



## THE CITY OF SAN DIEGO

DATE ISSUED: May 20, 2011 REPORT NO: RA-11-23

ATTENTION: Budget and Finance Committee  
Docket of May 25, 2011

SUBJECT: Fiscal Year 2012 Budget of the Cooperation Agreement for  
Payment of Costs Associated with Certain Redevelopment Agency  
Funded Projects

REFERENCE: Report to Council 11-22  
Redevelopment Agency Proposed Fiscal Year 2012 Budget

### SUMMARY

This report provides a summary of the Fiscal Year 2012 Budget for the Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (Cooperation Agreement). The Cooperation Agreement Budget is a component budget of the City, funded 100% by the Redevelopment Agency (Agency).

### BACKGROUND

On February 28, 2011 the City entered into the Cooperation Agreement with the Agency. Among other things, the terms of the Cooperation Agreement stipulate that the Agency shall provide annual funding to the City and that the City shall in turn implement certain redevelopment projects as specified in the Cooperation Agreement Schedule of Projects.

Pursuant to the Cooperation Agreement, the Agency transferred \$289.3 Million to the City in March, 2011 as the initial funding to the City's Cooperation Agreement account. During this time the Agency's managing entities (City Redevelopment Department, Centre City Development Corporation (CCDC), and Southeastern Economic Development Corporation (SEDC)) prepared the respective proposed budgets for the Agency's project areas. The respective project area budgets were developed to display the funding allocations of the Cooperation Agreement for redevelopment projects as well as the funding allocations of the Agency. This dual display enables the reader to ascertain the full proposed investment in the various projects coming from both Agency and Cooperation Agreement sources. These budgets were presented at a public hearing of the Redevelopment Agency on May 12, 2011. Additional public review and input has occurred for the respective project areas budgets at meetings of the CCDC Board, the SEDC Board, and the various Project Area Committees (PACs).



DISCUSSION

The Fiscal Year 2012 Proposed Budget for the Cooperation Agreement is \$57.16 Million. This budget is funded 100% from allocations of the Redevelopment Agency. In addition to the Fiscal Year 2012 Budget, the Cooperation Agreement account will have carryover funds estimated at \$286.4 Million, resulting in total funds available to the account for redevelopment project expenditures of \$343.5 Million. A breakdown of the budget and carryover by project area is provided in Table 2 below. The line item detail of the Cooperation Agreement budget is established in the Redevelopment Agency Proposed Budget documents as indicated in Table 1a & Table 1b below.

| <b>Project Area(s)</b>                     | <b>Reference Document</b>  | <b>Section &amp; Pages</b>  |
|--|--|---|
| Southeastern San Diego Merged Project Area | Southeastern San Diego Merged Redevelopment Project Area Fiscal Year 2012 Budget (Attachment 2 to this report) | Schedule II, page 4   |
| Centre City and Horton Plaza               | Centre City & Horton Plaza Redevelopment Project Areas Fiscal Year 2012 Budget (Attachment 1 to this report)   | Schedule IV, page 6. Additional details provided in Schedule VI, pages 12-21. |

The Cooperation Agreement Budget detail for the 11 project areas managed by the City Redevelopment Department is established in the Redevelopment Agency Budget for the Project Areas managed by the City Redevelopment Department (Attachment 3 to this report) as follows:

| <b>Project Area</b>          | <b>Pages</b> |
|------------------------------|--------------|
| Barrio Logan                 | 8-9          |
| City Heights                 | 16-22        |
| College Community            | 28-29        |
| College Grove                | 34-35        |
| Crossroads                   | 40-41        |
| Grantville                   | 48-49        |
| Linda Vista                  | 56-57        |
| Naval Training Center        | 62-63        |
| North Bay                    | 68-69        |
| North Park                   | 76-78        |
| San Ysidro                   | 84-85        |
| Pooled Housing Bond Proceeds | 91           |

**Table 2**

| COOPERATION AGREEMENT FOR PAYMENT OF COSTS ASSOCIATED WITH CERTAIN REDEVELOPMENT<br>AGENCY FUNDED PROJECTS<br>(A Component Budget of the City of San Diego)<br>FISCAL YEAR 2012 BUDGET SUMMARY<br>(In Thousands) |                    |                        |                  |                   |
|--|--------------------|------------------------|------------------|-------------------|
| Redevelopment<br>Project Area /<br>Source  | Managing Entity    | Estimated<br>Carryover | FY 12 Budget     | Total             |
| Centre City  | CCDC               | \$ 191,074             | \$ 45,200        | \$ 236,274        |
| Horton Plaza   | CCDC               | 13,642                 | 2,700            | 16,342            |
| SEDC   | SEDC               | 9,103                  | 2,433            | 11,536            |
| Barrio Logan   | City Redevelopment | 525                    | 216              | 741               |
| City Heights   | City Redevelopment | 16,571                 | -                | 16,571            |
| College Community  | City Redevelopment | 1,012                  | -                | 1,012             |
| College Grove  | City Redevelopment | 1,644                  | 376              | 2,020             |
| Crossroads   | City Redevelopment | 6,366                  | 757              | 7,123             |
| Grantville   | City Redevelopment | 1,352                  | -                | 1,352             |
| Linda Vista  | City Redevelopment | 296                    | 22               | 318               |
| NTC  | City Redevelopment | 6,948                  | 752              | 7,700             |
| North Bay  | City Redevelopment | 10,962                 | 3,606            | 14,568            |
| North Park   | City Redevelopment | 6,476                  | -                | 6,476             |
| San Ysidro   | City Redevelopment | 6,970                  | 1,102            | 8,072             |
| Pooled Housing   | City Redevelopment | 13,448                 | -                | 13,448            |
| <b>Total</b>   |                    | <b>\$ 286,389</b>      | <b>\$ 57,164</b> | <b>\$ 343,553</b> |

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

Community participation and public outreach for the elements of the Cooperation Agreement Budget occurred in conjunction with the Redevelopment Agency Budget as follows:

**CCDC:** On April 20, 2011 the Centre City Advisory Committee (“CCAC”) and Project Area Committee (PAC) unanimously approved the proposed budgets for the project areas administered by CCDC and the CCDC Administrative Budget. On April 27, 2011, the CCDC Board voted to 7-1 to approve the proposed budgets for the project areas administered by CCDC and the CCDC Administrative Budget. Additional outreach efforts are summarized in the attached CCDC staff report. (See Attachment 1)

**SEDC:** On April 20, 2011, the SEDC Budget and Finance Committee voted unanimously to recommend that the SEDC Board of Directors approve and recommend

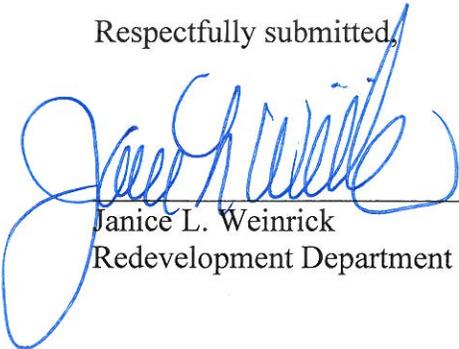
that the Agency Board approve the proposed Fiscal Year 2012 budget for the Southeastern San Diego Merged Redevelopment Project Area administered by SEDC and the SEDC FY 2012 Administrative Budget. On April 27, 2011, the SEDC Board of Directors voted unanimously to approve and recommend that the Agency approve the proposed Fiscal Year 2012 budget for the projects administered by SEDC and the SEDC Administrative Budget.

**City Redevelopment:** The various Project Area budgets have been presented or are scheduled to be presented to the various Project Area Committees (PACs) and/or community groups as follows: College Grove (Eastern Area Planning Committee) - May 10; Crossroads PAC - May 26; City Heights PAC – May 9; North Park PAC – May 10; North Bay PAC – July 13; San Ysidro PAC – May 24; Grantville – May 11 (Budget materials provided to the Chair of the Grantville Stakeholders Committee and the Chair of the Navajo Community Planners); College Community – June 7.

**Agency-wide:** On May 12, 2011 the Redevelopment Agency held a public hearing on the Redevelopment Agency budget, including the budgets of the project areas managed by CCDC, SEDC, and the City Redevelopment Division.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Residents and businesses within and near the redevelopment project areas will benefit from the improvement and enhanced quality of life resulting from the Redevelopment Agency’s investment in project area programs and activities.

