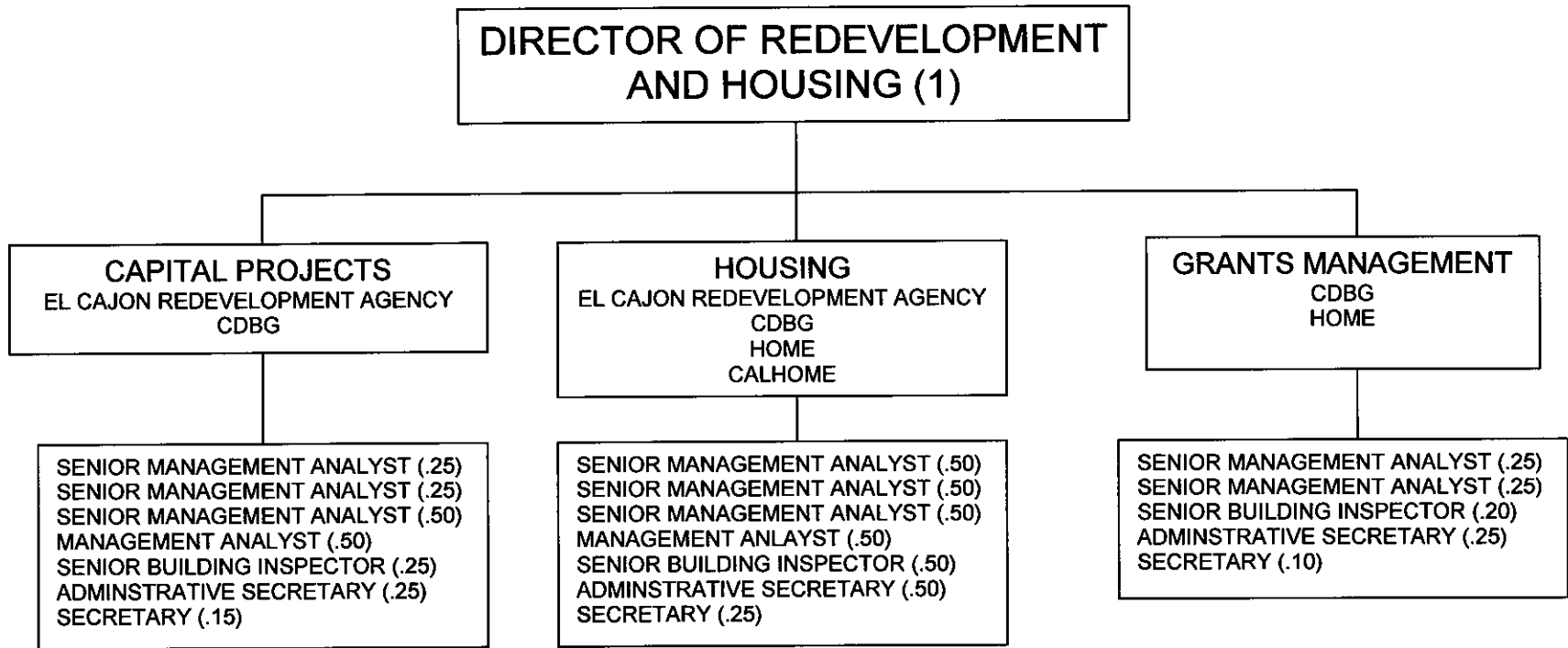


REDEVELOPMENT AND HOUSING

435



* An additional 4.0 positions in other departments are funded by the El Cajon Redevelopment Agency and by Community Development Block Grant funds.



RESOLUTION NO. ECRA-388

RESOLUTION OF THE EL CAJON REDEVELOPMENT AGENCY
APPROVING THE FISCAL YEAR 2007-2008 BUDGET.

BE IT RESOLVED BY THE EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

The Fiscal Year 2007-2008 El Cajon Redevelopment Agency Budget, including the Administration and Capital Improvement Budget, the Low and Moderate Income Housing and Capital Improvement Budget, and the Debt Service Budget, included in the City of El Cajon fiscal year 2007-2008 annual budget, incorporated herein by reference, is hereby approved.

PASSED AND ADOPTED by the El Cajon Redevelopment Agency of the City of El Cajon, California, at an Adjourned Regular Joint City Council/Redevelopment Agency Meeting held this 26th day of June, 2007, by the following vote to wit:

| | | |
|-------------|---|---|
| AYES | : | Lewis, Hanson-Cox, Kendrick, McClellan, Ramos |
| NOES | : | None |
| ABSENT | : | None |
| DISQUALIFY: | : | None |

MARK LEWIS

Chair of the El Cajon Redevelopment Agency

ATTEST:

KATHIE RUTLEDGE

Secretary of the El Cajon Redevelopment Agency

I hereby certify that the above and foregoing is a full and true copy of Resolution No. ECRA-388 of the Resolutions of the Redevelopment Agency of the City of El Cajon, California, as adopted by the Agency at the Adjourned Regular Joint Meeting of the City Council/Redevelopment Agency on the 26th day of June, 2007.


Secretary of the El Cajon Redevelopment Agency

6/26/07 (Item 3.1)



RESOLUTION NO. 31-07

A RESOLUTION OF THE CITY OF EL CAJON TO ALLOCATE CDBG AND HOME FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the City of El Cajon will receive \$1,283,692 of Community Development Block Grant (CDBG) and \$784,244 of HOME Investment Partnership Program (HOME) entitlement grant funds from the U.S. Department of Housing and Urban Development for FY 2007-08; and

WHEREAS the City has received \$136,449 in CDBG program income and anticipates receiving additional CDBG program income through June 30, 2007; and

WHEREAS the City anticipates receiving \$100,000 of CDBG program income and \$50,000 of HOME program income during FY 2007-08; and

WHEREAS, the City has met the requirements set forth at 24 CFR 91; and

WHEREAS, the City has found the following projects to be consistent with the Combined Housing Element/Consolidated Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council of the City of El Cajon does hereby allocate CDBG and HOME funds as follows:

| Project No. | Project/Program | Agency | Allocation |
|--|--|------------------------------------|--------------|
| C0701 | Section 108 loan - Fire Station 8 | City - Redev/Housing | \$ 206,450 |
| C0702 | Section 108 loan - Ladder truck | City - Redev/Housing | \$ 92,390 |
| C0703 | Section 108 loan - Project Destination | City - Redev/Housing | \$ 127,115 |
| C0704 | Mobile Home Rehabilitation Program | City - Redev/Housing | \$ 153,157 |
| <i>Plus any additional program income and surplus funds from completed projects.</i> | | | |
| C0705 | Chase Avenue Clinic | San Diego Family Clinic | \$ 50,000 |
| C0706 | Renette Gym Floor Remodel | City - Public Works | \$ 60,000 |
| C0707 | Fletcher Hills Playground | City - Public Works | \$ 75,000 |
| C0708 | Renette Gym Heater Replacement | City - Public Works | \$ 25,000 |
| C0709 | Boys and Girls Club of East County | Boys and Girls Club of East County | \$ 64,757 |
| C0710 | Community Policing | City - Police | \$ 146,976 |
| <i>Plus 15% of program income received in final quarter of FY 2006-07</i> | | | |
| C0711 | Inclusion Services Program | City - Recreation | \$ 10,000 |
| C0714 | Administration | City - Redev/Housing | \$ 233,815 |
| C0715 | Fair Housing Services | Center for Social Advocacy | \$ 22,923 |
| C0712 | Meals on Wheels El Cajon | Meals on Wheels Greater San Diego | \$ 6,000 |
| C0713 | Set Free Emergency Voucher Program | Set Free Baptist Fellowship of SD | \$ 50,000 |
| TOTAL CDBG ALLOCATIONS | | | \$ 1,326,545 |

NOTE: CDBG allocations include allocation of \$32,096 of on-hand program income, which includes \$20,422 to C0710 and \$22,431 to C0709

| | | | |
|------------------------|-----------------------|----------------------------|------------|
| H0719 | First Time Homebuyer | City - Redev/Housing | \$ 274,486 |
| H0720 | Rehab Pool of Funds | City - Redev/Housing | \$ 274,485 |
| H0716 | Administration | City - Redev/Housing | \$ 58,424 |
| H0715 | Fair Housing Services | Center for Social Advocacy | \$ 20,000 |
| H0717 | CHDO Operating Funds | ECCDC | \$ 39,212 |
| H0718 | CHDO Set Aside Funds | ECCDC | \$ 117,637 |
| TOTAL HOME ALLOCATIONS | | | \$ 784,244 |

2. The City Manager or designee is hereby authorized to execute appropriate contracts consistent with City and Federal policies and guidelines.

(Continued on Page 2)

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at an Adjourned Regular Joint City Council/Redevelopment Agency Meeting held this 27th day of March, 2007, by the following vote to wit:

| | | |
|------------|---|----------------------------|
| AYES | : | Lewis, Kendrick, McClellan |
| NOES | : | None |
| ABSENT | : | Hanson-Cox, Ramos |
| DISQUALIFY | : | None |

MARK LEWIS
Mayor of the City of El Cajon

ATTEST:

KATHIE RUTLEDGE
City Clerk

I hereby certify that the above and foregoing is a full and true copy of Resolution No. 31-07 of the Resolutions of the City of El Cajon, California, as adopted by the City Council at the Adjourned Regular Joint Meeting of the City Council/Redevelopment Agency on the 27th day of March, 2007.


