

San Diego Redevelopment Agency



**Public Input Meeting
Balboa Park Club – 10/27/05**



Redevelopment Agency

Purpose of Meeting

- Objectively note, list and document Community member comments, concerns and input regarding the proposed restructure of the Redevelopment Division
- Incorporate the input received into the final report to Mayor & Council
- Share information
- Layout schedule of events



Redevelopment Agency

Redevelopment Agency Structure

- City Council – Board of Directors of Agency
- City Manager – Executive Director
- Community & Economic Development Department Director – Assistant Executive Director
- Redevelopment Division Deputy Director – Deputy Executive Director



Redevelopment Agency

Redevelopment Agency Structure

- Project implementation and administration contracted out to three organizations:
 - ✓ Centre City Development Corporation (CCDC)
 - ✓ Southeastern Economic Development Corporation (SEDC)
 - ✓ Redevelopment Division of Community & Economic Development Department



Redevelopment Agency

Centre City Development Corporation (CCDC)

- Created by City Council to staff and implement Downtown redevelopment projects and programs
- Public non-profit entity formed in 1975
- Seven member Board of Directors appointed by Mayor and City Council for 3 year terms
- President appointed by Board – responsible for day-to-day business and management of Corporation
- Forty-nine staff members



Redevelopment Agency

CCDC (Continued) www.ccdc.com

- Responsible for planning and limited permitting and processing for development in Downtown pursuant to Centre City Planned District Ordinance and the City's General Plan
- Processes conditional use permits, variances and site development permits for Downtown area
- Process 4 & 5 applications are presented to Planning Commission and City Council
- City staff takes lead on Historic Resources and Tentative Maps
- Building permits issued by DSD



Redevelopment Agency

Southeastern Economic Development Corporation (SEDC)

- Created by City Council to staff and implement redevelopment projects and programs in 7 square mile area adjacent to downtown in southeastern community
- Public non-profit entity formed in 1981
- Nine member Board of Directors appointed by Mayor and City Council
- President is appointed by Board - responsible for day-to-day business and management of Corporation
- Fourteen staff members



Redevelopment Agency

SEDC (Continued) www.sedcinc.com

- Facilitate redevelopment and economic development to produce wide array of opportunities for local residents and business owners through the provision of affordable housing, commercial development and redevelopment financing
- Project areas include Central Imperial, Gateway Center West, Mount Hope, Southcrest, and the Dells Imperial Study Area
- Not responsible for planning and permitting process
- Building permits issued by DSD



Redevelopment Agency

C&ED Redevelopment Division

- City Council is Board of Directors
- City Manager – Executive Director
- C&ED Department Director – Assistant Executive Director
- Redevelopment Division Deputy Director – Deputy Executive Director
- Twenty-five City staff members on loan to Agency



Redevelopment Agency

C&ED Redevelopment Division (Continued) www.sandiego.gov

- Implements redevelopment projects in older urban communities
- Project Areas include: Barrio Logan, City Heights, College Community, College Grove, Crossroads, Grantville, Linda Vista, Naval Training Center, North Bay, North Part and San Ysidro
- Works in partnership with various City Departments to implement redevelopment plans in project areas
- Building permits issued by DSD



Redevelopment Agency

Options to Focus Ongoing Analysis

- Enhance Existing Structure of the Redevelopment Division
- Create Independent City Agency
- Merge with the Housing Commission



Redevelopment Agency

Enhance Existing Structure of Redevelopment Division

- Identify and recommend improvements to existing structure based on Long Beach Redevelopment Agency Study, California Redevelopment Association's (CRA) "Policy Making and Politics in Redevelopment" document and interviews with CCDC and SEDC regarding "Best Practices



Redevelopment Agency

Create an Independent City Agency

- Continue to identify and analyze benefits/challenges associated with creating an Independent Agency
- Utilize Long Beach Redevelopment Agency Report, CRA document existing structures of CCDC, SEDC and Housing Commission as points of reference
- Utilize existing structures of cities of San Jose, Oakland, Sacramento, Los Angeles, San Francisco and Portland, Oregon as points of reference
- Identify options for Community Services and Economic Development Divisions



Redevelopment Agency

Merge with the Housing Commission

- Continue to identify and analyze benefits/challenges associated with a merge
- Utilize existing structures of cities of Sacramento, Santa Rosa and LA County as points of reference
- Identify options for Community Services and Economic Development Divisions