Respectfully submitted,



Janice L. Weinrick  
Redevelopment Department Director



Mark Leonard  
Financial Management Director



Jay M. Goldstone  
Chief Operating Officer

#### ATTACHMENTS

1. Fiscal Year 2012 Project and Administrative Budget for the project areas managed by CCDC.
2. Fiscal Year 2012 Project and Administrative Budget for the project areas managed by SEDC.
3. Fiscal Year 2012 Budget for the project areas managed by the City Redevelopment Department.

**ATTACHMENT 1**

**FISCAL YEAR 2012 PROPOSED BUDGET**

*FOR THE REDEVELOPMENT PROJECT AREAS*

*MANAGED BY*

**CENTRE CITY DEVELOPMENT  
CORPORATION**

*AND THE*

**PROPOSED ADMINISTRATIVE BUDGET**

*OF*

**CENTRE CITY DEVELOPMENT  
CORPORATION**



DATE ISSUED: May 20, 2011

ATTENTION: City of San Diego Budget and Finance Committee  
Docket of May 25, 2011

SUBJECT: Proposed Fiscal Year 2011-2012 Budget and Long-Term Outlook for the  
Redevelopment Projects Administered by the Centre City Development  
Corporation – Centre City and Horton Plaza Redevelopment Projects

STAFF CONTACT: Andrew Phillips, Assistant Vice President/Controller

**REQUESTED ACTION:** That the City of San Diego Budget and Finance Committee (“Committee”) recommends that the Redevelopment Agency (“Agency”) approves the Centre City Development Corporation (“Corporation”) Fiscal Year 2011-2012 Budget (“FY12 Budget”) and the Corporation FY12 Administrative Budget.

**STAFF RECOMMENDATIONS:** That the Committee recommends that the Agency approves the Corporation FY12 Budget and the Corporation FY12 Administrative Budget.

**SUMMARY:** This memorandum, combined with the attachments, represents the preliminary FY12 Budget for the Centre City and Horton Plaza Redevelopment Projects. The FY12 Budget totals \$140 million.

**FISCAL CONSIDERATIONS:** The proposed FY12 Budget totals \$140 million and is financed with tax increment, developer proceeds, interest income and other income.

**OTHER RECOMMENDATIONS:** On January 26, 2011, the Corporation Board discussed the Five-Year Forecast (“Forecast”), the Long-Term Outlook and a summary of the FY12 Budget. The Budget and Finance Subcommittee of the Centre City Advisory Committee (“CCAC Budget Subcommittee”) discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 2, 2011 meeting and received presentations on the Parks and Open Spaces, Fire Stations, North Embarcadero, C Street and Affordable Housing projects.

The Real Estate and Budget/Finance & Administration Joint Committee discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 9, 2011 meeting and received presentations on the Parks and Open Spaces, Fire Stations, North Embarcadero, C Street and Affordable Housing projects.

The CCAC Budget Subcommittee discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 15, 2011 meeting and received presentations on Public Improvements for the following: Core/Columbia, Cortez, East Village, Gaslamp Quarter, Horton Plaza, Little Italy, Marina and Areawide.

The Corporation Board discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 23, 2011 meeting and received presentations on Public Improvements for the following: Core/Columbia, Cortez, East Village, Gaslamp Quarter, Horton Plaza, Little Italy, Marina and Areawide, as well as received a presentation on the Corporation Administrative budget.

On March 2, 2011, the CCAC Budget Subcommittee recommended approval of the FY12 Budget and that as many projects be moved forward or expedited as possible at the most cost effective price in order to maximize available dollars.

On March 23, 2011, the CCAC heard this item. The CCAC voted 19 Yea and one Abstention and the Project Area Committee (PAC) voted 19 Yea and one Abstention to recommend approval of the FY12 Budget.

On March 30, 2011, the Corporation voted 7 to 1 to approve the budget with the addition of the Convention Centre Phase II debt service included.

On April 20, 2011, the CCAC heard this item which incorporates the Cooperation Agreement with the City. The CCAC voted unanimously (19 Yea) and the PAC voted unanimously (19 Yea) to recommend approval of the FY12 Budget.

On April 27, 2011, the Corporation voted 7 to 1 to approve the budget.

**BACKGROUND:** The Corporation was created by the City of San Diego in 1975 to plan, implement, and direct redevelopment of San Diego's urban core. Approximately 1,450 acres, which include the Centre City and Horton Plaza Redevelopment Projects, are currently administered by the Corporation.

This memorandum combined with Attachment A, lists potential elements of the FY12 Budget for review and discussion. Within Attachment A, Chart A summarizes the revenue and expenditures for FY12. Schedule I is a Revenue and Expenditure summary, Schedule II is a Revenue and Expenditure summary by "Project Area." Schedule III is a summary listing activities for the continuance of programs under development and for new project activities for the Agency. Schedule IV is a summary listing activities for the continuance of programs under development and for new projects for both the Agency and the Co-operation agreement with the City of San Diego. Schedule V is a detailed listing of revenues. Schedule VI is a work plan and detailed listing of expenditures consisting of both carryover amounts from Fiscal Year 2011 (FY11) and new monies proposed in FY12. Schedule VII is a five-year outlook for projected revenues and estimated expenditures. Exhibit A is the Corporation's FY12 Administrative Budget; Exhibit B is the Fiscal Year 2012 Work Plan; Exhibit C is the Status of the FY11 Work Plan; Exhibit D is the list of Completed Residential Projects and Exhibit E is the Economic Gain for Redevelopment.

**DISCUSSION:** The proposed FY12 Budget consists primarily of six components: Low- and Moderate-Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, Payments to the City, and the Corporation's Administrative Budget. The six components of the budget have funding sources derived from tax increment, developer proceeds, interest income and other income.

REVENUE:

Tax Increment (\$122.0m) – Total revenue for FY12 is estimated at \$140 million. Tax increment is the major source of revenue, which is generated from the incremental growth of the assessed value of properties within the project areas. The FY12 Budget includes \$122.0 million in tax increment revenue. California redevelopment law requires that 20 percent or \$24.4 million be set-aside for use on low- and moderate-project activities. The FY12 projected tax increment is down compared to the prior year. Based on the latest information provided by the County of San Diego, the FY11 estimated tax increment is down 3.25 percent from Fiscal Year 2010. The County Assessor's office has notified staff that the FY12 assessed values will increase by 0.753 percent consistent with the State Board of Equalization's annual CPI factor. Estimated revenue for FY12 is \$122.0 million or a 2.6 percent decrease compared to FY11. In addition to the County's CPI increase, the estimate includes decreases related to potential appeals that could have an impact on the tax increment.

Other Revenue (\$18 m) – The revenue projections also include provisions relating to developer proceeds in the amount of \$1.7 million; \$11.5 million of interest earning; revenue from rental income and lease income from various Agency-owned sites; interest from notes on various Agency loans; as well as prior year adjustments in the amount of \$4.8 million.

EXPENDITURES: Project expenditures have been broken down into two sections; expenditure under the Cooperation Agreement with the City and Expenditures for the Centre City and Horton Plaza Redevelopment Projects. See Attachment A, Schedule IV for the breakdown of expenditures under the Cooperation Agreement and the Agency.

Project Budgets (\$46.6m) – Project budgets contain multi-year projects; therefore, the budget includes adjustments to existing project activities and provisions for new activities. The proposed budget contains a total of \$46.6 million of new appropriation for projects and related soft costs. Included in the \$46.6 million project budget is a \$36.4 million payment to the City for project to be executed under the Co-operation agreement.

Significant components of the budget include a provision for funding land acquisitions and design cost for Parks and Open Space. Specifically, the budget provides provisions for the acquisition of land associated with St. Joseph's Square and East Village Green and provisions for development of the west block of East Village Green. In addition, a provision has been made for the World Trade Center's Parking Structure renovation and the Horton Plaza Park renovation.

The proposed budget also provides funding for various public improvements in the Cortez, East Village, Little Italy, Gaslamp, and Core/Columbia neighborhoods. These include sidewalk improvements, streetlights and park improvements. Additionally, provisions have been made in the Areawide Public Infrastructure line item for a sidewalk reconstruction, bicycle mobility and improvements, litter receptacles, ADA pedestrian audible signs, newspaper corrals and parking district activities. A listing of these projects is provided in Schedule VI.

