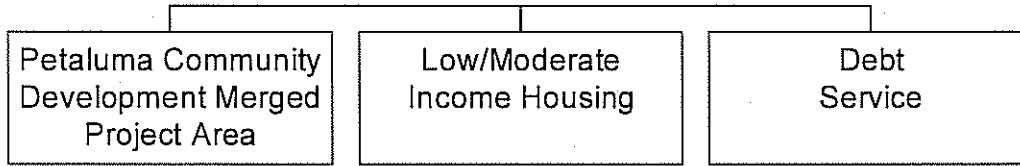


PETALUMA COMMUNITY DEVELOPMENT COMMISSION



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. During FY 06-07, the process to combine the PCD and CBD will be completed.

The City Manager and Public Works Department 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. A new Five-Year Implementation Plan is scheduled to be approved in June, 2007.

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

Tax Allocation Bonds (TABs) are the means by which capital improvement projects are financed and, without them, redevelopment capital projects would 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.

Tax increment is used to finance TABs in order to build new capital projects. TABs are the means by which debt can be financed in order to build projects that will restore the economic vitality of downtown Petaluma. The PCDC issued \$30 million in TABs in April, 2007, to be used to implement the first two years of the new Five Year PCDC Implementation Plan.

PERFORMANCE MEASURES FY 06-07

- *Issue \$30 million of TAB's to fund \$8.1 million of FY 06-07 capital improvement projects. Remainder of TAB's will be used for CIP's in FY 07-08.*
- Outcome – Issued \$31.1 million of TAB's.

PERFORMANCE MEASURES FY 07-08

- Complete twenty one capital improvement projects by April, 2009 with the \$30 million in TABs issued in April 2007.

Petaluma Community Development Commission Merged Project Area

Summary of Expenses, Appropriations, Revenue and Transfers In

Department/ Division	FY 2006-07 Funded Positions	FY 2007-08 Funded Positions	FY 2007-08 Total Budget
Merged Project Area	3.05	3.25	\$ 24,860,700
Capital Projects	1.80	1.95	\$ 7,579,000
Debt Service	<u>0.00</u>	<u>0.00</u>	<u>\$ 4,723,800</u>
Sub-Total	4.85	5.20	\$ 37,163,500
Low/Mod Inc. Housing*	<u>1.60</u>	<u>1.80</u>	* <u>\$ 2,518,150</u>
Total Positions	6.45	7.00	Total Appropriations <u>\$ 39,681,650</u>

Part Time

	FY 2006-07	FY 2007-08
Full Time Equivalent	0.00	0.46
Part Time Hours	0	960

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

Budget Comparison to Prior Years

Description	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Budget	FY 2007-08 Budget	% Change From Budget
General and Administrative	\$ 525,769	\$ 246,097	\$ 303,600	\$ 316,950	4%
Salaries	726,164	705,958	685,750	811,600	18%
Benefits	141,478	170,610	153,250	189,250	23%
Services/Supplies	691,320	820,065	282,400	2,049,150	626%
Other Debt Expenditures	-	1,377,767	57,000	10,000	-82%
Program Expenditures	731,328	612,859	4,431,900	2,723,900	-39%
Capital Equipment/Assets	-	-	-	-	0%
Capital Projects	24,072,265	10,913,533	8,471,000	5,953,000	-30%
Debt Service Principal	2,830,497	672,000	1,140,000	1,154,000	1%
Debt Service Interest	-	1,752,821	2,066,400	3,532,750	71%
Pass-Through Payments	4,903,722	5,096,174	4,400,000	4,700,000	7%
Interfund Interest	412,878	104,881	-	-	0%
Transfers Out	<u>22,939,800</u>	<u>3,724,350</u>	<u>18,284,918</u>	<u>17,372,000</u>	-5%
Sub-Total	57,975,221	26,197,115	40,276,218	38,812,600	-4%
Intragovernmental	<u>1,365,053</u>	<u>221,949</u>	<u>771,700</u>	<u>869,050</u>	13%
Totals	<u>\$ 59,340,274</u>	<u>\$ 26,419,064</u>	<u>\$ 41,047,918</u>	<u>\$ 39,681,650</u>	-3%

