

December 16, 2009

HOUSING POLICY
DEVELOPMENT, HCD

DEC 21 2009

Cathy Creswell, Deputy Director
Housing Policy Development
State Dept. of Housing & Community Development
1800 Third Street
Sacramento, CA 95811-6942

Dear Ms. Creswell:

Enclosed is a copy of the Annual Report for the Clovis Community Development Agency 2008-09 fiscal year, CCDA Resolution **09-02** and City Council Resolution **09-147**. A copy of the 2008-09 fiscal year audit for the Agency has been forwarded under separate cover.

If you have any questions, do not hesitate to call me at (559) 324-2095.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Haussler", with a stylized flourish at the end.

Andrew Haussler
Housing Program Manager

CCDA RESOLUTION NO. 09-02

A RESOLUTION OF THE CLOVIS COMMUNITY DEVELOPMENT AGENCY APPROVING AND ADOPTING THE ANNUAL REPORT FOR THE ACTIVITIES OF THE CLOVIS COMMUNITY DEVELOPMENT AGENCY DURING 2008-2009

WHEREAS, the Clovis Community Development Agency has caused an annual report to be prepared covering the activities of the Agency; and

WHEREAS, the Agency Board finds the annual report to be an accurate record of the activities of the Clovis Community Development Agency for the period of time from July 1, 2008 through June 30, 2009.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board approves and adopts the 2008- 2009 Annual Report.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the Agency Board held on November 2, 2009, by the following vote, to wit:

AYES: Boardmembers Ashbeck, Flores, Magsig, Whalen, Chairperson Armstrong

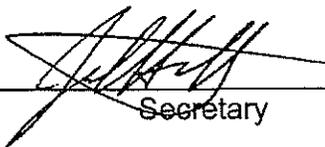
NOES: None

ABSENT: None

ABSTAIN: None

DATED: November 2, 2009


Chairperson


Secretary



- D. Any other information which the agency believes useful to explain its programs including, but not limited to, the number of jobs created as a result of its activities.

AGENCY RESPONSE: The Agency is stimulating industrial, retail, commercial, and professional office growth. During the 2008-2009 fiscal year, the Agency has assisted in the creation and/or retention of 570 jobs for the Fresno-Clovis metropolitan area. For additional information refer to achievements of the 2008-2009 Agency Work Program, attached as Exhibit "B".

Section 33080.4 Agency Activities; description; contents; duration of amendment.

For the purposes of compliance with subsection (c) of Section 33080.1, the description of the agency's activities shall contain the following information regardless of whether each activity is funded exclusively by the state or federal government, for each project area and for the agency overall:

- A. Pursuant to Section 33413, the total number of family and elderly households, including separate subtotals of the numbers of households for persons and families of low or moderate income and very low income households, that were displaced or moved from their dwelling units as part of a redevelopment project of the agency during the previous fiscal year.

AGENCY RESPONSE: Families and elderly moved or displaced:

DISPLACED			
	Very Low	Low	Moderate
Families	0	0	0
Elderly	0	0	0

MOVED			
	Very Low	Low	Moderate
Families	0	0	0
Elderly	0	0	0

- B. Pursuant to Section 33413.5, the total number of family and elderly households, including separate subtotals of the numbers of households for persons and families of low or moderate income and very low income households, that the agency estimates will be displaced or will move from their dwellings as part of a redevelopment project of the agency during the present fiscal year and the date of adoption of a replacement housing plan for each project area subject to Section 33413.5.

AGENCY RESPONSE: Estimate of replacement housing needs:

ELDERLY

	Very Low	Low	Moderate
Private Development	0	0	0
Agency Project	0	0	0
ODA/DDA	0	0	0

FAMILIES AND INDIVIDUALS

	Very Low	Low	Moderate
Private Development	0	0	0
Agency Project	0	0	0
ODA/DDA	0	0	0

- C. The total number of dwelling units housing persons and families of low and moderate income and very low income households, respectively, which have been destroyed or removed from the low or moderate income housing market during the previous fiscal year as part of a redevelopment project of the agency, specifying the number of those units which are not subject to Section 33413.

AGENCY RESPONSE: Number of dwelling units housing very low, low and moderate-income families and elderly:

	Very Low	Low	Moderate
Families	0	0	0
Elderly	0	0	0
Not subject to Section 33413:	0		

- D. The total number of agency-assisted dwelling units which were constructed, rehabilitated, acquired, or subsidized during the previous fiscal year for occupancy at an affordable housing cost by elderly persons

and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by persons and families of low or moderate income and very low income households, respectively, specifying those units which are not currently so occupied, those units which have replaced units destroyed or removed pursuant to subdivision (a) of Section 33413, and the length of time any agency assisted units are required to remain available at affordable costs.

AGENCY RESPONSE: Agency assisted units:

VERY LOW INCOME

	Constructed Subsidized	Rehabilitated	Acquired
Elderly	0	0	0
Individuals	0	0	0
Families	0	0	0
Rental	0	0	0

LOW INCOME

	Constructed Subsidized	Rehabilitated	Acquired
Elderly	0	0	0
Individuals	0	0	0
Families	2*	1	0
Rental	0	0	0

MODERATE INCOME

	Constructed Subsidized	Rehabilitated	Acquired
Elderly	0	0	0
Individuals	0	0	0
Families	0	0	0

* Agency maintains resale restrictions.