The FY12 Budget also provides for a carry forward of revenues for future years. Since many of the projects are multi-year in nature, in Fiscal Year 2009 staff began to assess the next five years, analyze potential revenue and expenditures and plan for those future years in the budget process. The FY12

Budget contains an amount of \$6.8 million for future year's project activity for projects that will carry forward into FY12 through Fiscal Year 2016. Schedule VI provides a summary of the next five years as staff estimates the revenues and potential expenditures.

In addition to the \$46.9 million provision for FY12 project activities, it is anticipated that prior year funds totaling \$158.8 million will be carried over for implementation in FY12 from the prior fiscal year and/or subsequent years for a total amount of \$199 million of project activity for FY12. Of the \$158.8 million being carried over from the prior year, \$64.1 million is related specifically to Parks and Open Space, Fire Stations, North Embarcadero, C Street Corridor and the At-Grade Crossing at the Pedestrian Bridge, all of which are multi-year projects.

Affordable Housing (\$12.1m) – The proposed budget provides funding for Affordable Housing in the amount of \$12.1 million to be used on various affordable housing projects. A total budget of \$49.7 million will be available when combined with the carryover from the prior year of \$37.5 million (which could change pending any project approved during the remainder of FY11). A listing of pipeline projects is provided in the Schedule VI.

Tax Sharing/ERAF (\$17.0m) – The proposed budget includes funding for tax sharing agreements of \$17.0 million combined with a carryover amount of \$3.2 million from the prior year for a total of \$20.2 million for payments to the taxing entities.

Corporation Administrative Budget (\$8.2 m) & City Services/Other Admin. Costs (\$3.8 m) – The Corporation's Administrative Budget (Exhibit A) totals \$8.2 million, which represents a decrease of 2.5 percent from the current year's budget for the FY12 Budget. There is \$1.1 million allocated to the Housing component of the Budget and \$7.1 million to the Non-Housing component of the Budget.

In addition, a provision for City Services & Other Administrative Costs has been established in the amount of \$3.8 million, which includes provisions for City Services such as the City Attorney's Office, Neighborhood Code Compliance, Homeless Coordinator, Comptroller's Office and other departments of the City, as well as provisions for the County Administrative/ Redevelopment Fee, the Agency's annual audit, and the Agency's insurance premiums. A listing of the City Services/Other Administrative Costs is provided in Schedule V. For the FY12 Budget, \$220,000 has been allocated to the Housing component of the Budget and \$3.6 million has been allocated to the Non-Housing component of the Budget.

Long-Term Debt (\$44.4m) – The Long-Term Debt appropriations for FY12 totals \$44.4 million, which includes a provision for debt service on 11 Centre City Redevelopment Project Tax Allocation Bond issues, two Parking Revenue Bonds, three Horton Plaza Redevelopment Project Tax Allocation Bond issues and one settlement payment for Grantville. The total amount of outstanding bond principal as of June 30, 2010 is \$490.8 million, which is comprised of the Centre City non-housing bonds of \$300.7 million, the Centre City Parking bonds of \$26.4 million, the Centre City Housing bonds of \$128.9 million, the Horton Plaza non-housing bonds of \$28.6 million and the Horton Plaza housing bonds of \$6.2 million. The detailed amounts for each are described on Page 6 of Schedule V.

City Payments (\$15.8) – A provision for a payment to the City related to the Ballpark debt service, in the amount of \$11.3 million, has been provided. In addition, a provision of \$2.5 million related to the Community Development Block Grant loan repayment has been provided, and a provision of \$2

million related to the Convention Center Phase II debt services payment has been provided. The details are found in Schedule VI.

City Cooperation Agreement (\$48.3m) – A provision for payment to the City related to the Cooperation Agreement in the amount of \$48.3 million has been provided.

Five-Year Forecast – Schedule VI is the Forecast. The Forecast shows revenues exceeding expenditures by \$2.1 million, cumulatively, over the next five years. The Forecast reflects the activities of the downtown redevelopment projects as a whole, and as such, no payment to the City is reflected for the Co-operation agreement. The forecast assumes the Agency could issue bonds in Fiscal Year 2015 in the amount of roughly \$55 million, producing net bond proceeds of \$48 million for capital projects and additional annual debt service payments of roughly \$4.2 million. This would allow the Agency to continue with the anticipated capital projects as shown in the Forecast through 2016. In the event the Agency could not issue bonds, expenditures would exceed revenues and produce a shortfall of roughly \$37 million through 2016. Should the Agency be unable to issue bonds, then capital projects would have to be prioritized and several projects deferred.

ENVIRONMENTAL IMPACT: This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA.

CONCLUSION: This memorandum, combined with the attachments, represents a proposed FY12 Budget for the Centre City and Horton Plaza Redevelopment Projects. The proposed FY12 Budget totals \$140 million and consists primarily of six components: Low- and Moderate-Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, the Corporation’s Administrative Budget and City Payments. The six components of the budget have funding sources derived from tax increment, developer proceeds, interest income and other income.

Respectfully submitted,

Concurred by:



Andrew T. Phillips  
Assistant Vice President/Controller

Frank J. Alessi  
Executive Vice President & Chief Financial Officer

Attachment: A – Proposed Fiscal Year 2011-2012 Budget  
B – Proposed Fiscal Year 2011-2012 Parking District Budget

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO

CENTRE CITY & HORTON PLAZA  
REDEVELOPMENT PROJECT AREAS  
FY 2011-2012 BUDGET

Prepared By:  
Centre City Development Corp. (CCDC)  
May 19, 2011



## Mission Statement

The mission of the Centre City Development Corporation is to act on behalf of the Redevelopment Agency of the City of San Diego to create a 24-hour livable downtown community by eliminating blight, providing affordable housing, improving the public realm, facilitating public and private developments, stimulating economic development and creating jobs.

