000	4	VL	5/19/2000	2000011608	12/17/2030			
30	746 Lilly Street	008-102-012	5/12/2000	4	L	5/15/2000	2000011101	12/17/2030			
31	803 Adelaide Street	008-102-020	5/12/2000	4	VL	5/12/2000	2000011003	12/17/2030			
32	836 Lilly Street	008-102-004	5/8/2000	4	L	7/27/2004	2004031986	12/17/2030	7/27/2004	2004031986	12/17/2030
33	913 So. B Street	011-193-006	6/12/2000	4	VL	11/28/2006	2006052893	12/17/2030	LOST UNIT - FORECLOSED 5/20/08		
34	735 Adelaide Street	008-102-023	6/19/2000	4	L	6/16/2000	200013922	12/17/2030			
35	804 Lilly Street	008-102-013	6/27/2000	4	L	6/27/2000	200001676	12/17/2030			
36	813 Adelaide Street	008-102-019	6/29/2000	4	VL	6/29/2000	2000014942	12/17/2030			
37	739 Adelaide Street	008-102-022	7/5/2000	4	L	7/5/2000	2000015355	12/17/2030			
38	745 Adelaide Street	008-102-021	9/22/2000	5	L	9/22/2000	2000022903	12/17/2030			
39	814 Lilly Street	008-102-014	12/1/2000	3	L	1/4/2001	2001000283	12/17/2030			
329	1019 Cross Street	008-021-024	2/6/2001	4	VL	N/A			CCR'S NOT RECORDED		
41	451 Manzana Court	008-082-051	3/30/2001	3	M	3/30/2001	200100867	3/30/2016	LOST UNIT - FORECLOSED 9/27/2010 (15 YR COVENANT)		

						Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
42	467 Manzana Court	008-082-049	3/30/2001	5	L	3/30/2001	2001008397	12/17/2030	LOST UNIT - FORECLOSED 2/14/12		
43	459 Manzana Court	008-082-050	4/6/2001	6	VL	10/5/2000	2000023914	12/17/2030	LOST UNIT - FORECLOSED 4/2/10		
44	448 Elm Avenue	008-082-048	4/16/2001	3	L	4/23/2001	2001010595	12/17/2030			
45	443 Manzana Court	008-082-052	4/27/2001	4	L	4/27/2001	2001011266	4/27/2016	15 YR COVENANT-CCR'S TO EXPIRED 4/27/2016		
46	430 Elm Avenue	008-082-046	5/30/2001	3	L	5/29/2001	2001014254	12/17/2030			
47	440 Elm Avenue	008-082-047	6/28/2001	5	L	8/6/2001	2001021890	12/17/2030			
48	814 (820) Clinton	008-073-029	8/2/2001	5	L	8/2/2001	2001021677	12/17/2030			
49	612 Lilly Street	008-092-009	9/10/2001	5	VVL	9/28/2001	2001028359	12/17/2030			
50	604 Lilly Street	008-092-009	9/11/2001	5	L	9/26/2001	2001027938	12/17/2030			
51	413 Vineyard Avenue	008-071-013	9/18/2001	5	L	9/18/2001	2001026949	12/17/2030			
52	427 Manzana Court	008-082-025	9/17/2001	4	L	9/21/2001	2001027384	12/17/2030			
53	411 Manzana Court	008-082-035	9/14/2001	4	VL	9/14/2001	2001026653	12/17/2030	LOST UNIT - CCR'S RELEASED 7/12/16 UPON PMT TO AGENCY RECORDED RELEASE DOC # 2016016072		
54	540 Lilly Street	008-093-021	10/12/2001	4	VL	10/12/2001	2001030049	12/17/2030	LOST UNIT - FORECLOSED 10/31/12		
55	530 Lilly Street	008-093-022	10/3/2001	4	L	N/A			CCR'S NOT RECORDED		
56	560 Lilly Street	008-092-009	10/19/2001	4	VL	5/17/2002	2002015695	12/17/2030			
57	510 Lilly Street	008-072-008	10/31/2001	4	L	10/31/2001	2001031737	12/17/2030			
58	550 Lilly Street	013-151-003	10/29/2001	4	VL	10/29/2001	2001031513	12/17/2030			
59	520 Lilly Street	008-072-008	10/29/2001	4	L	11/6/2001	2001032304	12/17/2030	LOST UNIT - FORECLOSED 3/24/09		
60	435 Manzana Court	008-082-053	11/17/2001	4	M	11/28/2001	2001034431	12/17/2030			
61	622 Lilly Street	008-092-009	12/24/2001	5	L	12/24/2001	2001037208	12/17/2030	LOST UNIT - FORECLOSED 12/8/11		
62	765 Sawmill Street	008-092-007	1/3/2002	5	VL	1/3/2002	2002000206	12/17/2030			
63	628 Lilly Street	008-093-012	1/14/2002	4	L	1/17/2002	2002001661	12/17/2030	2nd Resale 11/1/2004 3rd Resale 12/15/2005	2004048045 2005060163	12/17/2030 12/17/2030
64	645 Soquel Court	008-092-008	2/1/2002	4	L	2/1/2002	2002003227	12/17/2030			
65	655 Soquel Court	008-093-002	1/31/2002	4	L	1/31/2002	2002002973	12/17/2030			