Kathie Rutledge, City Clerk

El Cajon Redevelopment Agency - Debt Service Fund
Five Year Projections
Fiscal Year 2007-08

| | 2006-07 Estimated | 2007-08 Proposed | 2008-09 Projected | 2009-10 Projected | 2010-11 Projected | TOTALS |
|---|-----------------------------|-----------------------------|----------------------------|-----------------------------|-----------------------------|----------------------|
| Beginning Unrestricted Cash Balance (07/01/XX) | \$ 9,880,530 | \$ 28,392,793 | \$ 12,407,031 | \$ 9,042,075 | \$ 10,568,308 | |
| Operating Revenues and Transfers In | | | | | | |
| Gross Tax Increment | 14,289,410.00 | 15,350,747.00 | 16,475,763.00 | 17,668,280.00 | 18,932,348.00 | 82,716,548.00 |
| Less: Low and Moderate Income Housing Fund-20% Interest | (2,857,882.00) | (3,070,149.40) | (3,295,152.60) | (3,533,656.00) | (3,786,469.60) | (16,543,309.60) |
| Low/Mod Housing Fund Debt Service Transfer In | 597,018.00 | 596,098.00 | 596,914.00 | 595,901.00 | 595,931.00 | 2,981,862.00 |
| Total Operating Revenues and Transfers In | <u>12,423,767.19</u> | <u>14,012,407.33</u> | <u>14,273,805.63</u> | <u>15,092,207.98</u> | <u>16,164,541.73</u> | <u>71,966,729.86</u> |
| Operating Expenditures | | | | | | |
| County of San Diego | 1,046,573.00 | 1,119,045.00 | 1,194,558.00 | 1,273,268.00 | 1,355,340.00 | 5,988,784.00 |
| Cajon Valley USD | 914,059.00 | 972,319.00 | 1,031,744.00 | 1,092,357.00 | 1,154,183.00 | 5,164,662.00 |
| Grossmont USD | 584,137.00 | 621,369.00 | 659,345.00 | 698,080.00 | 737,590.00 | 3,300,521.00 |
| New pass through payments per Resolution # ECRA-386 | - | - | 83,668.00 | 88,688.08 | 94,009.36 | 266,365.44 |
| 2007 Bond - Principal | - | 260,000.00 | 275,000.00 | 285,000.00 | 295,000.00 | 1,115,000.00 |
| 2005 Bond - Principal | 670,000.00 | 855,000.00 | 885,000.00 | 905,000.00 | 940,000.00 | 4,255,000.00 |
| 2000 Bond - Principal | 5,000.00 | 10,000.00 | 10,000.00 | 15,000.00 | 20,000.00 | 60,000.00 |
| Repayment of City Debt - Principal | 567,900.00 | 578,409.00 | 287,667.00 | - | - | 1,433,976.00 |
| 2007 Bond - Interest | - | 338,059.00 | 659,719.00 | 648,719.00 | 637,319.00 | 2,283,816.00 |
| 2005 Bond - Interest | 1,882,326.00 | 1,691,105.00 | 1,665,455.00 | 1,638,905.00 | 1,602,705.00 | 8,480,496.00 |
| 2000 Bond - Interest | 1,231,475.00 | 1,231,095.00 | 1,230,335.00 | 1,229,575.00 | 1,228,435.00 | 6,150,915.00 |
| Repayment of City Debt - Interest | 32,100.00 | 21,591.00 | 7,905.00 | - | - | 61,596.00 |
| Administrative operating expenditures | 879,355.00 | 923,322.75 | 969,488.89 | 1,017,963.33 | 1,068,861.50 | 4,858,991.47 |
| Total Operating Expenditures | <u>7,812,925.00</u> | <u>8,621,314.75</u> | <u>8,959,884.89</u> | <u>8,892,555.41</u> | <u>9,133,442.86</u> | <u>43,420,122.91</u> |
| Operating Revenues Over/(Under) Operating Expenditures | 4,610,842.19 | 5,391,092.58 | 5,313,920.75 | 6,199,652.57 | 7,031,098.86 | 28,546,606.95 |
| Non-Operating Revenues | | | | | | |
| Bond Proceeds - 2007 Bond Issuance | 15,165,108.90 | - | - | - | - | - |
| Interest earned on bond proceeds | 606,604.36 | - | - | - | - | - |
| Total Non-Operating Revenues | <u>15,771,713.26</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Capital Projects Expenditures | | | | | | |
| ECRA Capital Projects Fund - Admin/Programs and Projects | 1,870,292.00 | 21,376,855.00 | 8,678,877.00 | 4,673,419.00 | 4,420,132.00 | 41,019,575.00 |
| Ending Unrestricted Cash Balance (6/30/XX) | <u>\$ 28,392,793</u> | <u>\$ 12,407,031</u> | <u>\$ 9,042,075</u> | <u>\$ 10,568,308</u> | <u>\$ 13,179,275</u> | |
| Cash Flow Needs | (5,715,764) | (4,310,657) | (4,479,942) | (4,446,278) | (4,566,721) | |
| Net Unrestricted Cash Available (6/30/XX) | \$ 22,677,029 | \$ 8,096,373 | \$ 4,562,132 | \$ 6,122,030 | \$ 8,612,554 | |



City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget

**ACTIVITY: REDEVELOPMENT AGENCY LOW
AND MODERATE INCOME HOUSING FUND**

ACTIVITY NO: 290

Mission Statement:

The Mission of the Redevelopment Agency is to adhere to the requirements of the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq., when establishing the various goals and objectives for programs, projects and related expenditures pertaining to the Five-Year Implementation Plan and Housing Affordability Compliance Plan adopted by the Agency on Dec. 12, 1999, and as amended by the Third Implementation Plan adopted on September 25, 2005.

Description:

The Redevelopment Agency is comprised of five elected members who also serve as the City Council. The Executive Director also serves as the City Manager. The primary action of the Agency is responsible financial management of public funds to meet the contractual obligations for disbursement of property tax increment to other taxing jurisdictions and to uphold the fiduciary duty pertaining to the bonded indebtedness of the Agency. All other program activities are originated for the elimination of blight and the creation of safe, sanitary housing for low and moderate-income persons within the City of El Cajon. This activity describes only the required 20% tax increment for low and moderate income housing activities.

Prior Fiscal Year Highlights:

As of mid-April, nine families had been assisted in purchasing their first home; the Linda Way project (acquisition, demolition of existing structures and construction of 20-25 detached single family ownership units) is nearing the completion of acquisition of all seven parcels; the Wisconsin Cottages project (construction of seven detached single family ownership units) had a formal groundbreaking ceremony and has begun construction. The first time homebuyer program is operated in conjunction with the HOME-funded first time homebuyer program (see activity 275). Please note that funds 290 and 295 have been combined for more efficient project tracking.

Goals:

To combine Agency housing set-aside with the various sources of funding to address programs for first time homebuyers, rehabilitation of multi-family housing, development of new single family units and conversion of apartments to owner occupied condominiums. During this fiscal year, the first time homebuyer fund will receive repayment of \$1.5M from the Wisconsin Avenue In-Fill Housing Project. It is the intent of the first time homebuyer program to recycle these funds to assist seven first time homebuyers in purchasing units in the Wisconsin Cottages Project.

The following projects address these goals:

| | | | |
|---------|--|----|-----------|
| LM0701 | Lend A Hand Neighborhood Cleanup | \$ | 60,000 |
| LM0702 | First Time Homebuyer Program | \$ | 2,900,000 |
| LM0703 | In-Fill Housing Project (Wisconsin Ave.) | \$ | 1,389,765 |
| LM0704 | In-Fill Housing Project (Linda Way) | \$ | 1,875,000 |
| LM0705 | Shared Housing Program | \$ | 25,000 |
| LM0707 | Housing Rehabilitation Loan Program | \$ | 500,000 |
| LM0708 | Foreclosure Loss Prevention | \$ | 250,000 |
| LMR0701 | Downtown Master Design Plan Update | \$ | 270,000 |

Note: Some of these projects include funds allocated in a prior fiscal year that are being carried forward.

Financial Comments:

All expenditures are paid from the low and moderate-income housing fund.

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | 215,800 | 333,857 | 356,850 | 373,802 | 498,750 |
| MAT'L, SVC & SUPPLIES | 188,611 | 264,077 | 859,893 | 893,468 | 2,056,457 |
| CAPITAL OUTLAY | - | 3,715,165 | 1,790,525 | 2,550 | 1,450,575 |
| DEBT SERVICE | 495,387 | 783,306 | 724,635 | 597,018 | 596,098 |
| OTHER FINANCING USES | 892,283 | 723,252 | 2,168,562 | 1,140,000 | 3,959,765 |
| TOTAL | 1,792,081 | 5,819,657 | 5,900,465 | 3,006,838 | 8,561,645 |

| DETAIL OF PERSONNEL SERVICES | | | | |
|--|-----------------------------|-----------------------------|-----------------------------|-------------------------------|
| JOB CLASSIFICATION | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 ACTUAL | 2007-2008 APPROVED |
| Executive Director | 0.10 | 0.10 | 0.10 | 0.10 |
| Asst. City Manager/Director of Finance | 0.00 | 0.10 | 0.10 | 0.10 |
| Director of Redevelopment and Housing | 0.00 | 0.40 | 0.40 | 0.40 |
| Sr. Management Analyst | 0.10 | 0.25 | 0.25 | 0.25 |
| Management Analyst | 0.35 | 0.25 | 0.00 | 0.00 |
| Sr. Management Analyst | 0.00 | 0.00 | 0.25 | 0.25 |
| Sr. Management Analyst | 0.00 | 0.00 | 0.00 | 0.50 |
| Management Analyst | 0.00 | 0.00 | 0.00 | 0.50 |
| Building Inspector | 0.00 | 0.20 | 0.00 | 0.00 |
| Sr. Building Inspector | 0.00 | 0.00 | 0.25 | 0.25 |
| Administrative Secretary | 0.00 | 0.25 | 0.25 | 0.25 |
| Secretary | 0.00 | 0.00 | 0.00 | 0.15 |
| Director of Community Development | 0.00 | 0.15 | 0.10 | 0.10 |
| Principal Planner | 0.00 | 0.00 | 0.10 | 0.10 |
| Senior Planner | 0.00 | 0.00 | 0.10 | 0.10 |
| Building Inspector | 1.00 | 0.20 | 0.30 | 0.30 |
| City Clerk | 0.00 | 0.15 | 0.15 | 0.15 |
| City Attorney | 0.25 | 0.25 | 0.25 | 0.25 |
| Exec. Assistant to the City Attorney | 0.00 | 0.03 | 0.00 | 0.00 |
| Executive Secretary | 0.10 | 0.00 | 0.00 | 0.00 |
| Secretary | 0.13 | 0.00 | 0.00 | 0.00 |
| TOTAL | 2.03 | 2.33 | 2.60 | 3.75 |