### Centre City Development Corporation

Kim John Kilkenny, *Chair*

Bill Shaw, *Vice Chair*

Steven Relyea, *Secretary*

Donna Jones, *Treasurer*

Robert A. McNeely, *Director*

Juan Manual Oncina, *Director*

Steven Relyea, *Director*

Laurie Black, *Director*

Vacant, *Director*

Frank J. Alessi, *Executive Vice President & Chief Financial Officer*

Jeff Graham, *Vice President – Redevelopment*

David Allsbrook, *Vice President – Acquisitions & Property Mngt.*

Derek Danziger – *Vice President – Marketing & Communications*

# Redevelopment Agency of the City of San Diego Centre City & Horton Plaza Project Areas

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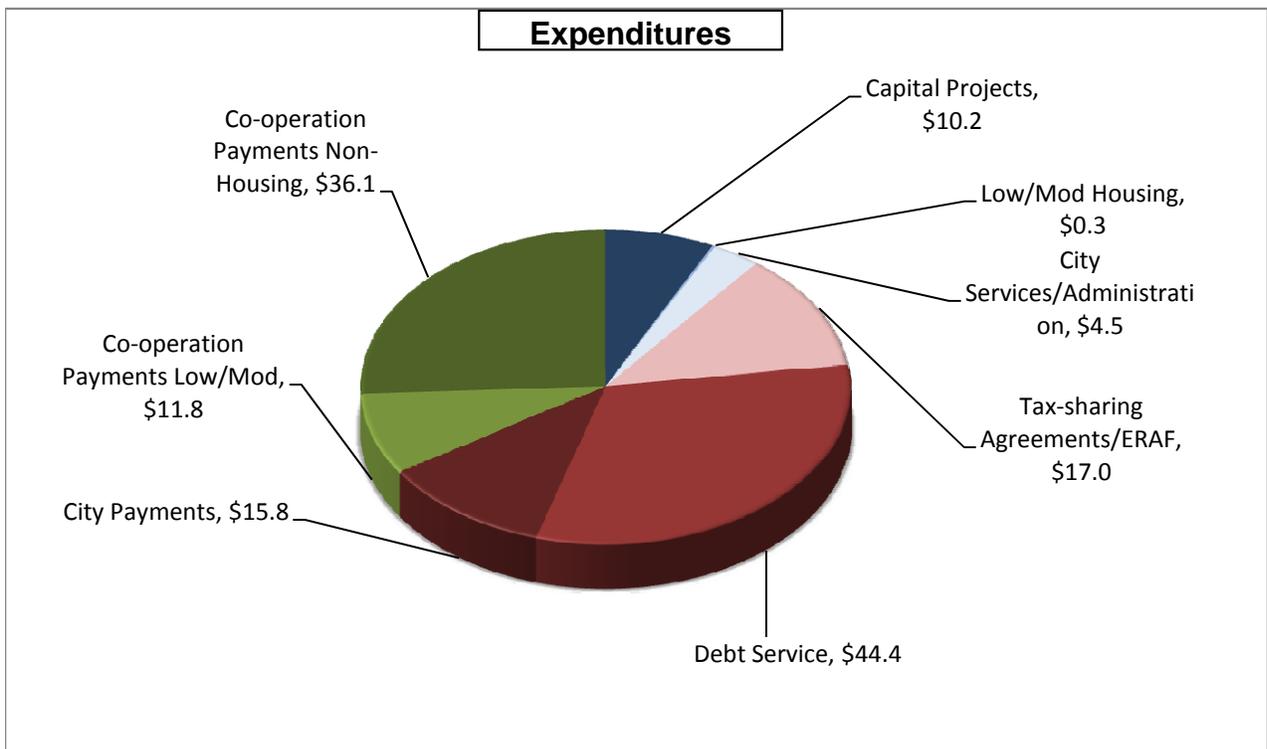
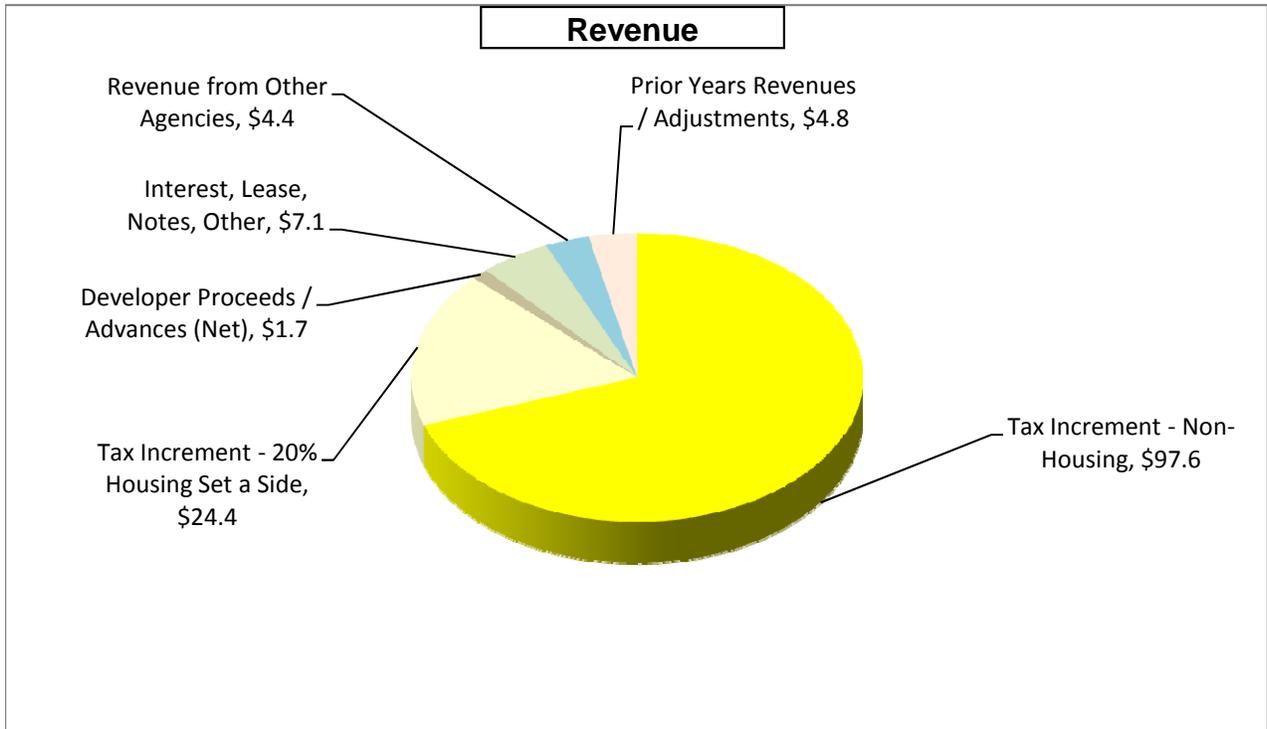
# CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

## FISCAL YEAR 2012 BUDGET SUMMARY

### REVENUE AND EXPENDITURES

\$140 (In Millions)



**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
(Administered by Centre City Development Corp.)  
**FISCAL YEAR 2012 BUDGET SUMMARY**  
**REVENUE AND EXPENDITURES**  
(In Millions)

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**REVENUES**

|  |                 |
|--|-----------------|
| Tax Increment - Non-Housing            | \$ 97.6         |
| Tax Increment - 20% Housing Set a Side | 24.4            |
| Gross Tax Increment                    | <u>122.0</u>    |
| Bond / Lines of Credit                 | -               |
| Developer Proceeds / Advances (Net)    | 1.7             |
| Interest, Lease, Notes, Other          | 7.1             |
| Revenue from Other Agencies            | 4.4             |
| City Loans/Reloans                     | -               |
| Prior Years Revenues / Adjustments     | 4.8             |
| Total Revenues                         | <u>\$ 140.0</u> |

**EXPENDITURES**

|   |                 |
|---|-----------------|
| Project Activities (Schedule VI, Page 12)                 | \$ 10.2         |
| Low/Mod Projects Activities (Schedule VI, Page 18)        | 0.3             |
| Tax Sharing Payments (Schedule VI, Page 19)               | 17.0            |
| City Services/Administration (Schedule VI, Page 19)       | 4.5             |
| Debt Service (Schedule VI, Page 20)                       | 44.4            |
| City Payments (Schedule VI, Page 21)                      | 15.8            |
| Co-operation Agreement Low/Mod (Schedule VI, Page 21)     | 11.8            |
| Co-operation Agreement Non-Housing (Schedule VI, Page 21) | 36.1            |
| Total Expenditures  | <u>\$ 140.0</u> |

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# CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

## FISCAL YEAR 2012 BUDGET SUMMARY

### REVENUE AND EXPENDITURES

(In Millions)

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|                                      | Centre<br>City  | Horton<br>Plaza | FY 2012<br>Budget |
|--------------------------------------|-----------------|-----------------|-------------------|
| Revenue                              |                 |                 |                   |
| Tax Increment                        | \$ 91.3         | \$ 6.3          | \$ 97.6           |
| Tax Increment - 20% Housing          | 22.8            | 1.6             | 24.4              |
| Gross Tax Increment                  | 114.1           | 7.9             | 122.0             |
| Tax Allocation Bond / Line of Credit | -               | -               | -                 |
| Developer Proceeds/Advances          | 0.0             | 1.7             | 1.7               |
| Interest, Lease, Note, Other Revenue | 6.8             | 0.3             | 7.1               |
| Revenue From Other Agencies          | 4.4             | -               | 4.4               |
| City Loans/Reloans                   | -               | -               | -                 |
| Prior Year Revenues/Adjustments      | 3.0             | 1.8             | 4.8               |
| Total Revenue                        | <u>\$ 128.3</u> | <u>\$ 11.7</u>  | <u>\$ 140.0</u>   |
| Expenditures                         |                 |                 |                   |
| Capital Projects                     | \$ 5.7          | \$ 4.5          | \$ 10.2           |
| Low/Mod Housing                      | 0.3             | 0.0             | 0.3               |
| Tax-sharing Agreements/ERAF          | 17.0            | -               | 17.0              |
| City Services/Administration         | 3.8             | 0.7             | 4.5               |
| Debt Service                         | 40.5            | 3.9             | 44.4              |
| City Payments                        | 15.8            | -               | 15.8              |
| Co-operation Payment Low/Mod         | 11.0            | 0.8             | 11.8              |
| Co-operation Agreement Non-Housing   | 34.2            | 1.9             | 36.1              |
| Total Expenditures                   | <u>\$ 128.3</u> | <u>\$ 11.8</u>  | <u>\$ 140.0</u>   |

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# CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

