



Meeting of the City/DDBA 2x2 Committee
September 27, 2010
Community Chambers Conference Room
23 Russell Boulevard
3:30 PM – 5:00 PM

Participants:

Sue Greenwald, City Council
Rochelle Swanson, City Council
Michael Bisch, DDBA
Rosalie Paine, DDBA
Joy Cohan, DDBA

Staff:

Ken Hiatt, CDS
Katherine Hess, CDS

AGENDA

- 1) Roll Call & Agenda Review
- 2) Approval of April 26, 2010 Meeting Minutes
- 3) Communications and Public Comments
The 2x2 committee was created to promote inter-organizational communication between the city and DDBA on issues of mutual interest. At this time members of the public may address the committee on matters not listed on the agenda. Comment will be accepted for matters listed on the agenda at the time that matter is discussed. Time for public comment may be limited. This committee is not empowered to make decisions on behalf of the agencies its members represent; it has been established for information purposes only. Staff and participants may also bring up communications at this time.
- 4) Current Discussion Items
 - a) City / DDBA 2-year goal prioritization (four attachments)
 - i) City Council Goals and Actions for Downtown 2010-12
 - ii) Davis Downtown Business Association Downtown Action Items
 - iii) Redevelopment Agency Five-Year Implementation Plan Capital Projects and Private Activity Programs
 - iv) Potential Critical Path for Redevelopment Agency / City Council discussion of DDBA Actions

As the first step in this process, staff is preparing a summary of the projects identified in the listed documents. This will be provided at the meeting on Monday.
 - b) Update on DDBA
 - c) Updates on Downtown Related Items
 - Status Update on Downtown Businesses
 - Construction Projects
 - Council Long Term Agenda Topics
- 5) Summarize follow-up items from this meeting
- 6) Future Agenda Items

Future Meeting: November 22, 2010 (Thanksgiving week)?

Adjourn.



Meeting of the City/DDBA 2x2 Committee
April 26, 2010
Community Chambers Conference Room
23 Russell Boulevard
3:30 PM – 5:00 PM

Participants:

Stephen Souza, City
Sue Greenwald, City
Michael Bisch, DDBA
Rosalie Paine, DDBA
Joy Cohan, DDBA

Staff:

Sarah Worley, CDD
Brian Abbanat, CDD

AGENDA

1) Roll Call & Agenda Review

3:39 p.m.

Agenda approved @ 3:40 p.m.

2) Approval of March 15, 2010 Meeting Minutes

Minutes approved @ 3:40 p.m.

3) Communications and Public Comments

The 2x2 committee was created to promote inter-organizational communication between the city and DDBA on issues of mutual interest. At this time members of the public may address the committee on matters not listed on the agenda. Comment will be accepted for matters listed on the agenda at the time that matter is discussed. Time for public comment may be limited. This committee is not empowered to make decisions on behalf of the agencies its members represent; it has been established for information purposes only. Staff and participants may also bring up communications at this time.

No public comment

City council representative shared that the Cap to Cap – transportation team relates to the downtown in various ways. This study focuses on the realignment for the north-south California Northern alignment outside downtown. This is an important part for downtown because the 100 acres will be opened up for redevelopment. This becomes a huge advantage for downtown. City council representative suggested that if J Street apartments could be developed, it would make the land more developable with the help of federal dollars.

4) Current Discussion Items

a) Council Updates to DDBA on Items Potentially Affecting Downtown

The participants discussed that they received a letter from the DDBA that included the issues about funding, but at this point no funding has been received. During the Phase II, there will be measurable goals that will be evaluated after one year. If Phase II is pursued, roadway impact fees could be used, and the SACOG money would be returned if reversed.

City council emphasize that there's been a major shift in where property taxes have been coming and going suggesting that \$28 million should be kept for real projects for the city. The money should yet be used for economic development and invest in the future. This project will focus on the transportation and the affects on 5th street business.

b) Downtown Business Climate/Visitor Experience

Many businesses are opening in downtown helping with the outpacing closures. This is due to tenants drooping rents and creating a tight market again. A member states that the .2nd floor office space has tightened. That is because landlords have come down in rent,

The university has put most landlords on notice, they are moving out. About this time next year, there is going to be a lot of space coming on line in the downtown area. In order for downtown offices to attract more, the offices should have access to conference room and the periphery of each suite should be from 3,000 to 20,000 square feet. Council member suggested that a shared conference room could help with some of the office space issues.

c) Panhandling/Loitering Task Force

Some of the issues seem a bit better than a month ago. City council representatives state that they have been doing some follow up to their forum. Downtown tenants are willing to collaborate and work together to solve some of the main issues that occurring in the area.