**FY 2007-2008 ANNUAL BUDGET
DEPARTMENT EXPENDITURE WORKSHEET**

Date: 9/7/07

| Acct # | Account Title | FY04-05 Actual | FY05-06 Actual | FY06-07 Budget | FY06-07 Estimated | FY07-08 Amended |
|-----------------------|----------------------------------|-------------------|-------------------|-------------------|----------------------|--------------------|
| 290110 | LOW/MOD ADMINISTRATION | | | | | |
| 7110 | SALARIES | 155,696 | 224,628 | 253,137 | 256,484 | 334,725 |
| 7120 | OVERTIME | - | - | - | - | - |
| 7130 | VACATION/SICK CONVERSIONS | 3,199 | 5,423 | 1,502 | 8,500 | 11,518 |
| 7170 | STIPEND | - | - | - | - | 2,400 |
| 7310 | PERS (EMPLOYER) | 35,193 | 67,060 | 68,701 | 72,505 | 103,028 |
| 7311 | OTHER RETIREMENT BENEFITS | 318 | 3,145 | 3,050 | 3,050 | 3,050 |
| 7315 | MEDICARE TAX | 1,439 | 2,065 | 3,670 | 2,560 | 4,854 |
| 7325 | CAFETERIA | 10,387 | 15,978 | 19,920 | 19,874 | 30,375 |
| 7335 | WORKERS COMPENSATION | 7,206 | 12,237 | 3,529 | 7,117 | 4,455 |
| 7340 | LIFE INSURANCE | 773 | 1,062 | 771 | 1,231 | 1,070 |
| 7345 | LTD INSURANCE | 863 | 1,180 | 1,431 | 1,366 | 1,959 |
| 7350 | STD INSURANCE | 287 | 393 | 479 | 455 | 656 |
| 7355 | CAR ALLOWANCE | 440 | 688 | 660 | 660 | 660 |
| TOTAL | SALARY & BENEFITS | 215,800 | 333,857 | 356,850 | 373,802 | 498,750 |
| 8150 | OFFICE SUPPLIES | 259 | 387 | 500 | 430 | 500 |
| 8160 | OPERATING SUPPLIES | - | 129 | 350 | 175 | 350 |
| 8310 | ACCOUNTING & AUDITING SVC | - | 3,715 | 4,060 | 4,060 | 4,060 |
| 8345 | LEGAL SERVICES | 21,971 | 26,901 | 25,000 | 23,000 | 25,000 |
| 8355 | RECORDS MANAGEMENT | - | - | - | - | 500 |
| 8395 | OTHER PROF/TECH SERVICES | 41,095 | 15,392 | 45,000 | 6,000 | 45,000 |
| 8510 | OVERHEAD REIMBURSEMENT | 77,400 | 93,360 | 98,028 | 98,028 | 105,402 |
| 8522 | ADVERTISING | 941 | 103 | 500 | - | 500 |
| 8524 | BANK CHARGES AND FEES | - | - | - | - | - |
| 8528 | COMMUNICATIONS | 460 | 413 | 600 | 225 | 600 |
| 8530 | CONTRIBUTIONS | - | - | - | - | - |
| 8552 | MEMBERSHIP, DUES & LICENSE | 2,440 | 3,265 | 3,720 | - | - |
| 8568 | POSTAGE AND SHIPPING | - | - | 150 | - | 150 |
| 8576 | REPAIRS AND MAINTENANCE | - | 216 | - | - | - |
| 8584 | SERVICE/MAINT CONTRACTS | - | - | - | 210 | 210 |
| 8586 | SOFTWARE AGREEMENTS | 848 | 701 | - | 385 | 385 |
| 8594 | TRAINING/MEETINGS/SCHOOLS | 2,397 | 1,665 | 4,000 | 600 | 3,800 |
| TOTAL | MAT'L, SVC & SUPPLIES | 147,812 | 146,246 | 181,908 | 133,113 | 186,457 |
| 9010 | MINOR FURN&EQUIP <\$10,000 | - | 3,277 | 525 | 1,200 | - |
| 9020 | MINOR COMPUTERS <\$10,000 | - | - | - | 1,350 | 1,575 |
| 9035 | FURN & EQUIP >\$10,000 | - | - | - | - | 9,000 |
| TOTAL | CAPITAL OUTLAY | - | 3,277 | 525 | 2,550 | 10,575 |
| 9910 | TRANSFER OUT | 495,387 | 783,306 | 724,635 | 597,018 | 596,098 |
| 9995 | PROJECTS | - | - | - | - | - |
| TOTAL | OTHER FINANCING USES | 495,387 | 783,306 | 724,635 | 597,018 | 596,098 |
| ACTIVITY TOTAL | | 858,999 | 1,266,686 | 1,263,918 | 1,106,483 | 1,291,880 |

**FY 2007-2008 ANNUAL BUDGET
DEPARTMENT EXPENDITURE WORKSHEET**

Date: 9/7/07

| Acct # | Account Title | FY04-05 Actual | FY05-06 Actual | FY06-07 Budget | FY06-07 Estimated | FY07-08 Amended |
|--|------------------------------|-------------------|-------------------|-------------------|----------------------|--------------------|
| 290900 | ECRA LOW/MOD PROJECTS | | | | | |
| 8160 | OPERATING SUPPLIES | - | 45 | - | - | - |
| 8315 | ARCHITECTURAL SERVICES | - | - | - | - | 300,000 |
| 8325 | CONSULTING SERVICES | - | - | - | - | - |
| 8335 | ENGINEERING SERVICES | - | - | 75,000 | - | 50,000 |
| 8336 | ENGINEERING SVCS INTERNAL | - | - | - | - | 10,000 |
| 8345 | LEGAL SERVICES | - | 17,871 | 65,931 | 25,000 | - |
| 8395 | OTHER PROF/TECH SERVICES | 5,211 | 64,825 | 450,554 | 45,000 | 25,000 |
| 8522 | ADVERTISING | - | 105 | 1,500 | - | - |
| 8524 | BANK CHARGES AND FEES | 215 | 105 | - | 135 | - |
| 8528 | COMMUNICATIONS | - | - | - | - | - |
| 8530 | CONTRIBUTIONS | 35,318 | 32,975 | 85,000 | 675,000 | 1,085,000 |
| 8552 | MEMBERSHIP, DUES & LICENSE | - | - | - | - | - |
| 8560 | PERMITS AND FEES | 55 | - | - | - | - |
| 8568 | POSTAGE AND SHIPPING | - | 120 | - | 130 | - |
| 8573 | PROPERTY TAX ASSESSMENT | - | - | - | 90 | - |
| 8574 | RENT EXPENSE | - | - | - | 4,500 | - |
| 8576 | REPAIRS AND MAINTENANCE | - | 667 | - | 7,500 | - |
| 8584 | SERVICE/MAINT CONTRACTS | - | - | - | 500 | - |
| 8594 | TRAINING/MEETINGS/SCHOOLS | - | - | - | - | - |
| 8598 | UTILITIES | - | 1,119 | - | 2,500 | - |
| TOTAL MAT'L, SVC & SUPPLIES | | 40,799 | 117,831 | 677,985 | 760,355 | 1,470,000 |
| 9050 | LAND | - | 3,711,888 | 1,200,000 | - | 300,000 |
| 9055 | LAND IMPROVEMENTS | - | - | 590,000 | - | 1,140,000 |
| TOTAL CAPITAL OUTLAY | | - | 3,711,888 | 1,790,000 | - | 1,440,000 |
| 9080 | RELOCATION COSTS | - | 44,920 | 229,470 | 125,000 | 50,000 |
| 9910 | TRANSFER OUT | - | 26,208 | - | 15,000 | 270,000 |
| 9990 | LOAN DISBURSEMENT | 892,283 | 678,332 | 1,939,092 | 1,000,000 | 4,039,765 |
| TOTAL OTHER FINANCING USES | | 892,283 | 749,460 | 2,168,562 | 1,140,000 | 4,359,765 |
| ACTIVITY TOTAL | | 933,082 | 4,579,179 | 4,636,547 | 1,900,355 | 7,269,765 |

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2007 - 2008

PROJECT NAME: Linda Way Townhomes

ACTIVITY: 290900

PROJECT NO: LM0704

Description:

The Linda Way project is an in-fill redevelopment project which combines seven (7) parcels of severe blight for the purpose of developing 20 townhomes affordable to moderate income households.

Justification:

The lack of housing continues to drive the cost out of reach for many in the San Diego region. Median home prices exceed the ability for families to purchase a home without some form of governmental assistance. This project consists of seven total parcels, comprised of 5 parcels with 3-unit bungalows and 2 parcels that comprise a former iron workers' union hall. The residential structures were built in 1950, and suffer from deferred maintenance, resulting in housing barely suitable for habitation. The purpose of the project is to provide better housing for the current occupants and improve an intensely blighted area of downtown.

Scheduling:

Acquisition and demolition should be complete by the end of FY 06-07; design and approval in FY 07-08; construction and sales of units in FY 08-09.

Relationship to General & Community Plans:

Project is consistent with the General Plan designation for housing and meets the objectives of the Redevelopment Agency Plan for blight removal and creation of affordable housing.

Operating Budget Impact:

Redevelopment and Housing will act as the developer in the acquisition, relocation and preparation of the site. The site will then be sold to a developer for affordable ownership housing. Funds may be subsequently used by eligible homebuyers under the First Time Home Buyer Program. Amount required to complete this project is \$3,000,000.

| | Appropriation(s) to Date | Prior Year(s) Expend Actual | Current Year Expend Estimate | Appropriation Request FY07-08 |
|---|-----------------------------|--------------------------------|---------------------------------|----------------------------------|
| Architectural Services (8315) | | 45 | | 300,000 |
| Consulting Services (8325) | | 8,819 | | |
| Engineering Services (8335) | 75,000 | | | 50,000 |
| Engineering Svcs-Internal (8336) | | | | 10,000 |
| Legal Services (8345) | 65,931 | 17,422 | 41,784 | |
| Other Prof/Tech Services (8395) | 50,554 | 64,185 | 30,000 | 25,000 |
| Advertising (8522) | 1,500 | 105 | | |
| Permits & Fees (8560) | | | | |
| Land Acquisition (9050) | 3,991,181 | 3,711,888 | 240,000 | 300,000 |
| Construction-Buildings (9060) | | | | 1,140,000 |
| Infrastructure (9065) | | | | |
| Relocation Costs (9080) | | 44,075 | 35,000 | 50,000 |
| Other: Bank chg/postage/repairs & maint/utilities | | 1,920 | 11,946 | |
| Other: Land Improvements (9055) | 590,000 | | | |
| | | | | |
| | | | | |
| PROJECT COST TOTAL: | 4,774,166 | 3,848,459 | 358,730 | 1,875,000 |

| Source(s) of Funds: | | | | |
|--------------------------------------|------------------|------------------|----------------|------------------|
| Low and moderate income housing fund | 4,774,166 | 3,848,459 | 358,730 | 1,875,000 |
| | | | | |
| | | | | |
| | | | | |
| FUNDING TOTAL: | 4,774,166 | 3,848,459 | 358,730 | 1,875,000 |

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2007 - 2008

PROJECT NAME: Downtown Master Plan/Specific Plan 182 Revision

ACTIVITY: 580 (152,290,690,660)

PROJECT NO: MF0011 (LMR0701, RDR0701)

Description:

Revision of SP182, including evaluation and analysis of infrastructure requirements and EIR. Total estimated cost is \$1,500,000.

Justification:

Current development standards do not clearly describe what El Cajon wants with mixed use developments. The last time a comprehensive plan for the downtown area was done was in the early 1990s. This will provide a blueprint for the further revitalization of the downtown area, including housing.