The general focus of the Agency's Housing Assistance Plan is the construction and rehabilitation of single-family owner occupied units.

- E. The total number of new or rehabilitated units subject to paragraph (2) of subdivision (b) of Section 33413, including separate subtotals of the number originally affordable to and currently occupied by, elderly persons and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by persons and families of low or moderate income and very low income households, respectively, and the length of time these units required to remain available at affordable costs.

AGENCY RESPONSE: Three units were developed and sold to low income families and are restricted by agreement for occupancy by families of low income.

- F. The status and use of the Low and Moderate Income Housing Fund created pursuant to Section 33334.3 including information on the use of this fund for very low income households, low income households, and persons and families of low and moderate income, respectively. If the Low and Moderate Income Housing Fund is used to subsidize the cost of on-site or off-site improvements, then the description of the agency's activities shall include the number of housing units affordable to persons and families of low or moderate income which have been directly benefited by the on-site or off-site improvements.

AGENCY RESPONSE: The Agency did not subsidize the cost of any off-site improvements during the fiscal year 2008-09. Low and Moderate Income Housing funds were used in the construction of 3 single-family homes that were sold to low-income households. The total CCDA funding is included in the City's comprehensive financial report. Low and moderate funding will be broken down in a separate report issued by the City (Agency) auditors, Caporicci and Larson, prior to December 31, 2009.

- G. A compilation of the annual reports obtained by the Agency under Section 33418 including identification of the number of units occupied by persons and families of low or moderate income, lower income households, and very low income households, respectively, as those terms are defined in Division 31 (commencing with Section 50000), and identification of projects in violation of law or any agreements in relation to affordable units.

AGENCY RESPONSE: The Agency has participated in the development of 205 units of rental housing affordable to low and very low income households. The affordability is secured by agreement. One-hundred and one single-family homes have been constructed by the Agency. All have had second mortgage loans with an equity share position or resale restrictions. Three of the homes were sold during 2008-09 and the Agency purchased the homes and resold them to low income households with resale restrictions.

- H. Any other information that the agency believes useful to explain its housing programs including, but not limited to, housing for persons and families or other than low and moderate income.

AGENCY RESPONSE: See work program attached as Exhibit "B".

- I. Section 33080.7 Agency activities; description, amount of excess surplus in low and moderate-income housing fund; plan for expenditure.

For the purpose of compliance with subdivision (c) of Section 33080.1 and in addition to the requirements of Section 33080.4, the description of the agency's activities shall identify the amount of excess surplus, as defined in Section 33334.10, which has accumulated in the agency's Low and Moderate Income Housing Fund. Of the total excess surplus, the description shall also identify the amount that has accrued to the Low and Moderate Income Housing Fund during each fiscal year. This component of the annual report shall also include any plan required to be reported by subdivision (c) of Section 33334.10.

AGENCY RESPONSE: The Agency has not accumulated excess surplus funds as defined in Section 33334.10 and 33334.12 (d) (1). As a matter of practice any remaining housing funds from one year's budget have been carried over and spent at the start of the next Agency budget year.

FISCAL STATEMENT

As of June 30, 2009, the Agency had outstanding debt in the amount of \$19,100,000 for a tax anticipation bond and \$45,200 due as the Agency's share of the Sierra Vista assessment district debt service, through terms of an Owner Participation Agreement with CEE Realty Associates.

From Project Area 1, the Agency's gross tax increment allocation was \$5,043,785 during the 2008-2009 fiscal year. The Agency has net increment of \$3,069,388. The amount of tax increment revenues paid to taxing agencies pursuant to subdivision (b) of section 33401 is:

County of Fresno	\$1,645,988
County Library	87,023
Clovis Memorial	74,592
Consolidated Mosquito	40,777
Clovis Cemetery	11,437
Fresno Met. Flood	<u>30,831</u>
TOTAL	\$1,890,648

The amount of tax increment paid to the State Education Augmentation Fund for 2008-2009 fiscal year was \$0. The County of Fresno administration fee was \$83,749.

From the Herndon Project Area, the Agency received tax increment revenue of \$1,577,129 during the 2008-2009 fiscal year. The Agency has net increment of \$906,627. The amount of tax increment revenues paid to taxing agencies pursuant to subdivision (b) of section 33401 is:

County of Fresno	\$403,241
County Library	26,510
Veterans Memorial District	11,454
Consolidated Mosquito	6,319
Clovis Cemetery	1,738
Fresno Met. Flood	8,255
State Center College	33,050
County School Service	20,664
Clovis Unified School	<u>133,062</u>
TOTAL	\$644,293

The amount of tax increment paid to the State Education Augmentation Fund for 2008-2009 fiscal year was \$0. The amount of tax increment withheld for the Fresno County administration fee was \$26,209. The financial transaction report is filed by the Finance Department pursuant to Section 53891 of the Government Code.