We can also take a look at the City of Santa Cruz that recently approved some existing parking meters to be installed downtown for the same purpose; as an alternative for the public to give to appropriate non-profit services for homeless. With this we can combine a public awareness program that we think would be most effective. City council representative main concern is to make sure that the momentum is not lost coming out of that forum. The purpose it to come to a point where the city is willing to move forward with a task force to work more collaboratively on this issue.

Other cities have been overrun and are adopting stronger ordinances. A question that came out of this was- if the state is tougher than the federal government? Both the DDBA and city council representatives agreed on working with other organizations such as the Social Service Commission because they tend on serving the homeless. This can help deal with the homeless and business climate conflict.

d) Picnic Day

The DDBA will be part of the 5/10 meeting on campus and will summarize feedback from the businesses and members of the public. Gary Sandy has an appointment with the Chancellor tomorrow to discuss some of the issues.

City council representative ask if it's possible to restrict when bars can open. The staff responds that Harriet is looking at other cities to see what other legal options are available to control these events. The city council representative state that we incurred an incredible amount of expenditures, an officer was hurt and public and private property was damaged. All the damage and overtime happens off campus.

e) Business Park Land Strategy

The BEDC is looking at new areas that can be zoned and the staff is concerned that these areas do not compete with downtown businesses. Woodland just zoned 150 acres with 350 available for expansion right near I-5.

Davis is an attractive market and can compete with nearby communities. Davis is very well poised to take advantage of innovation industries. Given a choice between Davis and Woodland, they'll choose Davis. Start-up companies like the prestige of an address. Within five minutes of Davis, you have cheaper housing than in other metro hubs

Some questions that came up were: How does a low density business park match the claim of a restricted land supply?

- f) Update on DDBA

- g) Updates on Downtown Related Items
 - Status Update on Downtown Businesses

 - Council Long Term Agenda Topics

- 5) Summarize follow-up items from this meeting

- 6) Future Agenda Items

Future Meeting: May 22, 2010

Adjourn.

Meeting adjourned at 5:30 p.m.

V5

Downtown Davis

Ensure downtown Davis remains the vibrant economic, cultural, and social center of the community.

Guiding Principles:

- Improve downtown as a bicycle and pedestrian friendly location.
- Consider downtown as a destination, both for Davis residents and for visitors.
- Increase revenue potential in the downtown for private and public sectors.
- *Support the downtown as a vital commercial center and reduce potential for blight.*
- *Protect and expand the downtown retail base.*
- *Advance the redevelopment of the downtown to provide mixed use residential, retail and service, along with significant addition to parking.*

During the next two years, we will:

Action	Lead	Status	Time
DD1. Continue outreach to PG&E for redevelopment at the 5 th and L property.	CDS		
DD2. Evaluate and prioritize projects in Redevelopment plan, with the end result a very specific strategy plan for a specified time period <ul style="list-style-type: none"> • Evaluate the use of RDA in multi-use parking structure. • Consider a hotel conference center in the downtown. • Work with the US Bicycling Hall of Fame to continue to establish itself, with intent of finding a permanent home for the Museum. • Consider redevelopment of southeast corner of 2nd and G • Consider a plan for an E Street Promenade • Consider development of a multi-modal transit center and parking facility on Olive Drive and/or at the Depot • Consider redevelopment of Hunt Boyer as a restaurant. 	CDS		
DD3. Consider proactive permit policies to support revitalization (build-outs, remodels).	CDS/PW		
DD4. Explore reconfiguration of parking, streets to maximize stays in	PW/CDS	Review of reverse diagonal	

V5

downtown.		parking underway.	
DD5. Consider use of LED lighting to replace existing decorative lighting and to further enhance downtown ambiance.	CMO/CDSD/ PW	Switchouts to LED lighting has taken place for the past two years, as funds allow.	
DD6. Develop a consolidated visitor center (concierge or one stop shop) in the downtown.	CMO/CDSD		

Mayor, Council Members & Staff
City of Davis
23 Russell Boulevard
Davis, CA 95616

14 July 2010

Dear City of Davis Leadership,

In a recent meeting with then Mayor Pro-Tem (now Mayor) Don Saylor, the Davis Downtown Business Association (DDBA) was invited to submit our priorities for Downtown improvements in 2010. Our list of five priorities is included below.

Having spent considerable time working to determine the priorities for Downtown improvements, we recognize that this work will require extensive and on-going collaboration between DDBA and City of Davis staff and officials. In the spirit of the partnership that this work calls upon, we would like to invite the City to join DDBA in forming a Downtown Improvement Task Force. DDBA intends to formally establish this Task Force at our August 12 Board Meeting, including the appointment of representatives.

