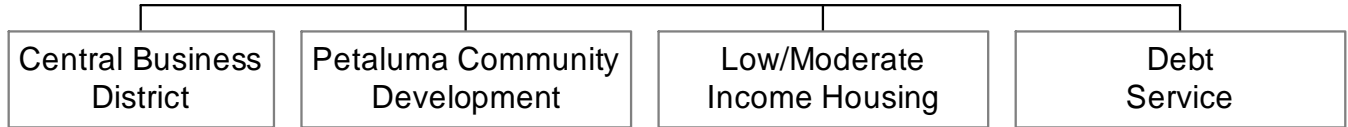


# PETALUMA COMMUNITY DEVELOPMENT COMMISSION



## **PETALUMA COMMUNITY DEVELOPMENT COMMISSION**

The Petaluma Community Development Commission (PCDC) was activated on December 1, 1975 and adopted the Redevelopment Plan for the Central Business District Project Area on September 27, 1976. In 1988, the PCDC adopted the Petaluma Community Development Project Area. In adopting the redevelopment project areas, the PCDC exercises all redevelopment powers authorized under the Constitution and the Health & Safety Code of the State of California. The seven members of the PCDC are the members of the Petaluma City Council. The City Manager acts as the Commission's Executive Director. The Director of Economic Development and Redevelopment conducts the daily activities of the agency.

The Department of Economic Development and Redevelopment administers PCDC projects consistent with the Redevelopment Plan, the PCDC Five-Year Implementation Plan, the River Access and Enhancement Plan, the Central Petaluma Specific Plan and the General Plan. The main focus of the departmental work plan involves the design and construction of capital improvements identified in the Five-Year Implementation Plan.

### **MISSION STATEMENT**

Our mission is to enhance the quality of life in Petaluma by building affordable housing, eliminating urban blight, fostering economic revitalization, and providing an environment conducive to social and economic growth.

### **CHALLENGES FACING DEPARTMENT**

In FY 2004-05, the State of California shifted approximately \$1.1 million in local property tax increment away from the PCDC in a program called ERAF. In FY 2005-06, the State intends to continue and increase the shift. The impact of this is that there will be less funding available for discretionary programs, such as the PDA, the URM, and special studies like the CPSP. In addition there will be less financing available to purchase tax allocation bonds (TABs) in the future. TABs are the means by which capital improvement projects are financed and, without them, redevelopment capital projects may be substantially curtailed in the future. Redevelopment is one of the few remaining tools that local governments in California have to restore economic vitality to their downtown cores. It is crucial that the Governor and State Legislators recognize the substantial economic impact redevelopment projects have on the local economies of the State.

The main focus of the FY 2005-06 PCDC Budget is to complete capital projects initiated over the past two years, totaling \$40,000,000.

Petaluma Community Development Commission

Summary of Expenses, Appropriations, Revenue and Transfers In

Department/ Division	FY 2004-05 Funded Positions	FY 2005-06 Funded Positions	FY 2005-06 Total Budget
Central Business District	0.40	0.40	\$ 1,894,200
Petaluma Comm. Dev.	2.00	2.00	\$ 9,869,200
Debt Service	0.00	0.00	\$ 2,836,400
CBD Cap Projects	4.00	4.00	\$ 1,677,600
PCD Cap Projects	<u>1.00</u>	<u>1.00</u>	<u>\$ 2,557,000</u>
Sub-Total	7.40	7.40	\$ 18,834,400
Donations/Grants**			** \$ 1,987,000
Low/Mod Inc. Housing*	1.60	1.60	* \$ 2,477,600
<b>Total Positions</b>	<b>9.00</b>	<b>9.00</b>	<b>Total Appropriations <u>\$ 23,299,000</u></b>
<b>Part Time</b>			
Full Time Equivalent	0.38	0.38	
Part Time Hours	800	800	

\*Included in Special Revenue Fund Section & Comm. Development Dept.

\*\*Included in Special Revenue Fund Section

Budget Comparison to Prior Years

<b>Description</b>	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget	% Change From Budget
General and Administrative	\$ 225,467	\$ 92,666	\$ 245,050	\$ 257,300	5%
Salaries	364,751	554,162	1,027,150	1,024,700	0%
Benefits	34,408	106,245	348,400	255,750	-27%
Services/Supplies	213,366	1,183,967	336,900	539,550	60%
Other Debt Expenditures	-	813,181	128,000	-	-100%
Program Expenditures	1,936,430	199,162	4,038,900	2,753,400	-32%
Program Loans	-	-	200,000	50,000	-75%
Capital Imp. Projects	1,606,524	5,929,718	-	3,340,800	0%
Debt Service Principal	1,344,876	544,000	495,000	582,000	18%
Debt Service Interest	1,646,810	2,616,862	2,217,000	2,242,700	1%
Pass-Through Payments	3,583,354	4,110,616	4,928,050	5,170,000	5%
Interfund Interest	-	70,075	621,100	300,000	100%
Transfers Out	<u>3,923,900</u>	<u>26,397,800</u>	<u>22,626,400</u>	<u>6,367,800</u>	-72%
Sub-Total	14,879,886	42,618,454	37,211,950	22,884,000	-39%
Intergovernmental	<u>747,400</u>	<u>568,100</u>	<u>342,350</u>	<u>415,000</u>	21%
<b>Totals</b>	<b><u>\$ 15,627,286</u></b>	<b><u>\$ 43,186,554</u></b>	<b><u>\$ 37,554,300</u></b>	<b><u>\$ 23,299,000</u></b>	<b>-38%</b>

