

# **FIVE-YEAR IMPLEMENTATION PLAN FOR THE DAVIS REDEVELOPMENT AREA**

**DECEMBER 2008-2013**

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## ***I. INTRODUCTION***

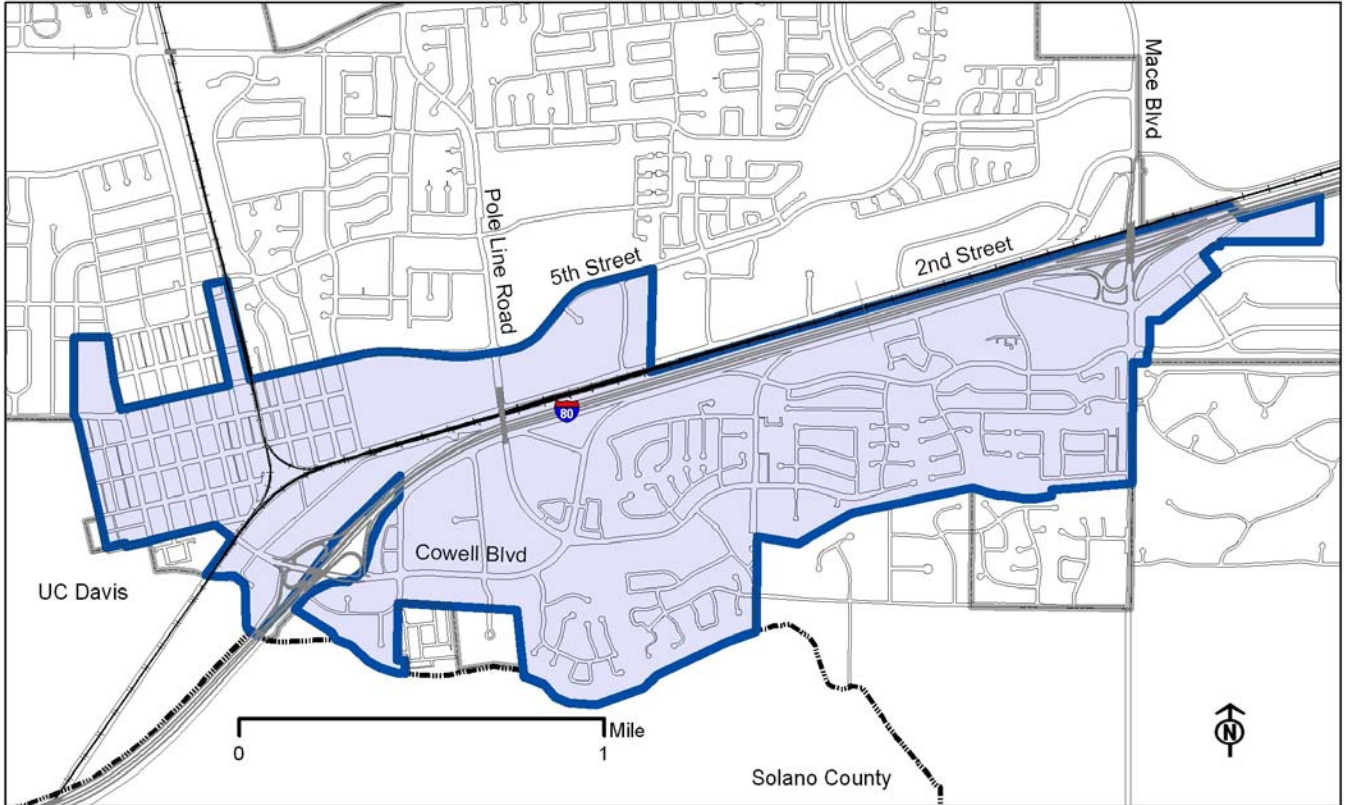
The Redevelopment Agency of the City of Davis (the “Agency”) adopted the Redevelopment Plan (the “Redevelopment Plan”) for the Davis Redevelopment Project (the “Project”) by Ordinance No. 1454 on November 25, 1987. The Redevelopment Plan was subsequently amended on December 14, 1994 by Ordinance No.1782, December 15, 1999 by Ordinance No. 2014, and April 2, 2003 by Ordinance 2111.

This Implementation Plan ("Plan") for the Project has been prepared and adopted in accordance with the requirements of the State of California Health and Safety Code Section 33490. This Plan identifies the Agency’s specific goals and objectives for the Davis Redevelopment Project Area (the "Project Area"); the specific programs, including potential projects, to be carried out in the Project Area; the estimated expenditures to be made during the period covered by the Plan; and an explanation of how the goals, objectives, programs, potential projects and estimated expenditures will eliminate blight within the Project Area. The Plan also describes how the Agency will implement its obligations to replace, increase, improve, preserve and maintain low- and moderate-income housing.

Pursuant to Section 33490(a)5, the implementation plan shall identify the fiscal year that the agency expects each of the following time limits to expire:

<b>Time Limit for:</b>	<b>Fiscal Year Planned to Expire</b>
Commencement of Eminent Domain	2014-15
Establishment of loans, advances and indebtedness	2017-18
Redevelopment Plan effectiveness	2027-28 (expires Nov 2027)
Repay indebtedness with property tax proceeds	2037-38

Below is a map of the project area.



City of Davis Redevelopment Area

## ***II. DESCRIPTION OF PROJECT BLIGHTING CONDITIONS***

Health and Safety Code Section 33030 states that a blighted area is characterized by the existence of conditions causing a reduction of, or lack of proper utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. Conditions of project blight within the Project Area have begun to be addressed in the redevelopment of the three Project subareas. These efforts began in 1987 with the adoption of the Redevelopment Plan and are on-going. However, the Project Area continues to exhibit blighting conditions. Blighting influences including incompatible land uses, obsolete structures, congested streets, and inadequate access and parking facilities have not been fully addressed since adoption of the Redevelopment Plan. The Project Area continues to exhibit blighting conditions including inadequate public improvements to some parcels, inadequate circulation access to areas of the city, and aged and obsolescent buildings in several subareas.

A number of factors characterize the magnitude and effect of blighting conditions within the Project Area. Two major categories of blighting conditions have been identified as structural and non-structural. Additionally economic conditions have contributed toward conditions constituting blight. By subarea, different manifestations of blight have been identified:

### Structural

#### Subarea 1: *Olive Drive*

- Age and obsolescence, defective design and character of physical construction
- Faulty or inadequate utilities or other unsafe conditions
- Defective design and character of physical construction
- Factors that prevent or substantially hinder the economic viable use or capacity of buildings or lots
- Incompatible uses

#### Subarea 2: *Old City Core*

- Age and obsolescence, defective design and character of physical construction
- Deterioration and dilapidation
- Faulty or inadequate utilities or other unsafe conditions
- Factors that prevent or substantially hinder the economic viable use or capacity of buildings or lots
- Incompatible uses

#### Subarea 3: *South Davis*

- Faulty or inadequate utilities or other unsafe conditions

### Economic

- Inadequate public improvements
- Subdivided lots of irregular form and shape and inadequate size for proper

- usefulness and development that are in multiple ownership
- Depreciated values and impaired investments

Many of these blighting conditions have begun to be addressed by the Agency through the development of new projects, both public and private. The Agency has participated with owners in the Project Area to implement commercial projects as well as supporting the development of very low, low, and moderate-income housing. Despite these efforts, many of the blighting conditions listed above remain.