Redevelopment Agency

San Diego Housing Commission (SDHC)

- Established in 1979 by City Council to help bridge the gap between the high cost of housing in the City and the high percentage of low wage earners
- Primary funding source is the U.S. Department of Housing and Urban Development (HUD)
- Mayor and City Council is the Housing Authority
- Seven member Board of Commissioners appointed by the Mayor and confirmed by City Council



Redevelopment Agency

SDHC (Continued) www.sdhc.org

- President and Chief Executive Officer appointed by Board – responsible for day-to-day business and management of Commission
- Two hundred forty-five staff members
- Develops and implements the City's Consolidated Plan (a HUD required strategic plan to determine how the city should allocate dollars from federal sources)
- Administers a variety of housing related programs (i.e. rental assistance, family self-sufficiency), and provides low cost loans (i.e. "silent second", acquisition, rehab)



Redevelopment Agency

City Attorney General Guidelines for Options

- Bond Issuance
- Labor
- MOUs



Redevelopment Agency

Council Committee Updates

- Strong Mayor Transition
 - ✓ Change Agency By-laws to reflect new structure
 - ✓ Appointed Mayor as Agency Executive Director for six months
 - ✓ Agency staff to continue to move through work plan and report out to PS&NS
- Public Safety & Neighborhood Services (PS&NS)
 - ✓ Meet with CCDC & SEDC for additional input on structure
 - ✓ Incorporate organization chart provided by Council Member Madaffer



Redevelopment Agency

Next Steps

- Public input (10/27 & 11/17)
- Continue to implement other elements of work plan
- Provide options for remaining Divisions of C&ED should Redevelopment Division move outside City organization
- Develop suggested organization charts
- Notify interested parties of future Committee/Agency/Council meeting presentations



Redevelopment Agency

The Questions:

What are your general reactions?

What questions still need to be asked and answered?

What is most important to you in this selection process?

Redevelopment Division Restructure Study



Public Input Meeting **Bayside Community Center – 11/17/05**

1



Redevelopment Restructure Study

Purpose of Meeting

- Reason for the Restructure Study
- Recap of comments received at October 27 meeting
- Document Community member comments, concerns and input regarding the proposed restructure of the Redevelopment Division
- Incorporate the input received into the final report to Mayor & Council
- Share information
- Provide schedule of events



Redevelopment Restructure Study

Redevelopment Agency Structure

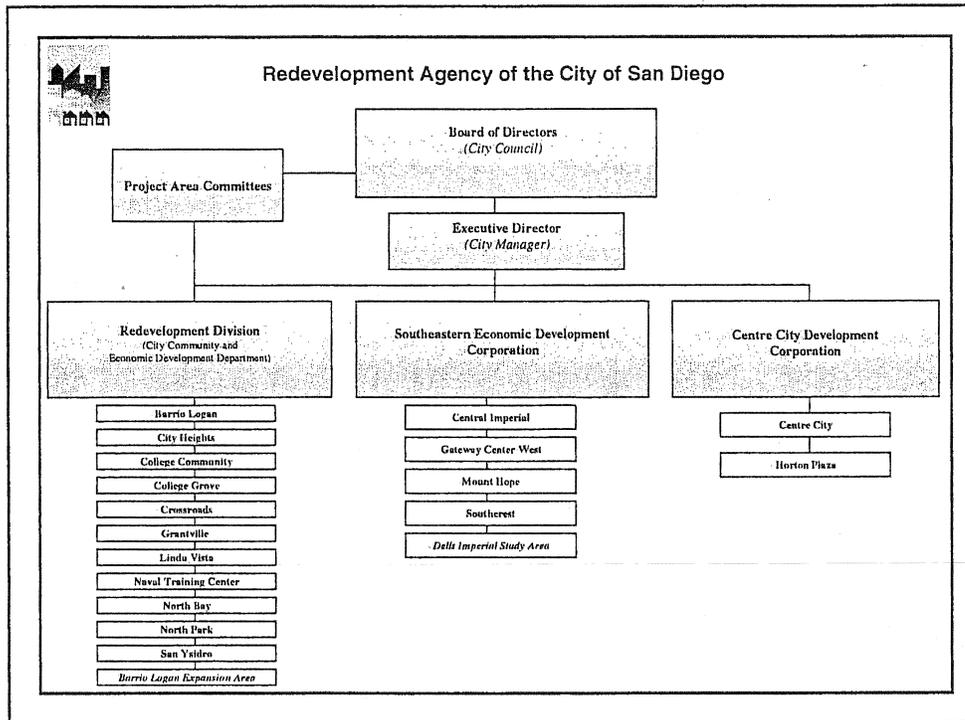
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- City Manager – Executive Director
- Community & Economic Development Department Director – Assistant Executive Director
- Redevelopment Division Deputy Director – Deputy Executive Director