**2008-09 ACHIEVEMENTS OF THE WORK PROGRAM FOR THE CLOVIS
COMMUNITY DEVELOPMENT AGENCY**

Redevelopment Achievements

1. CCDA monitored the \$61,000 contract with the Business Organization of Old Town (BOOT) to provide promotional and marketing activities in Old Town Clovis. Boot provided the following with the funding:
 - (a) Maintained a viable organization with 64 full memberships, and 17 associate members.
 - (b) Maintained Old Town Clovis promotional activity including the following:
 - (1) Farmer's Market (mid-May through September)
 - (2) Antiques and Collectibles Fairs (March and October)
 - (3) Old Town Christmas activities (Thanksgiving through Christmas)
 - (4) Clovis Boat & RV Show
 - (5) North American Pole Vault Championship (August 1, 2008)
 - (6) One Enchanted Evening (November 20, 2008)
 - (7) Old Town Santa & horse-drawn carriage rides (November 29 through December 20, 2008)
 - (c) Maintained marketing strategies and advertising techniques to position the image of Clovis through Old Town Clovis' unique character (giving attribution to CCDA).
 - (1) Market and provide information to merchants of Old Town on activities that are conducted outside of Old Town area. Information on such activities shall be provided by the Tourism Committee.
 - (2) Participate on Tourism Committee regarding activities and opportunities in Old Town related to the patronage of retail and restaurants.
 - (3) Multi-media promotions of event activity in Old Town Clovis.
 - (4) Maintained two Billboard advertisements on Freeway 99 (both directions).
2. Staff worked with the Central California Hispanic Chamber of Commerce to produce the successful 2009 Cinco de Mayo festival in Old Town Clovis.
3. Participated in a leadership role in attracting and staging the Amgen Tour of California in February of 2009 which attracted 50,000 bike racing enthusiasts.

4. Worked with and assisted in coordination of street closures in Old Town Clovis for the Farmer's Market (BOOT), annual Rodeo Parade (Rodeo Association), and Big Hat Days and ClovisFest (Chamber of Commerce).
5. Through the economic development activities, CCDA facilitated the creation or retention of 570 jobs within the boundaries of the Redevelopment Agency.
6. Maintained a tourist information center in Tarpey Depot. The following is the activity reported for the year.

	2008-09 Proposed	2008-09 Actual
Visitors at Tarpey Depot	3,000	2,485
Fulfillment packages mailed	2,000	1,967
Marketing letters mailed	100	178

7. Published and distributed 1,100 copies of the CCDA newsletter – Signpost.
8. Worked with the City of Clovis to establish projects for the 2008-2009 Community Development Block Grant Program priority list. The following is the list of projects:

Mi Rancho Section 108 Loan Repayment	50,000.00
Housing Rehabilitation Grant Program	42,000.00
Property Acquisition for Affordable Housing	106,378.30
Street Improvements (Various Locations)	127,000.00
Mitchell & Terry Street Rehabilitation	107,500.00
ADA Ramps (Various Locations)	50,000.00
Street Improvements Second/Cherry Lane - Stimulus	150,000.00
Senior Center ADA Improvements - Stimulus	21,873.00

9. Monitored the Section 108 loan between the County of Fresno, City of Clovis and Mi Rancho Tortilla. CCDA pays \$50,000 annually to lower the interest rate for the loan. The loan allowed Mi Rancho to expand and saved 82 jobs for the region.
10. CCDA paid Land Value Management \$49,080 per the Owner Participation Agreement between the Agency, City of Clovis and Land Value for the expansion of the Sierra Vista Mall. Staff worked closely with Land Value on the 90,000 SF expansion and rent-up of the mall.
11. Worked with the City of Clovis and the Economic Development Corporation to implement the Retention, Expansion and Attraction

Program. Staff visited 340 businesses throughout the city for the purpose of determining the need for retention and expansion services.

12. CCDA/City of Clovis had a booth at the International Conference of Shopping Centers (ICSC) trade show in May 2009. The trade show was attended by over 30,000 people that included national retailers, brokers and developers.
13. Staff continued to work with James Allen to complete public improvements for the Old Town Village Master Plan (formerly called the Golden Triangle) Planned Commercial Center (PCC) located at the southwest corner of Clovis and Herndon Avenues. The PCC is a mixed use consisting of retail and office commercial, restaurants and a hotel. The Master Plan and zoning were approved in 2007. The following activities took place in this area in 2008-09:
 - The Agency Board entered in to an Exclusive Right to Negotiate with Granville Homes for the development of the property located at 533 Pollasky Ave. (DMV)
 - The Agency established a Fire Sprinkler Loan Program to assist with the installation of fire sprinklers in the Old Town commercial buildings.
 - The Agency Board approved a loan to Sierra Pathology to facilitate the construction of a business in the Dry Creek Industrial Park.
 - The Agency Board approved payment for the installation of a traffic light at Clovis and Palo Alto Avenues to encourage development of Old Town Village.
14. Completed reconstruction of a parking lot in Old Town Clovis and 250 feet of Old Town streetscape on Woodworth Avenue.
15. Completed Lighting Improvements and a Sound System Upgrade in Old Town.
16. The Agency provided 16 Storefront Improvement Rebate Grants (SIRP) for exterior building improvements in Old Town Clovis.
17. The Agency Board entered into an Exclusive Right to Negotiate with Granville Homes for the development of the property located at 533 Pollasky Ave for the development of a mixed-use project.