## CONSOLIDATED CENTRE CITY PROJECTS

FISCAL YEAR 2012 EXPENDITURE BUDGET

(In Thousands)

|    |  | Est. FY11<br>Carryover | FY12<br>New       | Available<br>Budget |
|----|--|------------------------|-------------------|---------------------|
| 1  | Parks and Open Space                       | \$ 4,694               | \$ -              | \$ 4,694            |
| 2  | Fire Stations                              | -                      | -                 | -                   |
| 3  | North Embarcadero                          | 2,338                  | -                 | 2,338               |
| 4  | C St. Corridor                             | -                      | -                 | -                   |
| 5  | Downtown Quiet Zone                        | 189                    | -                 | 189                 |
| 6  | Ped. Bridge and At Grade Track Improvement | 585                    | -                 | 585                 |
| 7  | Columbia/Core Neighborhood                 | 2,060                  | -                 | 2,060               |
| 8  | Cortez Neighborhood                        | 148                    | <b>475</b>        | 623                 |
| 9  | East Village Neighborhood                  | 2,484                  | <b>450</b>        | 2,934               |
| 10 | Gaslamp Neighborhood                       | 1,298                  | <b>15</b>         | 1,313               |
| 11 | Little Italy Neighborhood                  | 1,151                  | -                 | 1,151               |
| 12 | Marina Neighborhood                        | 1,008                  | <b>(300)</b>      | 708                 |
| 13 | Economic Development/Community Outreach    | 499                    | <b>(8)</b>        | 491                 |
| 14 | Community Plan Implementation              | 963                    | <b>(150)</b>      | 813                 |
| 15 | Educational Facilities                     | 418                    | -                 | 418                 |
| 16 | Land Acquisition and Remediation           | 10,555                 | <b>5,000</b>      | 15,555              |
| 17 | Plans and Studies                          | 507                    | -                 | 507                 |
| 18 | Public Art                                 | -                      | -                 | -                   |
| 19 | Public Infrastructure                      | 2,140                  | <b>250</b>        | 2,390               |
| 20 | Social Services                            | 50                     | -                 | 50                  |
| 21 | Horton Plaza Project                       | 1,276                  | <b>6,759</b>      | 8,035               |
| 22 | Other Consultant Costs                     | 1,050                  | <b>300</b>        | 1,350               |
| 23 | Future Year Project Carry forward          | 8,583                  | <b>(2,587)</b>    | 5,996               |
|    | Total Projects Expenditures                | <b>\$ 41,996</b>       | <b>\$ 10,204</b>  | <b>\$ 52,200</b>    |
| 24 | Affordable Housing                         | 525                    | <b>275</b>        | 800                 |
| 25 | Tax Sharing Agreements/ERAF                | 2,710                  | <b>17,000</b>     | 19,710              |
| 26 | City Services/Administration               | -                      | <b>4,490</b>      | 4,490               |
| 27 | Debt Service                               | -                      | <b>44,356</b>     | 44,356              |
| 28 | City Payment                               | -                      | <b>15,822</b>     | 15,822              |
| 29 | Cooperation Agreement Payment              | -                      | <b>47,913</b>     | 47,913              |
|    | Total FY 2012 Budget                       | <b>\$ 45,231</b>       | <b>\$ 140,060</b> | <b>\$ 185,291</b>   |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
 (Administered by Centre City Development Corp.)  
**CONSOLIDATED CO-OP AGREEMENT & AGENCY**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**  
 (In Thousands)

|  | Cooperation Agreement Budget |           |            | Redevelopment Agency Budget |            |            | Combined Total Budget |
|--|------------------------------|-----------|------------|-----------------------------|------------|------------|-----------------------|
|  | FY 11                        |           | Total      | FY 12                       |            | Total      |                       |
|  | Carryover                    | New       |            | Carryover                   | New        |            |                       |
| 1 Parks and Open Space                       | \$ 26,356                    | \$ 7,977  | \$ 34,333  | \$ 4,694                    | -          | \$ 4,694   | \$ 39,027             |
| 2 Fire Stations                              | 13,639                       | -         | 13,639     | -                           | -          | -          | 13,639                |
| 3 North Embarcadero                          | 3,246                        | -         | 3,246      | 2,338                       | -          | 2,338      | 5,584                 |
| 4 C St. Corridor                             | 5,957                        | (4,636)   | 1,321      | -                           | -          | -          | 1,321                 |
| 5 Downtown Quiet Zone                        | -                            | -         | -          | 189                         | -          | 189        | 189                   |
| 6 Ped. Bridge and At Grade Track Improvement | 7,087                        | -         | 7,087      | 585                         | -          | 585        | 7,672                 |
| 7 Columbia/Core Neighborhood                 | 1,626                        | 6,218     | 7,844      | 2,060                       | -          | 2,060      | 9,904                 |
| 8 Cortez Neighborhood                        | 2,140                        | 3,100     | 5,240      | 148                         | 475        | 623        | 5,863                 |
| 9 East Village Neighborhood                  | 4,401                        | 4,560     | 8,961      | 2,484                       | 450        | 2,934      | 11,895                |
| 10 Gaslamp Neighborhood                      | 630                          | 230       | 860        | 1,298                       | 15         | 1,313      | 2,173                 |
| 11 Little Italy Neighborhood                 | 2,265                        | (151)     | 2,114      | 1,151                       | -          | 1,151      | 3,265                 |
| 12 Marina Neighborhood                       | 3,122                        | (51)      | 3,071      | 1,008                       | (300)      | 708        | 3,779                 |
| 13 Economic Development/Community Outreach   | 1,838                        | -         | 1,838      | 499                         | (8)        | 491        | 2,329                 |
| 14 Community Plan Implementation             | 2,649                        | (266)     | 2,383      | 963                         | (150)      | 813        | 3,196                 |
| 15 Educational Facilities                    | -                            | -         | -          | 418                         | -          | 418        | 418                   |
| 16 Land Acquisition and Remediation          | -                            | -         | -          | 10,555                      | 5,000      | 15,555     | 15,555                |
| 17 Plans and Studies                         | 200                          | (100)     | 100        | 507                         | -          | 507        | 607                   |
| 18 Public Art                                | 750                          | -         | 750        | -                           | -          | -          | 750                   |
| 19 Public Infrastructure                     | 8,589                        | 3,283     | 11,872     | 2,140                       | 250        | 2,390      | 14,262                |
| 20 Social Services                           | 2,446                        | (1,346)   | 1,100      | 50                          | -          | 50         | 1,150                 |
| 21 Horton Plaza Project                      | 5,147                        | 1,653     | 6,800      | 1,276                       | 6,759      | 8,035      | 14,835                |
| 22 Other Consultant Costs                    | 1,716                        | -         | 1,716      | 1,050                       | 300        | 1,350      | 3,066                 |
| 23 Future Year Project Carry forward         | 23,042                       | 9,476     | 32,518     | 8,583                       | (2,587)    | 5,996      | 38,514                |
| Total Projects Expenditures                  | \$ 116,846                   | \$ 29,947 | \$ 146,793 | \$ 41,996                   | \$ 10,204  | \$ 52,200  | \$ 198,993            |
| 24 Affordable Housing                        | 37,042                       | 11,857    | 48,899     | 525                         | 275        | 800        | 49,699                |
| 25 Tax Sharing Agreements/ERAF               | -                            | -         | -          | 2,710                       | 17,000     | 19,710     | 19,710                |
| 26 City Services/Administration              | -                            | 6,109     | 6,109      | -                           | 4,490      | 4,490      | 10,599                |
| 27 Debt Service                              | -                            | -         | -          | -                           | 44,356     | 44,356     | 44,356                |
| 28 City Payment                              | -                            | -         | -          | -                           | 15,822     | 15,822     | 15,822                |
| 29 Cooperation Agreement Payment             | -                            | -         | -          | -                           | 47,913     | 47,913     | n/a <sup>(1)</sup>    |
| Total FY 2012 Budget                         | \$ 153,888                   | \$ 47,913 | \$ 201,801 | \$ 45,231                   | \$ 140,060 | \$ 185,291 | \$ 339,179            |

(1) The Total does not crossfoot because the Co-Op payment is reflected by the Co-Op New FY 12 Column, and would double count the amount if included in the combined total.