Redevelopment Restructure Study

Redevelopment Agency Structure

- Project implementation and administration contracted out to three organizations:
 - ✓ Centre City Development Corporation (CCDC)
 - ✓ Southeastern Economic Development Corporation (SEDC)
 - ✓ Redevelopment Division of Community & Economic Development Department



Redevelopment Restructure Study

Centre City Development Corporation (CCDC)

- Created by City Council in 1975 to staff and implement Downtown redevelopment projects and programs
- Seven member Board of Directors appointed by Mayor and City Council
- President appointed by Board – responsible for day-to-day business and management of Corporation
- Staff has some limited permitting authority



Redevelopment Restructure Study

Southeastern Economic Development Corporation (SEDC)

- Created by City Council in 1981 to staff and implement redevelopment projects and programs in 7 square mile area adjacent to downtown in southeastern community
- Nine member Board of Directors appointed by Mayor and City Council
- President is appointed by Board - responsible for day-to-day business and management of Corporation
- Project areas include Central Imperial, Gateway Center West, Mount Hope, Southcrest, and the Dells Imperial Study Area



Redevelopment Restructure Study

Community & Economic Development Department Redevelopment Division

- C&ED Department Director – Assistant Executive Director
- Redevelopment Division Deputy Director – Deputy Executive Director
- Twenty-five City staff members on loan to Agency



Redevelopment Restructure Study

Redevelopment Division (Cont'd)

- Implements redevelopment projects in Barrio Logan, City Heights, College Community, College Grove, Crossroads, Grantville, Linda Vista, Naval Training Center, North Bay, North Part and San Ysidro
- Works in partnership with various City Departments to implement redevelopment plans in project areas



Redevelopment Restructure Study

Options being studied:

1. Enhance Existing Structure of the Redevelopment Division
2. Create Independent City Entity in the CCDC/SEDC model
3. Merge with the Housing Commission



Redevelopment Restructure Study

Option #1:

Enhance Existing Structure of Redevelopment Division

- Identify and recommend improvements to existing structure based on:
 - ✓ study of other California Agencies;
 - ✓ California Redevelopment Association recommendations for Best Practices; and
 - ✓ interviews with staff of CCDC and SEDC



Redevelopment Restructure Study

Option #2:

Create an Independent City Entity

- Continue to identify and analyze benefits/challenges associated with creating an independent entity
- Review studies of other Agencies' structures and California Redevelopment Association documents
- Review CCDC, SEDC and Housing Commission structures as points of reference
- Identify options for Community Services and Economic Development Divisions



Redevelopment Restructure Study

Option #3:

Merge with the Housing Commission

- Continue to identify and analyze benefits/challenges associated with a merge
- Utilize existing structures of cities of Sacramento, Santa Rosa and LA County as points of reference
- Identify options for Community Services and Economic Development Divisions



Redevelopment Restructure Study

San Diego Housing Commission (SDHC)

- Established in 1979 by City Council to help bridge the gap between the high cost of housing in the City and the high percentage of low wage earners
- Primary funding source is the U.S. Department of Housing and Urban Development (HUD)
- Mayor and City Council are the Housing Authority
- Seven member Board of Commissioners appointed by the Mayor and confirmed by City Council



Redevelopment Restructure Study

San Diego Housing Commission (Cont'd.)

- President and Chief Executive Officer appointed by Board – responsible for day-to-day business and management of Commission
- Two hundred forty-five staff members
- Develops and implements the City's Consolidated Plan (a HUD required strategic plan to determine how the city should allocate dollars from federal sources)
- Administers a variety of housing related programs (i.e. rental assistance, family self-sufficiency), and provides low cost loans (i.e. "silent second", acquisition, rehab.)