Housing Program Achievements

1. Construction was finished on one single family home located at 1385 Fourth Street in partnership with University HOPE. The house was sold to an eligible low-income family.
2. Completed construction of a single family home located at 1385 Fourth Street in partnership with the State Center Community College District. On completion the home was sold to an eligible low-income family.
3. Began construction of a single family home located at 905 Acacia Street being built in partnership with the State Center Community College District. Upon completion the house will be sold to an eligible low income family.
4. Resold 1716 Fifth Street to low income buyer with resale restrictions.
5. Continued to work with Southern California Presbyterian Homes on the planning for 60 units of rental housing affordable to very low income senior citizens.
6. Painted the exterior of 16 homes occupied by low-income senior citizens.
7. Completed basic exterior property maintenance for 85 low-income senior citizens through the Summer Youth Employment Program.
8. Continued to work with the Fresno County Housing Authority to create programs available to low and moderate income families to create opportunities to access affordable housing (i.e., Mortgage Credit Certificates, Down Payment Assistance Program).
9. Provided 20 grants to mobile home owners to make health and safety repairs.
10. Provided a loan to one low income home owner for home repair.
11. Provided 23 rehabilitation repairs at no cost to low-income owner-occupant families in partnership with World Changers.

2009-10 WORK PROGRAM FOR THE CLOVIS COMMUNITY DEVELOPMENT AGENCY

Redevelopment Program Projects

1. Continue to monitor the contract with the Business Organization of Old Town (BOOT) to provide promotional and marketing activities in Old Town Clovis.
2. Continue to provide grants and loans through the Storefront Improvement Rebate Program (SIRP).
3. Continue to explore opportunities to expand public parking in Old Town Clovis.
4. Work with Old Town merchants and property owners and other community organizations to implement the Clovis Avenue Railroad Corridor Area Plan and the Old Town Vision Action Plan.
5. Maintain a tourist information center in Tarpey Depot.
6. Continue to publish and distribute the CCDA newsletter – Signpost.
7. Implement the goals, objectives, projects, and programs identified in the Five-Year Redevelopment Implementation Plan.
8. Work with the City of Clovis to establish projects for the 2009-2010 Community Development Block Grant Program priority list.
9. Monitor the Section 108 loan with Mi Rancho Tortilla.
10. Work with merchants, property owners, and City departments in expanding Old Town Streetscape and alley improvements.
11. Continue to monitor the Owner Participation Agreement between the Agency, City of Clovis and CEE Realty for the expansion of the Sierra Vista Mall.
12. Work with the City of Clovis to implement the Retention, Expansion and Attraction Program.
13. Continue to attend trade shows to attract new industrial and commercial business to the project areas.

14. Work with property owners and developers to develop the Old Town Village property located at the southwest corner of Clovis and Herndon Avenues.

Housing Program Projects

1. Begin construction on a single family home through an agreement with the University HOPE Foundation.
2. Acquire sites to construct affordable single-family homes.
3. Rehabilitate or reconstruct ten homes owned and occupied by low-income individuals through the Clovis Housing Improvement Program (CHIP) and the HOME Program.
4. Complete construction of two homes in partnership with Habitat for Humanity.
5. Paint the exterior of ten homes owned and occupied by senior citizens.
6. Complete basic exterior property maintenance for low-income senior citizens through the Summer Youth Employment Program.
7. Continue negotiations of Phase II of Hotchkiss Terrace apartments.
8. Negotiate with affordable housing developers to develop affordable senior and family housing within the Redevelopment Area.
9. Continue to work with the Fresno County Housing Authority to administer programs available to low and moderate income families to create opportunities to access affordable housing (i.e., Mortgage Credit Certificates, Down Payment Assistance Program).
10. Provide grants to mobile home owners to make health and safety repairs.
11. Work with State Center Community College to complete construction of one single family home.
12. Negotiate with State Center Community College and HOPE for the construction of a single family home to be sold to a low-income family.
13. Complete the infrastructure of the Ashlan/Fowler subdivision to provide 17 units of single family housing that will be affordable to low income households.
12. Provide rehabilitation repairs at no cost to low-income owner-occupant families in partnership with World Changers.

RESOLUTION NO. 09-147

**A RESOLUTION OF THE CITY OF CLOVIS APPROVING THE ANNUAL REPORT
FOR THE ACTIVITIES OF THE CLOVIS COMMUNITY DEVELOPMENT AGENCY
DURING 2008-2009**

WHEREAS, the Clovis Community Development Agency has caused an annual report to be prepared covering the activities of the Agency; and

WHEREAS, the City of Clovis Council finds the annual report to be an accurate record of the activities of the Clovis Community Development Agency for the period of time from July 1, 2008 through June 30, 2009.

NOW, THEREFORE, BE IT RESOLVED that the Clovis City Council approves the 2008- 2009 Annual Report.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the Clovis City Council held on December 14, 2009, by the following vote, to wit:

- AYES: Councilmembers Ashbeck, Flores, Magsig, Whalen, Mayor Armstrong
- NOES: None
- ABSENT: None
- ABSTAIN: None

DATED: December 14, 2009



Mayor



City Clerk





AGENDA ITEM NO: CC-C.1.

City Manager: *JM*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: December 14, 2009

SUBJECT: Approval - Res. 09-____, Adoption of the 2008-2009 Annual Report for the Clovis Community Development Agency

ATTACHMENT: A. Resolution
B. 2008-2009 Annual Report
C. Exhibit "A" Fiscal Statement
D. Exhibit "B" Program Achievements

CONFLICT OF INTEREST

None

RECOMMENDATION

Approve Res. 09-____, adopting the 2008-2009 Annual Report for the Clovis Community Development Agency.

EXECUTIVE SUMMARY

The Agency is required to submit an Annual Report to the state each year. Attached is the Agency's 2008-2009 Annual Report.