# REVENUE DETAILS

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

REVENUE DETAIL (In Thousands)

| Description   | Centre City     | CCRP Low/Mod    | Horton Plaza   | Horton Low/Mod | Total           | Comments                     |
|---|-----------------|-----------------|----------------|----------------|-----------------|------------------------------|
| <b><u>REVENUES</u></b>                              |                 |                 |                |                |                 |                              |
| <b>TAX INCREMENT REVENUE</b>                        |                 |                 |                |                |                 |                              |
| Centre City   | \$91,269        |                 |                |                | \$91,269        |                              |
| Horton Plaza  |                 |                 | \$6,342        |                | \$6,342         |                              |
| <b>Total Tax Increment Revenues</b>                 | <b>\$91,269</b> | <b>\$0</b>      | <b>\$6,342</b> | <b>\$0</b>     | <b>\$97,611</b> |                              |
| <b>TAX INCREMENT - 20% Housing Set-a-Side</b>       |                 |                 |                |                |                 |                              |
| Centre City   |                 | \$22,817        |                |                | \$22,817        |                              |
| Horton Plaza  |                 |                 |                | \$1,586        | \$1,586         |                              |
| <b>Total Tax Increment - 20% Housing Revenues</b>   | <b>\$0</b>      | <b>\$22,817</b> | <b>\$0</b>     | <b>\$1,586</b> | <b>\$24,403</b> |                              |
| <b>TAX ALLOCATION BOND PROCEEDS</b>                 |                 |                 |                |                |                 |                              |
| <b>Total Bond Proceeds</b>                          | <b>\$0</b>      | <b>\$0</b>      | <b>\$0</b>     | <b>\$0</b>     | <b>\$0</b>      |                              |
| <b>DEVELOPER PROCEEDS / PASS THRU / OTHER (NET)</b> |                 |                 |                |                |                 |                              |
| Westfield Horton Plaza-Payment Agreement            |                 |                 | \$1,700        |                | \$1,700         | Annual participation payment |
| Developer Impact Fees-Parks                         | \$1             |                 |                |                | \$1             |                              |
| Developer Impact Fees-Fire                          | \$0             |                 |                |                | \$0             |                              |
| <b>Total Developer Proceeds</b>                     | <b>\$1</b>      | <b>\$0</b>      | <b>\$1,700</b> | <b>\$0</b>     | <b>\$1,701</b>  |                              |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

REVENUE DETAIL (In Thousands)

| Description                                     | Centre City    | CCRP Low/Mod | Horton Plaza | Horton Low/Mod | Total          | Comments  |
|---|----------------|--------------|--------------|----------------|----------------|---|
| <b>INTEREST / LEASE / NOTES / OTHER REVENUE</b> |                |              |              |                |                |   |
| Interest Earnings                               |                |              |              |                |                |   |
| Interest Income Centre City                     | 2,200          |              |              |                | \$2,200        |   |
| Interest Income Horton                          |                |              | 110          |                | \$110          |   |
| Interest Income Centre City-Low Mod             |                | -            |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Interest Income Horton- Low Mod                 |                |              |              | -              | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Interest Income Centre City-debt service funds  | 550            | 300          |              |                | \$850          |   |
| Interest Income Horton-debt service funds       |                |              | 100          | 20             | \$120          |   |
| Lease / Note Receivable Income                  |                |              |              |                |                |   |
| Chinese Historical Museum                       | \$4            |              |              |                | \$4            |   |
| Church Lofts                                    |                | \$22         |              |                | \$22           |   |
| Columbia Tower                                  |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Corner Stone                                    | \$9            |              |              |                | \$9            |   |
| Entrada Apartments                              |                | \$145        |              |                | \$145          |   |
| Heritage  |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Horton Fourth Ave                               |                |              |              | \$40           | \$40           |   |
| Horton House Rental                             |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Yale Loft Lease                                 |                | \$18         |              |                | \$18           |   |
| Yale Loft Loan                                  |                | \$23         |              |                | \$23           |   |
| Lind A-1 Loan                                   |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Lind C-2 Loan                                   |                | \$1          |              |                | \$1            |   |
| Herrman Trust-Receiveable                       | \$8            |              |              |                | \$8            |   |
| Villa Harvey Mandel                             |                | \$13         |              |                | \$13           |   |
| Rental/Other Income                             |                |              |              |                |                |   |
| Horton House - In-Lieu Property Tax             |                |              |              |                | \$0            |   |
| Lions Manor - In-Lieu Property Tax              |                |              |              |                | \$0            |   |
| Marina Mortgage Pyts & 1% lien                  |                |              |              |                | \$0            |   |
| Renaissance 1% lien                             |                |              |              |                | \$0            |   |
| Kettner Row Homes 1% lien                       |                |              |              |                | \$0            |   |
| GSA - Lease to Agency (Broadway Day Care)       |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Multicultural Festival                          | \$60           |              |              |                | \$60           | Entry Fees and Sponsorship contributions                  |
| Acquisition Rental Income                       | \$66           |              |              |                | \$66           | SRO 14th & G only , other assets Xfer to City/Co-op Agrmt |
| Popular Market                                  |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Misc Rental Income                              |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Surface Parking Lot Income                      |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| Tailgate Park Lease Income                      |                |              |              |                | \$0            | Transfer to City/Revenue part of Co-op agreement          |
| 6th & Market Parking - NOI before DS            | \$1,400        |              |              |                | \$1,400        |   |
| 6th & K Parkade - NOI before DS                 | \$2,000        |              |              |                | \$2,000        |   |
| <b>Total Interest /Rent/Other</b>               | <b>\$6,297</b> | <b>\$521</b> | <b>\$210</b> | <b>\$60</b>    | <b>\$7,088</b> |   |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)  
 FISCAL YEAR 2012 BUDGET  
 REVENUE DETAIL (In Thousands)

| Description   | Centre City      | CCRP Low/Mod    | Horton Plaza    | Horton Low/Mod | Total            | Comments  |
|---|------------------|-----------------|-----------------|----------------|------------------|---|
| <b>Revenues From Other Agencies</b>                 |                  |                 |                 |                |                  |   |
| Downtown Community Parking District                 | \$0              |                 |                 |                | \$0              |   |
| Port of San Diego                                   | \$0              |                 |                 |                | \$0              |   |
| State Grant - Pedestrian Bridge                     | \$2,861          |                 |                 |                | \$2,861          | Received in FY 11 programmed as revenue in FY 12        |
| Federal Grant - Pedestrian Bridge                   | \$708            |                 |                 |                | \$708            | Received in FY 11 programmed as revenue in FY 12        |
| SANDAG Grant - Park Boulevard Traffic Signal        | \$300            |                 |                 |                | \$300            | Received in FY 11 programmed as revenue in FY 12        |
| Transnet Grant - Front & Cedar Traffic Signal       | \$283            |                 |                 |                | \$283            | Received in FY 11 programmed as revenue in FY 12        |
| State of Calif. (OSCA Fund)                         | \$290            |                 |                 |                | \$290            | Received in FY 11 programmed as revenue in FY 12        |
| <b>Total Revenue from Other Agencies</b>            | <b>\$4,442</b>   | <b>\$0</b>      | <b>\$0</b>      | <b>\$0</b>     | <b>\$4,442</b>   |   |
| <b>City Loans / Re loans</b>                        |                  |                 |                 |                |                  |   |
| <b>Total City Loans / Re loans</b>                  | <b>\$0</b>       | <b>\$0</b>      | <b>\$0</b>      | <b>\$0</b>     | <b>\$0</b>       |   |
| <b>PRIOR YEAR REVENUE / ADJUSTMENTS</b>             |                  |                 |                 |                |                  |   |
| Net TI in Excess of Projected FY10                  | (\$1,548)        | (\$399)         | (\$374)         | (\$94)         | (\$2,415)        | True up to estimated County numbers                     |
| Net TI in Excess of Projected-additional from FY 10 | (\$235)          | (\$58)          | (\$7)           | (\$2)          | (\$302)          | True up to final County numbers                         |
| Interest Income Pr. Yr                              | \$912            | \$775           | (\$297)         | \$35           | \$1,425          | True up to prior year audited numbers                   |
| Est. Rental/Other Income in excess of FY11 Budget   | \$1              | \$0             | (\$21)          | \$44           | \$24             | True up to final receipts                               |
| Est. Parking NOI in excess of FY11 Budget           | \$579            | \$0             | \$0             | \$0            | \$579            | True up to final receipts                               |
| Parking Meter Revenue                               | \$0              | \$0             | \$0             | \$0            | \$0              | True up to final receipts                               |
| Misc. Pr. Yr. Adjustments                           |                  |                 |                 |                |                  | Close out funds in FY 10 and reprogram Revenues in FY11 |
| Chevron Settlement                                  | \$63             |                 |                 |                | \$63             | Harbor Drive Pedestrian Bridge                          |
| SDG&E Settlement                                    | \$172            |                 |                 |                | \$172            | Harbor Drive Pedestrian Bridge                          |
| Entrada Apartments                                  |                  | \$727           |                 |                | \$727            | Paydown of Agency note and interest                     |
| Cortez Hill Family Center                           |                  | \$543           |                 |                | \$543            | Transfer from the City                                  |
| Reprogram Saving from Corp Admin Budget             | \$1,500          |                 |                 |                | \$1,500          | Saving from FY 10 Admin Budget reprogrammed             |
| Reprogram Closed Fund Budgets                       |                  |                 | \$2,500         |                | \$2,500          | Close out funds in FY 11 and reprogram Revenues in FY12 |
| <b>Total Prior Year Revenue</b>                     | <b>\$1,444</b>   | <b>\$1,588</b>  | <b>\$1,801</b>  | <b>(\$17)</b>  | <b>\$4,816</b>   |   |
| <b>TOTAL REVENUES</b>                               | <b>\$103,453</b> | <b>\$24,926</b> | <b>\$10,053</b> | <b>\$1,628</b> | <b>\$140,060</b> |   |