### **III. AGENCY FUNDING**

The Agency has two primary potential revenue sources: bond issuance proceeds and annual tax increment revenues. In addition, the Agency receives nominal other income from program revenues and interest income.

As of June 30, 2008 the Agency’s net assets amounted to \$5.3 million. The Agency collects \$9.8 million in property taxes annually.

#### **Bond Issuance**

In November 2000, the Agency issued \$13 million of tax allocation bonds (TAB). These bonds were retired/paid off in 2007 with a new 2007 TAB bond\*.

Active bonds include:

- 2003, \$9.2 million tax allocation bond
- 2007, \$12.1 million tax allocation bond\*
- 2007, \$8.7 million housing tax allocation bond

#### **Tax Allocation/Special Assessment Revenue History**

<b>Fiscal Year</b>	<b>Total</b>
2003/04 actual	\$22,491,222
2004/05 actual	\$22,250,085
2005/06 actual	\$21,991,814
2006/07 actual	\$29,912,143
2007/08 actual	\$29,033,205

#### **Annual Tax Increment Revenues**

The available tax increment revenues for non-housing programs and activities, pass-through and ERAF payments, Agency administration and debt service obligations are detailed below.

#### **Summary of Non-Housing Tax Increment Revenues**

<b>Fiscal Year</b>	<b>Total</b>
2003/04 actual	\$6,165,001
2004/05 actual	\$6,909,762
2005/06 actual	\$8,823,668
2006/07 actual	\$9,190,651
2007/08 actual	\$9,834,550

## Expenditures

Agency expenditures towards debt service, tax sharing, pass through, and ERAF payments are detailed below.

### Debt Service Payments on Tax Allocation Bonds

Fiscal Year	Total
2003/04 actual	\$1,943,212
2004/05 actual	\$1,360,191
2005/06 actual	\$1,345,337
2006/07 actual	\$1,881,094
2007/08 actual	\$1,698,962

### Tax Sharing & Pass Through Payments to Taxing Entities

Fiscal Year	Total
2003/04 actual	\$1,621,711
2004/05 actual	\$1,815,410
2005/06 actual	\$2,307,856
2006/07 actual	\$2,399,961
2007/08 actual	\$2,560,933

## ERAF Payments

In an effort to balance the 2002/03 State budget, Governor Davis passed a \$75 million tax increment transfer from redevelopment agencies to the Educational Revenue Allocation fund (ERAF), thereby saving the State's general fund a corresponding amount each year. The Davis Redevelopment Agency made payments totaling \$1,321,778. This shift ended in FY 2005/06.

ERAF payment detail:

Fiscal Year	Total
2002/03 actual	\$142,038
2003/04 actual	\$247,043
2004/05 actual	\$448,645
2005/06 actual	\$484,052

In addition, in 2008, the State passed AB1389 which is a new one-time transfer from redevelopment agencies to ERAF. The Davis Redevelopment Agency's share for this new transfer is estimated at \$658,807. Future Agency revenue could be significantly affected by subsequent state budgets. The Agency's ability to complete its projects will be affected accordingly.

## Agency Administration Expenditures

In order to implement the Redevelopment Plan, projects and programs identified in the Five-Year Implementation Plan, the Agency has the authority to hire staff, consultants, legal counsel, and execute contracts, purchase equipment, supplies, and rent office space. The Davis Redevelopment Agency has and will incur expenses to administer and manage the obligations of the Agency.

The projects listed in Tables 1 and 2 represent the public capital projects and private activity programs of the Agency. The specific public projects and analysis listed in Table 1 anticipate an Agency expenditure of approximately \$8,600,000 over the five-year term of this plan.

The tax increment revenue available over the next five years for the Project Area is currently projected to be approximately \$5,800,000 per year after pass through payments to affected agencies and the required deposits into the Low and Moderate Income Housing Fund.

The total projects anticipated in the plan exceed likely available funds during this five-year period. Some projects will be initiated, but not completed, during the term of this plan. Others may need to be deferred until other funding sources are identified. This plan provides the Agency's best estimate given the uncertainty of Agency revenues, project costs, and development timing.

#### ***IV. SPECIFIC GOALS AND OBJECTIVES OF THE AGENCY FOR THE PROJECT AREA***

During the past five years, the Agency successfully completed the following projects:

##### Capital Projects

- H Street alley realignment
- Third Street Corridor intersection improvements
- Improvements to Historic City Hall to convert building and grounds into Bistro 33 restaurant
- Funded acquisition of the Varsity Theater and processed second screen addition
- Pedestrian improvements for Second Street
- Third Street Corridor intersection improvements (C to G Streets)
- B and 3<sup>rd</sup> Streets Visioning Process
- Continued analysis of location, design, and funding for a third downtown parking structure,
- Initiated reuse evaluation of Hunt Boyer Mansion and Third and B properties,
- Completed EIR, negotiated ground lease for new mixed-use building on Hunt Boyer Tank House site.
- Assisted in survey of downtown parking supply and development of proposal for initial trial of paid parking in E Street parking lot.

During the next Five-Year Implementation period 2008-2013, to further eliminate the blighting conditions described in the previous section, the following goals and objectives for the Redevelopment Project Area are in accord with the City of Davis General Plan, which sets the vision for the future form of the community. The adopted City of Davis Core Area Specific Plan envisions the downtown area as the core for government, financial, commercial, and cultural activities integrated with distinct residential neighborhoods including high, moderate, low, and very low income housing along with the amenities and services necessary to support a vibrant downtown community and includes provisions for public amenities and parking intended to stimulate private economic investment.

A significant portion of the Project Area includes areas and buildings that display a lack of investment and neglect. Public improvements and infrastructure, such as some streets and sidewalks, are insufficient or in a state of disrepair.

