

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 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
General Fund Support	0	0	0	56,605
Internal Service Funds	4,988	0	0	0
RDA Funds	3,132,687	3,750,957	4,448,415	4,416,422
Special Revenue Funds	2,550	0	0	0
Total Revenues	3,140,225	3,750,957	4,448,415	4,473,027

Expenses by Division				
<u>Division</u>	<u>Actual 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
Operations	3,070,150	3,665,828	4,361,691	4,473,027
Housing	70,075	85,129	86,724	0
Total Expenditures	3,140,225	3,750,957	4,448,415	4,473,027

Expenses by Category				
<u>Expenditures</u>	<u>Actual 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
Capital Expenditures	4,611	36,681	30,000	30,000
Operating Expenditures	2,906,668	3,352,620	4,041,671	3,859,950
Salaries and Benefits	228,946	361,656	376,744	583,077
Total Expenditures	3,140,225	3,750,957	4,448,415	4,473,027

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

**2009/10 FINAL BUDGET
SUMMARY OF REDEVELOPMENT FUND EXPENDITURES**

	2006-07 Actual	2007-08 Actual	2008-09 Budget	2009-10 Budget
CITY ADMINISTRATION				
1160 Promotions	0	5,035	0	0
3101 Community Development	86,783	93,558	95,973	87,708
3211/3282 Public Information	0	43166	96,334	37,928
4894 Affordable Housing	116,912	86,318	268,019	439,462
4896 Community Housing Grants	0	75,000	0	0
Subtotal City Management	203,695	303,077	460,326	565,098
DAVIS REDEVELOPMENT AGENCY - OPERATING				
9101 Redevelopment Agency Div Admin	259,172	585,199	755,681	750,126
9101 Property Tax Pass-Thru	2,399,961	2,570,564	2,876,067	2,783,782
9120 Economic Development	278,028	350,754	585,517	752,051
9170 Downtown Parking Structure Maintenance	47,749	82,139	56,119	47,800
9172 Historic City Hall Maintenance	77,702	77,172	88,307	13,063
9174 Hunt Moyer Maintenance	0	0	0	38,368
9176 3rd & B Facility Maintenance	0	0	0	31,232
Subtotal RDA Operating	3,062,612	3,665,828	4,361,691	4,416,422
DAVIS REDEVELOPMENT AGENCY - HOUSING				
9301 RDA Housing-Administration	68,875	62,126	82,390	0
9315 RDA Housing	1,200	23,003	4334	0
Subtotal RDA Housing	70,075	85,129	86,724	0
CAPITAL IMPROVEMENT PROJECTS				
8110 CIP Administration	16,481	1,653	176,419	18,312
8137 Parking Study Core/Neighborhoods	0	7535	0	0
8138 5 th Street Corridor Improvements	2,718	0	0	0
8139 Investigate at Grade Bike/Ped Crossing @ Depot	0	0	91000	20,042
8140 3 rd Street Corridor Improvements	6,968	1015	0	0
8144 Prelim Study Parking Structure Richards Blvd	0	568	50,000	0
8162 A Street - Mondavi Connection	0	0	50000	27,934
8163 2 nd Street Pedestrian Improvements	0	41406	200,000	50,497
8164 3 rd Street Improvements A to B Streets	0	20242	550,000	24,539
8176 Additional Core Area Parking	0	0	3,900,000	13,634
8191 Bicycle Museum	0	0	250,000	1,879
8195 Varsity Theatre - Second Screen	0	0	690,000	11,347
8197 Varsity Theatre - ADA Restroom	0	0	0	25,000
8199 1st & F Street Parking Garage Rehab	0	0	125,000	9,372
8201 Playfields Soccer Field Turf Conversion	0	0	214,000	0
8620 Putah Creek/I-80 Crossing	334409	0	0	0
Subtotal Capital Improvements	360,576	72,419	6,296,419	202,556
DEBT SERVICE/SPECIAL ASSESSMENTS				
9191 RDA Interfund Loan	284218	277112	269,116	253,777
9192 RDA Debt Service 529,195	87,526	88,232	93,611	5,288
9194 2000 Tax Allocation Bond	909,697	12,990,549	0	0
9196 2003 Tax allocation Bond	533,715	561,015	570,078	566,009
9197 2007 Tax Allocation Bond	346741	784208	1,040,673	809,500
9198 2007 Taxable Housing Bond	398823	821134	471,114	587,790
Subtotal Debt Service	2,560,720	15,522,250	2,444,592	2,222,364
TOTAL REDEVELOPMENT	6,257,678	19,648,703	13,649,752	7,406,440