66	570 Lilly Street	008-093-018	2/5/2002	5	L	N/A			CCR'S NOT RECORDED		
67	580 Lilly Street	008-093-017	2/5/2002	5	L	6/28/2004	2004027346	12/17/2030	LOST UNIT - FORECLOSED 4/29/11		
68	590 Lilly Street	008-093-016	2/19/2002	5	VL	2/19/2002	2002005055	12/17/2030			
69	419 Manzana Court	008-082-055	2/19/2002	4	L	2/19/2002	2002005061	12/17/2030			
70	675 Soquel Court	008-093-004	2/7/2002	4	VL	2/7/2002	2002003886	12/17/2030			
71	665 Soquel Court	008-093-003	5/3/2002	4	VL	5/3/2002	2002013945	12/17/2030	LOST UNIT - FORECLOSED 12/1/10		
72	632 Lilly Street	008-093-009	2/13/2002	5	L	2/13/2002	200200455	12/17/2030	LOST UNIT - FORECLOSED 9/23/08		
73	668 Soquel Court	008-093-006	4/12/2002	4	VL	N/A			CCR'S NOT RECORDED		
74	658 Soquel Court	008-093-007	3/1/2002	4	L	3/1/2002	2002006351	12/17/2030			
75	755 Sawmill	008-093-009	3/22/2002	4	L	N/A			CCR'S NOT RECORDED		
76	678 Soquel Court	008-093-005	3/1/2002	5	L	3/1/2002	2002006359	12/17/2030			
77	648 Soquel Court	008-093-008	3/20/2002	5	VL	3/21/2002	2002009047	12/17/2030			
78	428 Knox Street	011-213-002	5/10/2002	4	VL	6/20/2002	2002019987	12/17/2030			
79	820 South D Street	011-152-006	5/20/2002	4	VL	6/6/2002	2002018135	12/17/2030			
80	736 Adelaide	008-101-015	7/2/2002	5	L	7/2/2002	2002021814	12/17/2030	LOST UNIT - FORECLOSED 1/15/13		
81	204 Elm Avenue	008-022-028	7/17/2003	4	VL	10/28/2003	200304636	12/17/2030			
82	1324 Santa Fe Court	008-043-021	7/11/2003	4	L	8/14/2003	2003033193	12/17/2030	LOST UNIT - FORECLOSED 8/14/09		

						Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
83	208 Elm Avenue	008-022-025	7/20/2003	4	L	11/12/2003	2003048688	12/17/2030	LOST UNIT - RESALE 11/20/2013 - CCR'S NOT TRANSFERRED		
84	1314 Santa Fe Court	008-043-019	7/30/2003	4	VL	4/7/2003	2003013853	12/17/2030			
85	1310 Santa Fe Court	008-043-018	8/15/2003	4	VVL	4/7/2003	2003013853	12/17/2030	LOST UNIT - FORECLOSED 8/13/03		
86	1320 Santa Fe Court	008-043-020	10/1/2003	4	L	10/1/2003	2003040849	12/17/2030			
87	1319 Santa Fe Court	008-043-003	7/31/2003	5	L	1/22/2003	2003002480	12/17/2030			
88	1306 Santa Fe Court	008-043-017	9/15/2003	5	L	10/2/2003	2003041174	12/17/2030	LOST UNIT - FORECLOSED 5/20/08		
89	1307 Santa Fe Court	008-043-016	10/3/2003	5	L	10/3/2003	2003041700	12/17/2030			
90	1309 Santa Fe Court	008-043-015	8/13/2003	5	L	8/14/2003	2003033175	12/17/2030	LOST UNIT - RESALE 2/17/06 - CCR'S NOT TRANSFERRED		
91	1313 Santa Fe Court	008-043-014	9/5/2003	5	L	9/5/2003	2003036833	12/17/2030	8/30/2005	2005040248	12/17/2030
92	1325 Santa Fe Court	008-043-012	7/17/2003	5	L	7/17/2003	2003028884	12/17/2030	LOST UNIT - FORECLOSURE 9/15/08		
93	1221 Avila Way	008-082-007	10/3/2003	4	VL	10/17/2003	2003044898	12/17/2030			
94	124 Elm Avenue	008-022-025	10/30/2003	5	L	10/30/2003	2003046740	12/17/2030	LOST UNIT - FORECLOSURE 5/10/11		
95	120 Elm Avenue	008-022-030	11/7/2003	5	L	2/26/2004	2004007837	12/17/2030			
96	128 Elm Avenue	008-022-025	11/7/2003	5	VL	12/4/2003	2003051609	12/17/2030			
97	132 Elm Avenue	008-022-025	11/7/2003	5	L	11/21/2003	2003050212	12/17/2030			
98	201 Fig Avenue	008-022-020	11/10/2003	5	L	3/2/2004	2004008608	12/17/2030			
99	200 Elm Avenue	008-022-025	11/7/2003	5	VL	2/25/2004	2004007482	12/17/2030			
100	1209 Avila Way	008-082-059	11/6/2003	4	L	11/18/2003	2003049670	12/17/2030			
101	1215 Avila Way	0089082-007	11/21/2003	4	L	N/A			CCR'S NOT RECORDED		
102	1203 Avila Way	008-082-058	11/3/2003	4	L	11/12/2003	2003048691	12/17/2030			
103	718 South D Street	011-112-005	12/12/2003	4	L	12/12/2003	2003052872	12/17/2030			
104	223 So. B Street	007-193-006	2/13/2004	4	VL	2/13/2004	2004005691	12/17/2030			