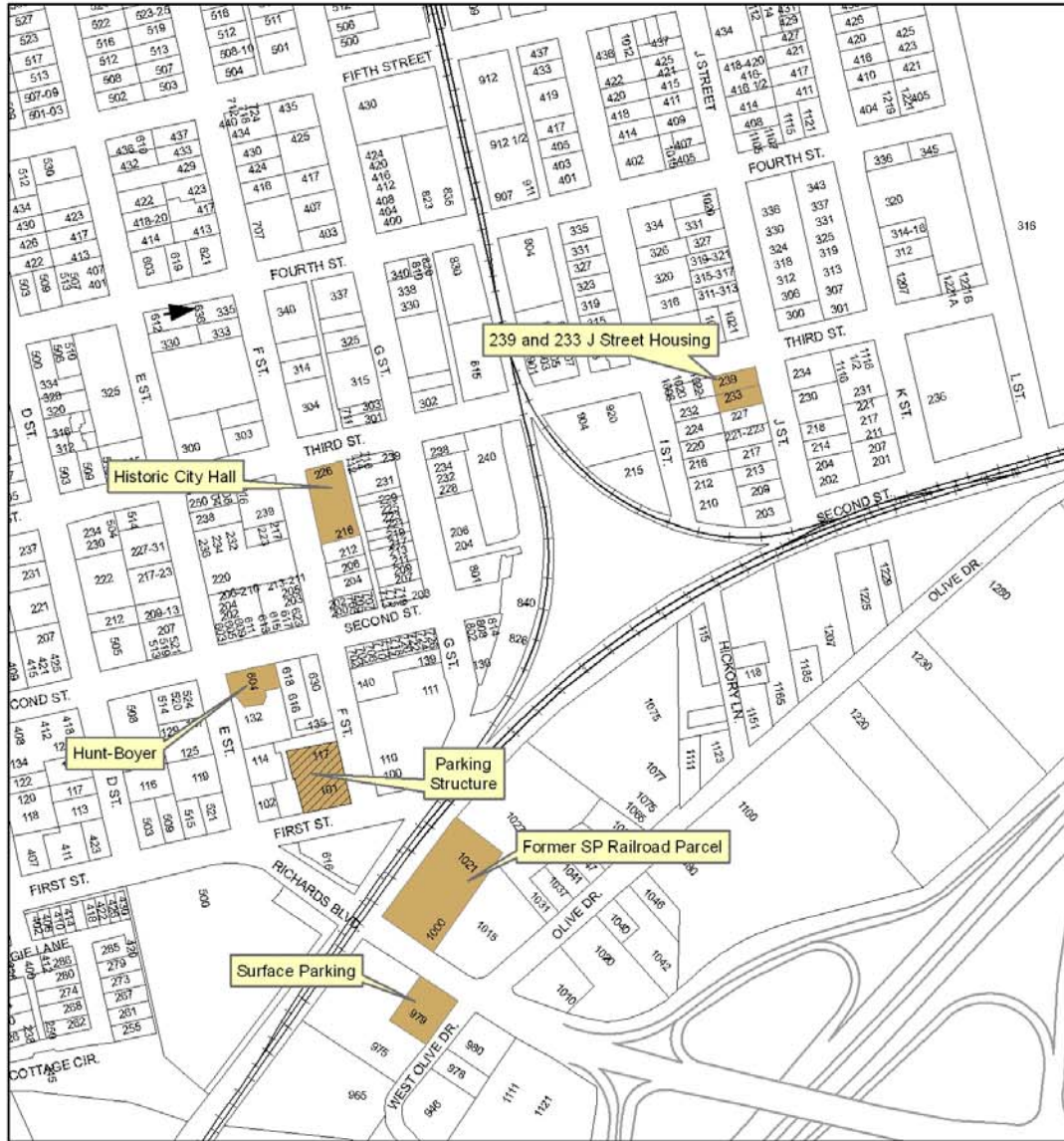
Therefore, specific goals of the Agency to address the blighting conditions in the Project Area include:

- Continuation of existing and creation of new incentive programs for existing property owners to reinvest in their properties;
- Creation of viable housing options within the project area that span a range of incomes, including housing for the homeless and formerly homeless;
- Creative implementation of catalyst projects which spur reinvestment on surrounding blocks.

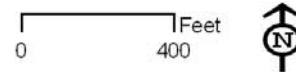
Future such projects could include:

- In collaboration with The Capital Corridor, study opportunities for improved access to Downtown and the train Depot, including additional parking, commuter shuttles, carpool programs, etc.
- Complete reuse analysis of 3<sup>rd</sup> & B and the Hunt Boyer Mansion properties for private use
- Complete reconstruction of the Tank House
- Analyze parking needs related to Richards Blvd, Multi-modal Center, Core Area and surrounding neighborhoods
- Rehabilitate parking structure at 1<sup>st</sup> & F
- Analyze improvements to Fifth Street.
- Improve traffic circulation at the I-80 off-ramps leading to downtown
- Improve primary corridors in the downtown to mitigate traffic speeds and improve pedestrian and bike safety, including 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, and B Street
- Analyze circulation between UC Davis and downtown to better accommodate pedestrians and bicyclists
- Initiate update to General Plan and Core Area Specific Plan
- Evaluate Re-use options of the Pacific, Gas & Electric corporation yard
- Pursue the development of a Bicycle Museum
- Maintain and improve landscaping, hardscape, street furniture, and lighting improvements to alley ways and other public spaces in the Core Area
- In conjunction with the City of Davis, research acquisition and/or physical improvements of the University-owned property at First and F Streets
- Continue to preserve historically significant structures
- Replace or reconstruct faulty or inadequate utilities that pose a threat to the health and safety of users or occupants, such as; water and sewer lines, streets, bike lanes and paths, sidewalks, parkways, and lighting in the public right-of-way

Below is a map of Redevelopment owned parcels:



City of Davis



## Redevelopment Agency Property in the Core Area

#### ***IV. SPECIFIC PROJECTS AND EXPENDITURES PROPOSED TO BE MADE DURING THE NEXT FIVE YEARS***

A number of projects have been identified to reduce or eliminate the blighting influences listed in Section II. State law requires a five-year implementation plan regardless of economic conditions existing during the five-year period, it should be understood that the timing of these projects may be greatly influenced by regional economic conditions and the ability of the private sector to respond to Agency initiatives. The projects and expenditures represented below rely on the private sector's ability to obtain financing for projects as well as the Agency's ability to maintain and increase its tax increment flow. If the Redevelopment Agency funds are depleted due to new requirements imposed by state and local legislation or actions, it is unlikely that the projects listed below will be implemented. Inflation and cost overruns associated with major public works projects can also greatly affect available budgets.

The work program is established based upon available resources and market opportunities. The descriptions identify near-term opportunities to remove blight in the Project Area. However, within the next five years, new implementation programs and priorities could arise. These Plans may be amended to take advantage of unforeseen and significant opportunities. The following two tables show the Capital Projects and the Private Activity Programs proposed by the Agency for the upcoming five-year period.

Implementation of the projects listed in Table 1 result in the elimination of blighting conditions as described in Section V.

**Table 1**

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<b>Commercial Reuse of City and Agency owned leased buildings</b>			
<p><b>Varsity Theater Second Screen (CIP 8195)</b>            Convert the existing stage area of the building to a 90+ seat theater. Access to the second screen will be via a new corridor added to the easterly interior space in the existing auditorium. Four screens from the original murals will be recreated in the main auditorium as part of the project.</p> <p>Construct an accessible family-style restroom with proposed second screen.</p>	<p>\$690,000 Second Screen</p> <p>\$25,000 Restrooms (CDBG Funds)</p>	<p>\$78,716            Architectural/Consultant            Contracts</p>	<p>Construct 2009.</p>
<p><b>Hunt Boyer Mansion &amp; Tank House</b>            Provide funding for capital improvements to these buildings to leverage private reinvestment in these facilities with the objective of generating increased business license, sales and transient occupancy taxes.</p>	<p><u>Tank House</u>            Planning and Environmental:            \$85,000            Relocation/Rehabilitation :            \$295,000            Predevelopment: \$20,000</p> <p><u>Mansion</u>            Feasibility Analysis: 15,000            Construction: TBD</p>	<p>\$105,000 (Planning /            Environmental /            Architectural)</p> <p>\$11,000 Feasibility Analysis            for Reuse of Mansion</p>	<p>Ground Lease for            Mishka's Café            approved Nov. 2008.            Entitlements approved            January 2009.            Construction 2009.</p> <p>Facility re-use report            to Council in            December 2008.            RFP for reuse to RDA            in February 2009.</p>