Scheduling:

Contract awarded in November 2005. Phase one of the revision, Appendix to the existing SP182, was completed in January 2006. Phase two of the revision, Existing Conditions Report and Draft Analysis, will be completed in July 2007. Phase three, the Environmental Impact Report, will be submitted for bid and contract awarded in FY 07-08. The EIR phase will require a full year thus, the entire SP182 Revision will be submitted to the Planning Commission and City Council in FY 08-09.

Relationship to General & Community Plans:

This project represents a change to SP182, which may then require an amendment to the General Plan.

Operating Budget Impact:

Impact to the Agency operating budget will be an estimated \$1,000,960 to include the completion of phase two and the beginning of the EIR.

| | Appropriation(s) to Date | Prior Year(s) Expend Actual | Current Year Expend Estimate | Appropriation FY07-08 |
|----------------------------------|-----------------------------|--------------------------------|---------------------------------|--------------------------|
| Architectural Services (8315) | | | | |
| Consulting Services (8325) | | | | |
| Engineering Services (8335) | | | | |
| Engineering Svcs-Internal (8336) | | | | |
| Legal Services (8345) | | | | |
| Other Prof/Tech Services (8395) | 900,000 | 131,040 | 368,000 | 1,000,960 |
| Advertising (8522) | | | | |
| Permits & Fees (8560) | | | | |
| Land Acquisition (9050) | | | | |
| Construction-Buildings (9060) | | | | |
| Infrastructure (9065) | | | | |
| Relocation Costs (9080) | | | | |
| Other: | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| PROJECT COST TOTAL: | 900,000 | 131,040 | 368,000 | 1,000,960 |

| Source(s) of Funds: | | | | |
|---|----------------|----------------|----------------|------------------|
| Low-mod bond refinance proceeds (290) | 150,000 | 26,208 | 30,000 | 170,192 |
| Redevelopment bond refinance proceeds (590) | 600,000 | 104,832 | 294,400 | 680,768 |
| Wastewater (650) | 150,000 | - | | 150,000 |
| | | | | |
| FUNDING TOTAL: | 900,000 | 131,040 | 324,400 | 1,000,960 |



City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget

**ACTIVITY: REDEVELOPMENT AGENCY DEBT
SERVICE FUND**

ACTIVITY NO: 490

Description:

The Redevelopment Agency Debt Service Fund receives 80% of the tax increment funds. The 20% set-aside Low and Moderate Income Housing Fund (activity 290) also funds the Debt Service account by the percentage allocation as outlined in the official statement of the bond issue, as appropriate (not all bond issuances have housing funds). These resources combined pay the Agency debt service. In addition, the Debt Service Fund also makes payments to the taxing entities within the Redevelopment Project Area per the various pass-through agreements. Remaining funds are then available for capital improvement projects within the Redevelopment Project Area (activity 590).

Prior Fiscal Year Highlights:

In March 2007, the Redevelopment Agency issued a new tax allocation bond in the amount of \$15,750,000. The proceeds from this issuance will provide funds for capital improvement projects in downtown El Cajon. Please note that funds 490 and 495 have been combined for better accountability.

| ACTIVITY | 490000 | DEBT SERVICE | | | |
|--------------------------------------|---------------------|---------------------|--------------------------------|------------------------------------|------------------------|
| | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006 - 2007 ESTIMATED ACTUAL | 2007- 2008 PROPOSED |
| 8310 Accounting/Auditing Services | \$10,820 | \$3,715 | \$4,060 | \$4,060 | \$4,060 |
| 8355 Records Management | | | | | \$500 |
| 8395 Other Prof/Tech Services | \$4,883 | \$6,082 | | \$7,200 | |
| 8810 Principal | \$1,025,000 | \$30,466,723 | \$1,242,900 | \$1,242,900 | \$1,242,900 |
| 8820 Interest | \$2,825,520 | \$2,061,321 | \$3,150,901 | \$3,150,901 | \$3,145,901 |
| 8830 Arbitrage Expenses | | \$43,172 | | | |
| 8840 Costs of Issuance | | \$979,081 | | | |
| 8850 Pass Thru to Other Agency | \$2,123,179 | \$2,314,388 | \$2,924,090 | \$2,924,090 | \$2,544,769 |
| 8860 ERAF | \$713,640 | \$706,737 | | | |
| 9910 Transfer Out | \$1,084,600 | \$36,976,209 | \$3,382,075 | \$1,724,000 | \$21,337,935 |
| 9920 Discount on Refunding Bonds | | \$1,373,493 | | | |
| DEBT SERVICE TOTALS | \$7,787,642 | \$74,931,201 | \$10,704,026 | \$9,053,151 | \$28,276,065 |

REDEVELOPMENT AGENCY DEBT SERVICE FUND

ACTIVITY NO: 490000

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | - | - | - | - | - |
| MAT'L, SVC & SUPPLIES | 15,703 | 10,077 | 4,060 | 11,260 | 4,560 |
| CAPITAL OUTLAY | - | - | - | - | - |
| DEBT SERVICE | 3,850,520 | 32,528,044 | 4,393,801 | 4,393,801 | 6,933,570 |
| OTHER FINANCING USES | 3,921,419 | 42,393,080 | 6,306,165 | 4,648,090 | 21,337,935 |
| TOTAL | 7,787,642 | 74,931,201 | 10,704,026 | 9,053,151 | 28,276,065 |

| 490000 DEBT SERVICE | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| 8310 Acct/Audit Services | 10,820 | 3,715 | 4,060 | 4,060 | 4,060 |
| 8355 Records Management | - | - | - | - | 500 |
| 8395 Other Prof/Tech Svcs | 4,883 | 6,082 | - | 7,200 | - |
| 8524 Bank Fees | - | 280 | - | - | - |
| 8810 Principal | 1,025,000 | 30,466,723 | 1,242,900 | 1,242,900 | 1,242,900 |
| 8820 Interest | 2,825,520 | 2,061,321 | 3,150,901 | 3,150,901 | 3,145,901 |
| 8830 Arbitrage Expenses | - | 43,172 | - | - | - |
| 8840 Costs of Issuance | - | 979,081 | - | - | - |
| 8850 Pass thru to other Agcy | 2,123,179 | 2,314,388 | 2,924,090 | 2,924,090 | 2,544,769 |
| 8860 ERAF | 713,640 | 706,737 | - | - | - |
| 9910 Transfer Out | 1,084,600 | 36,976,209 | 3,382,075 | 1,724,000 | 21,337,935 |
| 9920 Discount on Refunding | - | 1,373,493 | - | - | - |
| TOTALS | 7,787,642 | 74,931,201 | 10,704,026 | 9,053,151 | 28,276,065 |

City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget

**ACTIVITY: REDEVELOPMENT AGENCY
CAPITAL PROJECTS FUND**

ACTIVITY NO: 590

Mission Statement:

The Mission of the Redevelopment Agency is to adhere to the requirements of the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq., when establishing the various goals and objectives for programs, projects and related expenditures pertaining to the Five-Year Implementation Plan and Housing Affordability Compliance Plan adopted by the Agency on Dec. 12, 1999, and as amended by the Third Implementation Plan adopted on September 25, 2005.

Description:

The Redevelopment Agency is comprised of five elected members who also serve as the City Council. The Executive Director also serves as the City Manager. The primary action of the Agency is responsible financial management of public funds to meet the contractual obligations for disbursement of property tax increment to other taxing jurisdictions and to uphold the fiduciary duty pertaining to the bonded indebtedness of the Agency. All other program activities are originated for the elimination of blight within the Project Area of the El Cajon Redevelopment Agency.

Prior Fiscal Year Highlights:

A new tax allocation bond was issued in March of 2007 for \$15,750,000. The proceeds from this issuance will provide funds for capital improvement projects in the downtown area. Please note that funds 590 and 595 have been combined for more efficient project tracking.

Goals:

Accurate and timely payment of debt service on all outstanding Agency bonds. To continue working cooperatively with the El Cajon Community Development Corporation on a long-term parking solution for downtown. To implement programs and strategies as identified in the new Five-Year Implementation Plan. To complete the revisions to Specific Plan 182 and to begin implementation of projects identified through this revision process.

The following projects address these goals:

| | | | |
|---------|---|-----------|-------------------|
| RD0701 | Bus Retention/Recruit/Relocation | \$ | 185,000 |
| RD0702 | Façade Improvement | \$ | 185,000 |
| RD0704 | Hazmat Testing - Park Ave/Ballantyne St | \$ | 65,400 |
| RD0705 | Hazmat Testing - Prescott Promenade | \$ | 45,000 |
| RD0706 | SW Corner - Environmental Testing | \$ | 60,000 |
| RD0707 | Graffiti Removal | \$ | 26,000 |
| RD0710 | Magnolia Corridor Improvements | \$ | 2,000,000 |
| RD0713 | Downtown Enhancements/Beautification | \$ | 100,000 |
| RD0714 | Pedestrian Ramp Study | \$ | 25,000 |
| RD0715 | Downtown Sidewalk Improvements | \$ | 3,000,000 |
| RDR0701 | Revision of SP182 | \$ | 1,080,000 |
| RDR0702 | City Welcome Monument | \$ | 250,000 |
| RDR0703 | Downtown Parking Structure | \$ | 10,000,000 |
| RDR0705 | Median Improvements | \$ | 200,000 |
| RDR0707 | SP182 Projects | \$ | 3,000,000 |
| RDR0708 | Fountain and Plaza upgrades | \$ | 170,000 |
| | Totals | \$ | 20,391,400 |

Note: Some of these projects include funds allocated in a prior fiscal year and that being carried forward.

Financial Comments:

All expenses for Redevelopment projects are funded through Redevelopment Agency funds. Additionally, a number of City projects (General Fund) are partially supported with Redevelopment Agency funds.