BACKGROUND

The State Health and Safety Code requires the adoption of an Annual Report by the Agency Board and City Council within six (6) months of the end of the Agency's fiscal year. The Agency Board adopted the Annual Report on November 2, 2009. This report is in the same general format as used in previous years and responds to a series of questions found in the State law. The report discusses the Agency's accomplishments for 2008-2009 and identifies the work program for 2009-2010.

FISCAL IMPACT

None

REASON FOR RECOMMENDATION

The submission of the Annual Report is required by the State Health and Safety Code.

ACTIONS FOLLOWING APPROVAL

After adoption by City Council, the Annual Report will be forwarded, as prescribed by law, to the Department of Housing and Community Development.

Prepared by: Andrew Haussler, Housing Program Manager 

Submitted by: Tina Sumner, Community and Economic Development Director 

RESOLUTION NO. 09-

A RESOLUTION OF THE CITY OF CLOVIS APPROVING THE ANNUAL
REPORT FOR THE ACTIVITIES OF THE CLOVIS COMMUNITY
DEVELOPMENT AGENCY DURING 2008-2009

WHEREAS, the Clovis Community Development Agency has caused an annual report to be prepared covering the activities of the Agency; and

WHEREAS, the City of Clovis Council finds the annual report to be an accurate record of the activities of the Clovis Community Development Agency for the period of time from July 1, 2008 through June 30, 2009.

NOW, THEREFORE, BE IT RESOLVED that the Clovis City Council approves the 2008- 2009 Annual Report.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the Clovis City Council held on December 14, 2009, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: December 14, 2009

Chairperson

Secretary

Attachment "A"

CLOVIS COMMUNITY DEVELOPMENT AGENCY

2008-2009 ANNUAL REPORT

INTRODUCTION

The California Community Redevelopment Law (Sections 33080 and 33080.1 of the Health and Safety Code) requires that the Clovis Community Development Agency submit to the City Council, and the State Controller, an annual report within six months of the end of the Agency's fiscal year. The Health and Safety Code is very specific on the contents of this annual report. The annual report requirement is designed to allow the City Council to review annually the progress and objectives of the Agency.

REQUIREMENTS OF THE CALIFORNIA COMMUNITY DEVELOPMENT AND HOUSING LAW

Section 33080.1 of the Health and Safety Code states:

Every redevelopment agency shall present an annual report to its legislative body within six months of the end of the agency's fiscal year. The annual report shall contain all the following:

- A. An independent financial audit report for the previous fiscal year. "Audit report" means an examination of, and opinion on, the financial statements of the agency, which present the results of the operations and financial position of the agency. Such audit shall be conducted in accordance with generally accepted auditing standards and the rules governing audit reports promulgated by the State Board of Accountancy. The audit report shall also include an opinion of the agency's compliance with laws, regulations and administrative requirements governing activities of the agency.

However, the legislative body may elect to omit from inclusion in the audit report, any distinct activity of the agency which is funded exclusively by the federal government and which is subject to audit by the federal government.

AGENCY RESPONSE: The Agency is included as a component unit in the City's comprehensive Audit Report. As such, Agency funds are subject to the same audit requirements as other City funds. A separate report will be issued by the City's auditors, Caporicci and Larson, prior to December 31, 2009.

- B. A fiscal statement for the previous fiscal year which contains the information required pursuant to Section 33080.5.

AGENCY RESPONSE: See fiscal statement attached as Exhibit "A".

- C. A description of the agency's activities affecting housing and displacement which contains the information required by Section 33080.4.

AGENCY RESPONSE: See responses found in Section 33080.4 (A.) through (H.) of this report.

- D. Any other information which the agency believes useful to explain its programs including, but not limited to, the number of jobs created as a result of its activities.

AGENCY RESPONSE: The Agency is stimulating industrial, retail, commercial, and professional office growth. During the 2008-2009 fiscal year, the Agency has assisted in the creation and/or retention of 570 jobs for the Fresno-Clovis metropolitan area. For additional information refer to achievements of the 2008-2009 Agency Work Program, attached as Exhibit "B".

Section 33080.4 Agency Activities; description; contents; duration of amendment.

For the purposes of compliance with subsection (c) of Section 33080.1, the description of the agency's activities shall contain the following information regardless of whether each activity is funded exclusively by the state or federal government, for each project area and for the agency overall:

- A. Pursuant to Section 33413, the total number of family and elderly households, including separate subtotals of the numbers of households for persons and families of low or moderate income and very low income households, that were displaced or moved from their dwelling units as part of a redevelopment project of the agency during the previous fiscal year.

AGENCY RESPONSE: Families and elderly moved or displaced:

DISPLACED			
	Very Low	Low	Moderate
Families	0	0	0
Elderly	0	0	0

MOVED			
	Very Low	Low	Moderate
Families	0	0	0
Elderly	0	0	0

- B. Pursuant to Section 33413.5, the total number of family and elderly households, including separate subtotals of the numbers of households for persons and families of low or moderate income and very low income households, that the agency estimates will be displaced or will move from their dwellings as part of a redevelopment project of the agency during the present fiscal year and the date of adoption of a replacement housing plan for each project area subject to Section 33413.5.