PCDC

Merged Project Area

Budget Comparison to Prior Years

Description	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Budget	FY 2007-08 Budget
General and Administrative	\$ 176,043	\$ 176,043	\$ 246,000	\$ 246,000
Salaries	274,005	184,469	255,750	377,300
Benefits	56,777	46,301	46,450	87,350
Services/Supplies	566,918	604,581	268,200	676,000
Interest and Fees	412,878	104,881	-	-
Program Expenditures	172,608	144,255	1,460,000	600,000
ERAF/Pass-Through Payments	4,903,722	5,096,174	4,400,000	4,700,000
Transfers Out	<u>22,789,800</u>	<u>3,724,350</u>	<u>16,471,918</u>	<u>17,372,000</u>
Sub-Total	29,352,751	10,081,054	23,148,318	24,058,650
Intragovernmental Charges	<u>54,500</u>	<u>54,500</u>	<u>670,950</u>	<u>802,050</u>
Totals	\$ 29,407,251	\$ 10,135,554	\$ 23,819,268	\$ 24,860,700

POSITIONS

	FY 2006-07 Funded Positions	FY 2007-08 Funded Positions
Admin Assistant (5530)	0.00	0.25
Budget/Grants Manager (5530)	0.45	0.45
City Manager (5530)	0.50	0.50
Dir. Admin Services (5530)	0.20	0.30
Dir. Of Public Works (5530)	0.20	0.20
Engineering Manager (5530)	0.15	0.05
Office Asst. II (5530)	1.00	1.00
Redev Project Manager (5530)	0.05	0.00
Secretary (5530)	<u>0.50</u>	<u>0.50</u>
Total Division Positions	<u>3.05</u>	<u>3.25</u>
Full Time Equivalent	0.00	0.46
Part Time Hours	0	960

Petaluma Community Development Commission Merged Project Area

Debt Service

Budget Comparison to Prior Years

Description	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Budget	FY 2007-08 Budget
General and Administrative	\$ 301,826	\$ 22,154	\$ 13,700	\$ 27,050
Other Debt Expenditures	-	1,377,767	57,000	10,000
Debt Service Principal	2,830,497	672,000	1,140,000	1,154,000
Debt Service Interest	-	<u>1,752,821</u>	<u>2,066,400</u>	<u>3,532,750</u>
Sub-Total	3,132,323	3,824,742	3,277,100	4,723,800
Intragovernmental Charges	-	-	-	-
Totals	\$ 3,132,323	\$ 3,824,742	\$ 3,277,100	\$ 4,723,800

Petaluma Community Development Commission Merged Project Area Low/Mod Inc. Housing

Summary of Expenses and Appropriations

Budget Comparison to Prior Years

Description	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Budget	FY 2007-08 Budget
General and Administrative	\$ 47,900	\$ 47,900	\$ 43,900	\$ 43,900
Salaries	96,322	148,403	146,100	176,300
Benefits	19,450	40,709	41,700	48,900
Services/Supplies	94,045	96,223	14,200	58,150
Program Expenditures	<u>558,720</u>	<u>468,604</u>	<u>2,971,900</u>	<u>2,123,900</u>
Transfers Out	150,000	-	-	-
Sub-Total	966,437	801,839	3,217,800	2,451,150
Intragovernmental Charges	<u>70,000</u>	<u>84,300</u>	<u>100,750</u>	<u>67,000</u>
Totals	\$ 1,036,437	\$ 886,139	\$ 3,318,550	\$ 2,518,150

POSITIONS	FY 2006-07 Funded Positions	FY 2007-08 Funded Positions
Housing Administrator (2130)	0.60	0.80
Housing Program Manager (2130)	1.00	1.00
Total Division Positions	<u>1.60</u>	<u>1.80</u>
Full Time Equivalent	0.00	0.00
Part Time Hours	0	0

Petaluma Community Development Commission Merged Project Area Merged PCDC Cap Projects

Budget Comparison to Prior Years

Description	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Budget	FY 2007-08 Budget
Salaries	\$ 355,837	\$ 373,086	\$ 283,900	\$ 258,000
Benefits	65,251	83,600	65,100	53,000
Services/Supplies	30,357	119,261	-	1,315,000
Capital Imp. Projects	<u>24,072,265</u>	<u>10,913,533</u>	<u>8,471,000</u>	<u>5,953,000</u>
Sub-Total	24,523,710	11,489,480	8,820,000	7,579,000
Intragovernmental Charges	<u>1,240,553</u>	<u>83,149</u>	-	-
Totals	\$ 25,764,263	\$ 11,572,629	\$ 8,820,000	\$ 7,579,000