105	375 South Lake Street	007-202-002	5/4/2004	4	M	10/11/2006	2006045428	12/17/2030	LOST UNIT - RESALE 3/28/11 - CCR'S NOT TRANSFERRED		
106	431 Fig Avenue	008-082-068	6/4/2004	5	L	6/7/2004	2004023975	12/17/2030			
107	437 Fig Avenue	008-082-067	6/4/2004	5	L	6/17/2004	2004025744	12/17/2030			
108	441 Fig Avenue	008-082-007	6/4/2004	5	L	6/4/2004	2004023755	12/17/2030			
109	808 South C Street	011-161-003	6/25/2004	5	VL	6/25/2004	2004027284	12/17/2030			
110	458 Manzana Court	008-082-064	7/30/2004	5	VL	8/5/2004	2004033678	12/17/2030	LOST UNIT - FORECLOSED 10/19/12		
111	448 Manzana Court	008-082-063	7/30/2004	5	VL	8/5/2004	2004033677	12/17/2030	2nd Resale 12/13/2010	20100035624	12/10/2055
112	1229 Avila Way	008-082-062	8/9/2004	5	L	8/9/2004	2004034124	12/17/2030			
113	468 Manzana Court	008-082-065	8/20/2004	5	L	8/20/2004	2004036167	12/17/2030	LOST UNIT - RESALE 7/26/13- CCR'S NOT TRANSFERRED		
114	941 Drysdale	008-12-007	11/4/2004	4	L	11/4/2004	2004048857	12/17/2030			
115	935 Drysdale	008-120-008	11/15/2004	4	L	11/12/2004	2004050340	12/17/2030	LOST UNIT - RESALE 2/15/13- CCR'S NOT TRANSFERRED		
116	975 Drysdale	008-120-004	11/15/2004	4	VL	11/12/2004	2004050322	12/17/2030			
117	911 Drysdale	008-120-010	11/19/2004	4	M	11/19/2004	2004051440	12/17/2030	LOST UNIT - FORECLOSED 3/30/11		
118	853 Drysdale	008-120-016	11/29/2004	4	VL	11/24/2004	2004052470	12/17/2030			
119	893 Drysdale	0008-120-010	11/29/2004	4	L	12/24/2004	2004052374	12/17/2030			
120	863 Drysdale	008-120-014	12/3/2004	4	M	12/3/2004	2004053693	12/17/2030			
121	923 Drysdale	008-120-009	12/3/2004	4	M	12/3/2004	2004053680	12/17/2030			
122	964 Drysdale	008-120-038	12/4/2004	4	L	12/2/2004	2004053623	12/17/2030	LOST UNIT - SHORT SALE 2/20/2014		
123	857 Drysdale	008-120-015	12/6/2004	5	VL	12/6/2004	2004052863	12/17/2030			
124	906 Drysdale	008-120-042	12/7/2004	4	VL	12/7/2004	2004054175	12/17/2030			
125	918 Drysdale	008-120-041	12/7/2004	5	VL	12/23/2004	2004057747	12/17/2030			

						Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
126	1077 Koufax	008-120-023	12/7/2004	5	L	12/7/2004	2004054186	12/17/2030			
127	1011 Koufax	008-120-026	12/8/2004	5	L	12/9/2004	2004054751	12/17/2030			
128	989 Drysdale	008-120-003	12/13/2004	4	VL	12/10/2004	2004055510	12/17/2030			
129	965 Drysdale	008-120-005	12/14/2004	4	VL	12/14/2004	2004055883	12/17/2030			
130	1033 Koufax	008-120-025	12/14/2004	5	L	12/14/2004	2004055888	12/17/2030	LOST UNIT - RESALE - 4/10/14 - CCR'S NOT TRANSFERRED		
131	959 Drysdale	008-120-006	12/17/2004	4	M	12/17/2004	2004056739	12/17/2030	LOST UNIT - RESALE 2/16/07 - CCR'S NOT TRANSFERRED		
132	847 Drysdale	008-120-017	12/20/2004	4	VL	12/20/2004	2004057059	12/17/2030			
133	882 Drysdale	008-120-044	12/22/2004	4	VL	12/23/2004	2004057717	12/17/2030			
134	851 Lilly	008-120-029	12/22/2004	4	VL	12/22/2004	2004057498	12/17/2030	LOST UNIT - FORECLOSED 7/7/08		
135	844 Drysdale	008-120-049	12/23/2004	5	L	12/23/2004	2004057694	12/17/2030			
136	850 Drysdale	008-120-048	12/23/2004	5	VL	12/23/2004	2004057733	12/17/2030			
137	1089 Koufax	008-120-024	12/23/2004	4	L	9/25/2006	2006042141	12/17/2030	LOST UNIT - FORECLOSED 1/19/10		
138	1091 Koufax	008-120-021	12/23/2004	4	M	8/15/2006	2006035427	12/17/2030	LOST UNIT - FORECLOSED 11/25/08		
139	845 Lilly	008-120-028	12/23/2004	4	L	12/23/2004	2004057741	12/17/2030			
140	861 Lilly	008-120-031	12/23/2004	4	VL	12/23/2004	2004057723	12/17/2030			
141	883 Lilly	008-120-033	12/23/2005	4	L	12/23/2004	2004057715	12/17/2030			
