

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
- Economic development
- 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.



*Fire Hall/Historic City Hall
(date unknown)*

Revenues by Fund				
<u>Source of Funds</u>	Actual <u>2003-04</u>	Actual <u>2004-05</u>	Budget <u>2005-06</u>	Budget <u>2006-07</u>
RDA Funds	12,183,930	7,976,810	5,396,515	5,966,364
Total Revenues	12,183,930	7,976,810	5,396,515	5,966,364

Expenses by Division				
<u>Division</u>	Actual <u>2003-04</u>	Actual <u>2004-05</u>	Budget <u>2005-06</u>	Budget <u>2006-07</u>
City Administration	150,994	156,890	169,873	196,203
Operations	350,917	702,501	1,456,365	1,051,378
Property Tax Pass-Thru	1,868,754	2,264,054	1,183,950	3,070,520
Housing	11,973	24,860	40,098	43,979
Capital Improvements	835,380	3,468,314	914,476	55,119
Debt Service/Special Assessments	8,965,912	1,360,191	1,631,753	1,549,165
Total Expenditures	12,183,930	7,976,810	5,396,515	5,966,364

The Redevelopment Agency (RDA) is not a city department but a separate legal entity.

2006-07 FINAL BUDGET SUMMARY OF REDEVELOPMENT FUND EXPENDITURES

	2003-04 Actual	2004-05 Actual	2005-06 Budget	2006-07 Budget
CITY ADMINISTRATION				
1140 Economic Development	13,426	0	0	0
2110 Affordable Housing	65,828	82,650	94,203	114,119
3101 Community Development	71,740	74,240	75,670	82,084
Subtotal City Management	150,994	156,890	169,873	196,203
DAVIS REDEVELOPMENT AGENCY - OPERATING				
9101 Redevelopment Agency Div Admin	120,206	395,168	756,855	473,170
9101 Property Tax Pass-Thru	1,868,754	2,264,054	1,183,950	3,070,520
9120 Economic Development	230,702	212,818	578,420	442,682
9168 5th & G Streets	9	0	0	0
9170 Downtown Parking Structure Maintenance	0	41,312	52,073	55,105
9172 Historic City Hall Maintenance	0	53,203	52,246	80,421
9178 Auto Mall	0	0	16,771	0
Subtotal RDA Operating	2,219,671	2,966,555	2,640,315	4,121,898
DAVIS REDEVELOPMENT AGENCY - HOUSING				
9301 RDA Housing-Administration	9,285	21,255	38,042	41,943
9315 RDA Housing	2,688	3,605	2,056	2,036
Subtotal RDA Housing	11,973	24,860	40,098	43,979
CAPITAL IMPROVEMENT PROJECTS				
8110 CIP Administration	11,091	43,379	44,358	24,554
8115 Depot/Sidewalk Rehab@ H/2nd Street	184,458	9,952	0	0
8132 Traffic Signal – 2 nd & B	7	0	0	0
8138 5 th Street Corridor Improvements	0	44,858	26,159	30,565
8140 3 rd Street Corridor Improvements	15,143	714,864	40,781	0
8149 Varsity Theatre Purchase	0	2,383,739	0	0
8155 Central Park Farmers Market Improvements	0	0	106,571	0
8156 G Street Plaza Demo	0	0	21,607	0
8620 Putah Creek/I-80 Crossing	0	0	675,000	0
8714 Traffic Signal Safety Upgrades	27,318	97,789	0	0
8718 Cowell Blvd Medians	0	20	0	0
8721 Historic City Hall	589,690	173,713	0	0
8732 Richards Blvd Entrance/Parking Lot	7,673	0	0	0
Subtotal Capital Improvements	835,380	3,468,314	914,476	55,119
DEBT SERVICE/SPECIAL ASSESSMENTS				
8892 RDA Debt Service 529,195	529,195	113,857	437,948	89,159
8894 2000 Tax Allocation Bond	731,688	728,219	735,469	918,791
8896 2003 Tax allocation Bond	7,705,029	518,115	458,336	541,215
Subtotal Debt Service	8,965,912	1,360,191	1,631,753	1,549,165
TOTAL REDEVELOPMENT	12,183,930	7,976,810	5,396,515	5,966,364

OPERATIONS – DIVISION 91

Major Accomplishments in FY 2005-06

- Completed pedestrian improvements for Third Street, between C St and railroad tracks
- Completed construction of the Third Street Corridor intersection improvements.