Redevelopment Restructure Study

Council Committee Updates

- Strong Mayor Transition
 - ✓ Change Agency By-laws to reflect new structure
 - ✓ Appointed Mayor as Agency Executive Director for six months
 - ✓ Agency staff to continue to move through work plan and report out to PS&NS
- Public Safety & Neighborhood Services (PS&NS)
 - ✓ Meet with CCDC & SEDC for additional input on structure
 - ✓ Incorporate organization chart provided by Council Member Madaffer



Redevelopment Restructure Study

Next Steps

- Public input (10/27 & 11/17, third meeting TBD)
- Continue to implement other elements of work plan
- Provide options for remaining Divisions of C&ED should Redevelopment Division move outside City organization
- Develop suggested organization charts
- Notify interested parties of future Committee/Agency/Council meeting presentations



Redevelopment Restructure Study

The Questions:

What are your general reactions?

What questions still need to be asked and answered?

What is most important to you in this selection process?



Redevelopment Restructure Study

THANK YOU FOR YOUR PARTICIPATION

Next Meeting: **TBD**

Additional Comments: ncrosthwaite@sandiego.gov

Anticipated Council/Agency Discussion/Decision:
Spring 2006



Redevelopment Agency

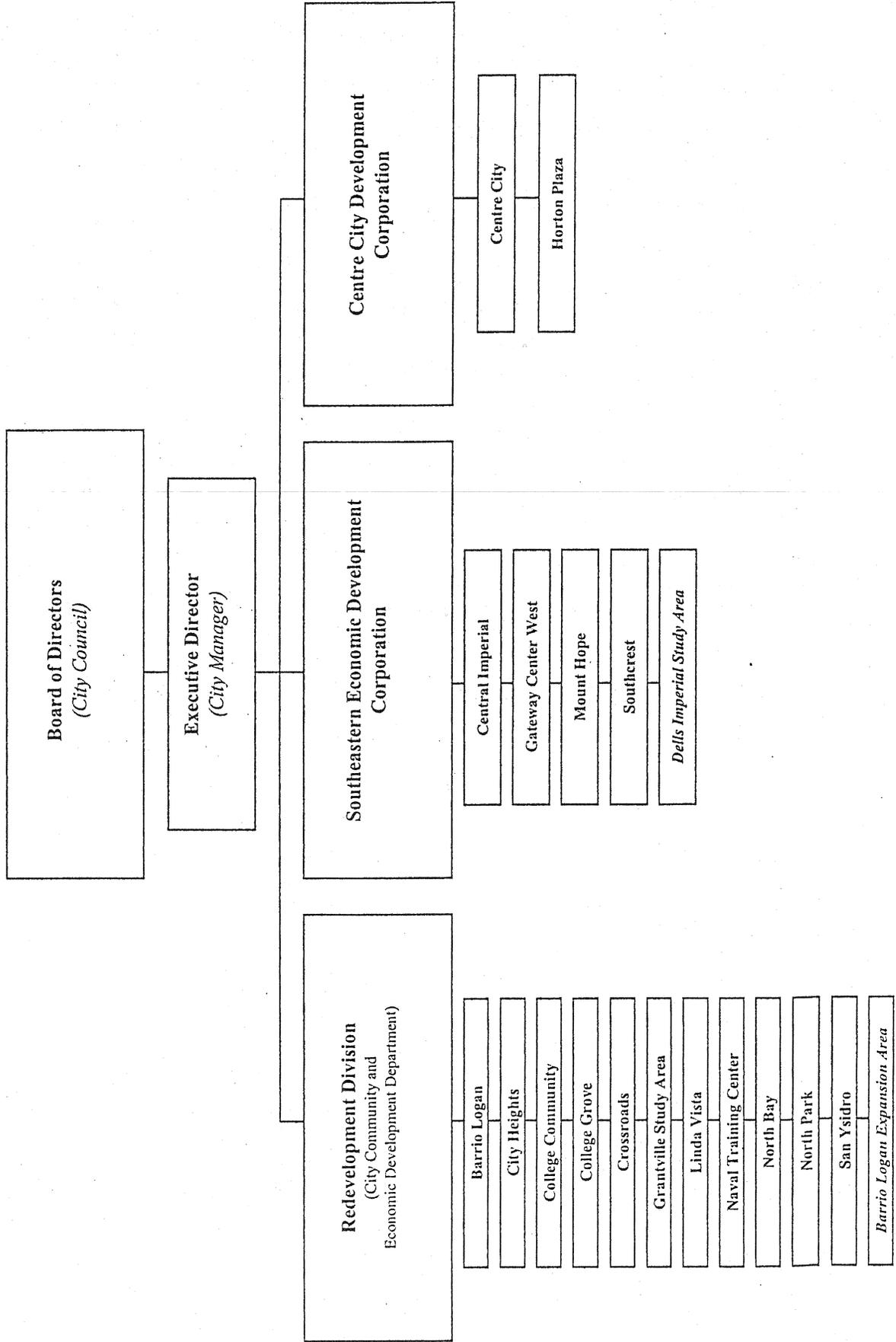
THANK YOU FOR YOUR PARTICIPATION

Next Meeting: **Thursday, 11/17/05**
Bayside Community Center
2202 Comstock Street
San Diego, CA 92111