142	938 Drysdale	008-120-040	12/27/2004	4	L	12/27/2004	2004057886	12/17/2030			
143	835 Drysdale	008-120-020	12/28/2004	4	VVL	12/28/2004	2004058132	12/17/2030			
144	840 Drysdale	008-120-050	12/28/2004	5	M	12/28/2004	2004058106	12/17/2030			
145	843 Drysdale	008-120-018	12/28/2004	4	L	12/28/2004	2004058136	12/17/2030			
146	891 Lilly	008-120-034	12/29/2004	5	L	1/6/2005	2005000762	12/17/2030			
147	871 Lilly	008-120-032	12/30/2004	5	VL	12/30/2004	2004058834	12/17/2030			
148	901 Drysdale	008-120-011	1/3/2005	4	VL	12/30/2004	2004058913	12/17/2030			
149	1048 Podres	008-120-037	1/4/2005	4	L	12/30/2004	2004058996	12/17/2030			
150	855 Lilly	008-120-028	1/7/2005	4	L	1/12/2005	2005001637	12/17/2030			
151	870 Drysdale	008-120-045	1/13/2005	5	VL	1/13/2005	2005001846	12/17/2030	LOST UNIT - FORECLOSED 1/28/08		
152	839 Drysdale	008-120-019	1/14/2005	4	VL	1/14/2005	2005002067	12/17/2030	LOST UNIT - FORECLOSED 6/25/09		
153	956 Drysdale	008-120-039	1/19/2005	5	VL	1/18/2005	2005002314	12/17/2030			
154	1055 Koufax	008-120-024	1/20/2005	5	M	6/14/2006	2006026239	12/17/2030	LOST UNIT - FORECLOSED 11/29/12		
155	854 Drysdale	008-120-047	1/21/2005	5	VL	1/21/2005	2005003026	12/17/2030			
156	860 Drysdale	008-120-046	1/28/2005	5	L	1/28/2005	2005004139	12/17/2030	LOST UNIT - FORECLOSED 12/29/10		
157	898 Drysdale	008-120-043	1/28/2005	5	L	1/31/2005	2005004404	12/17/2030			
158	875 Drysdale	008-120-013	1/31/2005	4	M	1/31/2005	2005004585	12/17/2030	LOST UNIT - FORECLOSED 1/14/10		
159	909 Lilly	008-120-035	2/3/2005	4	L	2/4/2005	2005005427	12/17/2030			
160	841 Lilly Street	008-120-027	2/24/2005	4	VL	1/26/2005	2005003638	12/17/2030			
161	915 Lilly Street	008-120-036	3/1/2005	4	L	2/28/2005	2005009026	12/17/2030			
162	1005 East Sixth Street	008-021-004	4/18/2005	5	L	4/18/2005	2005017430	12/17/2030			
163	1117 Lincoln Avenue	008-021-004	4/29/2005	5	VL	4/29/2005	2005019764	12/17/2030	LOST UNIT - FORECLOSED 12/12/08		
164	403 Adelaide	008-072-001	3/3/2006	4	M	3/3/2006	2006009955	12/17/2030			
165	502 Lilly Street	008-093-025	3/24/2006	3	VL	3/24/2006	2006013385	12/17/2030	LOST UNIT - FORECLOSED 8/25/10		
166	638 Adelaide	008-091-009	6/7/2006	5	VL	6/7/2006	2006025284	12/17/2030			
167	907 South B Street	011-193-009	8/13/1996	4	M	8/21/1996	9622065	8/21/2011	EXPIRED CCR'S 8/21/11- 15 YR COVENANT		
168	523 South C Street	011-052-009	9/23/1996	4	VL	10/29/1996	9628857	10/29/2011	EXPIRED CCR'S 10/29/11- 15 YR COVENANT		

						Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
169	529 South C Street	011-052-008	6/20/1996	4	M	8/23/1996	9622348	12/17/2030			
170	907 South C Street	011-192-015	4/26/1996	4	VVL	5/1/1996	9611717	5/1/2011	EXPIRED CCR'S 5/1/11- 15 YEAR COVENANT		
171	911 South C Street	011-192-014	7/1/2003	4	VL	N/A			CCR'S NOT RECORDED		
172	614 South D Street	011-074-020	6/27/1996	3	VVL	7/5/1996	9617869	7/5/2011	EXPIRED CCR'S 7/5/11- 15 YR COVENANT		
173	618 South D Street	011-074-021	8/1/1996	3	VL	8/21/1996	9622070	8/21/2011	EXPIRED CCR'S 8/21/11 - 15 YR COVENANT		
174	726 Adelaide Street	008-101-017	10/19/1994	4	VVL	11/8/1994	9433378	11/8/2009	EXPIRED CCR'S 11/8/09 - 15 YR COVENANT		
175	810 Adelaide Street	008-101-012	8/34/1995	3	VVL	9/11/1995	9522473	9/11/2010	EXPIRED CCR'S 9/11/10- 15 YR COVENANT		
176	849 Clinton Street	008-052-033	1/20/1997	3	VL	1/31/1997	9702422	1/31/2012	EXPIRED CCR'S 1/31/12 - 15 YR COVENANT		
177	401 Fig Street	008-082-030	6/9/1998	4	VL	9/1/1998	9823883	12/17/2030	LOST UNIT - RESALE 6/27/13 - CCR'S NOT TRANSFERRED		
178	403 Fig Street	008-082-029	6/11/1998	4	VL	7/24/1998	9820199	12/17/2030			