Plans / Goals for FY 2006-07

- Continue analysis of location, design, and funding for a third downtown parking structure
- Continue to pursue opportunities for improved bicycle/pedestrian access to Olive Drive
- Continue business assistance and pedestrian amenity projects in the Core Area.
- Establish a comprehensive system for creating and maintaining agency records.
- Improve the lighting, signage and maintenance of the 1st and F parking structure. Work with Holiday Cinema owner to upgrade theater façade to first class cinema standards.
- Complete construction of the Third Street Corridor intersection improvements.
- Complete redevelopment of the city's parking lot on G Street with new private mixed use development and public parking improvements.
- Refine project scope and negotiate agreements for the downtown mixed parking structure project.
- Analyze potential at-grade and grade separated crossings from Olive Drive to downtown.
- Continue business assistance and pedestrian amenity projects in the Core Area.



OPERATIONS DIVISION

Revenues by Fund				
<u>Source of Funds</u>	<u>Actual 2003-04</u>	<u>Actual 2004-05</u>	<u>Budget 2005-06</u>	<u>Budget 2006-07</u>
Internal Service Funds	0	79,441	0	0
RDA Funds	2,219,671	2,966,555	2,640,315	4,121,898
Total Revenues	2,219,671	3,045,996	2,640,315	4,121,898

Expenses by Category				
<u>Expenditures</u>	<u>Actual 2003-04</u>	<u>Actual 2004-05</u>	<u>Budget 2005-06</u>	<u>Budget 2006-07</u>
Capital Expenditures	0	0	30,000	30,000
Operating Expenditures	2,091,727	2,886,422	2,406,065	3,862,506
Salaries and Benefits	127,944	159,574	204,250	229,392
Total Expenditures	2,219,671	3,045,996	2,640,315	4,121,898

**SUMMARY OF MAJOR
BUDGET CHANGES**

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

HOUSING – DIVISION 93

Major Accomplishments in FY 2005-06

- Passed Middle Income Ordinance
- Provided oversight for affordable housing programs citywide.
- Coordinated development of Eleanor Roosevelt and Cesar Chavez, two affordable rental projects.
- Acquired property located at 3rd and J Streets for future affordable housing
- Developed Accessibility Ordinance
- Updated Owner Occupancy Ordinance

Plans/Goals for FY 2006-07

- Provide for the continued construction of affordable housing, specifically Eleanor Roosevelt and Cesar Chavez.
- Facilitate development of proposed land trust project on Mace Ranch III.
- Create long-term affordable housing plan for the city.
- Continue to utilize technology to improve delivery of information on affordable housing, including the development of a universal online housing application.
- Monitor the affordable housing stock in the City of Davis.
- Implement middle income ordinance.



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Revenues by Fund				
<u>Source of Funds</u>	<u>Actual 2003-04</u>	<u>Actual 2004-05</u>	<u>Budget 2005-06</u>	<u>Budget 2006-07</u>
RDA Funds	11,973	24,860	40,098	43,979
Total Revenues	11,973	24,860	40,098	43,979

<u>Expenditures</u>	<u>Actual 2003-04</u>	<u>Actual 2004-05</u>	<u>Budget 2005-06</u>	<u>Budget 2006-07</u>
Operating Expenditures	984	3,729	11,337	11,459
Salaries and Benefits	10,989	21,131	28,761	32,520
Total Expenditures	11,973	24,860	40,098	43,979