OPERATIONS – DIVISION 91

Major Accomplishments in FY 2008-09

- Completed process for addition of second screen to the Varsity Theater.
- Completed entitlements and ground lease for Mishka's Café and Tank House relocation/rehabilitation.
- 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.
- Surveyed of downtown parking utilization and implemented/evaluated trial of paid parking in E Street parking lot.
- Completed transfer of Hunt Boyer Dresbach Mansion and Tank House property from City to Redevelopment Agency
- Completed the Agency's Five Year Implementation Plan for 2008-2013.
- Prepared design/engineering drawings for 2nd Street corridor project and awarded bid for construction.
- Initiated reuse evaluation of Hunt Boyer Mansion and Third and B properties.
- Initiated rehabilitation of the 1st and F parking garage.
- Secured multi-agency funding for U-DASH shuttle between campus and downtown/depot.

Plans / Goals for FY 2009-10

- Complete construction of Varsity 2nd Screen, Mishka's Café/Tank House rehabilitation, and 2nd Street Corridor projects.
- Complete rehabilitation of the 1st and F parking structure. Work with Holiday Cinema owner to upgrade theater façade to first class cinema standards.
- Issue RFP and negotiate lease for reuse of Hunt Boyer Mansion.
- Refine project scope and negotiate agreements for the downtown mixed parking structure project.
- Continue to improve the management and use of existing parking resources downtown and at the Depot.
- Establish implementation plan for a bicycle museum and cycling resource center
- Enter into a mutual agreement with PG & E for the redevelopment of the service yard on 5th and L Street.
- Pursue opportunities to expand hotel and conference facilities in and/or near the downtown.
- Provide support to City economic development programs.
- Continue to pursue opportunities for improved bicycle/ pedestrian access between Olive Drive and Downtown.
- Continue business assistance and pedestrian amenity projects in the Core Area.
- Establish a comprehensive system for creating and maintaining agency records

Revenues by Fund				
<u>Source of Funds</u>	<u>Actual 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
General Fund Support	0	0	0	56,605
Internal Service Funds	4,988	0	0	0
RDA Funds	3,062,612	3,665,828	4,361,691	4,416,422
Special Revenue Funds	2,550	0	0	0
Total Revenues	3,070,150	3,665,828	4,361,691	4,473,027

Expenses by Category				
<u>Expenditures</u>	<u>Actual 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
Capital Expenditures	4,611	36,681	30,000	30,000
Operating Expenditures	2,874,591	3,331,864	3,959,803	3,859,950
Salaries and Benefits	190,948	297,283	371,888	583,077
Total Expenditures	3,070,150	3,665,828	4,361,691	4,473,027

**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 FY 2008-09

- Initiated the City's first Transitional Foster Youth Program. In a partnership with Yolo County and Davis Community Meals, the City is using State funding to provide transitional housing opportunities and services to 6 youth aging out of foster care.
- Completed comprehensive refinance of Davis Area Cooperative Housing Association. Refinance preserved 20 affordable low/moderate ownership housing units in the Cassel Lane Subdivision.
- Assisted in the installation of accessible turf and pathway improvements through CDBG ADA funds to accomplish accessibility of a new all weather soccer field at Playfields Park.
- Awarded CDBG public service grants to local agencies for the provision of food, shelter, healthcare, and other essential services to over 10,000 low and very low income Davis residents.
- 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

Revenues by Fund				
<u>Source of Funds</u>	<u>Actual 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
RDA Funds	70,075	85,129	86,724	0
Total Revenues	70,075	85,129	86,724	0

Expenditures				
<u>Expenditures</u>	<u>Actual 2006-07</u>	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Budget 2009-10</u>
Operating Expenditures	32,077	20,756	81,868	0
Salaries and Benefits	37,998	64,373	4,856	0
Total Expenditures	70,075	85,129	86,724	0