179	407 Fig Street	008-082-027	8/28/1998	4	L	9/21/1998	9825306	12/17/2030			
180	324 Hull Street	011-232-006	2/6/1995	4	L	2/9/1995	9503022	2/9/2010	EXPIRED CCR'S 2/9/10 - 15 YR COVENANT		
181	412 Hull Street	011-211-052	8/31/1995	3	L	9/19/1995	9523496	9/19/2010	EXPIRED CCR'S 9/19/10 - 15 YR COVENANT		
182	416 Hull Street	011-211-050	9/19/1995	3	L	11/7/1995	9528999	11/7/2010	LOST UNIT - FORECLOSED 9/24/03		
183	427 Hull Street	011-212-036	8/19/1996	3	L	9/6/1996	9623538	9/6/2011	EXPIRED CCR'S 9/6/11- 15 YR COVENANT		
184	431 Hull Street	011-212-035	1/18/1996	3	L	4/12/1996	9609801	4/12/2011	EXPIRED CCR'S 4/12/11- 15 YR COVENANT		
185	312 Knox Street	011-234-028	9/1/1996	3	VVL	10/18/1996	9627825	10/18/2011	EXPIRED CCR'S 10/18/11 - 15 YR COVENANT		
186	412 Knox Street	011-213-025	10/6/1995	3	L	10/26/1995	9527651	10/26/2010	EXPIRED CCR'S 10/26/10 - 15 YR COVENANT		
187	319 Magnolia	008-061-016	4/2/1996	3	L	4/9/1996	9609331	4/9/2011	EXPIRED CCR'S 4/9/11 - 15 YR COVENANT		
188	404 Manzana Court	008-082-033	7/27/1998	4	VVL	9/10/1998	9824561	12/17/2030			
189	405 Manzana Court	008-082-038	5/14/1998	3	VVL	5/21/1998	9814054	12/17/2030	LOST UNIT - FORECLOSED 1/22/2015		
190	409 Manzana Court	008-082-036	6/3/1998	3	VVL	7/8/1998	9818558	12/17/2030			
191	401 Roosevelt Street	011-211-041	7/24/1995	3	L	7/7/1995	9518286	7/7/2010	EXPIRED CCR'S 7/7/10 - 15 YR COVENANT		
192	405 Roosevelt Street	011-211-043	7/28/2005	4	L	8/5/2005	2005036257	12/17/2030	LOST UNIT - FORECLOSED 8/18/08		
193	409 Roosevelt Street	011-211-042	7/26/1995	4	L	8/1/1995	9518736	8/1/2010	EXPIRED CCR'S 8/1/10 - 15 YR COVENANT		
194	417 Roosevelt Street	011-211-038	7/24/1995	4	L	7/28/1995	9518445	7/28/2010	EXPIRED CCR'S 7/28/10- 15 YR COVENANT		
195	425 Roosevelt Street	011-211-035	10/10/1995	4	M	10/19/1995	9526813	10/19/2010	LOST UNIT - RESALE 9/21/01 - CCR'S NOT TRANSFERRED		
196	309 Stinson Avenue	011-234-023	5/24/1995	3	VL	N/A			CCR'S NOT RECORDED		
197	409 Stinson Avenue	011-213-008	11/21/1994	4	L	11/28/1994	9434993	11/28/2009	EXPIRED CCR'S 11/28/09- 15 YR COVENANT		
198	623 Vineyard Avenue	008-091-028	4/12/1996	4	M	4/12/1996	9609921	4/12/2011	EXPIRED CCR'S 4/12/11 - 15 YR COVENANT		
199	233 Wallace Avenue	011-253-010	10/4/1994	4	VVL	11/16/1994	9434091	11/16/2009	EXPIRED CCR'S 11/16/09- 15 YR COVENANT		
200	404 Wallace Avenue	011-211-044	3/1/1996	3	VL	3/6/1996	9605934	3/6/2011	EXPIRED CCR'S 3/6/11 - 15 YR COVENANT		
201	408 Wallace Avenue	011-211-009	1/9/1996	4	VVL	1/24/1996	9601962	1/24/2011	EXPIRED CCR'S 1/24/11 - 15 YR COVENANT		
202	409 Wallace Avenue	011-211-053	4/26/1996	4	L	4/30/1996	9611575	4/30/2011	EXPIRED CCR'S 4/30/11 - 15 YR COVENANT		
203	412 Wallace Avenue	011-211-041	3/6/1996	4	L	3/14/1996	9606736	3/14/2011	EXPIRED CCR'S 3/14/11- 15 YR COVENANT		
204	416 Wallace Avenue	011-211-039	3/11/1996	3	L	3/14/1996	9606743	3/14/2011	EXPIRED CCR'S 3/14/11- 15 YR COVENANT		
205	417 Wallace Avenue	011-211-049	1/31/1996	4	L	2/7/1996	9603353	2/7/2011	EXPIRED CCR'S 2/7/11- 15 YR COVENANT		
206	421 Wallace Avenue	011-211-047	3/11/1996	4	VL	3/15/1996	9606895	3/15/2011	EXPIRED CCR'S 3/15/11- 15 YR COVENANT		
207	720 South D Street	011-112-006	10/25/1996	4	L	11/8/1994	9433377	11/8/2009	EXPIRED CCR'S 11/8/09- 15 YR COVENANT		
208	413 Wallace Avenue	011-211-051	3/24/1996	4	L	4/1/1996	9608484	4/1/2011	EXPIRED CCR'S 4/1/2011- 15 YR COVENANT		
209	343 (341) Stinson Avenue	008-142-020	10/16/1996	3	L	10/29/1996	9628861	10/29/2011	LOST UNIT-FORECLOSED 6/6/07		
210	417 Stinson Avenue	011-213-028	10/11/1995	3	L	12/22/1995	9533295	12/22/2010	EXPIRED CCR'S 12/22/2010- 15 YR COVENANT		