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<p><b>3<sup>rd</sup> and B &amp; Scout Cabin</b> Provide funding for capital improvements to these facilities to leverage private reinvestment in these facilities with the objective of generating increased business license, sales and transient occupancy taxes.</p>	Feasibility Studies: \$20,000	\$11,000 Feasibility Analysis for Reuse of 3 <sup>rd</sup> and B Building.	Facility re-use report to Council in March 2009.
<b>Improved Parking and Access</b>			
<p><b>Third Downtown Parking Structure (3/4/E/F) (CIP 8176)</b> Begin alternatives and feasibility analysis for third parking structure as part of a larger mixed-use infill project. Agency will initiate the analysis and lead the planning and reuse process. Other Agency involvement could include; property acquisition, preparation, disposition and relocation, and remediation as necessary.</p> <p>Goal of the project is to provide additional parking downtown to support existing business, provide capacity for new develop to occur, and consolidate existing surface parking into a parking structure. Preliminary feasibility study has been completed for the potential to develop an approximately 500 space garage in conjunction with private mixed use development. A preferred development approach was selected focusing on the block bounded by 3/4/E/F Streets. Discussions with adjoining property owners regarding interest in participating in the project have been initiated.</p>	<p>Third Parking Structure (Acquisition, disposition, relocation, and construction costs) \$21,000,000 Agency Share \$4,200,000 Parking In-Lieu \$450,000 Unfunded \$16,350,000</p>	<p>\$73,605 Feasibility Analysis, Phase I Environmental</p>	<p>Preliminary Feasibility Analysis completed 11/04. Project refinement and economic analysis ongoing.</p> <p>Preferred development approach to be re-evaluated due to changed economic conditions. Report to Board Fall of 2009.</p>

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<p><b>Parking Study-Core Area and surrounding neighborhoods (CIP8137)</b> Analyze parking needs in the core area and surrounding neighborhoods to assess the effect of various options for providing parking for the different community needs.</p>	Agency share \$50,000	\$20,038	Utilization surveys being conducted. Preliminary report and findings to go to Council in Spring 2009.
<p><b>Richards Blvd Parking Study/Multi Modal Center Access (Depot) (CIP 8144)</b> In collaboration with the Capital Corridor, initiate alternatives and feasibility analysis for improved parking and access to the Multi-Modal Center. Assess how much additional parking is needed to serve transit users in the vicinity of the Depot and identify locations to provide additional parking. Local match required for FTA funds</p>	\$20,300,000 Agency Share \$50,000	\$6,896 Agency Share \$ 926	Awaiting allocation of federal funds.
<p><b>1<sup>st</sup> and F Structure Rehabilitation (CIP 8199&amp; 9170)</b> Improve garage safety and visibility. Replace elevator, modify overhang awnings and concrete pads to meet ADA standards. General improvements including: remove planter boxes, improve lighting, replace bike racks, contract for monthly power vacuum and other cleaning, improve corner visibility, rehab stairwell treads/warning strips, improve parking decks and ramps, analyze speed bumps, evaluate video capture, structure painting and improve signage.</p>	\$290,000 CDBG funding for elevator improvements \$125,000	\$35,000	Initiate improvements in Spring 2009

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<b>Corridor Plans and Circulation Improvements</b>			
<p><b>Fifth Street Corridor (Between A and L Streets) (CIP 8138)</b> Evaluate performance of existing corridor. Consider some or all of the following: Design and construct improvements to mitigate traffic speeds. Evaluate and implement reconfiguration of Fifth Street, if feasible and desirable.</p>	<p>Fifth Street Corridor Total Project: TBD Agency share TBD</p>	<p>\$2,718</p>	<p>Report back on civic engagement and recommendations projected March 2009.</p>
<p><b>Third Street Corridor (Btwn. A &amp; B Streets) (CIP 8164)</b> Design and construct improvements to mitigate traffic speeds, improve bike and pedestrian safety/access, and aesthetics on this corridor. Improve Third Street and the B Street alley to improve safety and enhance the joint use of the travel segments by pedestrians, bicyclists and motorists.</p>	<p>Total Project: \$2,100,000 Agency Share: \$630,000</p>	<p>Total Project: \$26,470 Agency Share: \$22,922</p>	<p>Public outreach and design FY 09-10</p>
<p><b>Second Street Pedestrian Improvements (Btwn. C &amp; F Streets) (CIP8163)</b> As a primary East-West pedestrian corridor between the University and Downtown, design and construct improvements to mitigate traffic speeds, improve bike and pedestrian safety/access, aesthetics on this corridor and construction of intersection “bulb-outs”.</p> <p>Modify intersection and sidewalk configuration to comply with current ADA standards, improve the flow of pedestrian traffic in the corridor, and increase lighting and landscaping in the core area.</p>	<p>Total Project: \$700,000 Agency Share: \$350,000</p>	<p>\$78,890 Agency Share: \$73,763</p>	<p>Construction in FY 09-10</p>

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<b>B Street Corridor (Btwn. 1st and 5th Streets)</b> Design and construct improvements to mitigate traffic speeds and improve pedestrian/bike safety.	Design/Engineering: \$100,000  Construction: TBD	N/A	Project initiation pending outcome of other corridor improvements on 5 <sup>th</sup> 3 <sup>rd</sup> and 2 <sup>nd</sup> Streets.
<b>Pedestrian / Bike Railroad Grade Crossing at Train Depot (CIP 8139)</b> Develop options for a bicycle and pedestrian crossing of the Union Pacific Railroad tracks in the vicinity of the AMTRAK Depot to provide a safe crossing over the railroad tracks (at-grade or grade separated). Analyze right-of-way needs and costs and coordinate with Union Pacific to determine most viable options.	Project Study Report/Plans \$98,000 Total Agency share \$90,700 Construction tax \$7,300	\$6,664 Agency share \$782	The P.U.C. continues to oppose an at-grade crossing. Preliminary engineering analysis for grade-separated crossing show possible configurations and extent of need to acquire right-of-way. Grade-separated crossing is infeasible due to physical constraints.
<b>Other Projects and Facilities</b>			
<b>General Plan/Core Area Specific Plan Update (3282)</b> Conduct a long range and comprehensive update of the General Plan.	\$3,000,000 Agency share \$400,000		
<b>PG&amp;E Reuse Planning Project</b> (Preliminary planning & environmental)	TBD. May be incorporated into General Plan Update		

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<p><b>Playfields Park Turf Field\Conversion (CIP8201)</b>            Convert the playing surface of the soccer field at Playfield Park from natural grass turf to a synthetic turf. This will minimize maintenance efforts and allow the field to be utilized in all weather conditions. The project is anticipated to reduce the water needs by 75% and to increase revenue due to increase in the number of days the field can be used.</p>	<p>\$1,250,000            Agency Share \$214,000</p>	<p>\$65,173            Agency Share \$18,772</p>	<p>Bids came in lower than anticipated. Costs may be reduced. Construct in Spring 2009.</p>
<p><b>Bike Museum/Hall of Fame (CIP 8191)</b>            The objective of this CIP is to develop a bicycle museum and cycling resource center in Davis. Staff is working with representatives at the University and the California Bicycle Museum to develop a business plan/model for the museum. Concurrently, the city is preparing a facility reuse evaluation of several facilities for feasibility to adaptation into a museum (3rd &amp; B and Civic Center Gym). Funds from other agency's/sources (i.e. grants and donations) are also being sought to assist with the capital and soft costs associated with the initial development costs for the museum. Partnerships with other cycling museums and organizations are being pursued (i.e. US Bicycling Hall of Fame and AEG). If successful, a second phase could consist of planning, design and development of a purpose built museum and cycling resource center.</p>	<p>Agency Share: \$500,000</p>	<p>Agency Share: \$1,390</p>	<p>Temporary museum exhibition opened October 2008 through February 2009 to coincide with Centennial celebration, Hall of Fame Induction and Amgen TOC Race. Business plan and website under development. Proposal for establishing permanent museum pending city's facility reuse study.</p>

