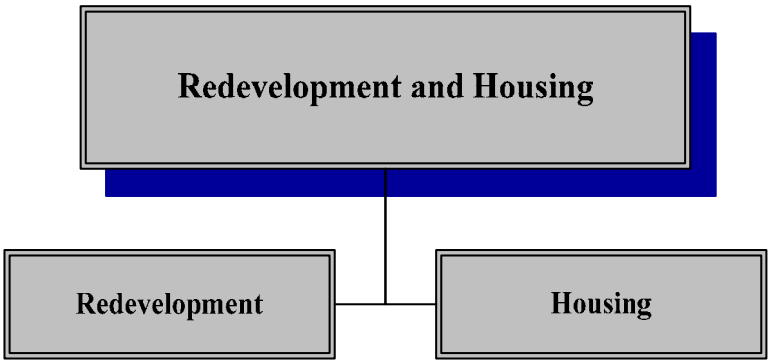


Redevelopment and Housing was formerly the Neighborhood Services Department. This department focuses on continuing revitalization of the Historic District and emerging opportunities to revitalize the core business areas. Redevelopment and Housing will also be responsible for ensuring that the City provides housing opportunities for all income groups and meets the housing allocation requirements required by the State Department of Housing.

Redevelopment and Housing

- Mission Statement
- Budget Summary
- Program Information
- Accomplishments
- Work Plan
- Key Issues
- Position Information
- Major Contracts
- New and Replacement Vehicles

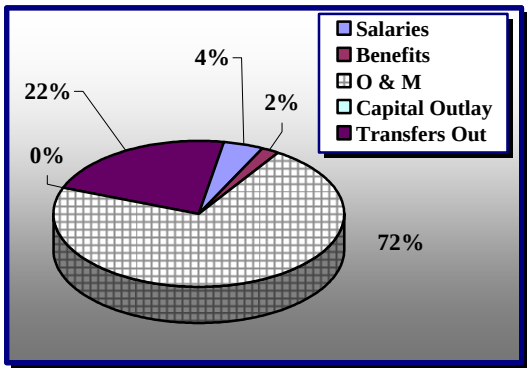
Mission Statement

The mission of the Redevelopment and Housing Department is to serve as the liaison for the City Council and City Manager to all neighborhood community groups in the City of Folsom and to deliver quality services through implementation of the Redevelopment Agency's housing and redevelopment programs.

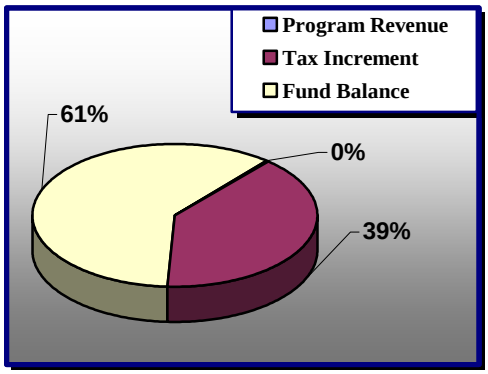
Budget Summary

Expenditure	Actual FY 2005-06	Budget FY 2006-07	Revised FY 2006-07	Proposed FY 2007-08	Change From 06-07 Budget
Salaries	$273,896	$253,901	$234,020	$525,939	107.14%
Benefits	$112,006	$104,915	$97,863	$240,505	129.24%
Operation & Maintenance	$2,034,855	$7,162,884	$2,302,107	$8,573,079	19.69%
Capital Outlay	$0	$0	$0	$0	0.00%
Transfers Out	$5,908,328	$1,741,284	$5,091,351	$2,616,227	50.25%
Total	$8,329,085	$9,262,984	$7,725,341	$11,955,750	29.07%
Full-Time Positions	3.00	4.00	4.00	5.50	27.27%
Part-Time Positions	0.00	0.00	0.00	0.00	0.00%
Funding Source					
Program Revenue	$75,371	$50,000	$0	$45,000	-10.00%
Tax Increment	$6,526,253	$4,515,207	$5,573,550	$4,695,815	4.00%
Fund Balance	$473,383	$4,697,777	$2,151,791	$7,214,935	53.58%
Total	$7,075,007	$9,262,984	$7,725,341	$11,955,750	29.07%

Department Expenditure by Category



Department Funding Sources



Program Information

Redevelopment & Housing **$11,955,750**

The Redevelopment and Housing Department is responsible for implementing a number of programs developed to assist in the elimination of blighting influences within the project area. Programs include providing funding assistance in the form of grants and loans to encourage economic development and commercial revitalization and for the improvement of public infrastructure within the project area. The second primary goal of the Redevelopment and Housing Department is to provide a mechanism to plan and monitor affordable housing activity within the project area and the entire City.