211	619 Vineyard Avenue	008-091-029	3/5/1996	3	M	3/6/1996	9605959	3/6/2011	EXPIRED CCR'S 3/6/2011-15 YR COVENANT		
212	408 Elm Street	008-082-021	2/6/1995	3	L	2/9/1995	9503018	2/9/2010	EXPIRED CCR'S 2/9/2010 - 15 YR COVENANT		

						Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
213	317 Elm Avenue	008-142-017	3/20/1995	3	L	4/7/1995	9508666	4/7/2010	EXPIRED CCR'S 4/7/2010 - 15 YR COVENANT		
214	701 Clinton Street	008-051-035	8/8/1996	3	L	8/14/1996	9621521	8/27/2011	EXPIRED CCR'S 8/27/2011 - 15 YR COVENANT		
215	1126 Washington Avenue	008-061-027	1/26/1995	3	L	2/14/1995	9503314	2/14/2010	EXPIRED CCR'S 2/14/2010 - 15 YR COVENANT		
216	408 Knox Street	011-213-026	10/26/1995	3	L	10/26/1995	9527652	10/26/2010	EXPIRED CCR'S 10/26/2010 - 15 YR COVENANT		
217	710 South C Street	011-121-003	10/3/1994	4	L	10/3/1994	9429522	10/3/2009	EXPIRED CCR'S 10/3/2009 - 15 YR COVENANT		
218	719 South C Street	011-122-022	11/27/1996			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
219	701 South C Street	011-122-015	4/30/1996			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
220	705 South C Street	011-122-014	5/30/1996			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
221	321 Elm Avenue	008-142-018	5/9/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
222	325 Elm Avenue	008-142-019	4/27/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
223	329 Elm Avenue	008-142-020	5/10/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
224	331 Elm Avenue	008-142-021	5/10/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
225	1002 South "C" Street	011-202-004	5/20/1998	4	VL	5/20/1998	9813882	12/17/2030	LOST UNIT - FORECLOSED 3/22/2000		
226	1006 South "C" Street	011-202-005	12/31/1997	4	L	12/31/1997	9734849	12/17/2030			
227	1010 South "C" Street	011-202-006	6/10/1998			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
228	1014 South "C" Street	011-202-007	2/13/1998	4	L	2/13/1998	9803753	12/17/2030			
229	1018 South "C" Street	011-202-008	5/22/1998	4	L	5/22/1998	9814237	12/17/2030	LOST UNIT - RESALE 10/29/2013 - CCR'S NOT TRANSFERRED		
230	1022 South "C" Street	011-202-009	3/2/1998			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
231	1026 South "C" Street	011-202-010	4/1/1998			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
232	1030 South "C" Street	011-202-011	4/17/1008	4	VL	4/23/1998	9810897	12/17/2030			
233	400 East 12th Street	011-123-008	11/30/1994	4	L	11/30/1994	9435146	11/30/2009	EXPIRED CCR'S 11/30/2009 - 15 YR COVENANT		
234	413 Stinson Avenue	011-213-027	12/15/1995	4	L	12/15/1995	9532473	12/15/2010	EXPIRED CCR'S 12/15/2010 - 15 YR COVENANT		
235	420 Hull Avenue	011-211-048	10/13/1995	4	VL	10/13/1995	9526163	10/13/2010	EXPIRED CCR'S 10/13/2010 - 15 YR COVENANT		
236	421 Roosevelt Avenue	011-211-036	7/31/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
237	320 Wallace Avenue	011-231-007	12/29/1994			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
238	400 Wallace Avenue	011-211-046	1/17/1996			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
239	420 Wallace Avenue	011-211-037	12/31/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
240	341 Elm Avenue	008-142-022	4/20/1995			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
241	405 Fig Street	008-082-028	12/4/1998			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
242	412 Elm Avenue	008-082-041	6/26/1998	4	VVL	6/26/1998	9817939	12/17/2030			
243	414 Elm Avenue	008-082-042	6/30/1998	4	L	6/30/1998	9818229	12/17/2030			