<b>Capital Projects</b>			
<b>Description of Project</b>	<b>Estimated Cost</b>	<b>Actual Cost (thru 12/08)</b>	<b>Project Status</b>
<p><b>A Street-Mondavi Connection (CIP 8162)</b>            This project was generated from the Connection Study, a joint preliminary design/engineering effort between the City and UC Davis. Project includes improvement to First Street between A and E Streets (striping &amp; signage) to better accommodate the movement of people between the Downtown Core and the Mondavi Center.</p>	\$25,000	Minimal staff costs	Design / Engineering of minor enhancements to city bike paths/lanes and signage to be completed by Public Works 2009. Improvements at First, A, and Old Davis Road subject to University's realignment of Old Davis Road.
<p><b>Streetscape Amenities</b>            Purchase/install amenities to serve pedestrians, transit users, and bicyclists within the Downtown such as; bike racks, news racks, benches, trees, bus shelters, enhanced sidewalk paving, directional signs/map cases.</p>	Agency share \$250,000	\$223,794 (thru 9/22/08)	Ongoing. Agency has installed bus shelters, bike racks, consolidated news rack stands, directional signs, tree lighting, and landscaping throughout the downtown. Prelim design of 2 <sup>nd</sup> and C intersection bulb-out initiated June 2006.

Note: CIP references the Capital Improvement project number associated with the project.

The Agency may assist in private activities as funds are available and the market presents opportunities to do so. Potential activities include:

**Table 2**  
**Private Activity Programs**

DESCRIPTION OF PROGRAMS	CONNECTION TO BLIGHT
<p>Commercial Rehabilitation Loans (Guidelines adopted, Resolution 1081)</p> <p><i>Loans are available for vacant or underutilized buildings to correct code violations, provide handicap access, seismically retrofit or make buildings available for commercial use.</i></p>	<p>Underutilized or vacant structures are unsightly, encourage crime and decrease property values, but which when improved and used become benefits rather than detriments to surrounding properties.</p>
<p>Infill Fee Assistance (Guidelines adopted, Resolution 1130)</p> <p><i>Assist in the payment of development fees up to \$50,000 for mixed use projects within the programs target area that provide ground floor merchandizing retail uses.-</i></p>	<p>Assist projects on blighted or underutilized properties specifically within the primary commercial districts of the Core Area. Projects must provide ground floor merchandizing retail uses that contribute to the economic vitality of the Project Area and help generate tax increment to the Agency and sales tax to the City.</p>
<p>Commercial District Facade and Signage Rehabilitation (Guidelines adopted, Resolution 1092)</p> <p><i>Assist street-level business in improving the facade and signage of their businesses. Loans and grants are available for planning and construction of improvements.</i></p>	<p>Aid the private sector in improving street facades and restoring commercial shopping nodes. Facade and sign improvements will complement planned streetscape improvements.</p>
<p>Acquisition / Preparation / Disposition of Property &amp; Relocation Services</p> <p><i>Through acquisition, assemble developable parcels.</i></p>	<p>Remove/demolish/clean up blighted and other properties, where necessary, to provide clean, vacant land for appropriate new development.</p>
<p>Construct Off-Site Improvements</p> <p><i>In conjunction with private development, construct off-site improvements, including sidewalks, lighting, street trees, bus pads and street furniture</i></p>	<p>Public/private partnership to replace outdated or non-existent public improvements.</p>
<p>Historic Preservation Loans (Guidelines adopted, Resolution 1096-A)</p> <p><i>Provide funding to make historic rehabilitation feasible under present market conditions.</i></p>	<p>Preserve historic structures and implement creative reuse strategies while simultaneously removing blight.</p>

DESCRIPTION OF PROGRAMS	CONNECTION TO BLIGHT
<p>Core Area Residential Fee Waiver Program. Guidelines adopted, Resolution 1097)</p> <p><i>Assist the private sector in development of affordable housing in the Core Area, through payment of fees.</i></p>	<p>Increase the supply of decent affordable housing available to a broad spectrum of individuals in the Project Area.</p>
<p>Low &amp; Moderate Income Housing Loans – Rental Housing</p> <p><i>Assist the private sector in development of affordable rental and other housing including housing for the homeless.</i></p>	<p>Increase the supply of decent affordable housing available to a broad spectrum of individuals in the Project Area.</p>
<p>Rehabilitation/Building Code upgrades (Pre-1976 residential)</p> <p><i>Replace or install new sewer, water, electrical, or gas lines within units where deficiencies exist. Replace windows, add insulation, and upgrade appliances to improve energy efficiencies. Install heating and cooling systems where they do not exist. Replace deteriorated roofing, siding, and foundations on existing structures. Replace or install new sewer, water, electrical, and/or gas utility services to comply with current Building/Health and Safety Codes where deficiencies exist. Possibly using 20% set-aside in exchange for affordability restrictions.</i></p>	<p>The project would alleviate blight by correcting inadequate housing conditions.</p>

**V. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE PROJECT BLIGHTING CONDITIONS**

Specific projects listed in Section IV include a description of how blight is eliminated as a result of implementation of a specific project. However, taken together, the cumulative effects of all the projects listed will have a greater impact in eliminating blight than individual projects alone.

Taken together, the projects described in the previous section improve the Project Area by:

- o Improving bicycle and vehicular access between Olive Drive, the Core Area, East and South Davis to reduce congestion and improve access/safety to commerce and schools;
- o Increasing employment through provision of additional jobs created as a result of private sector investment;

- o Increasing residential stability as a result of improved neighborhood conditions and an improved housing stock which meets the needs of a broad spectrum of incomes;
- o Creating more cohesive and appropriate environment for businesses, residents and visitors alike;
- o Providing sufficient parking. Lack of parking in a downtown is a blighting factor. Insufficient parking can contribute to failed businesses and vacant buildings, as customers are lost.
- o Improving traffic circulation and safety will enhances the appearance, physical condition, and extent of pedestrian-related improvements in the central business district. It encourages greater foot traffic of shoppers in the Core, and would encourage business owners to improve their structures.
- o Increasing private investment as a result of catalytic projects created throughout the project area neighborhoods; and
- o Enriching downtown's neighborhoods through preservation of historically significant structures.

## ***VI. AGENCY HOUSING RESPONSIBILITIES***

### **A. Goals and Objectives**

California's Community Redevelopment Law requires that not less than 20% of all tax increment generated by the Project Area shall be used for the purpose of increasing or improving the community's supply of very low, low, and moderate income housing. The law requires that at least 15% of all new or substantially rehabilitated dwelling units developed with housing assistance by entities other than the Agency in a project area be affordable to low and moderate income households, of which 40% must be for, and occupied by, very low income households. These affordable dwelling units shall remain affordable for the longest feasible time, but not less than 55 years for rental housing and 45 years for owner-occupied units. The Agency's ongoing goal is to develop housing in compliance with state law using available Agency resources for housing.