# EXPENDITURE DETAILS

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
 (Administered by Centre City Development Corp.)  
 FISCAL YEAR 2012 BUDGET  
 WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION   | COOPERATION AGREEMENT BUDGET |           |                 | REDEVELOPMENT AGENCY BUDGET |          |                 | COMBINED AVAILABLE BUDGET | COMMENTS                        |
|---|------------------------------|-----------|-----------------|-----------------------------|----------|-----------------|---------------------------|---------------------------------|
|   | FY 11 CARRYOVER              | FY 12 NEW | TOTAL AVAILABLE | FY11 CARRYOVER              | FY12 NEW | TOTAL AVAILABLE |                           |                                 |
| <b>MAJOR PROJECTS</b>                               |                              |           |                 |                             |          |                 |                           |                                 |
| 1 Parks and Open space                              |                              |           |                 |                             |          |                 |                           |                                 |
| Acquisitions  |                              |           |                 |                             |          |                 |                           |                                 |
| East Village Green                                  |                              |           |                 |                             |          |                 |                           |                                 |
| St. Joseph's Park                                   |                              |           |                 |                             |          |                 |                           |                                 |
| Total Acquisitions                                  | \$16,831                     | \$0       | \$16,831        | \$0                         | \$0      | \$0             | \$16,831                  | Co-op agreement line 399        |
| 14th & Island Park design, art and construction     | \$0                          | \$0       | \$0             | \$4,616                     | \$0      | \$4,616         | \$4,616                   | Co-op agreement line 399        |
| East Village Green West Block - Design/Improvements | \$4,036                      | \$5,410   | \$9,446         | \$0                         | \$0      | \$0             | \$9,446                   | Developer's Funds (Pinnacle)    |
| East Village Green East Block - Design/Improvements | \$980                        | \$0       | \$980           | \$0                         | \$0      | \$0             | \$980                     | Co-op agreement line 310 & 338  |
| St. Joseph's Park - Design                          | \$0                          | \$1,967   | \$1,967         | \$0                         | \$0      | \$0             | \$1,967                   | Co-op agreement line 394        |
| Dog Leash-free Park                                 | \$101                        | \$0       | \$101           | \$0                         | \$0      | \$0             | \$101                     | Co-op agreement line 360        |
| Navy Broadway Park 1A                               | \$1,000                      | \$0       | \$1,000         | \$0                         | \$0      | \$0             | \$1,000                   | Co-op agreement line 314        |
| Children's Park Study/Renovation                    | \$2,400                      | \$500     | \$2,900         | \$0                         | \$0      | \$0             | \$2,900                   | Co-op agreement line 374        |
| Gaslamp Square Park Study                           | \$1,008                      | \$100     | \$1,108         | \$0                         | \$0      | \$0             | \$1,108                   | Co-op agreement line 315        |
| Parks Implementation Master Plan                    | \$0                          | \$0       | \$0             | \$78                        | \$0      | \$78            | \$78                      | Co-op agreement line 316        |
| Total Parks & Open Space                            | \$26,356                     | \$7,977   | \$34,333        | \$4,694                     | \$0      | \$4,694         | \$39,027                  | Currently in process            |
| 2 Fire Stations                                     |                              |           |                 |                             |          |                 |                           |                                 |
| Bayside Fire Station - Acq, design and imp          | \$1,299                      | \$0       | \$1,299         | \$0                         | \$0      | \$0             | \$1,299                   | Co-op agreement line 414        |
| East Village Fire Station/Mixed Use Site - Design   | \$2,200                      | \$0       | \$2,200         | \$0                         | \$0      | \$0             | \$2,200                   | Co-op agreement line 366        |
| Fire Station #1 Acquisition & Design                | \$10,140                     | \$0       | \$10,140        | \$0                         | \$0      | \$0             | \$10,140                  | Co-op agreement line 392        |
| Total Fire Stations                                 | \$13,639                     | \$0       | \$13,639        | \$0                         | \$0      | \$0             | \$13,639                  |                                 |
| 3 North Embarcadero                                 |                              |           |                 |                             |          |                 |                           |                                 |
| Phase I Construction                                | \$0                          | \$0       | \$0             | \$2,338                     | \$0      | \$2,338         | \$2,338                   | Construction/Project Management |
| Phase II Design                                     | \$3,246                      | \$0       | \$3,246         | \$0                         | \$0      | \$0             | \$3,246                   | Co-op agreement line 368        |
| Total North Embarcadero                             | \$3,246                      | \$0       | \$3,246         | \$2,338                     | \$0      | \$2,338         | \$5,584                   |                                 |
| 4 C Street Corridor-Environmental and Design        |                              |           |                 |                             |          |                 |                           |                                 |
| Phase I Construction                                | \$5,957                      | (\$4,636) | \$1,321         | \$0                         | \$0      | \$0             | \$1,321                   | Co-op agreement line 403        |
| Phase II Design                                     | \$0                          | (\$4,636) | (\$4,636)       | \$0                         | \$0      | \$0             | (\$1,321)                 |                                 |
| Total C Street Corridor-Environmental and Design    | \$5,957                      | (\$4,636) | \$1,321         | \$0                         | \$0      | \$0             | \$0                       |                                 |
| 5 Downtown Quiet Zone (12 crossings)                |                              |           |                 |                             |          |                 |                           |                                 |
| Phase I Construction                                | \$0                          | \$0       | \$0             | \$189                       | \$0      | \$189           | \$189                     | Under Construction              |
| Phase II Design                                     | \$0                          | \$0       | \$0             | \$189                       | \$0      | \$189           | \$189                     |                                 |
| Total Downtown Quiet Zone (12 crossings)            | \$0                          | \$0       | \$0             | \$378                       | \$0      | \$378           | \$378                     |                                 |
| 6 Pedestrian Bridge and At Grade Track Improvement  |                              |           |                 |                             |          |                 |                           |                                 |
| Pedestrian Bridge                                   | \$0                          | \$0       | \$0             | \$585                       | \$0      | \$585           | \$585                     |                                 |
| At-Grade Track Improvement at Park & Harbor         | \$7,087                      | \$0       | \$7,087         | \$0                         | \$0      | \$0             | \$7,087                   | Co-op agreement line 318        |
| Total   | \$7,087                      | \$0       | \$7,087         | \$585                       | \$0      | \$585           | \$7,672                   |                                 |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION                                    | COOPERATION AGREEMENT BUDGET |           |                 | REDEVELOPMENT AGENCY BUDGET |          |                 | COMBINED AVAILABLE BUDGET | COMMENTS                                     |
|--|------------------------------|-----------|-----------------|-----------------------------|----------|-----------------|---------------------------|--|
|  | FY 11 CARRYOVER              | FY 12 NEW | TOTAL AVAILABLE | FY11 CARRYOVER              | FY12 NEW | TOTAL AVAILABLE |                           |  |
| <b>NEIGHBORHOOD</b>                            |                              |           |                 |                             |          |                 |                           |  |
| 7 Columbia/Core Neighborhood                   |                              |           |                 |                             |          |                 |                           |  |
| Civic Center Planning                          | \$109                        | \$100     | \$209           | \$0                         | \$0      | \$0             | \$209                     | Co-op agreement line 373                     |
| Fifth & Broadway Traffic Signal                | \$278                        | \$0       | \$278           | \$0                         | \$0      | \$0             | \$278                     | Co-op agreement line 326                     |
| Navy Broadway Complex                          | \$0                          | \$0       | \$0             | \$60                        | \$0      | \$60            | \$60                      | Est. for Development agreement implantator   |
