

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 Department of Community Development and Sustainability
- Legal and Audit Fees



HOUSING – DIVISION 48

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>	07-08 Actual	08-09 Actual	09-10 Budget	10-11 Budget
General Fund Support	0	36,498	56,605	55,582
RDA Funds	19,648,703	7,001,764	7,294,582	8,165,807
Total Revenues	19,648,703	7,038,262	7,351,187	8,221,389

Expenses by Division

<u>Division</u>	07-08 Actual	08-09 Actual	09-10 Budget	10-11 Budget
City Administration	303,077	468,804	509,845	804,511
Operations	1,095,264	1,034,273	1,632,640	1,576,984
Property Tax Pass-Thru	2,570,564	2,876,067	2,783,782	3,344,826
Housing	85,129	87,988	0	0
Capital Improvements	72,419	365,784	202,556	268,999
Debt Service/Special Assessments	15,522,250	2,205,346	2,222,364	2,226,069
Total Expenditures	19,648,703	7,038,262	7,351,187	8,221,389

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

		EXPENDITURES BY CATEGORY					FUNDING SOURCES				
Department/Program	Salaries & Benefits w/ot	Salaries & Benefits	Overtime	Professional Services	Other Expenses	Program Total	General Fund	General Fund Fees & Charges	General Fund Grants/ Designated Revenue	Total General Fund Support	Other Funds
REDEVELOPMENT											
9101 - Redevelopment Agency Div Admin	219,258	219,258	0	290,950	3,457,867	3,968,075	0	0	0	0	3,968,075
9120 - Economic Development	396,022	396,022	0	217,000	181,012	794,034	55,582	0	0	55,582	738,452
9170 - Downtown Parking Structure Maintenance	11,193	11,193	0	0	36,384	47,577	0	0	0	0	47,577
9172 - Historic City Hall Maintenance	1,828	1,828	0	0	93,967	95,795	0	0	0	0	95,795
9174 - Hunt Boyer Maintenance	4,601	4,601	0	0	35,887	40,488	0	0	0	0	40,488
9176 - 3rd & B Facility Maintenance	14,083	14,083	0	0	17,340	31,423	0	0	0	0	31,423
9191 - RDA Interfund Loan	0	0	0	0	248,353	248,353	0	0	0	0	248,353
9192 - RDA Debt Service	0	0	0	0	40	40	0	0	0	0	40
9196 - 2003 Tax Allocation Bond	0	0	0	10,000	560,763	570,763	0	0	0	0	570,763
9197 - 2007 Tax Allocation Bond	0	0	0	10,000	806,929	816,929	0	0	0	0	816,929
9198 - 2007 Taxable Housing Bond	0	0	0	10,000	579,984	589,984	0	0	0	0	589,984
9301 - RDA Housing-Administration	0	0	0	0	0	0	0	0	0	0	0
9315 - RDA Housing	0	0	0	0	0	0	0	0	0	0	0
TOTAL REDEVELOPMENT	646,985	646,985	0	537,950	6,018,526	7,203,461	55,582	0	0	55,582	7,147,879