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | 247,697 | 359,057 | 409,586 | 427,393 | 553,302 |
| MAT'L, SVC & SUPPLIES | 603,181 | 1,174,915 | 1,618,808 | 1,431,599 | 1,197,978 |
| CAPITAL OUTLAY | - | 3,277 | 1,010,525 | 11,300 | 18,520,575 |
| OTHER FINANCING USES | 44,942 | 110,154 | 629,000 | - | 1,105,000 |
| TOTAL | 895,820 | 1,647,403 | 3,667,919 | 1,870,292 | 21,376,855 |

| DETAIL OF PERSONNEL SERVICES | | | | |
|--|-----------------------------|-----------------------------|-----------------------------|-------------------------------|
| JOB CLASSIFICATION | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 ACTUAL | 2007-2008 APPROVED |
| Executive Director | 0.30 | 0.30 | 0.30 | 0.30 |
| Assistant City Mgr/Director of Finance | 0.00 | 0.10 | 0.10 | 0.10 |
| Director of Redevelopment and Housing | 0.40 | 0.40 | 0.40 | 0.40 |
| Senior Management Analyst | 0.00 | 0.25 | 0.25 | 0.25 |
| Management Analyst | 0.00 | 0.25 | 0.00 | 0.00 |
| Senior Management Analyst | 0.00 | 0.00 | 0.25 | 0.25 |
| Senior Management Analyst | 0.00 | 0.00 | 0.00 | 0.50 |
| Management Analyst | 0.00 | 0.00 | 0.00 | 0.50 |
| Building Inspector | 0.00 | 0.30 | 0.00 | 0.00 |
| Senior Building Inspector | 0.00 | 0.00 | 0.25 | 0.25 |
| Administrative Secretary | 0.00 | 0.25 | 0.25 | 0.25 |
| Secretary | 0.00 | 0.00 | 0.00 | 0.15 |
| Director of Community Development | 0.00 | 0.05 | 0.10 | 0.10 |
| Principal Planner | 0.00 | 0.00 | 0.10 | 0.10 |
| Senior Planner | 0.00 | 0.00 | 0.10 | 0.10 |
| Building Inspector | 0.00 | 0.00 | 0.30 | 0.30 |
| Administrative Secretary | 0.13 | 0.00 | 0.00 | 0.00 |
| City Clerk | 0.00 | 0.10 | 0.10 | 0.10 |
| City Attorney | 0.25 | 0.25 | 0.25 | 0.25 |
| Executive Assistant to City Attorney | 0.00 | 0.03 | 0.00 | 0.00 |
| TOTAL | 1.08 | 2.28 | 2.75 | 3.90 |

**FY 2007-2008 ANNUAL BUDGET
DEPARTMENT EXPENDITURE WORKSHEET**

Date: 9/18/07

| Acct # | Account Title | FY04-05 Actual | FY05-06 Actual | FY06-07 Budget | FY06-07 Estimated | FY07-08 Amended |
|-----------------------|----------------------------------|----------------------------|-------------------|-------------------|----------------------|--------------------|
| 590110 | | ECRA ADMINISTRATION | | | | |
| 7110 | SALARIES | 182,806 | 240,910 | 289,235 | 293,403 | 371,374 |
| 7120 | OVERTIME | 28 | - | - | - | - |
| 7130 | VACATION/SICK CONVERSIONS | 4,881 | 5,408 | 1,479 | 8,250 | 11,245 |
| 7170 | STIPEND | - | - | - | - | 2,350 |
| 7310 | PERS (EMPLOYER) | 39,719 | 71,894 | 78,498 | 82,965 | 114,309 |
| 7311 | OTHER RETIREMENT BENEFITS | 953 | 5,978 | 6,150 | 6,150 | 6,150 |
| 7315 | MEDICARE TAX | 1,389 | 1,917 | 4,194 | 2,485 | 5,385 |
| 7325 | CAFETERIA | 9,678 | 15,846 | 21,090 | 21,169 | 31,590 |
| 7335 | WORKERS COMPENSATION | 4,292 | 12,029 | 3,838 | 7,406 | 4,785 |
| 7340 | LIFE INSURANCE | 928 | 1,188 | 880 | 1,422 | 1,181 |
| 7345 | LTD INSURANCE | 1,109 | 1,369 | 1,680 | 1,622 | 2,212 |
| 7350 | STD INSURANCE | 369 | 457 | 562 | 541 | 741 |
| 7355 | CAR ALLOWANCE | 1,540 | 2,063 | 1,980 | 1,980 | 1,980 |
| 7360 | UNIFORM ALLOWANCE | 6 | - | - | - | - |
| TOTAL | SALARY & BENEFITS | 247,697 | 359,057 | 409,586 | 427,393 | 553,302 |
| 8150 | OFFICE SUPPLIES | 238 | 510 | 500 | 400 | 500 |
| 8160 | OPERATING SUPPLIES | - | 119 | 350 | 200 | 350 |
| 8310 | ACCOUNTING & AUDITING SVC | - | 3,715 | 4,060 | 4,060 | 4,060 |
| 8325 | CONSULTING SERVICES | 5,348 | - | - | - | - |
| 8345 | LEGAL SERVICES | 19,325 | 29,649 | 25,000 | 25,000 | 25,000 |
| 8355 | RECORDS MANAGEMENT | - | - | - | - | 500 |
| 8395 | OTHER PROF/TECH SERVICES | 47,730 | 23,908 | 45,000 | 18,000 | 45,000 |
| 8510 | OVERHEAD REIMBURSEMENT | 43,498 | 93,360 | 103,596 | 103,596 | 100,122 |
| 8516 | PROPERTY INS CHG/PREMIUM | 2,955 | 2,952 | 3,398 | 3,398 | 3,536 |
| 8522 | ADVERTISING | 88 | 203 | 500 | - | 20,000 |
| 8524 | BANK CHARGES AND FEES | 15 | - | - | - | - |
| 8528 | COMMUNICATIONS | 460 | 413 | 600 | 250 | 600 |
| 8530 | CONTRIBUTIONS | 80,569 | 84,836 | 135,000 | 135,000 | 75,000 |
| 8538 | GRAFFITI REMOVAL | 6,000 | - | - | - | - |
| 8552 | MEMBERSHIP, DUES & LICENSE | 2,315 | 3,140 | 3,595 | - | - |
| 8568 | POSTAGE AND SHIPPING | - | 21 | 100 | 60 | 100 |
| 8573 | PROPERTY TAX ASSESSMENT | - | 43 | 50 | 50 | 142,415 |
| 8576 | REPAIRS AND MAINTENANCE | - | 216 | - | - | - |
| 8584 | SERVICE/MAINT CONTRACTS | - | - | - | - | 210 |
| 8586 | SOFTWARE AGREEMENTS | - | 623 | - | 385 | 385 |
| 8594 | TRAINING/MEETINGS/SCHOOLS | 314 | 1,861 | 4,000 | 6,300 | 3,800 |
| 8865 | OWNERS PARTICIPATE AGRMN | 205,411 | 65,235 | 533,901 | 533,900 | - |
| TOTAL | MAT'L, SVC & SUPPLIES | 414,266 | 310,802 | 859,650 | 830,599 | 421,578 |
| 9010 | MINOR FURN&EQUIP <\$10,000 | - | 3,277 | 525 | 1,300 | - |
| 9020 | MINOR COMPUTERS <\$10,000 | - | - | - | - | 1,575 |
| 9035 | FURN & EQUIP >\$10,000 | - | - | - | - | 9,000 |
| TOTAL | CAPITAL OUTLAY | - | 3,277 | 525 | 1,300 | 10,575 |
| 9910 | TRANSFER OUT | 44,942 | 5,322 | - | - | - |
| TOTAL | OTHER FINANCING USES | 44,942 | 5,322 | - | - | - |
| ACTIVITY TOTAL | | 706,905 | 678,457 | 1,269,761 | 1,259,292 | 985,455 |

**FY 2007-2008 ANNUAL BUDGET
DEPARTMENT EXPENDITURE WORKSHEET**

Date: 9/18/07

| Acct # | Account Title | FY04-05 Actual | FY05-06 Actual | FY06-07 Budget | FY06-07 Estimated | FY07-08 Amended |
|--|---------------------------|-------------------|-------------------|-------------------|----------------------|--------------------|
| 590900 | ECRA PROJECTS | | | | | |
| 8315 | ARCHITECTURAL SERVICES | 19,290 | 22,381 | 267,913 | 450,000 | 170,000 |
| 8325 | CONSULTING SERVICES | - | 2,649 | - | - | - |
| 8335 | ENGINEERING SERVICES | - | - | 40,000 | - | 20,000 |
| 8395 | OTHER PROF/TECH SERVICES | 10,414 | 585,286 | 130,000 | 3,500 | 190,400 |
| 8530 | CONTRIBUTIONS | 159,211 | 209,739 | 309,245 | 125,000 | 370,000 |
| 8538 | GRAFFITI REMOVAL | - | 12,000 | 12,000 | 14,000 | 26,000 |
| 8576 | REPAIRS AND MAINTENANCE | - | 32,059 | - | 8,500 | - |
| 8598 | UTILITIES | - | - | - | - | - |
| 8865 | OWNERS PARTICIPATE AGRMN' | - | - | - | - | - |
| TOTAL MAT'L, SVC & SUPPLIES | | 188,915 | 864,114 | 759,158 | 601,000 | 776,400 |
| 9050 | LAND | - | - | - | - | 4,350,000 |
| 9055 | LAND IMPROVEMENTS | - | - | 710,000 | 10,000 | 14,160,000 |
| 9065 | INFRASTRUCTURE | - | - | 300,000 | - | - |
| TOTAL CAPITAL OUTLAY | | - | - | 1,010,000 | 10,000 | 18,510,000 |
| 9910 | TRANSFER OUT | - | 104,832 | 629,000 | - | 1,105,000 |
| 9995 | PROJECTS | - | - | - | - | - |
| TOTAL OTHER FINANCING USES | | - | 104,832 | 629,000 | - | 1,105,000 |
| ACTIVITY TOTAL | | 188,915 | 968,946 | 2,398,158 | 611,000 | 20,391,400 |

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2007 - 2008

PROJECT NAME: City Welcome Monument

ACTIVITY: 590
PROJECT NO: RDR0702

Description:

A welcome monument to identify Downtown El Cajon. Original cost estimate is \$255,000.

Justification:

To provide travellers with a location identity, similar to those found in the Gaslamp District, North Park, and other areas within the region.

Scheduling:

Feasibility, design and construction in FY 2009-10.

Relationship to General & Community Plans:

Consistent.

Operating Budget Impact:

Estimated to be \$250,000 from the Redevelopment Capital fund.

| | Appropriation(s) to Date | Prior Year(s) Expend Actual | Current Year Expend Estimate | Appropriation Request FY07-08 |
|----------------------------------|-----------------------------|--------------------------------|---------------------------------|----------------------------------|
| Architectural Services (8315) | | | | 20,000 |
| Consulting Services (8325) | | | | |
| Engineering Services (8335) | | | | 20,000 |
| Engineering Svcs-Internal (8336) | | | | |
| Legal Services (8345) | | | | |
| Other Prof/Tech Services (8395) | | | | |
| Advertising (8522) | | | | |
| Permits & Fees (8560) | | | | |
| Land Acquisition (9050) | | | | |
| Construction-Buildings (9060) | | | | |
| Infrastructure (9065) | | | | |
| Relocation Costs (9080) | | | | |
| Other: Land Improvements (9055) | | | | 210,000 |
| | | | | |
| | | | | |
| | | | | |
| PROJECT COST TOTAL: | - | - | - | 250,000 |

| Source(s) of Funds: | | | | |
|----------------------------------|---|---|---|----------------|
| Redevelopment Capital Fund (590) | | | | 250,000 |
| | | | | |
| | | | | |
| | | | | |
| FUNDING TOTAL: | - | - | - | 250,000 |

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2007 - 2008

PROJECT NAME: Mixed Use Parking Structure

ACTIVITY: 590
PROJECT NO: RD0703

Description:

Construction of a 200-space parking garage, to serve the downtown area. Structure will include mixed uses, to be determined based upon final site and finalization of Specific Plan 182 revisions. Agency's estimated share is \$10,000,000.