AGENCY RESPONSE: Estimate of replacement housing needs:

ELDERLY

	Very Low	Low	Moderate
Private Development	0	0	0
Agency Project	0	0	0
ODA/DDA	0	0	0

FAMILIES AND INDIVIDUALS

	Very Low	Low	Moderate
Private Development	0	0	0
Agency Project	0	0	0
ODA/DDA	0	0	0

- C. The total number of dwelling units housing persons and families of low and moderate income and very low income households, respectively, which have been destroyed or removed from the low or moderate income housing market during the previous fiscal year as part of a redevelopment project of the agency, specifying the number of those units which are not subject to Section 33413.

AGENCY RESPONSE: Number of dwelling units housing very low, low and moderate-income families and elderly:

	Very Low	Low	Moderate
Families	0	0	0
Elderly	0	0	0

Not subject to Section 33413: 0

- D. The total number of agency-assisted dwelling units which were constructed, rehabilitated, acquired, or subsidized during the previous fiscal year for occupancy at an affordable housing cost by elderly persons

and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by persons and families of low or moderate income and very low income households, respectively, specifying those units which are not currently so occupied, those units which have replaced units destroyed or removed pursuant to subdivision (a) of Section 33413, and the length of time any agency assisted units are required to remain available at affordable costs.

AGENCY RESPONSE: Agency assisted units:

VERY LOW INCOME

	Constructed Subsidized	Rehabilitated	Acquired
Elderly	0	0	0
Individuals	0	0	0
Families	0	0	0
Rental	0	0	0

LOW INCOME

	Constructed Subsidized	Rehabilitated	Acquired
Elderly	0	0	0
Individuals	0	0	0
Families	2*	1	0
Rental	0	0	0

MODERATE INCOME

	Constructed Subsidized	Rehabilitated	Acquired
Elderly	0	0	0
Individuals	0	0	0
Families	0	0	0

*Agency maintains resale restrictions.

The general focus of the Agency's Housing Assistance Plan is the construction and rehabilitation of single-family owner occupied units.

- E. The total number of new or rehabilitated units subject to paragraph (2) of subdivision (b) of Section 33413, including separate subtotals of the number originally affordable to and currently occupied by, elderly persons and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by persons and families of low or moderate income and very low income households, respectively, and the length of time these units required to remain available at affordable costs.

AGENCY RESPONSE: Three units were developed and sold to low income families and are restricted by agreement for occupancy by families of low income.

- F. The status and use of the Low and Moderate Income Housing Fund created pursuant to Section 33334.3 including information on the use of this fund for very low income households, low income households, and persons and families of low and moderate income, respectively. If the Low and Moderate Income Housing Fund is used to subsidize the cost of on-site or off-site improvements, then the description of the agency's activities shall include the number of housing units affordable to persons and families of low or moderate income which have been directly benefited by the on-site or off-site improvements.

AGENCY RESPONSE: The Agency did not subsidize the cost of any off-site improvements during the fiscal year 2008-09. Low and Moderate Income Housing funds were used in the construction of 3 single-family homes that were sold to low-income households. The total CCDA funding is included in the City's comprehensive financial report. Low and moderate funding will be broken down in a separate report issued by the City (Agency) auditors, Caporicci and Larson, prior to December 31, 2009.

- G. A compilation of the annual reports obtained by the Agency under Section 33418 including identification of the number of units occupied by persons and families of low or moderate income, lower income households, and very low income households, respectively, as those terms are defined in Division 31 (commencing with Section 50000), and identification of projects in violation of law or any agreements in relation to affordable units.

AGENCY RESPONSE: The Agency has participated in the development of 205 units of rental housing affordable to low and very low income households. The affordability is secured by agreement. One-hundred and one single-family homes have been constructed by the Agency. All have had second mortgage loans with an equity share position or resale restrictions. Three of the homes were sold during 2008-09 and the Agency purchased the homes and resold them to low income households with resale restrictions.

- H. Any other information that the agency believes useful to explain its housing programs including, but not limited to, housing for persons and families or other than low and moderate income.

AGENCY RESPONSE: See work program attached as Exhibit "B".

- I. Section 33080.7 Agency activities; description, amount of excess surplus in low and moderate-income housing fund; plan for expenditure.

For the purpose of compliance with subdivision (c) of Section 33080.1 and in addition to the requirements of Section 33080.4, the description of the agency's activities shall identify the amount of excess surplus, as defined in Section 33334.10, which has accumulated in the agency's Low and Moderate Income Housing Fund. Of the total excess surplus, the description shall also identify the amount that has accrued to the Low and Moderate Income Housing Fund during each fiscal year. This component of the annual report shall also include any plan required to be reported by subdivision (c) of Section 33334.10.

AGENCY RESPONSE: The Agency has not accumulated excess surplus funds as defined in Section 33334.10 and 33334.12 (d) (1). As a matter of practice any remaining housing funds from one year's budget have been carried over and spent at the start of the next Agency budget year.

EXHIBIT "A"
FISCAL STATEMENT

As of June 30, 2009, the Agency had outstanding debt in the amount of \$19,100,000 for a tax anticipation bond and \$45,200 due as the Agency's share of the Sierra Vista assessment district debt service, through terms of an Owner Participation Agreement with CEE Realty Associates.

From Project Area 1, the Agency's gross tax increment allocation was \$5,043,785 during the 2008-2009 fiscal year. The Agency has net increment of \$3,069,388. The amount of tax increment revenues paid to taxing agencies pursuant to subdivision (b) of section 33401 is:

County of Fresno	\$1,645,988
County Library	87,023
Clovis Memorial	74,592
Consolidated Mosquito	40,777
Clovis Cemetery	11,437
Fresno Met. Flood	<u>30,831</u>
TOTAL	\$1,890,648

The amount of tax increment paid to the State Education Augmentation Fund for 2008-2009 fiscal year was \$0. The County of Fresno administration fee was \$83,749.