2010/11 FINAL BUDGET SUMMARY OF REDEVELOPMENT FUND EXPENDITURES

	2007-08 Actual	2008-09 Actual	2009-10 Budget	2010-11 Budget
CITY ADMINISTRATION				
0610 Legal & Litigation Services	-	49,269	-	-
1160 Promotions	5,035	43,241	60,519	63,233
3101 Community Development	93,558	95,605	87,708	79,470
3211 Public Information	43,166	46,334	37,928	37,520
3225 Economic Development	-	54,927	-	-
3282 General Plan Update	-	23,340	-	-
4894 Affordable Housing	86,318	196,357	323,690	431,290
4896 Community Housing Grants	75,000	9,000	-	-
5622 Patrol Services	-	-	-	192,998
Subtotal City Management	303,077	468,804	509,845	804,511
DAVIS REDEVELOPMENT AGENCY - OPERATING				
9101 Redevelopment Agency Div Admin	585,199	402,749	750,126	623,249
9101 Property Tax Pass-Thru	2,570,564	2,876,067	2,783,782	3,344,826
9120 Economic Development	350,754	488,870	752,051	738,452
9170 Downtown Parking Structure Maintenance	82,139	60,748	47,800	47,577
9172 Historic City Hall Maintenance	77,172	81,906	13,063	95,795
9174 Hunt Moyer Maintenance	-	-	38,368	40,488
9176 3rd & B Facility Maintenance	-	-	31,232	31,423
Subtotal RDA Operating	3,665,828	3,910,340	4,416,422	4,921,810
DAVIS REDEVELOPMENT AGENCY - HOUSING				
9301 RDA Housing-Administration	62,126	83,210	-	-
9315 RDA Housing	23,003	4,778	-	-
Subtotal RDA Housing	85,129	87,988	-	-
CAPITAL IMPROVEMENT PROJECTS				
8110 CIP Administration	1,653	159,722	18,312	18,862
8137 Parking Study Core/Neighborhoods	7,535	-	-	-
8139 Investigate at Grade Bike/Ped Crossing @ Depot	-	4,538	20,042	-
8140 3 rd Street Corridor Improvements	1,015	-	-	-
8144 Depot Downtown Parking Structure	568	960	-	-
8162 A Street - Mondavi Connection	-	1,355	27,934	-
8163 2 nd Street Pedestrian Improvements	41,406	87,920	50,497	54,061
8164 3 rd Street Improvements A to B Streets	20,242	11,235	24,539	100,000
8176 Additional Core Area Parking	-	3,831	13,634	5,175
8191 Bicycle Museum	-	26,823	1,879	-
8195 Varsity Theatre - Second Screen	-	32,601	11,347	-
8197 Varsity Theatre - ADA Restroom	-	-	25,000	-
8199 1st & F Street Parking Garage Rehab	-	1,822	9,372	90,901
8201 Playfields Soccer Field Turf Conversion	-	34,977	-	-
Subtotal Capital Improvements	72,419	365,784	202,556	268,999
DEBT SERVICE/SPECIAL ASSESSMENTS				
9191 RDA Interfund Loan	277,112	256,465	253,777	248,353
9192 RDA Debt Service	88,232	5,288	5,288	40
9194 2000 Tax Allocation Bond	12,990,549	-	-	-
9196 2003 Tax allocation Bond	561,015	566,228	566,009	570,763
9197 2007 Tax Allocation Bond	784,208	800,075	809,500	816,929
9198 2007 Taxable Housing Bond	821,134	577,290	587,790	589,984
Subtotal Debt Service	15,522,250	2,205,346	2,222,364	2,226,069
TOTAL REDEVELOPMENT	19,648,703	7,038,262	7,351,187	8,221,389

OPERATIONS – DIVISION 91

Major Accomplishments in FY 2009-10

- Completed 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.
- Completed acquisition of 3rd and B Building
- Completed initial renovations of 3rd and B Building and opened US Bicycling Hall of Fame at 3rd and B Streets.
- Prepared design/engineering drawings for 2nd Street corridor project and awarded bid for construction.
- Initiated rehabilitation of the 1st and F parking garage.
- Completed pilot effort for U-DASH shuttle between campus and downtown/depot.
- Initiated negotiations for the development of a conference center/meeting space in conjunction with a hotel redevelopment project.

Plans / Goals for FY 2010-11

- Complete construction of 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.
- 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
- Improve the visibility and attractiveness of the Davis Auto Center.

OPERATIONS DIVISION

Revenues by Fund

<u>Source of Funds</u>	07-08 Actual	08-09 Actual	09-10 Budget	10-11 Budget
General Fund Support	0	36,498	56,605	55,582
RDA Funds	3,665,828	3,910,340	4,416,422	4,921,810
Total Revenues	3,070,150	3,665,828	4,361,691	4,473,027

Expenses by Category

<u>Expenditures</u>	07-08 Actual	08-09 Actual	09-10 Budget	10-11 Budget
Capital Expenditures	36,681	17,261	30,000	30,000
Operating Expenditures	3,331,864	3,515,496	3,859,950	4,300,407
Salaries and Benefits	297,283	414,081	583,077	646,985
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 2009-10

- 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.

Revenues by Fund

<u>Source of Funds</u>	07-08 Actual	08-09 Actual	09-10 Budget	10-11 Budget
RDA Funds	85,129	87,988	0	0
Total Revenues	85,129	87,988	0	0

<u>Expenditures</u>	07-08 Actual	08-09 Actual	09-10 Budget	10-11 Budget
Operating Expenditures	20,756	71,486	0	0
Salaries and Benefits	64,373	16,502	0	0
Total Expenditures	85,129	87,988	0	0