Justification:

As downtown El Cajon revitalization has gained momentum, parking has become an increasing problem. At the behest of the City and the Agency, the Community Development Corporation has continued to monitor and evaluate the parking situation in the downtown area. With the upcoming completion of the revision of SP 182, now is the time to act on this issue.

Scheduling:

Site identification and initiation of acquisition process FY 07-08; completion of acquisition, design and construction FY 08-09.

Relationship to General & Community Plans:

The development of parking for general public and special events, housing and commercial/retail/office to serve the downtown area is consistent with the General Plan and the objectives of the Redevelopment Agency Plan.

Operating Budget Impact:

Unknown

| | Appropriation(s) to Date | Prior Year(s) Expend Actual | Current Year Expend Estimate | Appropriation Request FY07-08 |
|----------------------------------|-----------------------------|--------------------------------|---------------------------------|----------------------------------|
| Architectural Services (8315) | | | 15,000 | 150,000 |
| Consulting Services (8325) | 15,000 | | | |
| Engineering Services (8335) | | | | |
| Engineering Svcs-Internal (8336) | | | | |
| Legal Services (8345) | | | | |
| Other Prof/Tech Services (8395) | | | | |
| Advertising (8522) | | | | |
| Permits & Fees (8560) | | | | |
| Land Acquisition (9050) | | | | 4,350,000 |
| Construction-Buildings (9060) | | | | 5,500,000 |
| Infrastructure (9065) | | | | |
| Relocation Costs (9080) | | | | |
| Other: | | | | |
| | | | | |
| | | | | |
| | | | | |
| PROJECT COST TOTAL: | 15,000 | - | 15,000 | 10,000,000 |

| Source(s) of Funds: | | | | |
|----------------------------------|---------------|---|---------------|-------------------|
| Redevelopment Capital Fund (590) | 15,000 | | 15,000 | 10,000,000 |
| | | | | |
| | | | | |
| | | | | |
| FUNDING TOTAL: | 15,000 | - | 15,000 | 10,000,000 |

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2007 - 2008

PROJECT NAME: Downtown Master Plan/Specific Plan 182 Revision

ACTIVITY: 580 (162,290,590,860)

PROJECT NO: MF0011 (LMR0701, RDR0701)

Description:

Revision of SP182, including evaluation and analysis of infrastructure requirements and EIR. Total estimated cost is \$1,500,000.

Justification:

Current development standards do not clearly describe what El Cajon wants with mixed use developments. The last time a comprehensive plan for the downtown area was done was in the early 1990s. This will provide a blueprint for the further revitalization of the downtown area, including housing.

Scheduling:

Contract awarded in November 2005. Phase one of the revision, Appendix to the existing SP182, was completed in January 2006. Phase two of the revision, Existing Conditions Report and Draft Analysis, will be completed in July 2007. Phase three, the Environmental Impact Report, will be submitted for bid and contract awarded in FY 07-08. The EIR phase will require a full year thus, the entire SP182 Revision will be submitted to the Planning Commission and City Council in FY 08-09.

Relationship to General & Community Plans:

This project represents a change to SP182, which may then require an amendment to the General Plan.

Operating Budget Impact:

Impact to the Agency operating budget will be an estimated \$1,000,960 to include the completion of phase two and the beginning of the EIR.

| | Appropriation(s) to Date | Prior Year(s) Expend Actual | Current Year Expend Estimate | Appropriation Request FY07-08 |
|----------------------------------|-----------------------------|--------------------------------|---------------------------------|----------------------------------|
| Architectural Services (8315) | | | | |
| Consulting Services (8325) | | | | |
| Engineering Services (8335) | | | | |
| Engineering Svcs-Internal (8336) | | | | |
| Legal Services (8345) | | | | |
| Other Prof/Tech Services (8395) | 900,000 | 131,040 | 368,000 | 1,000,960 |
| Advertising (8522) | | | | |
| Permits & Fees (8560) | | | | |
| Land Acquisition (9050) | | | | |
| Construction-Buildings (9060) | | | | |
| Infrastructure (9065) | | | | |
| Relocation Costs (9080) | | | | |
| Other: | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| PROJECT COST TOTAL: | 900,000 | 131,040 | 368,000 | 1,000,960 |

| Source(s) of Funds: | | | | |
|---|----------------|----------------|----------------|------------------|
| Low-mod bond refinance proceeds (290) | 150,000 | 26,208 | 30,000 | 170,192 |
| Redevelopment bond refinance proceeds (590) | 600,000 | 104,832 | 294,400 | 680,768 |
| Wastewater (650) | 150,000 | - | | 150,000 |
| | | | | |
| FUNDING TOTAL: | 900,000 | 131,040 | 324,400 | 1,000,960 |



**City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget**

ACTIVITY: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

ACTIVITY NO: 270900

Mission Statement:

Each activity within the Community Development Block Grant program is required to meet at least one of the priorities identified in the five-year Combined Housing Element and Consolidated Plan. These priorities are: conserve and improve existing affordable housing; provide adequate sites for affordable housing; assist in the development of affordable housing; remove governmental constraints; promote equal housing opportunities; evaluate support facilities and service needs of the homeless and near homeless, and identify appropriate agencies and resources; provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs; provide needed community and supportive services to those of lower income and/or with special needs; provide for needed infrastructure improvement in low income target areas; provide for the economic development needs of low income target areas and promote anti-poverty activities; and provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs.

Description:

This budget activity includes all aspects of the Community Development Block Grant (CDBG), which is an entitlement grant from the US Department of Housing and Urban Development. The activities listed below include administration, public service activities, mobile home rehabilitation, and capital improvement projects for both City projects and non-profit projects and activities. As this fund is all project-based, the amounts may fluctuate widely from year to year, based on the progress and completion of specific improvement projects. Once individual activities have been funded, the funding remains in place until either the project has been completed or cancelled at public hearing.

Prior Fiscal Year Highlights:

During FY 2006-07 construction began on Fire Station #8, more pedestrian ramps were constructed, work began on the installation of an ADA compatible playground at Bill Beck Park, work began on the renovation of the swimming pool at Fletcher Hills Center to meet ADA requirements, work began on the construction of new restrooms at Wells Park, and the mobile home rehabilitation loan program continues to be very popular (using both CDBG and HOME funds - activity no. 275000, a total of 18 homes had been rehabilitated through mid-April, with an additional 13 in the application process). Other activities funded with CDBG funds include the completion of the renovation of the Volunteers of America's Luhman Center, the installation of a medical records system at Chase Community Clinic which freed space to create more exam rooms, financial assistance to the Community Policing and Recreation Inclusion Services programs, fair housing services, and financial assistance to Meals on Wheels.

Goals:

The goals and priorities are delineated in the Combined Housing Element and Consolidated Plan 2004-2010. These projects are consistent with those goals and have been allocated CDBG funds for FY 2007-08:

| | | | | | |
|-------|---------------------------------------|-----------|-------|------------------------------------|--------------------|
| C0701 | Section 108 Loan – Fire Stn #8 | \$206,450 | C0709 | Boys and Girls Club | \$64,757 |
| C0702 | Section 108 Loan – Ladder Truck | \$92,390 | C0710 | Community Policing | \$146,976 |
| C0703 | Section108 Loan – Project Destination | \$127,115 | C0711 | Inclusion Services Program | \$10,000 |
| C0704 | Mobile Home Rehabilitation Loans | \$153,157 | C0712 | Meals on Wheels | \$6,000 |
| C0705 | Chase Avenue Clinic | \$50,000 | C0713 | Set Free Emergency Voucher Program | \$50,000 |
| C0706 | Renette Gym Floors | \$60,000 | C0714 | CDBG Administration | \$233,815 |
| C0707 | Fletcher Hills Playground | \$75,000 | C0715 | Fair Housing Services | \$22,923 |
| C0708 | Renette Gym Heater Replacement | \$25,000 | | TOTAL CDBG ALLOCATIONS | \$1,323,583 |

NOTE: The above includes \$42,853 of unallocated program income received during FY 2006-07.

The following projects, funded in prior years, will continue (funding is carried over with each project until completed unless project is cancelled or the funds are reallocated to another project at a public hearing – estimated balances are included in the totals on the following page).

| | | | | | |
|---------------|------------------------------|-------|--|-------|-------------------------------|
| C0209 & C0408 | Bill Beck Park Renovation | C0526 | Fletcher Hills Pool ADA Upgrades | C0609 | Chase Avenue Clinic |
| C0222 | Fire Station #8 | C0605 | Renette Park Lighting | C0613 | Carryover CDBG Administration |
| C0304 & C0507 | Wells Park Restrooms | C0606 | Renette Park Playground Fencing | C0614 | Pedestrian Ramp Study |
| C0428 | BEDI Grant (Fire Station #8) | C0607 | Wells Park Landscape/Irrigation Ball Field | | |
| C0524 | Construction Reserve | C0808 | Boys and Girls Club | | |

Financial Comments:

All costs are paid from the Community Development Block Grant from the US Department of Housing and Urban Development.