POSITIONS	FY 2006-07 Funded Positions	FY 2007-08 Funded Positions
Redev. Project Manager	0.85	0.00
Engineering Manager	0.50	0.60
Accountant Analyst	0.30	0.30
Asst. Civil Engineer	0.05	0.00
Inspection Supervisor	0.10	0.10
Senior Civil Eng	<u>0.00</u>	<u>0.95</u>
Total Division Positions	<u>1.80</u>	<u>1.95</u>
Full Time Equivalent	0.00	0.00
Part Time Hours	0	0

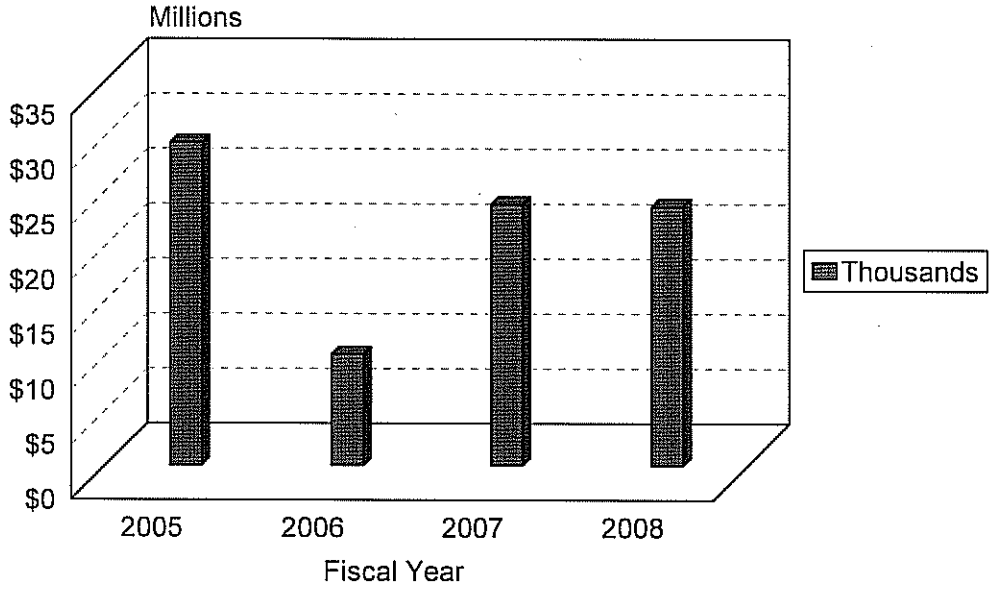
PETALUMA COMMUNITY DEVELOPMENT COMMISSION

FULL TIME POSITION ALLOCATION BY FUND FY 07-08

DEPARTMENT POSITION	FY 04-05	FY 05-06	FY 06-07	FY 07-08	General	OTHER FUNDS		
	Positions	Positions	Positions	Positions	Fund	Water	Sewer	Others
ECONOMIC DEV./REDEVELOPMENT								
Administrative Assistant	1.00	1.00	0.00	0.25				0.25
Budget/Grants Manager	0.00	0.00	0.00	0.45				0.45
City Manager	0.40	0.40	0.50	0.50				0.50
Dir. Of Admin Services	0.00	0.00	0.20	0.30				0.30
Dir. Of Econ Develop/Redevelop	1.00	1.00	0.00	0.00				0.00
Dir. Of Public Works	0.00	0.00	0.20	0.20				0.20
Engineering Manager	0.00	0.00	0.10	0.05				0.05
Office Asst. II	0.00	0.00	1.00	1.00				1.00
Redevelopment Program Manager	2.00	0.00	0.00	0.00				0.00
Redevelopment Project Manager	3.00	0.00	0.00	0.00				0.00
Secretary	0.00	0.00	0.50	0.50				0.50
Total Econ. Dev./Redevelopment	7.40	2.40	2.50	3.25	0.00	0.00	0.00	3.25

- The Housing Administrator and Project Coordinator are funded by Low & Moderate Income Housing funds but are part of the Community Development Department organization.
- The Budget/Grants Project Manager, Dir. Of Public Works, Administrative Assistant, Office Assistant II, Secretary and Engineering Manager are funded by PCDC Capital Project funds and the Merged Redevelopment District but are part of the Public Works Department. An Accountant Analyst is also funded through the Capital Project Funds, but is part of the Administrative Services Department.
- The Dir. Of Admin Services and the City Manager are partially funded by the Merged Redevelopment District but are part of their individual departments.

PETALUMA COMMUNITY DEVELOPMENT COMMISSION ANNUAL BUDGET COMPARISON



PCDC APPROPRIATIONS