From the Herndon Project Area, the Agency received tax increment revenue of \$1,577,129 during the 2008-2009 fiscal year. The Agency has net increment of \$906,627. The amount of tax increment revenues paid to taxing agencies pursuant to subdivision (b) of section 33401 is:

County of Fresno	\$403,241
County Library	26,510
Veterans Memorial District	11,454
Consolidated Mosquito	6,319
Clovis Cemetery	1,738
Fresno Met. Flood	8,255
State Center College	33,050
County School Service	20,664
Clovis Unified School	<u>133,062</u>
TOTAL	\$644,293

The amount of tax increment paid to the State Education Augmentation Fund for 2008-2009 fiscal year was \$0. The amount of tax increment withheld for the Fresno County administration fee was \$26,209. The financial transaction report is filed by the Finance Department pursuant to Section 53891 of the Government Code.

EXHIBIT "B"
**2008-09 ACHIEVEMENTS OF THE WORK PROGRAM FOR THE CLOVIS
COMMUNITY DEVELOPMENT AGENCY**

Redevelopment Achievements

1. CCDA monitored the \$61,000 contract with the Business Organization of Old Town (BOOT) to provide promotional and marketing activities in Old Town Clovis. Boot provided the following with the funding:
 - (a) Maintained a viable organization with 64 full memberships, and 17 associate members.
 - (b) Maintained Old Town Clovis promotional activity including the following:
 - (1) Farmer's Market (mid-May through September)
 - (2) Antiques and Collectibles Fairs (March and October)
 - (3) Old Town Christmas activities (Thanksgiving through Christmas)
 - (4) Clovis Boat & RV Show
 - (5) North American Pole Vault Championship (August 1, 2008)
 - (6) One Enchanted Evening (November 20, 2008)
 - (7) Old Town Santa & horse-drawn carriage rides (November 29 through December 20, 2008)
 - (c) Maintained marketing strategies and advertising techniques to position the image of Clovis through Old Town Clovis' unique character (giving attribution to CCDA).
 - (1) Market and provide information to merchants of Old Town on activities that are conducted outside of Old Town area. Information on such activities shall be provided by the Tourism Committee.
 - (2) Participate on Tourism Committee regarding activities and opportunities in Old Town related to the patronage of retail and restaurants.
 - (3) Multi-media promotions of event activity in Old Town Clovis.
 - (4) Maintained two Billboard advertisements on Freeway 99 (both directions).
2. Staff worked with the Central California Hispanic Chamber of Commerce to produce the successful 2009 Cinco de Mayo festival in Old Town Clovis.
3. Participated in a leadership role in attracting and staging the Amgen Tour of California in February of 2009 which attracted 50,000 bike racing enthusiasts.

4. Worked with and assisted in coordination of street closures in Old Town Clovis for the Farmer's Market (BOOT), annual Rodeo Parade (Rodeo Association), and Big Hat Days and ClovisFest (Chamber of Commerce).
5. Through the economic development activities, CCDA facilitated the creation or retention of 570 jobs within the boundaries of the Redevelopment Agency.
6. Maintained a tourist information center in Tarpey Depot. The following is the activity reported for the year.

	2008-09 Proposed	2008-09 Actual
Visitors at Tarpey Depot	3,000	2,485
Fulfillment packages mailed	2,000	1,967
Marketing letters mailed	100	178

7. Published and distributed 1,100 copies of the CCDA newsletter – Signpost.
8. Worked with the City of Clovis to establish projects for the 2008-2009 Community Development Block Grant Program priority list. The following is the list of projects:

Mi Rancho Section 108 Loan Repayment	50,000.00
Housing Rehabilitation Grant Program	42,000.00
Property Acquisition for Affordable Housing	106,378.30
Street Improvements (Various Locations)	127,000.00
Mitchell & Terry Street Rehabilitation	107,500.00
ADA Ramps (Various Locations)	50,000.00
Street Improvements Second/Cherry Lane - Stimulus	150,000.00
Senior Center ADA Improvements - Stimulus	21,873.00

9. Monitored the Section 108 loan between the County of Fresno, City of Clovis and Mi Rancho Tortilla. CCDA pays \$50,000 annually to lower the interest rate for the loan. The loan allowed Mi Rancho to expand and saved 82 jobs for the region.
10. CCDA paid Land Value Management \$49,080 per the Owner Participation Agreement between the Agency, City of Clovis and Land Value for the expansion of the Sierra Vista Mall. Staff worked closely with Land Value on the 90,000 SF expansion and rent-up of the mall.
11. Worked with the City of Clovis and the Economic Development Corporation to implement the Retention, Expansion and Attraction

Program. Staff visited 340 businesses throughout the city for the purpose of determining the need for retention and expansion services.