The five priorities that we would charge this Task Force to focus upon include:

1. Design and construct improvements between the Davis Commons open area and E Street Plaza, enhancing the south entrance to Downtown and creating an "E Street Promenade".
2. Identify a permanent home for the U.S. Bicycling Hall of Fame in the Downtown.
3. Seek development proposals for City-owned parking lots.
4. Begin development of at least one modestly-sized parking structure.
5. Installation of year-round, weatherproof LED lights in trees and bushes and as an across-the-street light canopy to add a festive quality to Downtown evenings.

The minimal power requirements for these lights shall be provided by adjacent property owners (willing) or the City. This proposed investment will greatly enhance the appearance and attractiveness of the Downtown rather inexpensively when compared to other redevelopment costs. Please see attached examples.

In addition to the establishment of the Task Force, we envision maximizing communication between DDBA and the City through our existing channels, including:

- City leadership presence at DDBA board and committee meetings
- DDBA representation on the BEDC
- Re-initiation of on-going 2 x 2 meetings between City and DDBA leadership

We look forward to hearing the Council's response to this invitation following your July 24 retreat. Please do not hesitate to contact us in advance of your retreat if you have any questions.

Sincerely,

Michael Bisch, Co-President

Rosalie Paine, Co-President

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

Capital Projects			
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	Project Status
Commercial Reuse of City and Agency owned leased buildings			
Varsity Theater Second Screen (CIP 8195) 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.	\$690,000 Second Screen \$25,000 Restrooms (CDBG Funds)	\$78,716 Architectural/Consultant Contracts	Construct 2009.
Construct an accessible family-style restroom with proposed second screen.			
Hunt Boyer Mansion & Tank House 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.	<u>Tank House</u> Planning and Environmental: \$85,000 Relocation/Rehabilitation : \$295,000 Predevelopment: \$20,000 <u>Mansion</u> Feasibility Analysis: 15,000 Construction: TBD	\$105,000 (Planning / Environmental / Architectural) \$11,000 Feasibility Analysis for Reuse of Mansion	Ground Lease for Mishka's Café approved Nov. 2008. Entitlements approved January 2009. Construction 2009. Facility re-use report to Council in December 2008. RFP for reuse to RDA in February 2009.

Capital Projects			Project Status
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	
<p>3rd and B & Scout Cabin 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>	<p>Feasibility Studies: \$20,000</p>	<p>\$11,000 Feasibility Analysis for Reuse of 3rd and B Building.</p>	<p>Facility re-use report to Council in March 2009.</p>
Improved Parking and Access			
<p>Third Downtown Parking Structure (3/4/E/F) (CIP 8176) 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. Preferred development approach to be re-evaluated due to changed economic conditions. Report to Board Fall of 2009.</p>

Capital Projects			
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	Project Status
<p>Parking Study-Core Area and surrounding neighborhoods (CIP8137) 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>Richards Blvd Parking Study/Multi Modal Center Access (Depot) (CIP 8144) 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>1st and F Structure Rehabilitation (CIP 8199& 9170) 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

Capital Projects			
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	Project Status
Corridor Plans and Circulation Improvements			
<p>Fifth Street Corridor (Between A and L Streets) (CIP 8138) 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>Third Street Corridor (Btwn. A & B Streets) (CIP 8164) 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>Second Street Pedestrian Improvements (Btwn. C & F Streets) (CIP8163) 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". 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>

Capital Projects			
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	Project Status
B Street Corridor (Btwn. 1st and 5th Streets) 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 th , 3 rd and 2 nd Streets.
Pedestrian / Bike Railroad Grade Crossing at Train Depot (CIP 8139) 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.
Other Projects and Facilities			
General Plan/Core Area Specific Plan Update (3282) Conduct a long range and comprehensive update of the General Plan.	\$3,000,000 Agency share \$400,000		
PG&E Reuse Planning Project (Preliminary planning & environmental)	TBD. May be incorporated into General Plan Update		

Capital Projects			Project Status
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	
<p>Playfields Park Turf Field/Conversion (CIP8201) 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>Bike Museum/Hall of Fame (CIP 8191) 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 & 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>\$1,250,000 Agency Share \$214,000</p> <p>Agency Share: \$500,000</p>	<p>\$65,173 Agency Share \$18,772</p> <p>Agency Share: \$1,390</p>	<p>Bids came in lower than anticipated. Costs may be reduced. Construct in Spring 2009.</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>

Capital Projects			
Description of Project	Estimated Cost	Actual Cost (thru 12/08)	Project Status
<p>A Street-Mondavi Connection (CIP 8162) 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 & 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>Streetscape Amenities 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 nd 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 & 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 & 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>

Potential Critical Path for Redevelopment Agency / City Council discussion of DDBA
Actions

Tasks and Timing

October 2010	Complete RA cash flow / capacity analysis (Don Frasier) Preliminary cost estimates for listed projects
November 2010	2x2 Review of projects and identify priorities / implementation strategy
December 2010	Council / Agency Board confirmation of priorities
2011	Implementation of top priorities