

# REDEVELOPMENT AGENCY

## STATEMENT OF PURPOSE

To eliminate blight in the downtown Core, Olive Drive, and South Davis sub-areas through property acquisition, participation with property owners, construction of public improvements, and providing low- and moderate-income housing, as authorized by state law. In addition to the Redevelopment Agency program budgets shown here, the Agency also provides support to the Planning and Building Administrative Division, the City Manager's Office Economic Development Program, and a number of Capital Improvement Projects.



### OPERATIONS - DIVISION 91

- Maintain Legal and Financial Records of the Redevelopment Agency Organization
- Ensure Agency Debts and Other Obligations are Paid
- Provide training to Agency staff
- Prepare Annual Audit and State Reports as Required by Law
- Support to Planning and Building Department and Economic Development Functions
- Legal and Audit Fees



### HOUSING - DIVISION 93

In conjunction with city housing programs, use 20 percent of the tax increment revenue for creating and preserving the supply of affordable housing within the Redevelopment Project Area and the remainder of the City of Davis.

<u>Source of Funds</u>	<u>Actual 2000-01</u>	<u>Budget 2001-02</u>	<u>Estimated 2001-02</u>	<u>Budget 2002-03</u>
RDA Funds	2,294,357	6,220,878	6,200,254	1,804,263
<b>Total Revenues</b>	<b>2,294,357</b>	<b>6,220,878</b>	<b>6,200,254</b>	<b>1,804,263</b>

<u>Expenditures</u>	<u>Actual 2000-01</u>	<u>Budget 2001-02</u>	<u>Estimated 2001-02</u>	<u>Budget 2002-03</u>
Capital Expenditures	0	0	6,000	0
Operating Expenditures	1,396,475	6,103,165	6,106,165	1,667,005
Salaries and Benefits	66,195	117,713	88,089	137,258
<b>Total Expenditures</b>	<b>2,294,357</b>	<b>6,220,878</b>	<b>6,200,254</b>	<b>1,804,263</b>

The Redevelopment Agency (RDA) is not a city department but a separate legal entity. Therefore, there are no department expenditure and general fund share pie charts for this budget section.

## OPERATIONS – DIVISION 91

### Major Accomplishments in FY 2001-02

- Completed negotiations with Yolo County regarding ERAF (Educational Revenue Augmentation Funds) property tax shifts
- Initiated public outreach and environmental review processes for Redevelopment Plan Amendment
- Continued to monitor Yolo County Development proposals for consistency with the requirements of the Pass-Through Agreement, including Willow Creek Stables and Road 104 ranchette.
- Approved agreements with Cingular Wireless for telephone antennas in First and F parking structure and Chiles Road freeway sign, generating \$28,500 per year in revenue to the City and Redevelopment Agency.

### Plans / Goals for FY 2002-03

- Complete Redevelopment Plan Amendment to extend term of Project Area and amount of tax increment that may be collected
- Continue business assistance and pedestrian amenity projects in the Core Area
- Establish a comprehensive system for creating and maintaining agency records



**No. 91**

<u>Source of Funds</u>	<u>Actual 2000-01</u>	<u>Budget 2001-02</u>	<u>Estimated 2001-02</u>	<u>Budget 2002-03</u>
RDA Funds	1,451,809	1,745,735	1,743,287	1,752,413
<b>Total Revenues</b>	<b>1,451,809</b>	<b>1,745,735</b>	<b>1,743,287</b>	<b>1,752,413</b>

<u>Expenditures</u>	<u>Actual 2000-01</u>	<u>Budget 2001-02</u>	<u>Estimated 2001-02</u>	<u>Budget 2002-03</u>
Capital Expenditures	0	0	6,000	0
Operating Expenditures	1,396,475	1,674,323	1,677,323	1,655,732
Salaries and Benefits	55,334	71,412	59,964	96,681
<b>Total Expenditures</b>	<b>1,451,809</b>	<b>1,745,735</b>	<b>1,743,287</b>	<b>1,752,413</b>

**SUMMARY OF MAJOR  
BUDGET CHANGES**

This annual budget now reflects gross tax increment received, with debt service and pass-through payments shown as expenditures.

The Davis Redevelopment Agency is not a city department. Thus a "departmental expenditure by division" pie chart is not appropriate or available.

**HOUSING – DIVISION 93**

**Major Accomplishments in FY 2001-02**

- Approved final loan documents and closed escrow for affordable housing projects in Mace Ranch (Walnut Terrace and Oakshade - Owendale)
- Began construction of Owendale and Walnut Terrace
- Began process to improve monitoring of project compliance for City and Agency assisted projects
- Provided assistance to the RFP process for selecting non-profit developers for Wildhorse and El Macero Estates II

**Plans / Goals for FY 2001-02**

- Identify affordable housing developments to be funded with additional tax increment revenue from the amendment to the Redevelopment Plan
- Provide staff to Affordable Housing Task Force
- Continue to participate in the city's affordable housing finance program
- Continue to improve systems for monitoring and collecting loan payments for development projects financed by the city and Redevelopment Agency

**No. 93**

<u>Source of Funds</u>	<u>Actual 2000-01</u>	<u>Budget 2001-02</u>	<u>Estimated 2001-02</u>	<u>Budget 2002-03</u>
RDA Funds	842,548	4,475,143	4,456,967	51,850
<b>Total Revenues</b>	<b>842,548</b>	<b>4,475,143</b>	<b>4,456,967</b>	<b>51,850</b>

<u>Expenditures</u>	<u>Actual 2000-01</u>	<u>Budget 2001-02</u>	<u>Estimated 2001-02</u>	<u>Budget 2002-03</u>
Operating Expenditures	831,687	4,428,842	4,428,842	11,273
Salaries and Benefits	10,861	46,301	28,125	40,577
<b>Total Expenditures</b>	<b>842,548</b>	<b>4,475,143</b>	<b>4,456,967</b>	<b>51,850</b>

The Davis Redevelopment Agency is not a city department. Thus a "departmental expenditure by division" pie chart is not appropriate or available.

**SUMMARY OF MAJOR  
BUDGET CHANGES**

- Expenditures will vary significantly from year to year as development projects are funded.



A prime effort for the Redevelopment Agency in the next few years will be exploring ways to improve bicycle and pedestrian access from Olive Drive to the downtown.