FY 2006 – 07 Accomplishments

Redevelopment & Housing

- Completion of Phase 2 of the Historic District Revitalization Program
- Award of $500,000 Community Design Grant for the Railroad Block Plaza Improvements
- Approval of 5 Façade Improvement Grants for small businesses in the Historic District
- Execution or completion of two Owner Participation Agreements
- Annual update of 5-year forecast for the Redevelopment Project Area
- Commencement of construction on the Historic District parking garage
- Seniors Helping Seniors Repair Program – Over 300 service calls to date
- Home Loan / Grant Program – Over 30 loans and grants made totaling $125,000
- Provided $225,000 for Seniors and Arts Center ADA Improvements
- Provided $500,000 for the rehabilitation of the Mercy Housing Development on Duchow Way
- Provided $20,000 for the Folsom Zoo Sanctuary ADA Improvements
- Provided approximately 40 down payment assistance loans totaling $800,000

FY 2007 – 08 Work Plan

Enhance the City's Economic and Redevelopment programs to provide a stable and diversified economic base. (Strategic Plan Goal VIII)

Objective : Complete implementation of Wayfinding Program to facilitate business solicitation and expansion and to improve regional awareness of Folsom retail and tourism opportunities. ***(Strategic Plan Goal VIII, Objective 1)***

Strategies:

- Award Phase 2 construction contract.

Performance Measure	Actual 2006	Projected 2007	Budget 2008
Evaluate bid proposals and receive City Council approval of bid contract for Phase 2	N/A	N/A	Complete by September 2007

Objective : Develop a housing strategy that identifies housing priorities and provides funding proportionately. ***(Strategic Plan Goal VIII, Objective 2)***

Strategies:

- Evaluate the needs for different types of lower income housing in the community.
- Prioritize type of low income housing needed.
- Determine priority and appropriate funding source to address the most needed type of housing.

Performance Measure	Actual 2006	Projected 2007	Budget 2008
Evaluate the need for different types of lower income housing in the community	N/A	N/A	Complete by October 2007
Prioritize type of low income housing needed	N/A	N/A	Complete by October 2007
Determine priority and appropriate funding source to address the most needed type of housing	N/A	N/A	Complete by December 2007

Objective : Design and engineer the Railroad Block Public Plaza Improvements. ***(Strategic Plan Goal VIII, Objective 3)***

Strategies:

- Agency Board approval of the Public Plaza design by July 2007.
- Screen engineering firms and select engineer to prepare the Public Plaza construction documents by September 2007.
- Bid for the construction for the Public Plaza improvements by December 2007.

Performance Measure	Actual 2006	Projected 2007	Budget 2008
Receive Agency Board approval of the Public Plaza design	N/A	N/A	Complete by July 2007
Select engineering firm to prepare Public Plaza construction documents	N/A	N/A	Complete by September 2007
Award the bid for the construction of the Public Plaza improvements	N/A	N/A	Complete by December 2007

Objective : Implement Historic District Revitalization Improvements. ***(Strategic Plan Goal VIII, Objective 4)***

Strategies:

- Prioritize improvements by August 2007.
- Identify funding sources by August 2007.
- Prepare construction documents for the Sutter Street Streetscape project by December 2007.

Performance Measure	Actual 2006	Projected 2007	Budget 2008
Agency Board approval of revitalization improvements	N/A	N/A	Complete by August 2007
Council Approval of funding for revitalization improvements	N/A	N/A	Complete by August 2007
Prepare construction documents for the Sutter Street Streetscape project by December 2007	N/A	N/A	Awarded by May 2007

FY 2007 – 08 Customer Service Levels

Customer Service Performance Indicator 1: All Divisions

Performance Indicator	Actual 2005-06	Projected 2006-07	Budget 2007-08
Average one façade improvement grant per quarter	100%	90%	100%

Customer Service Performance Indicator 2: Building Inspections

Performance Indicator	Actual 2005-06	Projected 2006-07	Budget 2007-08
Process consultant invoices within five working days	N/A	N/A	95%

Customer Service Performance Indicator 3: Code Enforcement

Performance Indicator	Actual 2005-06	Projected 2006-07	Budget 2007-08
Respond to Seniors Helping Seniors request for services within 24 hours	N/A	N/A	90%

Customer Service Performance Indicator 4: Building Plan-Check

Performance Indicator	Actual 2005-06	Projected 2006-07	Budget 2007-08
Return all general phone calls within 24 hours	N/A	N/A	95%

Key Issues

Redevelopment & Housing

- On-going management of the Historic District Revitalization project
- Completion of the Railroad Block Public Plaza Design
- Update of Safety and ADA Improvements at the Southern Pacific Depot and Interpretive Area
- Coordination of the build out of the Railroad Block
- Prioritization of revitalization improvements in the Historic District
- Housing strategy to identify current and future housing needs and develop programs to address those needs
- Implementation of the Transitional Housing Ordinance
- Compliance monitoring of affordable for-sale and rental units

- Development of housing programs including: Exterior Paint Program and City Employee Home Loan Assistance Program

Future Key Issues

Redevelopment & Housing
- Acquisition and cleanup of the Corporation Yard
- Acquisition and redevelopment of the Wye Property

Position Information

Position	FY 2005-06	FY 2006-07	FY 2007-08
Redevelopment and Housing Director	1	1	1
Administrative Assistant	1	1	1
Associate Civil Engineer	-	-	0.50
Housing Manager	-	-	1
Principal Planner	-	1	1
Residential Programs Specialist	1	1	1
Total	**3.00**	**4.00**	**5.50**

Major Contracts (over $25,000)

Financial Consultant	$50,000
Legal Consultant	$50,000
Neighborworks	$50,000
Legal Consultant - Housing	$50,000
Housing Consultant	$50,000
Revitalization	$100,000
Housing (Down Payment Assistance)	$500,000
Affordable Housing Loan Program	$1,000,000

New or Replacement Vehicles

None