244	416 Elm Avenue	008-082-043	6/23/1998	4	L	6/23/1998	9817559	12/17/2030	LOST UNIT - RESALE 1/6/2010 - CCR'S NOT TRANSFERRED		
245	418 Elm Avenue	008-082-044	7/16/1998	4	L	7/16/1998	9819371	12/17/2030			
246	409 Elm Avenue	008-150-004	8/30/2002			N/A			CCR'S NOT RECORDED-NO BUYER DATA		
247	413 Elm Avenue	008-150-005	6/16/2005	4	VL	6/16/2005	2005027500	12/17/2030			
248	415 Elm Avenue	008-150-006	8/19/2002	4	L	8/19/2002	2002027673	12/17/2030			
249	417 Elm Avenue	008-150-007	10/4/2002	4	L	10/4/2002	2002034475	12/17/2030			
250	419 Elm Avenue	008-150-008	10/4/2002	4	VL	10/4/2002	2002034498	12/17/2030			
251	421 Elm Avenue	008-150-009	10/4/2002	4	VL	10/4/2002	2002034655	12/17/2030	2/8/2016	2016002800	12/17/2030
252	425 Elm Avenue	008-150-010	10/9/2002	4	L	11/14/2002	2002040006	12/17/2030			
253	427 Elm Avenue	008-150-011	8/30/2002	5	L	8/30/2002	2002029377	12/17/2030			
254	435 Elm Avenue	008-150-012	8/29/2002	4	L	8/29/2002	2002028992	12/17/2030			
255	401 Manzana Court	008-082-040	4/1/1998	5	L	4/1/1998	9808588	12/17/2030			
256	407 Manzana Court	008-082-037	5/1/1998	3	VL	5/1/1998	9811845	12/17/2030			

	Property Address	APN	Completion Date	Number of Bedrooms	Income Level	Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
257	420 North D Street	007-054-002	3/18/2010	3	VL	3/18/2010	2010007633	3/18/2055			
258	215 South J Street	010-126-010	10/1/2010	4	VL	10/1/2010	2010029354	10/1/2055			
259	307 South J Street	010-153-012	3/3/2011	3	M	9/28/2011	2011026455	3/3/2056			
260	209 Cypress Street	012-022-008	4/13/2011	4	VL	4/6/2012	2012009707	4/6/2057			
261	321 South J Street	010-153-008	6/1/2011	4	L	5/18/2012	2012013724	5/18/2057			
262	342 Percy Street	008-142-049	10/5/2012	4	M	10/5/2012	2012028178	10/5/2057			
263	330 Percy Street	008-142-051	6/12/2012	5	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 51% OF BUYER INCOME		
264	336 Percy Street	008-142-050	6/28/2013	3	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 43% OF BUYER INCOME		
265	324 Percy Street	008-142-052	10/2/2013	5	L	N/A			NOT AFFORDABLE UNIT-BUYER NOT ELIGIBLE (Income greater than 30%ile)		
266	820 South B Street	011-162-005 (portion)	11/27/2013	4	N/A	N/A			BUYER DID NOT EXECUTE CCR'S - NO BUYER DATA		
267	824 South B Street	011-162-005 (portion)	11/6/2013	4	N/A	N/A			BUYER DID NOT EXECUTE CCR'S - NO BUYER DATA		
268	334 Stinson Street	011-233-032	Pending						UNDER CONSTRUCTION-PAUL & KATHY VAN CONTRACTORS		
269	338 Stinson Street	011-233-031	Pending						UNDER CONSTRUCTION-PAUL & KATHY VAN CONTRACTORS		
270	340 Stinson Street	011-233-030	Pending						UNDER CONSTRUCTION-PAUL & KATHY VAN CONTRACTORS		
271	344 Stinson Street	011-233-029	Pending						UNDER CONSTRUCTION-PAUL & KATHY VAN CONTRACTORS		
272	429 Stinson Street	011-213-011,024	10/30/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 47% OF BUYER INCOME		
273	349 Hull Street (formerly 401)	011-233-017	12/31/2015	4	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 44.5% OF BUYER INCOME		
274	1406 Santa Fe Street	008-142-058	12/30/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 46.3% OF BUYER INCOME		
275	1410 Santa Fe Street	008-142-057	8/22/2014	3	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 46% OF BUYER INCOME		
276	1414 Santa Fe Street	008-142-056	8/8/2014	4	M	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 32% OF BUYER INCOME		
277	1418 Santa Fe Street	008-142-055	10/15/2014	4	M	N/A			AFFORDABLE UNIT - BUYER DID NOT EXECUTE CCR'S (Income at 19%ile)		
