

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 Community Development Administrative and Planning Divisions, the City's 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.



Revenues by Fund				
<u>Source of Funds</u>	<u>Actual 2005-06</u>	<u>Actual 2006-07</u>	<u>Budget 2007-08</u>	<u>Budget 2008-09</u>
Internal Service Funds	0	4,988	0	0
RDA Funds	4,512,602	3,132,687	3,942,399	4,448,415
Special Revenue Funds	0	2,550	0	0
Total Revenues	4,512,602	3,140,225	3,942,399	4,448,415

Expenses by Division				
<u>Division</u>	<u>Actual 2005-06</u>	<u>Actual 2006-07</u>	<u>Budget 2007-08</u>	<u>Budget 2008-09</u>
Operations	3,633,168	3,070,150	3,874,257	4,361,691
Housing	879,434	70,075	68,142	86,724
Total Expenditures	4,512,602	3,140,225	3,942,399	4,448,415

Expenses by Category				
<u>Expenditures</u>	<u>Actual 2005-06</u>	<u>Actual 2006-07</u>	<u>Budget 2007-08</u>	<u>Budget 2008-09</u>
Capital Expenditures	838,806	4,611	30,000	30,000
Operating Expenditures	3,484,898	2,906,668	3,606,169	4,041,671
Salaries and Benefits	188,898	228,946	306,230	376,744
Total Expenditures	4,512,602	3,140,225	3,942,399	4,448,415

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

2008/09 FINAL BUDGET SUMMARY OF REDEVELOPMENT FUND EXPENDITURES

	2005-06 Actual	2006-07 Actual	2007-08 Budget	2008-09 Budget
CITY ADMINISTRATION				
4894 Affordable Housing	100,647	114,119	137,940	267,019
3101 Community Development	81,264	82,084	95,210	95,973
3211/3282 Public Information	0	0	52,965	96,334
Subtotal City Management	181,911	196,203	286,115	459,326
DAVIS REDEVELOPMENT AGENCY - OPERATING				
9101 Redevelopment Agency Div Admin	393,325	473,170	474,850	755,681
9101 Property Tax Pass-Thru	2,791,908	3,070,520	2,803,086	2,876,067
9120 Economic Development	315,128	442,682	455,158	585,517
9170 Downtown Parking Structure Maintenance	39,708	55,105	56,078	56,119
9172 Historic City Hall Maintenance	93,099	80,421	85,085	88,307
Subtotal RDA Operating	3,633,168	4,121,898	3,874,197	4,361,691
DAVIS REDEVELOPMENT AGENCY - HOUSING				
9301 RDA Housing-Administration	56,799	41,943	67,674	82,390
9315 RDA Housing	822,635	2,036	468	4,334
Subtotal RDA Housing	879,434	43,979	68,142	86,724
CAPITAL IMPROVEMENT PROJECTS				
8110 CIP Administration	38,288	24,554	2,093	176,419
8137 Parking Study Core/Neighborhoods	0	0	50,000	0
8138 5 th Street Corridor Improvements	29,822	30,565	0	0
8139 Investigate at Grade Bike/Ped Crossing @ Depot				91,000
8140 3 rd Street Corridor Improvements	36,410	0	0	0
8144 Prelim Study Parking Structure Richards Blvd	0	0	50,000	50,000
8155 Central Park Farmers Market Improvements	126,743	0	0	0
8156 G Street Plaza Demo	4,274	0	0	0
8162 A Street - Mondavi Connection				50,000
8163 2 nd Street Pedestrian Improvements	0	0	210,000	200,000
8164 3 rd Street Improvements A to B Streets	0	0	50,000	550,000
8176 Additional Core Area Parking				3,900,000
8191 Bicycle Museum				250,000
8195 Varsity Theatre - Second Screen				690,000
8199 1st & F Street Parking Garage Rehab				125,000
8201 Playfields Soccer Field Turf Conversion				214,000
8620 Putah Creek/I-80 Crossing	31	0	0	0
Subtotal Capital Improvements	235,568	55,119	362,093	6,296,419
DEBT SERVICE/SPECIAL ASSESSMENTS				
8891 RDA Interfund Loan	0	0	264,477	269,116
8892 RDA Debt Service 529,195	86,587	89,159	88,871	93,611
8894 2000 Tax Allocation Bond	732,735	918,791	12,756,274	0
8896 2003 Tax allocation Bond	526,015	541,215	568,515	570,078
8897 2007 Tax Allocation Bond	0	0	1,024,806	1,040,673
8898 2007 Taxable Housing Bond	0	0	828,659	471,114
Subtotal Debt Service	1,345,337	1,549,165	15,531,662	2,444,592
TOTAL REDEVELOPMENT	6,275,418	6,649,364	20,122,209	13,648,752

OPERATIONS – DIVISION 91

Major Accomplishments in FY 2007-08

- Continued analysis of location, design, and funding for a third downtown parking structure
- Provided extensive support to the Downtown Davis Business Association restructuring effort.
- Refinanced existing Redevelopment Agency debt, resulting in cost savings exceeding \$60,000 per year.
- Completed Environmental Impact Report for B and 3rd Streets Visioning Process.
- Completed development of the Cesar Chavez housing development
- Completed process for addition of second screen to the Varsity Theater
- Initiated reuse evaluation of Hunt Boyer Mansion and Third and B properties
- Continued property owner outreach and analysis for Redevelopment Agency mixed use / parking structure project downtown on Third, Fourth, E and G Street blocks, including business relocation options
- Completed EIR, initial design concept and negotiated land 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.

Plans / Goals for FY 2008-09

- 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 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 to pursue aesthetic and functional upgrades to the Varsity Theater.
- Continue analysis of opportunities for additional parking and mixed use development downtown on Third, Fourth, E and G Streets.
- Continue to improve the management and use of existing parking resources downtown. Secure sites for additional parking downtown.
- Pursue opportunities to expand hotel and conference facilities in and/or near the downtown.

OPERATIONS DIVISION

Revenues by Fund				
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**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 2007-08

- Provided oversight for affordable housing programs citywide.
- Completed development of Eleanor Roosevelt Circle and rehabilitation of Homestead Project, two affordable rental projects that include a portion of supportive housing units for special needs households.
- Issued Redevelopment Agency housing bonds to provide approximately \$8,000,000 for affordable housing within and outside the Redevelopment Project Area.
- Created long-term affordable housing financing priorities for the city.
- Adoption of local housing visitability policy.
- Started RFP/RFQ process for the Woodbridge and Oakshade East Land Dedication Sites.

Plans/Goals for FY 2008-09

- Process affordable housing plan and facilitate funding applications for the development of proposed land trust mixed-use project on Mace Ranch III land dedication site.
- Complete construction and permanent loan closing of Cesar Chavez Plaza.
- Continue to utilize technology to improve delivery of information on affordable housing, including the development of a central online housing application for affordable rental housing units.
- Monitor the affordable housing stock in the City of Davis.
- Implement middle income ordinance.
- Oversee marketing and buyer selection process for ten low/moderate affordable units at Parque Santiago and Cassel Lane mixed-income projects.
- Support the General Plan / Housing Element Update Steering Committee and its decision-making process.
- Draft updated Housing Element document, incorporating direction from Steering Committee and City Council, submit to HCD and gain state certification.
- Facilitate neighborhood outreach and project planning efforts for the Woodbridge and Oakshade East Land Dedication sites.

No. 93

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Capital Expenditures	816,230	0	0	0
Operating Expenditures	29,617	32,077	11,491	81,868
Salaries and Benefits	33,587	37,998	56,651	4,856
Total Expenditures	879,434	70,075	68,142	86,724