**Revenues/Transfers In**

General Revenue Sources	\$ -	\$ -	\$ 9,146,100	\$ 689,150	-92%
Tax Increment Revenues	11,088,522	11,908,633	12,446,800	13,342,100	7%
Investment Earnings	481,573	439,435	1,322,400	137,400	-90%
Charges for Services	27,841	37,649	179,000	12,350	-93%
Intergovernmental	3,512,081	345,651	800,000	-	-100%
Debt Proceeds	-	23,615,783	8,630,000	-	-100%
Other	29,795	16,214	5,030,000	1,797,000	-64%
Transfer In	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,321,000</u>	100%
<b>Totals</b>	<b><u>\$ 15,139,812</u></b>	<b><u>\$ 36,363,365</u></b>	<b><u>\$ 37,554,300</u></b>	<b><u>\$ 23,299,000</u></b>	<b>-38%</b>

Petaluma Community Development Commission

Central Business District

Budget Comparison to Prior Years

Description	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget
General and Administrative	\$ 13,134	\$ 5,000	\$ 15,000	\$ 17,700
Salaries	92,878	119,397	36,050	36,300
Benefits	11,819	14,865	8,500	10,500
Services/Supplies	144,925	495,735	119,450	116,700
Interest and Fees	-	70,075	621,100	300,000
Program Expenditures	330,471	55,000	350,000	235,000
Program Loans	-	-	200,000	50,000
Capital Imp. Projects	1,500,134	-	-	-
ERAF/Pass-Through Payments	14,670	32,326	34,600	48,000
Transfers Out	<u>129,900</u>	<u>14,872,300</u>	<u>12,044,400</u>	<u>911,000</u>
Sub-Total	2,237,931	15,664,698	13,429,100	1,725,200
Intragovernmental Charges	<u>169,950</u>	<u>268,300</u>	<u>138,500</u>	<u>169,000</u>
<b>Totals</b>	<b>\$ 2,407,881</b>	<b>\$ 15,932,998</b>	<b>\$ 13,567,600</b>	<b>\$ 1,894,200</b>
POSITIONS			FY 2004-05 Funded Positions	FY 2005-06 Funded Positions
Admin Secretary (5510)			0.20	0.20
Dir. Of Redevelopment (5510)			<u>0.20</u>	<u>0.20</u>
<b>Total Division Positions</b>			<b><u>0.40</u></b>	<b><u>0.40</u></b>
Full Time Equivalent			0.00	0.00
Part Time Hours			0	0

Petaluma Community Development Commission

Petaluma Comm. Dev.

Budget Comparison to Prior Years

Description	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget
General and Administrative	\$ 151,795	\$ 5,000	\$ 166,250	\$ 180,000
Salaries	196,140	271,906	302,000	286,400
Benefits	14,249	36,312	49,350	60,950
Services/Supplies	44,609	449,532	119,200	182,350
Program Expenditures	260,691	3,519	626,000	406,000
Capital Imp. Projects	106,390	-	-	-
ERAF/Pass-Through Payments	3,568,684	4,078,290	4,893,450	5,122,000
Transfers Out	<u>3,794,000</u>	<u>11,525,500</u>	<u>10,432,000</u>	<u>3,469,800</u>
Sub-Total	8,136,558	16,370,059	16,588,250	9,707,500
Intragovernmental Charges	<u>415,350</u>	<u>234,150</u>	<u>133,850</u>	<u>161,700</u>
<b>Totals</b>	<b>\$ 8,551,908</b>	<b>\$ 16,604,209</b>	<b>\$ 16,722,100</b>	<b>\$ 9,869,200</b>
POSITIONS			FY 2004-05 Funded Positions	FY 2005-06 Funded Positions
Admin Secretary (5520)			0.80	0.80
Dir. Of Redevelopment (5520)			0.80	0.80
City Manager (5520)			<u>0.40</u>	<u>0.40</u>
<b>Total Division Positions</b>			<b><u>2.00</u></b>	<b><u>2.00</u></b>
Full Time Equivalent			0.38	0.38
Part Time Hours			800	800