The housing programs will address conditions of blight in many cases. It is the opinion of the Agency, however, that there is no legal obligation to demonstrate a blight linkage for the five-year housing program because this statutory mandate exists irrespective of the blighting conditions in the Project Area. Housing programs completed in the last five years include:

#### **Affordable Housing Projects**

- Completed construction of Walnut Terrace, Tremont Green, Moore Village, Eleanor Roosevelt Circle, Cesar Chavez Plaza affordable projects
- Rehabilitated the Homestead project
- Completed the Middle Income Ordinance and an update of the Affordable Housing Ordinance
- Adopted the Local Housing Visitability and Accessibility Policy
- Update to the City of Davis Housing Element

**B. Projects and Expenditures Made During the Previous Five Years**

1. Five-Year Housing Program

Housing set-asides from Project Area will be made available for various housing projects and for residential rehabilitation efforts aimed at very low, low, and moderate income residents. The Agency will comply with all state requirements regarding development of housing, replacement housing, and use of the Low- and Moderate-Income Housing Fund.

During the last Housing Element planning period in the City of Davis, units in the following income categories were built in the following amounts and percentages.

**Actual Regional Housing Need Plan Allocation Results – 2002-07 (plus planning period)**

<b>Income Target</b>	<b>Actual Units Built</b>	<b>Actual Percent Built</b>
Very Low	323	15%
Low	204	9%
Moderate	782	36%
Above Moderate	859	40%
Total	2168	100%

As part of the development listed above, the Agency financially assisted with the development of the following projects during the last Five Year Implementation Plan of the Agency:

**Affordable Housing Units Built with Redevelopment Agency Assistance- 2003-08**

<b>Project</b>	<b>Moderate Income Units</b>	<b>Low Income Units</b>	<b>Very Low Income Units</b>	<b>Total Units Assisted</b>	<b>Funding Sources (in addition to Redevelopment)</b>	<b>Suitable for Families</b>
Walnut Terrace- 3101 Fifth Street		15	15	30	Federal HOME and CDBG funds, local Housing Trust Fund, Bank Loan	No
Tremont Green- 5663 Marden Street		28	8	36	CalHFA, State Multifamily Housing Program, Affordable Housing Program funds, Tax Credits, Federal HOME funds	Yes, \$1,244,852 used to assist
Moore Village- 2444 Moore Boulevard		44	15	59	CalHFA, State Multifamily Housing Program, Affordable Housing Program funds, Tax Credits, Federal HOME funds	Yes, \$2,768,491 used to assist
Eleanor Roosevelt Circle- 675 Cantrill Drive	11	13	36	60	CalHFA, State Multifamily Housing Program, Affordable Housing Program funds, Tax Credits, Federal HOME funds	No

Project	Moderate Income Units	Low Income Units	Very Low Income Units	Total Units Assisted	Funding Sources (in addition to Redevelopment)	Suitable for Families
DACHA- Albany Drive Arena Drive Glacier Place Marden Street Tufts Street	20			20	Not Applicable	Yes, \$4,153,428 used to assist
Tax Credit Buyouts Fox Creek- 1515 Valdora Street Heather Glen- 2324 Shasta Drive		18 31	18 31	36 62	Not Applicable	Yes, \$49,450 and \$47,379 used to assist
Homestead- 2610 Grambling Court		14	7	21	Local Housing Trust Fund, State Multifamily Housing Program	No
Cesar Chavez Plaza- 1220 Olive Drive	1	20	32	53	CalHFA, State Multifamily Housing Program, Affordable Housing Program funds, Tax Credits	No
Total	32	183	162	377		213 Units and \$8,263,600
Percentage	8%	49%	43%	100%		

The Agency also assisted the New Harmony Apartments proposal with a land purchase loan during the last implementation plan period. This proposal is for a 69-unit multifamily housing project to serve low, very low, and extremely low income households. Additionally, the Agency assisted the Rancho Yolo Community Association with some funding to further study a potential project that would convert a local mobile home park into a limited-equity cooperative.

Reviewing the percentages above, the City exceeded its goals to allocate Housing Set-Aside Funds to assist in the production of low and very-low income units in equivalence to 43% of Agency-assisted housing development, including 7% for low income units. The Agency surpassed this with 90% allocated for low and very-low income units, with 51% for low income units.

After January 1, 2002, the Agency has to comply with Redevelopment Housing Set-Aside Fund targeting requirements according to both income and age, as required per Section 33334.4 of the CRL. In addition to income targeting requirements outlined above, the Agency must target its assistance by age group. Units assisted must be at least equal to the proportion of low income households with a member under 65 years of age bears to the total number of low-income households of the community as most recently stated in Census data. This requirement is calculated based on the number of units assisted rather than dollars spent. The age distribution in

Davis based on the information from the most recent U.S. Census data is as follows:

**Davis Age Targeting Requirement- using population data**

Age Target	Davis Population	%
Less than 65	56,304	93.3%
65 and over	4,004	6.7%
Total	60,308	100%

**Davis Age Targeting Requirement- using low income household data**

Age Target	Low-Income Households	%
Less than 65	8,790	89.4%
65 and over	1,045	10.6%
Total	9,835	100%

During this last Implementation Plan Period, the Agency provided assistance in the development of 90 units of senior affordable housing. The overall financial assistance from the Agency assisted in the development of 377 affordable housing units and the senior proportion of that assistance was 90 units, totaling 23.8%. Estimates of the last plan were that senior households (with a member 65 and over) represented 10.6% of the local low-income households. Therefore, commitment of funds during the last implementation period exceeds the percentage of local senior low-income households. To address the Agency’s over-concentration of funds to senior housing units during the past Implementation Plan Period, the Agency is committing to not assisting more than 29 senior housing units during this next Five Year Implementation Plan in order to accomplish a consistent proportionality percentage.

Since inception of the Redevelopment Agency, the Agency’s Housing Set-Aside Fund has assisted in the production and preservation of 846 housing units, with approximately 275 more units to be assisted in the next five years. If 90 units are senior housing of the 1,121 units that the Agency has assisted and plans to assist with this Implementation Plan, then the overall percentage of senior housing assisted will be approximately 8%. The Agency can provide up to 119 senior units in total and comply with the 10.6% maximum. In addition to the 90 senior units assisted in the previous implementation plan, the Agency plans to assist Willow Glen and Villa Calabria in tax credit buyouts that ensure their permanent affordability. These projects total 18 additional senior units during this plan period and 108 senior units overall with Agency assistance, still within the 119 unit cap. This cap will correct the problem identified related to proportionality of senior housing commitments.