12. CCDA/City of Clovis had a booth at the International Conference of Shopping Centers (ICSC) trade show in May 2009. The trade show was attended by over 30,000 people that included national retailers, brokers and developers.
13. Staff continued to work with James Allen to complete public improvements for the Old Town Village Master Plan (formerly called the Golden Triangle) Planned Commercial Center (PCC) located at the southwest corner of Clovis and Herndon Avenues. The PCC is a mixed use consisting of retail and office commercial, restaurants and a hotel. The Master Plan and zoning were approved in 2007. The following activities took place in this area in 2008-09:
 - The Agency Board entered in to an Exclusive Right to Negotiate with Granville Homes for the development of the property located at 533 Pollasky Ave. (DMV)
 - The Agency established a Fire Sprinkler Loan Program to assist with the installation of fire sprinklers in the Old Town commercial buildings.
 - The Agency Board approved a loan to Sierra Pathology to facilitate the construction of a business in the Dry Creek Industrial Park.
 - The Agency Board approved payment for the installation of a traffic light at Clovis and Palo Alto Avenues to encourage development of Old Town Village.
14. Completed reconstruction of a parking lot in Old Town Clovis and 250 feet of Old Town streetscape on Woodworth Avenue.
15. Completed Lighting Improvements and a Sound System Upgrade in Old Town.
16. The Agency provided 16 Storefront Improvement Rebate Grants (SIRP) for exterior building improvements in Old Town Clovis.
17. The Agency Board entered into an Exclusive Right to Negotiate with Granville Homes for the development of the property located at 533 Pollasky Ave for the development of a mixed-use project.

Housing Program Achievements

1. Construction was finished on one single family home located at 1385 Fourth Street in partnership with University HOPE. The house was sold to an eligible low-income family.
2. Completed construction of a single family home located at 1476 Fourth Street in partnership with the State Center Community College District. On completion the home was sold to an eligible low-income family.
3. Began construction of a single family home located at 905 Acacia Street being built in partnership with the State Center Community College District. Upon completion the house will be sold to an eligible low income family.
4. Resold 1716 Fifth Street to low income buyer with resale restrictions.
5. Continued to work with Southern California Presbyterian Homes on the planning for 60 units of rental housing affordable to very low income senior citizens.
6. Painted the exterior of 16 homes occupied by low-income senior citizens.
7. Completed basic exterior property maintenance for 85 low-income senior citizens through the Summer Youth Employment Program.
8. Continued to work with the Fresno County Housing Authority to create programs available to low and moderate income families to create opportunities to access affordable housing (i.e., Mortgage Credit Certificates, Down Payment Assistance Program).
9. Provided 20 grants to mobile home owners to make health and safety repairs.
10. Provided a loan to one low income home owner for home repair.
11. Provided 23 rehabilitation repairs at no cost to low-income owner-occupant families in partnership with World Changers.

2009-10 WORK PROGRAM FOR THE CLOVIS COMMUNITY DEVELOPMENT AGENCY

Redevelopment Program Projects

1. Continue to monitor the contract with the Business Organization of Old Town (BOOT) to provide promotional and marketing activities in Old Town Clovis.
2. Continue to provide grants and loans through the Storefront Improvement Rebate Program (SIRP).
3. Continue to explore opportunities to expand public parking in Old Town Clovis.
4. Work with Old Town merchants and property owners and other community organizations to implement the Clovis Avenue Railroad Corridor Area Plan and the Old Town Vision Action Plan.
5. Maintain a tourist information center in Tarpey Depot.
6. Continue to publish and distribute the CCDA newsletter – Signpost.
7. Implement the goals, objectives, projects, and programs identified in the Five-Year Redevelopment Implementation Plan.
8. Work with the City of Clovis to establish projects for the 2009-2010 Community Development Block Grant Program priority list.
9. Monitor the Section 108 loan with Mi Rancho Tortilla.
10. Work with merchants, property owners, and City departments in expanding Old Town Streetscape and alley improvements.
11. Continue to monitor the Owner Participation Agreement between the Agency, City of Clovis and CEE Realty for the expansion of the Sierra Vista Mall.
12. Work with the City of Clovis to implement the Retention, Expansion and Attraction Program.
13. Continue to attend trade shows to attract new industrial and commercial business to the project areas.

14. Work with property owners and developers to develop the Old Town Village property located at the southwest corner of Clovis and Herndon Avenues.

Housing Program Projects

1. Begin construction on a single family home through an agreement with the University HOPE Foundation.
2. Acquire sites to construct affordable single-family homes.
3. Rehabilitate or reconstruct ten homes owned and occupied by low-income individuals through the Clovis Housing Improvement Program (CHIP) and the HOME Program.
4. Complete construction of two homes in partnership with Habitat for Humanity.
5. Paint the exterior of ten homes owned and occupied by senior citizens.
6. Complete basic exterior property maintenance for low-income senior citizens through the Summer Youth Employment Program.
7. Continue negotiations of Phase II of Hotchkiss Terrace apartments.
8. Negotiate with affordable housing developers to develop affordable senior and family housing within the Redevelopment Area.
9. Continue to work with the Fresno County Housing Authority to administer programs available to low and moderate income families to create opportunities to access affordable housing (i.e., Mortgage Credit Certificates, Down Payment Assistance Program).
10. Provide grants to mobile home owners to make health and safety repairs.
11. Work with State Center Community College to complete construction of one single family home.
12. Negotiate with State Center Community College and HOPE for the construction of a single family home to be sold to a low-income family.
13. Complete the infrastructure of the Ashlan/Fowler subdivision to provide 17 units of single family housing that will be affordable to low income households.
12. Provide rehabilitation repairs at no cost to low-income owner-occupant families in partnership with World Changers.