Petaluma Community Development Commission

Debt Service

Budget Comparison to Prior Years

Description	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget
General and Administrative	\$ 16,855	\$ 33,766	\$ 17,400	\$ 11,700
Other Debt Expenditures	-	813,181	128,000	-
Debt Service Principal	1,344,876	544,000	495,000	582,000
Debt Service Interest	<u>1,646,810</u>	<u>2,616,862</u>	<u>2,217,000</u>	<u>2,242,700</u>
Sub-Total	3,008,541	4,007,809	2,857,400	2,836,400
Intragovernmental Charges	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Totals</b>	<b>\$ 3,008,541</b>	<b>\$ 4,007,809</b>	<b>\$ 2,857,400</b>	<b>\$ 2,836,400</b>

Petaluma Community Development Commission

Low/Mod Inc. Housing

Summary of Expenses and Appropriations

Budget Comparison to Prior Years

Description	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget
General and Administrative	\$ 43,683	\$ 48,900	\$ 46,400	\$ 47,900
Salaries	75,733	30,632	118,600	118,100
Benefits	8,340	10,260	31,650	40,300
Services/Supplies	23,832	238,700	98,250	74,600
Program Expenditures	1,345,268	140,643	3,062,900	2,112,400
Transfers Out	-	-	150,000	-
Sub-Total	1,496,856	469,135	3,507,800	2,393,300
Intragovernmental Charges	162,100	65,650	70,000	84,300
<b>Totals</b>	<b>\$ 1,658,956</b>	<b>\$ 534,785</b>	<b>\$ 3,577,800</b>	<b>\$ 2,477,600</b>

POSITIONS

	FY 2004-05 Funded Positions	FY 2005-06 Funded Positions
Housing Administrator (2130)	0.60	0.60
Housing Project Manager (2130)	1.00	1.00
<b>Total Division Positions</b>	<b><u>1.60</u></b>	<b><u>1.60</u></b>
Full Time Equivalent	0.00	0.00
Part Time Hours	0	0

Petaluma Community Development Commission

CBD Cap Projects

Budget Comparison to Prior Years

Description	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget
General and Administrative	\$ -	\$ -	\$ -	\$ -
Salaries	-	104,677	413,600	372,450
Benefits	-	17,258	102,000	99,850
Services/Supplies	-	-	-	92,700
Capital Imp. Projects	-	<u>5,672,230</u>	-	<u>1,112,600</u>
Sub-Total	-	5,794,165	515,600	1,677,600
Intragovernmental Charges	-	<u>290,262</u>	-	-
<b>Totals</b>	<b>\$ -</b>	<b>\$ 6,084,427</b>	<b>\$ 515,600</b>	<b>\$ 1,677,600</b>

POSITIONS	FY 2004-05 Funded Positions	FY 2005-06 Funded Positions
Redev. Program Manager (3300)	0.80	0.80
Redev. Project Manager (3300)	2.40	2.40
Sr. Redev. Program Manager (3300)	<u>0.80</u>	<u>0.80</u>
<b>Total Division Positions</b>	<b><u>4.00</u></b>	<b><u>4.00</u></b>
Full Time Equivalent	0.00	0.00
Part Time Hours	0	0

Petaluma Community Development Commission

PCD Cap Projects

Budget Comparison to Prior Years

Description	FY 2002-03 Actual	FY 2003-04 Actual	FY 2004-05 Budget	FY 2005-06 Budget
General and Administrative	\$ -	\$ -	\$ -	\$ -
Salaries	-	27,550	156,900	211,450
Benefits	-	4,528	25,500	44,150
Services/Supplies	-	-	-	73,200
Capital Imp. Projects	-	<u>257,488</u>	-	<u>2,228,200</u>
Sub-Total	-	289,566	182,400	2,557,000
Intragovernmental Charges	-	<u>14,120</u>	-	-
<b>Totals</b>	<b>\$ -</b>	<b>\$ 303,686</b>	<b>\$ 182,400</b>	<b>\$ 2,557,000</b>