**Affordable Housing Units Built without Redevelopment Agency Assistance- 2003-08**

Project	Moderate Income Units	Low Income Units	Very Low Income Units	Total Affordable Units
DaVinci Court- 1666 DaVinci Court		13	5	18

<b>Project</b>	<b>Moderate Income Units</b>	<b>Low Income Units</b>	<b>Very Low Income Units</b>	<b>Total Affordable Units</b>
Cal Aggie House-		2	1	3
Parque Santiago- 303 Ensenada Drive	5			5
726 B Street		1		1
<b>Total</b>	<b>5</b>	<b>16</b>	<b>6</b>	<b>27</b>

**C. Projects and Expenditures to be Made During the Next Five Years**

According to the most recent Housing Needs Allocation by the Sacramento Area Council of Governments, needs for the City of Davis for 2008-2013 (plus planning period) include:

<b>Income Target</b>	<b>Number of Units</b>	<b>Percent Target Goal</b>
Very Low	31	6%
Low	119	24%
Moderate	163	33%
Above Moderate	185	37%
<b>Total</b>	<b>498</b>	<b>100%</b>

Resources of the Low and Moderate Income Housing Fund must be used to expand and maintain the supply of housing affordable to low and moderate income households. Therefore, it is the goal of the Agency that over the life of the Plan the resources of the Low and Moderate Income Housing Fund be used in the following proportions: a minimum of 48% for very low or low income units, including a minimum of 10% for low income units.

a. **Housing Units to be Developed by the Agency**

State law requires that at least 30 percent of all new or substantially rehabilitated housing units developed by an agency be affordable to low and moderate income households, of which 50 percent must be affordable to very low income households. The Agency does not anticipate that it will develop any housing during the five-year run of this Plan. If any housing is developed by the Agency, the required number of affordable units will be provided in accordance with state law.

b. **Replacement Housing**

The Agency has not caused any housing units to be destroyed or removed from the market. The Agency has the obligation to replace units destroyed or removed from the market due to Agency activity. The Agency does not anticipate that it will remove or destroy any dwelling units during the next five years. If any housing is removed by the agency that is affordable to very-low, low, or moderate-income households, replacement housing will be provided in accordance with state law.

c. Agency Assisted Housing

The Agency anticipates that it will provide financial and other assistance to private and non-profit housing programs in the Project Area and throughout the City. These programs are described in the following section of this Plan. A summary of these programs is as follows:

**Table 3  
Summary of Affordable Housing Programs for 2008-2013  
(Built with Agency Assistance)**

<b>Program</b>	<b>Units to be Produced, 5 Year Term</b>	<b>Estimated LMIHF Cost</b>	<b>Program Year</b>
<b>A. Housing on City land dedication sites</b>	<b>98 Units</b>	<b>\$ 7,000,000</b>	
Oakshade Land Dedication	69 Units (65 very low and 4 low)	\$5,000,000	2009-2010
2990 Fifth Street Land Dedication	29 Units (21 low and 8 moderate)	\$2,000,000	2010-2011
<b>B. Rental-unit rehabilitation</b>	<b>17 Units</b>	<b>\$225,000</b>	
Rosa Parks	10 Units (2 very low and 8 low)	\$72,235	2009-2010
YCH Farmworker Units	7 Units (7 low)	\$152,765	2009-2010
<b>C. Old East housing project</b>	<b>4 Units</b>	<b>\$200,000</b>	
233 and 239 J Street	4 Units (4 moderate)	\$200,000	2010-2011
<b>D. Tax credit partnerships closure</b>	<b>156 Units</b>	<b>\$400,000</b>	
Rosewood Park/Willow Glen	36 Units (13 very low and 13 low)	\$100,000	2009-2010
Tuscany Villas/Villa Calabria	36 Units (13 very low and 13 low)	\$100,000	2009-2010
Windmere	48 Units (24 very low and 24 low)	\$100,000	2010-2011
Twin Pines	36 Units (13 very low and 13 low)	\$100,000	2012-2013
<b>TOTAL</b>	<b>275 Units</b>	<b>\$ 7,825,000</b>	

The Agency intends to conform with the statutory requirement that the resources of the Low and Moderate Income Housing Fund be used in proportion with the unmet housing needs of the community. When possible, priority will be given to projects or programs benefiting very-low income households over those targeted to moderate-income households.

The Agency's Low and Moderate Income Housing Fund (Fund #954) had an available and designated fund balance of \$7,934,595 on December 10, 2008. This fund balance includes both tax-increment revenue collected to that date and the funds collected from the housing bond issued in 2007 by the Agency. All of these funds are currently designated towards projects and programs that are planned during this Implementation Plan period. Tax-increment revenue estimated at approximately \$1,600,000 per year will be deposited into the Low and Moderate Income Housing Fund to meet the Agency's housing requirements. The table above lists the projected uses of these and existing funds. Deposits to the Low and Moderate Income Housing Fund are calculated based on twenty-percent of the total increment revenue to the Agency, prior to any expenditure such as bond payments or pass-through obligations. All funds from the Project Area deposited into the Low and Moderate Income Housing Fund will be used

to implement housing objectives of the Agency. It is not anticipated that any funds will become excess surplus; therefore funds would not be diverted to the local housing authority to implement the Agency's Inclusionary Housing Program. The bond issued by the Agency in 2007 was to ensure adequate cash be available for the completion of planned housing projects during this Implementation Plan period. Any unallocated funds will be used by the Agency to address cost overruns of the projects listed in Table 3 or will be used in the programs described in paragraphs A, B, C, and D below.

The Housing Element of the General Plan anticipates a number of housing activities to be carried out by the City and/or the Agency. Specific programs which are anticipated to use funds deposited to the Agency's Low and Moderate Income Housing Set-Aside Fund include the following:

A. **Apartments on city land dedication sites.** *Pursue means of securing additional housing affordable to low-income households and land for such housing including, but not limited to, land dedication, land exaction, and other private funding opportunities. (Housing Element Action 9.3c)* This program will provide subsidy assistance for non-profit development of up to three sites owned by the City. Redevelopment funds will be leveraged with local Housing Trust Fund monies, federal Community Development Block Grant and HOME Investment Partnership funds, state housing funds, and other subsidy funds, as they become available. Approximately 98 units are anticipated to be built through 2013.

B. **Rental unit rehabilitation.** *Develop a program to assist low income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed (Housing Element Action 5.1e).* For profit and nonprofit owners will be eligible for loans, provided the units have affordability restrictions and consistent with the requirements of redevelopment law. The Housing Element does not have a specific goal for number of rehabilitated units, noting that the community's housing stock is generally in good condition. Currently the Agency has identified two projects that will complete renovations to affordable housing units. One is the 10-unit Rosa Parks affordable project and the second is a group of seven farmworker housing units owned by the Yolo County Housing Authority.

C. **New affordable housing development within the Old East Neighborhood.** *The Agency owns two parcels within the Old East Neighborhood that will be developed with affordable housing using relocated vintage home(s).* During the last implementation plan period, the Agency purchased two 6,000 square foot lots in the Old East Neighborhood on the east side of the Core Area. The Agency plans to identify a developer of the parcels who will relocate Agency-identified vintage homes within the City to these parcels and with new construction will provide affordable housing units.

D. **Preservation of existing affordable housing with expiring use restrictions.** *Work to maintain continued affordability of existing affordable housing with expiring use restrictions from federal, state, or local subsidy programs. (Housing Element Action 9.3g)* Although it is hoped that continuing federal and state programs will be sufficient to preserve the affordability of existing subsidized housing, the Agency recognizes a need for assistance in the closing of tax-credit partnerships in projects when they end after year fifteen. The Agency contributed to two

closings during this past implementation period and anticipates four more during this implementation period. It is estimated that 156 Units will be assisted during project tax credit partnership closings. In addition to these units, there are 254 affordable units that are considered to be at risk of conversion to market rents during this implementation period due to expiring federal program contracts.