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | 306,744 | 320,123 | 342,401 | 265,406 | 358,233 |
| MAT'L, SVC & SUPPLIES | 1,241,072 | 373,826 | 176,545 | 167,997 | 466,205 |
| CAPITAL OUTLAY | 84,591 | 5,286 | 96,328 | 1,300 | 484,403 |
| DEBT SERVICE | 381,405 | 446,427 | 436,620 | 436,612 | 1,336,095 |
| OTHER FINANCING USES | 1,479,248 | 1,036,264 | 4,129,600 | 1,540,000 | 2,038,261 |
| TOTAL | 3,493,060 | 2,181,926 | 5,181,494 | 2,411,315 | 4,683,197 |

| DETAIL OF PERSONNEL SERVICES | | | | |
|-------------------------------------|-----------------------------|-----------------------------|-----------------------------|-------------------------------|
| JOB CLASSIFICATION | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 ACTUAL | 2007-2008 APPROVED |
| Director of Redev. and Housing | 0.20 | 0.20 | 0.20 | 0.20 |
| Sr. Management Analyst | 0.50 | 0.26 | 0.25 | 0.31 |
| Management Analyst | 0.35 | 0.25 | 0.00 | 0.00 |
| Sr. Management Analyst | 0.00 | 0.00 | 0.25 | 0.31 |
| Management Analyst | 0.00 | 0.00 | 0.00 | 0.00 |
| Building Inspector | 0.60 | 0.80 | 0.00 | 0.00 |
| Sr. Building Inspector | 0.00 | 0.00 | 0.25 | 0.31 |
| Admin. Secretary | 0.45 | 0.25 | 0.25 | 0.31 |
| Secretary | 0.00 | 0.00 | 0.00 | 0.10 |
| Director of Community Dev. | 0.22 | 0.10 | 0.10 | 0.10 |
| Principal Planner | 0.20 | 0.20 | 0.10 | 0.10 |
| Senior Planner | 0.07 | 0.07 | 0.05 | 0.05 |
| Code Compliance Officer | 0.65 | 0.65 | 0.65 | 0.65 |
| Admin. Secretary | 0.00 | 0.05 | 0.00 | 0.00 |
| Intern/Secretary (Part time) | 0.50 | 0.50 | 0.50 | 0.50 |
| Building Official | 0.07 | 0.07 | 0.05 | 0.05 |
| TOTAL | 3.81 | 3.40 | 2.65 | 2.99 |

**FY 2007-2008 ANNUAL BUDGET
DEPARTMENT EXPENDITURE WORKSHEET**

Date: 9/7/07

| Acct # | Account Title | FY04-05 Actual | FY05-06 Actual | FY06-07 Budget | FY06-07 Estimated | FY07-08 Amended |
|-----------------------|----------------------------------|-------------------|-------------------|-------------------|----------------------|--------------------|
| 270900 | CDBG PROJECTS | | | | | |
| 7110 | SALARIES | 215,133 | 212,222 | 237,794 | 174,894 | 239,412 |
| 7120 | OVERTIME | - | 18 | - | 69 | - |
| 7130 | VACATION/SICK CONVERSIONS | 2,552 | 3,423 | 1,215 | 11,402 | 14,846 |
| 7310 | PERS (EMPLOYER) | 49,311 | 65,771 | 64,537 | 50,033 | 64,617 |
| 7311 | OTHER RETIREMENT BENEFITS | 187 | 85 | - | 138 | - |
| 7315 | MEDICARE TAX | 2,441 | 2,421 | 3,448 | 2,162 | 3,472 |
| 7325 | CAFETERIA | 18,776 | 19,446 | 27,278 | 16,901 | 27,480 |
| 7335 | WORKERS COMPENSATION | 16,483 | 14,971 | 6,668 | 8,250 | 6,735 |
| 7340 | LIFE INSURANCE | 869 | 834 | 560 | 701 | 667 |
| 7345 | LTD INSURANCE | 744 | 699 | 675 | 632 | 752 |
| 7350 | STD INSURANCE | 248 | 233 | 226 | 223 | 252 |
| TOTAL | SALARY & BENEFITS | 306,744 | 320,123 | 342,401 | 265,406 | 358,233 |
| 8150 | OFFICE SUPPLIES | 574 | 451 | 845 | 400 | 750 |
| 8160 | OPERATING SUPPLIES | - | 729 | 500 | 100 | 500 |
| 8315 | ARCHITECTURAL SERVICES | 13,281 | - | - | - | 46,500 |
| 8325 | CONSULTING SERVICES | - | - | 15,000 | 2,500 | 24,416 |
| 8335 | ENGINEERING SERVICES | - | - | - | - | 1,000 |
| 8345 | LEGAL SERVICES | 2,534 | - | - | 350 | - |
| 8355 | RECORDS MANAGEMENT | - | - | - | - | 500 |
| 8395 | OTHER PROF/TECH SERVICES | 957 | 1,654 | 5,548 | 4,500 | 60,045 |
| 8510 | OVERHEAD REIMBURSEMENT | 29,100 | 24,000 | 24,000 | 24,000 | 30,000 |
| 8511 | FLEET/EQUIP REIMBURSEMENT | 1,203 | 1,122 | 1,200 | 1,200 | 1,200 |
| 8522 | ADVERTISING | 2,251 | 1,852 | 1,900 | 1,900 | 1,900 |
| 8524 | BANK CHARGES AND FEES | 45 | 45 | - | 45 | - |
| 8528 | COMMUNICATIONS | 571 | 298 | 600 | 600 | 600 |
| 8530 | CONTRIBUTIONS | 1,182,691 | 339,768 | 117,402 | 125,000 | 288,784 |
| 8552 | MEMBERSHIP, DUES & LICENSE | 693 | 20 | 500 | 500 | 500 |
| 8560 | PERMITS AND FEES | 964 | 1,682 | 2,500 | 1,200 | 2,500 |
| 8568 | POSTAGE AND SHIPPING | 62 | - | - | 75 | 250 |
| 8576 | REPAIRS AND MAINTENANCE | - | 216 | - | - | - |
| 8584 | SERVICE/MAINT CONTRACTS | - | - | - | 210 | 210 |
| 8586 | SOFTWARE AGREEMENTS | 3,727 | 1,324 | 2,750 | 2,750 | 2,750 |
| 8588 | SUBSCRIPTIONS | 1,042 | - | - | 668 | - |
| 8594 | TRAINING/MEETINGS/SCHOOLS | 1,379 | 667 | 3,800 | 2,000 | 3,800 |
| 8810 | PRINCIPAL | 178,000 | 235,000 | 235,000 | 235,000 | 1,080,000 |
| 8820 | INTEREST | 203,405 | 211,427 | 201,620 | 201,612 | 256,095 |
| TOTAL | MAT'L, SVC & SUPPLIES | 1,622,477 | 820,253 | 613,165 | 604,610 | 1,802,300 |
| 9010 | MINOR FURN&EQUIP <\$10,000 | - | 5,286 | 3,000 | 1,300 | - |
| 9020 | MINOR COMPUTERS <\$10,000 | - | - | - | - | 1,575 |
| 9035 | FURN & EQUIP >\$10,000 | - | - | - | - | 9,000 |
| 9060 | BUILDINGS & IMPROVEMENTS | 84,591 | - | 93,328 | - | 473,828 |
| TOTAL | CAPITAL OUTLAY | 84,591 | 5,286 | 96,328 | 1,300 | 484,403 |
| 9910 | TRANSFER OUT | 1,271,367 | 912,354 | 3,571,230 | 1,450,000 | 1,907,092 |
| 9990 | LOAN DISBURSEMENT | 207,881 | 123,910 | 558,370 | 90,000 | 131,169 |
| TOTAL | OTHER FINANCING USES | 1,479,248 | 1,036,264 | 4,129,600 | 1,540,000 | 2,038,261 |
| ACTIVITY TOTAL | | 3,493,060 | 2,181,926 | 5,181,494 | 2,411,315 | 4,683,197 |



City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget

ACTIVITY: HOME INVESTMENT PARTNERSHIPS PROGRAM

ACTIVITY NO: 275

Mission Statement:

All activities within this funding source must meet one of the following priorities: conserve and improve existing affordable housing; provide adequate sites for affordable housing; assist in the development of affordable housing; remove governmental constraints; or promote equal housing opportunities. These priorities may be met through housing rehabilitation, housing acquisition (such as a first time homebuyers program), construction of housing units, or rental subsidies.

Description:

This budget activity includes all aspects of the HOME program, which is an entitlement grant from the US Department of Housing and Urban Development. The activities listed on the next page include administration, first time homebuyer loans, mobile home, single family and small apartment complex rehabilitation, and Certified Housing Development Organization (CHDO) activities. A CHDO is a non-profit organization, and a minimum of 15% of the overall grant amount must be reserved for CHDO developed or sponsored projects, plus up to 5% of the grant amount may be allocated as an operating subsidy to the CHDO. As this fund is all project-based, the amounts may fluctuate widely from year to year, based on the progress and completion of specific improvement projects. Once individual activities have been funded, the funding remains in place until either the project has been completed or cancelled at public hearing.

Prior Fiscal Year Highlights:

During this fiscal year, 51 applications were received between both first time homebuyer programs (activities 275 and 290). As of mid-April 2007, 16 escrows had been closed, 30 applications had been cancelled, suspended (for non-responsiveness) or denied, and 5 applicants were in various stages of meeting the conditions of completing homebuyer education coursework, repairing their credit, and/or saving money prior to opening an escrow.

The mobile home rehabilitation loan program remains very popular. Through late March 2006, a total of 18 homes had been rehabilitated through mid-April, with an additional 13 in the application process (from both this source of funding and CDBG). The single-family rehabilitation loan program had been stalled due to high sales prices (the after-rehab value can not exceed more than 95% of the median sales price for the area), but as the housing market has slowed, the values are within range and it is anticipated that several rehab jobs will be started soon.

The required CHDO set-aside funds have been allocated to the El Cajon Community Development Corporation, which is in the process of constructing a 7 unit development of detached homes to be sold to eligible first time homebuyers.

Goals:

The goals and objectives are delineated in the Combined Housing Element and Consolidated Plan 04-10. These projects are consistent with those goals and have been allocated HOME funds for FY 07-08:

| | | | | | | | |
|-------|------------------------------|----|----------|-------|------------------------|----|------------|
| H0715 | Fair Housing Services | \$ | 20,000 | H0720 | Rehabilitation Program | \$ | 915,220* |
| H0716 | HOME Administration | \$ | 58,424 | H0721 | Mobile Home Rehab | | From H0720 |
| H0717 | CHDO Operating Subsidy | \$ | 39,212 | H0722 | Single Family Rehab | | From H0720 |
| H0718 | CHDO Set-aside | \$ | 627,549* | H0723 | Small Apt Rehab | | From H0720 |
| H0719 | First Time Homebuyer Program | \$ | 597,195* | | | | |

Additionally, any open projects at the end of the prior fiscal year will be carried forward, including (but not limited to) H0616 HOME administration. Those project totals indicated by "*" include current year allocations and any unspent carryover funds.

Financial Comments:

All expenditures are paid from the HOME grant.