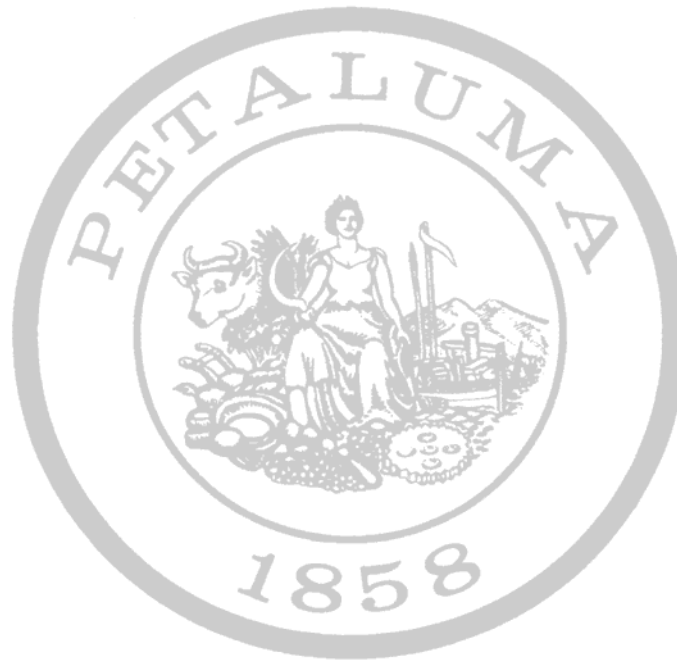
POSITIONS	FY 2004-05 Funded Positions	FY 2005-06 Funded Positions
Redev. Program Manager (3400)	0.20	0.20
Redev. Project Manager (3400)	0.60	0.60
Sr. Redev. Program Manager (3400)	<u>0.20</u>	<u>0.20</u>
<b>Total Division Positions</b>	<b><u>1.00</u></b>	<b><u>1.00</u></b>
Full Time Equivalent	0.00	0.00
Part Time Hours	0	0

## PETALUMA COMMUNITY DEVELOPMENT COMMISSION

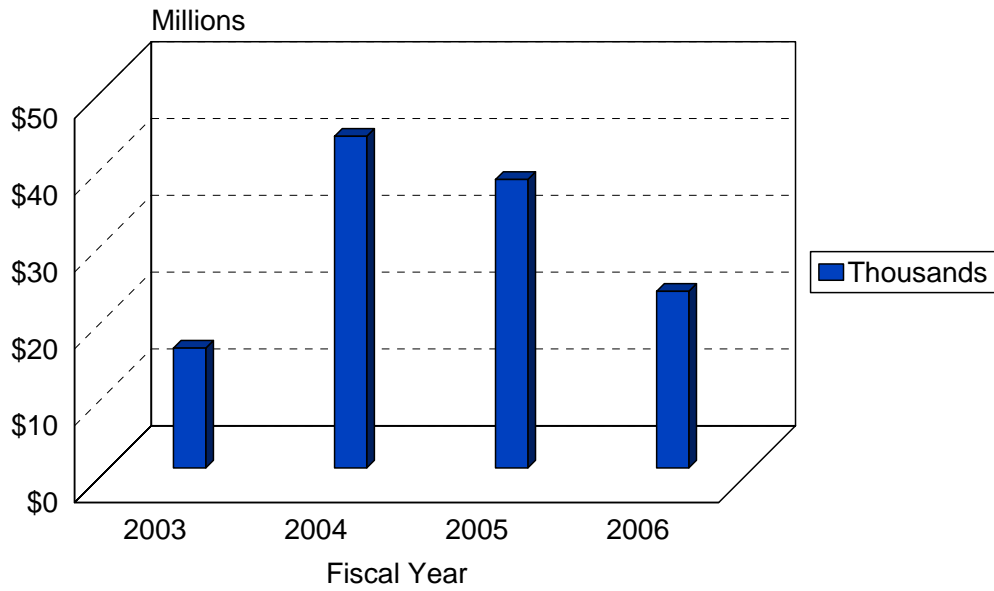
### FULL TIME POSITION ALLOCATION BY FUND FY 05-06

DEPARTMENT POSITION	FY 02-03	FY 03-04	FY 04-05	FY 05-06	General Fund	OTHER FUNDS		
	Positions	Positions	Positions	Positions		Water	Sewer	Others
<b>ECONOMIC DEV./REDEVELOPMENT</b>								
Dir. Of Econ Develop/Redevelop	1.00	1.00	1.00	1.00				1.00
Administrative Secretary	0.00	1.00	1.00	1.00				1.00
City Manager	0.35	0.40	0.40	0.40				0.40
Housing Administrator	1.00	1.00	0.00	0.00				0.00
Housing Project Coordinator	1.00	1.00	0.00	0.00				0.00
Redevelopment Program Manager	0.00	2.00	2.00	0.00				0.00
Redevelopment Project Manager	1.00	3.00	3.00	0.00				0.00
<b>Total Econ. Dev./Redevelopment</b>	<b>4.35</b>	<b>9.40</b>	<b>7.40</b>	<b>2.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.40</b>

- The Housing Administrator and Project Coordinator are funded by Low & Moderate Income Housing funds but are part of the Community Development Department organization.
- The Redevelopment Program and Project Managers are funded by PCDC Capital Project funds but are part of the Public Works Department organization.



## PETALUMA COMMUNITY DEVELOPMENT COMMISSION ANNUAL BUDGET COMPARISON



## PCDC APPROPRIATIONS