2. Identification of Proposed Locations Suitable for Any Required Replacement Dwelling Units  
 Although the Agency has the right to acquire real property, the Plan does not anticipate any specific activities that would necessitate the removal of any housing units through Agency activity. All housing units to be removed by implementation of the Redevelopment Plan will be replaced with housing units within the Project Area. Housing relocation assistance, as required by the Community Redevelopment Law, will be offered to all affected property owners and tenants within the Project Area.

3. Estimates of Total Housing to be Developed  
 The Housing Compliance Plan, as required by California Redevelopment Law, estimates the number of new and rehabilitated dwelling units and the number of units for very low, low, and moderate income households to be developed in the Project Area to meet inclusionary housing requirements. The inclusionary requirements state that: 15% of all new or substantially rehabilitated dwelling units developed by public or private activities in a redevelopment project area should be affordable to low and moderate income households, of which 40% shall be available at affordable housing cost to very low income households; and that 30% of all new and substantially rehabilitated dwelling units developed by an agency shall be affordable for low and moderate income households and not less than 50% shall be affordable for very low income households.

Table 4 identifies the number of housing units for low and moderate income households and market-rate units which have been built and which are projected to be provided over the next five years within the Project Area.

This table shows privately developed housing projected to be built through the life of this Implementation Plan and build out of the General Plan. As the table shows, the number of actual and projected affordable units is projected to exceed the number of affordable units required by Community Redevelopment Law.

**Table 4  
 Implementation Plan Inclusionary Requirements –  
 Ten-year Overview that Includes Unassisted and Assisted Affordable Units**

<b>Calendar Year</b>	<b>Total Units</b>	<b>15% Requirement</b>	<b>Units Provided</b>	<b>V.L.I Requirement (40% Of 15%)</b>	<b>V.L.I. Units Provided</b>
2002-2007	710 (1)	107	367 (2)	43	229 (4)
2008-2013	330 (1)	50	245 (3)	20	65 (5)
<b>TOTAL</b>	<b>1,040</b>	<b>157</b>	<b>612</b>	<b>63</b>	<b>294</b>

(1) GP Buildout 2001-2010 (Table 5 of General Plan less Table 3 of General Plan) for East Davis (76 units), Core Area (80 units), South Davis (763 units) and Olive Drive (109) units plus subsequently approved apartments on Cantrill (132 + 60 units) and Olive Drive (123 + 53 units). It was previously assumed that half the units would be built in each of the five-year periods. These numbers include Willowbank 10, El Macero Estates, and Simmons Estates which are in South Davis but not within the Project Area. The “units provided” were therefore over-estimated. An updated estimate for this Implementation Period, based on sites identified in the draft Housing Element estimate 330 units for this period.

(2) Includes the following affordable units within the Project Area: Owendale (9 LI + 36 VLI), Fox Creek (18 LI + 18 VLI), Cesar Chavez Plaza (21 LI + 32 VLI), Eleanor Roosevelt Circle (12 Mod + 13 LI + 36 VLI), DACHA- Albany (5 MOD). Also includes half-credit for affordable units built outside the Project Area, but with Agency assistance or required covenants: Shasta Point – Evergreen Senior (68 VLI), Terracina (50 LI + 20 VLI), Allegre Apartments (30 VLI), Adobe Apartments (30 VLI), Pacifico (28 VLI), DACHA- Simmons Estates SF (7 MOD), DACHA- Glacier, Arena, and Marden (8 MOD), Walnut Terrace (15 LI + 15 VLI), Tremont Green (28 LI + 8 VLI), Pacifico (5 LI), and Moore Village (44 LI + 15VLI).

(3) Includes the following affordable units projected to be built within the Project Area: Willowcreek Commons (4 Mod), Oakshade Land Dedication and Lillard Land Purchase (4 LI + 65VLI), Callori (15 LI), Woodbridge Land Dedication (13 LI), Parque Santiago (5 Mod), and 3<sup>rd</sup> and J Parcels (4 Mod), Also includes half-credit for affordable units built outside the Project Area, but with Agency assistance or required covenants: Cassel Lane (5 Mod), YCHA Farmworker Units (7 LI), Mace III land dedication (21 LI + 8 Mod), and Willowbank 10 (8 Mod).

(4) Includes the following affordable units within the Project Area: Owendale (36 VLI), Fox Creek (18 VLI), Cesar Chavez Plaza (32 VLI), Eleanor Roosevelt Circle (36 VLI). Also includes half-credit for affordable units built outside the Project Area, but with Agency assistance or required covenants: Shasta Point – Evergreen Senior (68 VLI), Terracina (20 VLI), Allegre Apartments (30 VLI), Adobe Apartments (30 VLI), Pacifico (28 VLI), Walnut Terrace (15 VLI), Tremont Green (8 VLI), and Moore Village (15VLI).

(5) Includes the following affordable units projected to be built within the Project Area: Oakshade Land Dedication and Lillard Land Purchase (65VLI).

#### 4. Compliance with the General Plan and Housing Element

The goals and projections outlined in this Plan provide the framework for the Davis Redevelopment Projects' housing program. They conform to the adopted City of Davis Housing Element.

## ***VII. Summary***

This Plan for the Project sets forth specific projects planned for the Project Area during the next five years in accordance with Redevelopment Law. This Plan provides for a number of catalytic projects including rehabilitation loans, private reuse of public facilities, infrastructure improvements and capital projects that enhance safety. This Plan also sets forth the provision for major public improvements, including a downtown parking structure, Multi Modal Center enhancements, and street improvements on Richards Blvd., Olive Drive, Fifth Street and Third Street. In addition, this Plan provides for a continuing investment in commercial and residential rehabilitation projects that help secure the long-term success of the public investments already implemented in the Project Area.

This Plan will be reviewed in two to three years and adopted again in five years. Any necessary modifications may be made at that time to accurately reflect market conditions. The Agency will continue monitoring compliance with all State housing requirements on a project-by-project basis. Agency annual reports will also summarize annual housing activity.

**RESOLUTION NO. \_\_\_\_, Series 2009**

**REDEVELOPMENT AGENCY OF THE CITY OF DAVIS  
RESOLUTION APPROVING THE 2008-2013 FIVE-YEAR IMPLEMENTATION PLAN FOR THE  
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Redevelopment Agency of the City of Davis established the Redevelopment Project Area upon a determination of blighting condition in Central Davis, South Davis, and Olive Drive; and

WHEREAS, the Agency and the City of Davis have approved the Redevelopment Plan establishing programs and mechanisms for reducing or eliminating blighting conditions within the Project Area; and

WHEREAS, State Law requires every Redevelopment Agency to approve an Implementation Plan outlining proposed activities for a five year period; and

WHEREAS, notice has been published and posted in at least four sites within the Redevelopment Project Area, in accordance with State Law; and

WHEREAS, on this day the Redevelopment Agency held a public hearing on the proposed 2008-2013 Five-Year Implementation Plan.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE REDEVELOPMENT AGENCY OF THE CITY OF DAVIS, as follows:

SECTION 1. The Agency hereby approves the Five-year Implementation Plan attached to and incorporated as part of this Resolution.

PASSED AND ADOPTED by the Redevelopment Agency Board on this 10th, day of February 2009, by the following votes:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Zoe Mirabile, Secretary

\_\_\_\_\_  
Ruth Asmundson, Chairperson