Additional Comments: ncrosthwaite@sandiego.gov

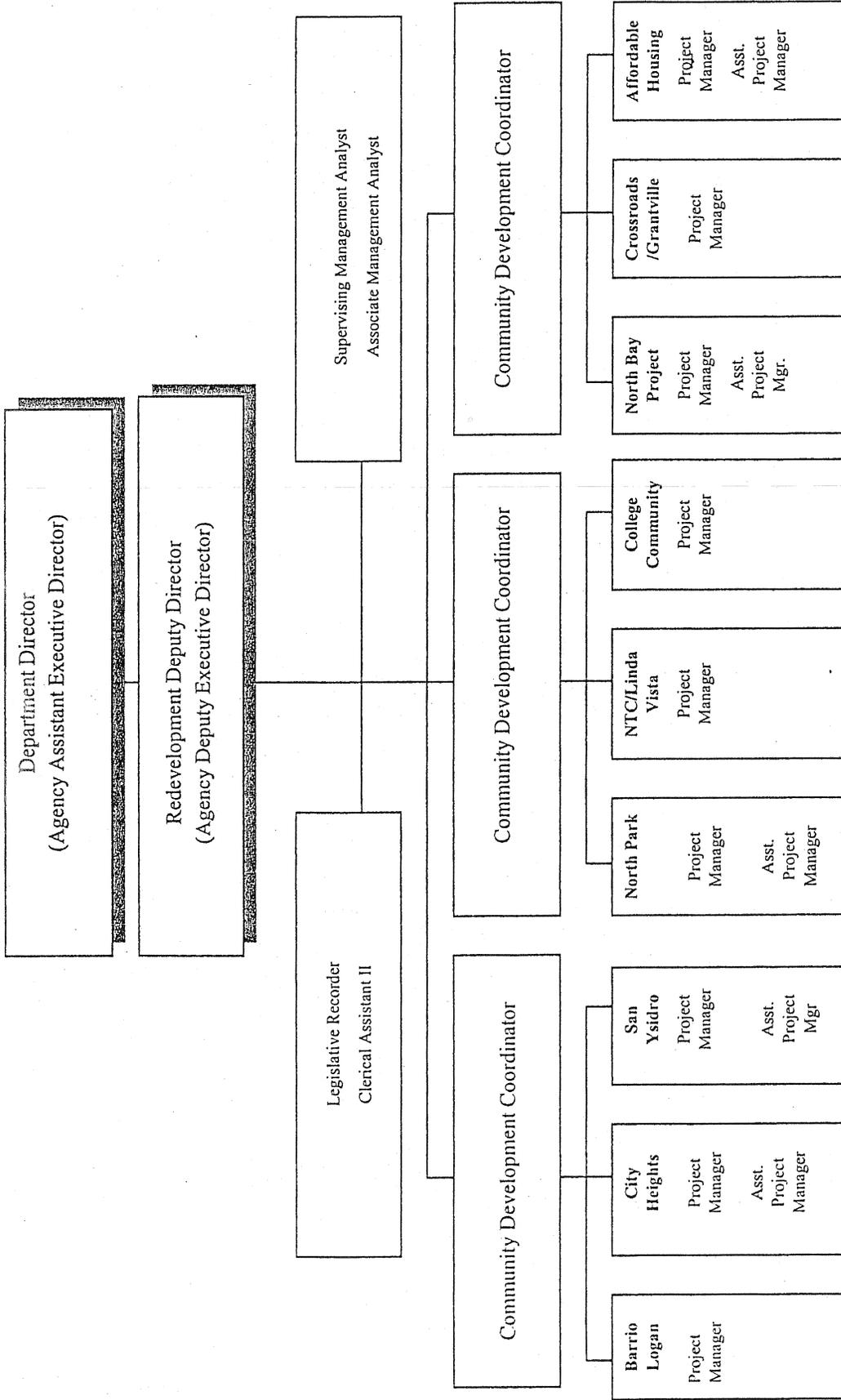
Anticipated Council/Agency Discussion/Decision: **February 2006**