278	217 North A Street	007-092-013	6/15/2014	4	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 39% OF BUYER INCOME		
279	325 East Central Avenue	007-022-007	10/22/2014	4	N/A	N/A			BUYER DID NOT EXECUTE CCR'S - NO BUYER DATA		
280	329 East Central Avenue	007-022-006	10/3/2014	4	N/A	N/A			BUYER DID NOT EXECUTE CCR'S - NO BUYER DATA		
281	321 East Central Avenue	007-022-008	6/3/2015	4	L	N/A			BUYER DID NOT EXECUTE CCR'S - NO BUYER DATA		
282	723 South A Street	011-131-015	4/1/2015	4	M	N/A			BUYER DID NOT EXECUTE CCR'S - NO BUYER DATA		
283	129 Fig Street	008-022-014	12/18/2015	4	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 39.2% OF BUYER INCOME		
284	313 Percy Street	008-142-044	12/16/2014	3	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 41% OF BUYER INCOME		
285	319 Percy Street	008-142-045	7/23/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 33% OF BUYER INCOME		
286	325 Percy Street	008-142-046	2/27/2015	3	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 31% OF BUYER INCOME		
287	331 Percy Street	008-142-047	2/20/2015	4	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 34% OF BUYER INCOME		
288	315 Central Avenue	007-022-010	8/14/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 48% OF BUYER INCOME		
289	501 North C Street	007-063-001	5/8/2015	4	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 46% OF BUYER INCOME		
290	411 North B Street	007-065-003	6/9/2015	4	>M	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 140% OF BUYER INCOME		
291	301 Percy Street	008-142-042	7/23/2015	3	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 49% OF BUYER INCOME		
292	307 Percy Street	008-142-043	1/21/2016	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 40.2% OF BUYER INCOME		
293	337 Percy Street	008-142-048	10/30/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 36% OF BUYER INCOME		
294	297 Elm Avenue	008-142-059	12/23/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 37.1% OF BUYER INCOME		
295	318 Percy Street	008-142-053	10/28/2015	3	L	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 35.8% OF BUYER INCOME		
296	312 Percy Street	008-142-054	3/10/2016	3	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 58.5% OF BUYER INCOME		
297	275 Elm Avenue	008-142-060	2/4/2016	4	VVL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 55.1% OF BUYER INCOME		
298	253 Elm Avenue	008-142-061	1/11/2016	3	M	NEED DOC #			AFFORDABLE UNIT -Income at 29.2%ile-PENDING CCR RECORDING		

						Affordability Restrictions Recording Information (45 Yr Affordability Period Unless Otherwise Noted)			Affordability Restrictions (Resale or Lost Unit Status)		
						Recording Date	Document Number	Expiration	Recording Date	Document Number	Expiration
299	239 Elm Avenue	008-142-062	2/19/2016	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 43.7% OF BUYER INCOME		
300	221 Elm Avenue	008-142-063	12/9/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 47% OF BUYER INCOME		
301	252 Percy Street	008-142-064	5/16/2015	3	M	5/26/2015	2015011685	5/26/2060			
302	270 Percy Street	008-142-065	2/16/2016	3	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 34% OF BUYER INCOME		
303	294 Percy Street	008-142-066	9/28/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 31.4% OF BUYER INCOME		
304	308 South J Street	010-152-003	Pending						UNDER CONSTRUCTION-MUSD CONTRACTOR		
305	1008 Green Way	005-082-001	10/21/2015	4	VL	N/A			UNIT DOES NOT QUALIFY, HOUSING COST = 48.7% OF BUYER INCOME		
306	911 Clinton Street	008-052-017	Pending						UNDER CONSTRUCTION - DMP CONTRACTOR		
Last Updated 9/13/16											4