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | 176,855 | 119,235 | 96,480 | 99,207 | 157,726 |
| MAT'L, SVC & SUPPLIES | 78,504 | 83,992 | 101,424 | 84,542 | 154,416 |
| CAPITAL OUTLAY | 13,165 | 3,277 | 525 | 1,100 | 10,575 |
| OTHER FINANCING USES | 373,452 | 274,810 | 1,796,308 | 1,461,517 | 2,040,662 |
| TOTAL | 641,976 | 481,314 | 1,994,737 | 1,646,366 | 2,363,379 |

| DETAIL OF PERSONNEL SERVICES | | | | |
|---|-----------------------------|-----------------------------|-----------------------------|-------------------------------|
| JOB CLASSIFICATION | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 ACTUAL | 2007-2008 APPROVED |
| Senior Management Analyst | 0.40 | 0.24 | 0.25 | 0.19 |
| Administrative Secretary | 0.60 | 0.25 | 0.25 | 0.19 |
| Management Analyst | 0.30 | 0.25 | 0.00 | 0.00 |
| Senior Management Analyst (to be filled) | 0.00 | 0.00 | 0.25 | 0.19 |
| Building Inspector | 0.00 | 0.00 | 0.00 | 0.00 |
| Senior Building Inspector | 0.60 | 0.50 | 0.00 | 0.00 |
| Director of Community Development | 0.00 | 0.00 | 0.25 | 0.19 |
| Secretary | 0.10 | 0.00 | 0.00 | 0.00 |
| TOTAL | 2.00 | 1.24 | 1.00 | 0.86 |

**FY 2007-2008 ANNUAL BUDGET
DEPARTMENT EXPENDITURE WORKSHEET**

Date: 9/7/07

| Acct # | Account Title | FY04-05 Actual | FY05-06 Actual | FY06-07 Budget | FY06-07 Estimated | FY07-08 Amended |
|-----------------------|----------------------------------|-------------------|-------------------|-------------------|----------------------|--------------------|
| 275900 | HOME OTHER PROJECTS | | | | | |
| 7110 | SALARIES | 122,160 | 77,764 | 67,982 | 64,000 | 99,715 |
| 7120 | OVERTIME | - | - | - | - | 64 |
| 7130 | VACATION/SICK CONVERSIONS | - | - | - | 5,000 | 9,013 |
| 7310 | PERS (EMPLOYER) | 27,962 | 24,635 | 18,450 | 16,500 | 28,340 |
| 7315 | MEDICARE TAX | 1,637 | 1,174 | 986 | 1,000 | 1,613 |
| 7320 | SOCIAL SECURITY TAX | - | - | - | - | - |
| 7325 | CAFETERIA | 12,028 | 8,333 | 7,575 | 7,575 | 11,692 |
| 7335 | WORKERS COMPENSATION | 11,564 | 6,739 | 931 | 4,533 | 6,207 |
| 7340 | LIFE INSURANCE | 969 | 280 | 189 | 250 | 334 |
| 7345 | LTD INSURANCE | 402 | 232 | 275 | 269 | 563 |
| 7350 | STD INSURANCE | 134 | 77 | 92 | 80 | 186 |
| TOTAL | SALARY & BENEFITS | 176,855 | 119,235 | 96,480 | 99,207 | 157,726 |
| 8150 | OFFICE SUPPLIES | 1,549 | 637 | 1,502 | 400 | 1,500 |
| 8160 | OPERATING SUPPLIES | 3,169 | 119 | - | 175 | 250 |
| 8325 | CONSULTING SERVICES | 17,534 | - | 15,000 | 1,200 | 54,243 |
| 8345 | LEGAL SERVICES | 1,331 | - | - | - | 3,000 |
| 8355 | RECORDS MANAGEMENT | - | - | - | - | 500 |
| 8395 | OTHER PROF/TECH SERVICES | 920 | 3,094 | 2,500 | 4,500 | 2,500 |
| 8510 | OVERHEAD REIMBURSEMENT | 2,000 | 14,000 | 14,000 | 14,000 | 24,000 |
| 8511 | FLEET/EQUIP REIMBURSEMENT | - | 448 | 400 | 400 | 500 |
| 8522 | ADVERTISING | 400 | 1,002 | 1,000 | 875 | 1,000 |
| 8524 | BANK CHARGES AND FEES | 60 | 30 | - | 250 | - |
| 8528 | COMMUNICATIONS | 85 | 254 | 300 | 225 | 300 |
| 8530 | CONTRIBUTIONS | 49,110 | 62,442 | 59,521 | 59,521 | 59,212 |
| 8552 | MEMBERSHIP, DUES & LICENSE | - | 125 | - | 600 | - |
| 8560 | PERMITS AND FEES | 431 | 432 | 2,500 | 750 | 2,500 |
| 8568 | POSTAGE AND SHIPPING | 79 | 54 | - | 50 | - |
| 8576 | REPAIRS AND MAINTENANCE | 36 | 216 | - | - | - |
| 8584 | SERVICE/MAINT CONTRACTS | - | - | - | - | 210 |
| 8586 | SOFTWARE AGREEMENTS | 701 | 701 | 701 | 701 | 701 |
| 8588 | SUBSCRIPTIONS | 340 | 340 | - | 245 | - |
| 8594 | TRAINING/MEETINGS/SCHOOLS | 758 | 98 | 4,000 | 650 | 4,000 |
| TOTAL | MAT'L, SVC & SUPPLIES | 78,504 | 83,992 | 101,424 | 84,542 | 154,416 |
| 9010 | MINOR FURN&EQUIP <\$10,000 | - | 3,277 | 525 | 1,100 | - |
| 9020 | MINOR COMPUTERS <\$10,000 | 13,165 | - | - | - | 1,575 |
| 9035 | FURN & EQUIP >\$10,000 | - | - | - | - | 9,000 |
| TOTAL | CAPITAL OUTLAY | 13,165 | 3,277 | 525 | 1,100 | 10,575 |
| 9910 | TRANSFER OUT | - | 5,322 | - | - | - |
| 9990 | LOAN DISBURSEMENT | 373,452 | 269,488 | 1,796,308 | 1,461,517 | 2,040,662 |
| 9995 | PROJECTS | - | - | - | - | - |
| TOTAL | OTHER FINANCING USES | 373,452 | 274,810 | 1,796,308 | 1,461,517 | 2,040,662 |
| ACTIVITY TOTAL | | 641,975 | 481,313 | 1,994,738 | 1,646,366 | 2,363,379 |



City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget

ACTIVITY: EPA PLANNING GRANT

ACTIVITY NO: 291

Description:

This is a grant from the federal Environmental Protection Agency (EPA) to the El Cajon Redevelopment Agency to assess known and potential brownfields within the downtown area, compile a comprehensive list of known problems and potential solutions, and identify potential funding sources to address the problems. This is a two-year grant that will extend over three of the City's fiscal years. The Redevelopment Agency has employed the El Cajon Community Development Corporation to administer this grant and to submit the required quarterly reports.

Prior Fiscal Year Highlights:

The environmental consultants have successfully identified properties with known contamination. This data will be available in the Phase I Environmental Site Assessment reports and visually presented in a color-coded regional map, showing the priority properties in red. The GIS Database software has been purchased and the interactive website is currently being developed. By July of 2007, the website will be available for public use allowing users to search for recognized environmental conditions of individual properties within the project area.

One informative conference was attended in November by staff: The 2006 National Brownfield Conference in Boston, MA. Meetings to begin the screening-level health risk assessments (HRAs), the site conceptual model (SCM) and the corrective action plan (CAP) began in April 2007. A representative from EPA visited Downtown El Cajon in late April 2007 to learn about the project's latest accomplishments.

Goals:

The objectives of the Project are as follows:

- Conduct a Phase I Environmental Site Assessment (ESA) in general accordance with the All Appropriate Inquiry (AAI), using the standards as set forth under ASTM Standard 1527-00 (American Society for Testing and Materials).
- Assess the likelihood that recognized environmental conditions (as defined by ASTM) are present at the Project Area from the current or historical land use(s) or from a known and reported offsite source(s).
- Based on the information collected during the Phase I ESA, prepare screening level health risk assessments (HRAs) for the Project Area and some adjacent facilities which are reported to have been impacted by releases from the Project Area. For those properties proposed for redevelopment, the health risk assessments will consider current and proposed future land uses.
- Prepare a Site Conceptual Model/Corrective Action Plan (SCM/CAP) for the Project Area. An overall SCM/CAP will be prepared based on the results of the Phase I ESA and HRAs. The SCM/CAP will summarize the results of the Phase I ESA and HRAs, identify potential receptors and exposure pathways, propose cleanup goals, and propose specific cleanup methods for various properties within the Project Area.
- Develop a geographic information systems (GIS) database which includes the information and data collected in the preparation of the Phase I ESAs, HRAs and SCM/CAP.
- Create a Community Brownfields Assistance Program (CBAP) which will educate existing property owners, potential redevelopers, and interested community members about potential brownfield redevelopment opportunities and resources (including funding).

Financial Comments:

All costs are paid out of this grant.

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | - | - | - | - | - |
| MAT'L, SVC & SUPPLIES | - | 24,822 | 175,000 | 51,200 | 129,800 |
| CAPITAL OUTLAY | - | - | - | - | - |
| DEBT SERVICE | - | - | - | - | - |
| CAPITAL PROJECTS | | | - | | |
| OTHER FINANCING USES | | - | - | - | - |
| TOTAL | <u>-</u> | <u>24,822</u> | <u>175,000</u> | <u>51,200</u> | <u>129,800</u> |

City of El Cajon
Fiscal Year 2007 – 2008 Annual Budget

ACTIVITY: HOUSING IN LIEU FUND

ACTIVITY NO: 299

Description:

California Redevelopment law mandates that all residential development within a Redevelopment Project Area contribute toward affordable housing units. Unless the local jurisdiction adopts an ordinance allowing for an in-lieu fee, the developer must construct affordable units.

Prior Fiscal Year Highlights:

The City of El Cajon adopted Ordinance 4825 on November 28, 2005 which provides for an in-lieu fee to be paid instead of construction of affordable housing units.

Goals:

To utilize these funds to assist in addressing the need for affordable housing within El Cajon.

Financial Comments:

During FY 07-08, the balance of this fund will be transferred to Fund 290 to assist with a housing in-fill project.

| EXPENDITURE SUMMARY | 2004-2005 ACTUAL | 2005-2006 ACTUAL | 2006-2007 AMENDED BUDGET | 2006-2007 EST. ACTUAL | 2007-2008 AMENDED |
|----------------------------------|-----------------------------|-----------------------------|---|----------------------------------|------------------------------|
| SALARIES & BENEFITS | - | - | - | - | - |
| MAT'L, SVC & SUPPLIES | - | - | - | - | - |
| CAPITAL OUTLAY | - | - | - | - | - |
| DEBT SERVICE | - | - | - | - | - |
| CAPITAL PROJECTS | | | - | | |
| OTHER FINANCING USES | | - | - | - | 251,979 |
| TOTAL | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>251,979</u> |