Redevelopment Agency of the City of San Diego

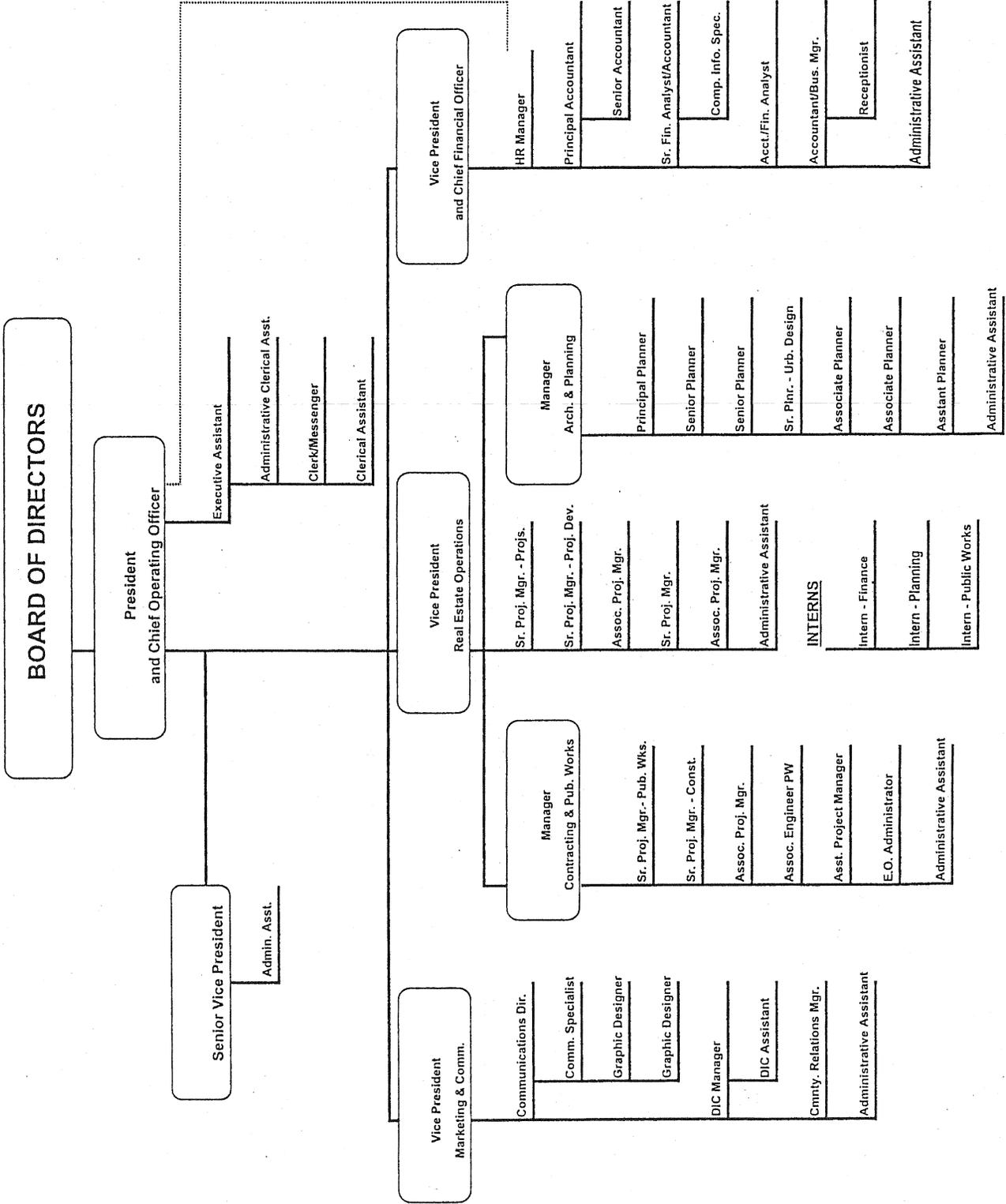


Redevelopment Agency of the City of San Diego

Community and Economic Development Department - Redevelopment Division



CENTRE CITY DEVELOPMENT CORPORATION



Southeastern Economic Development Corporation