| B St. Pedestrian Corridor                      | \$799                        | \$0       | \$799           | \$0                         | \$0      | \$0             | \$799                     | Co-op agreement line 336                     |
| Two America Plaza                              | \$85                         | \$1,418   | \$1,503         | \$0                         | \$0      | \$0             | \$1,503                   | Co-op agreement line 339, 362 & 401          |
| Kettner & A Intersection Sidewalk Improvements | \$253                        | \$0       | \$253           | \$0                         | \$0      | \$0             | \$253                     | Co-op agreement line 325                     |
| Fourth & Broadway Traffic Signal               | \$52                         | \$0       | \$52            | \$0                         | \$0      | \$0             | \$52                      | Co-op agreement line 331                     |
| Core Sidewalk Reconstruction                   | \$0                          | \$750     | \$750           | \$0                         | \$0      | \$0             | \$750                     | Co-op agreement line 336                     |
| Broadway Median Improvements & Lighting        | \$50                         | (\$50)    | \$0             | \$0                         | \$0      | \$0             | \$0                       | Co-op agreement line 342                     |
| World Trade Center Parking Structure           | \$0                          | \$4,000   | \$4,000         | \$0                         | \$0      | \$0             | \$4,000                   | Design/Const/ P.M. - Sidewalks, streetscapes |
| Columbia Public Improvement                    | \$0                          | \$0       | \$0             | \$800                       | \$0      | \$800           | \$800                     | Design/Const/ P.M. - Sidewalks, streetscapes |
| Core Public Improvement                        | \$0                          | \$0       | \$0             | \$800                       | \$0      | \$800           | \$800                     | Design/Const/ P.M. - Sidewalks, streetscapes |
| General Expenses - Columbia                    | \$0                          | \$0       | \$0             | \$200                       | \$0      | \$200           | \$200                     | Legal/Appraisal/Utilities/Advertising/Other  |
| General Expenses - Core                        | \$0                          | \$0       | \$0             | \$200                       | \$0      | \$200           | \$200                     | Legal/Appraisal/Utilities/Advertising/Other  |
| Total  | \$1,626                      | \$6,218   | \$7,844         | \$2,060                     | \$0      | \$2,060         | \$9,904                   |  |
| 8 Cortez Neighborhood                          |                              |           |                 |                             |          |                 |                           |  |
| Cortez Streetlights Ph II                      | \$2,088                      | \$0       | \$2,088         | \$0                         | \$0      | \$0             | \$2,088                   | Co-op agreement line 327                     |
| Cedar Street Pop-outs                          | \$0                          | \$2,000   | \$2,000         | \$0                         | \$0      | \$0             | \$2,000                   | Co-op agreement line 397                     |
| Coach Bus Route Study                          | \$0                          | \$0       | \$0             | \$25                        | (\$25)   | \$0             | \$0                       |  |
| Front & Cedar Traffic Signal & Popout          | \$52                         | \$0       | \$52            | \$0                         | \$0      | \$0             | \$52                      | Under construction                           |
| Fourth & Beech Public Improvements             | \$0                          | \$0       | \$0             | \$23                        | \$0      | \$23            | \$23                      | Under construction                           |
| Bradley-Woolman Chaple Rehabilitation          | \$0                          | \$1,100   | \$1,100         | \$0                         | \$0      | \$0             | \$1,100                   | Co-op agreement line 415                     |
| Cortez Public Improvement                      | \$0                          | \$0       | \$0             | \$0                         | \$500    | \$500           | \$500                     | Design/Const/ P.M. - Sidewalks, streetscapes |
| General Expenses                               | \$0                          | \$0       | \$0             | \$100                       | \$0      | \$100           | \$100                     | Legal/Appraisal/Utilities/Advertising/Other  |
| Total  | \$2,140                      | \$3,100   | \$5,240         | \$148                       | \$475    | \$623           | \$5,863                   |  |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION  | COOPERATION AGREEMENT BUDGET |                |                | REDEVELOPMENT AGENCY BUDGET |              |                | COMBINED AVAILABLE BUDGET | COMMENTS   |
|--|------------------------------|----------------|----------------|-----------------------------|--------------|----------------|---------------------------|--|
|  | FY 11 CARRYOVER              | FY 12          |                | FY11 CARRYOVER              | FY12         |                |                           |  |
|  |                              | NEW            | AVAILABLE      |                             | NEW          | AVAILABLE      |                           |  |
| <b>9 East Village Neighborhood</b>                   |                              |                |                |                             |              |                |                           |  |
| Balpark Remediation/EIR Mitigation                   | \$0                          | \$0            | \$0            | \$500                       | \$0          | \$500          | \$500                     | Legal/environmental/design/review/public outi      |
| Balpark Village OPA                                  | \$0                          | \$0            | \$0            | \$254                       | \$0          | \$254          | \$254                     | Est. for Development agreement implantation        |
| Island Ave Pop-outs (6th -17th) Ph II & sidewalk gap | \$0                          | \$0            | \$0            | \$150                       | \$0          | \$150          | \$150                     | Construction, & project management                 |
| Market Street Median & Improvements                  | \$1,046                      | \$200          | \$1,246        | \$0                         | \$0          | \$0            | \$1,246                   | Co-op agreement line 328                           |
| 9th & Market Traffic Signal                          | \$0                          | \$0            | \$0            | \$0                         | \$0          | \$0            | \$0                       | Design/Const/ P.M - Final Design being revie       |
| Park & Island Traffic Signal                         | \$0                          | \$0            | \$0            | \$0                         | \$0          | \$0            | \$0                       | Design/Const/ P.M - Final Design being revie       |
| Park & J Traffic Signal                              | \$0                          | \$0            | \$0            | \$0                         | \$0          | \$0            | \$0                       | Design/Const/ P.M - Final Design being revie       |
| Park & SD High School Crosswalk Improvements         | \$844                        | \$0            | \$844          | \$0                         | \$0          | \$0            | \$844                     | Co-op agreement line 329                           |
| G Street Gateway Lights                              | \$100                        | \$0            | \$100          | \$0                         | \$0          | \$0            | \$100                     | Co-op agreement line 365                           |
| Seventh & Market Remediation/Parking                 | \$2,211                      | \$0            | \$2,211        | \$0                         | \$0          | \$0            | \$2,211                   | Co-op agreement line 370                           |
| 6th & K Parkade                                      | \$0                          | \$0            | \$0            | \$500                       | \$0          | \$500          | \$500                     | Lobby enhancement                                  |
| Southblock   | \$0                          | \$0            | \$0            | \$80                        | \$0          | \$80           | \$80                      | Reim. to Oliver McMillin for remediation - DD/     |
| Broadway Public Improvements                         | \$200                        | (\$200)        | \$0            | \$0                         | \$0          | \$0            | \$0                       |  |
| Public Parking - Below Grade at East Village Green   | \$0                          | \$4,560        | \$4,560        | \$0                         | \$0          | \$0            | \$4,560                   | Co-op agreement line 337                           |
| East Village Public Improvement                      | \$0                          | \$0            | \$0            | \$800                       | \$450        | \$1,250        | \$1,250                   | Design/Const/ P.M. - Sidewalks, streetscapes       |
| General Expenses                                     | \$0                          | \$0            | \$0            | \$200                       | \$0          | \$200          | \$200                     | Legal, appraisal, utilities, advertising for other |
| <b>Total</b>   | <b>\$4,401</b>               | <b>\$4,560</b> | <b>\$8,961</b> | <b>\$2,484</b>              | <b>\$450</b> | <b>\$2,934</b> | <b>\$11,895</b>           |  |
| <b>10 Gaslamp Neighborhood</b>                       |                              |                |                |                             |              |                |                           |  |
| Fifth & Market Scramble Modification                 | \$280                        | \$0            | \$280          | \$0                         | \$0          | \$0            | \$280                     | Co-op agreement line 330                           |
| Fourth and Broadway Conduit Undergrounding           | \$50                         | \$0            | \$50           | \$0                         | \$0          | \$0            | \$50                      | Co-op agreement line 331                           |
| Gaslamp Quarter Gateway Program                      | \$300                        | \$200          | \$500          | \$0                         | \$0          | \$0            | \$500                     | Co-op agreement line 347                           |
| Marriott Renaissance - legal expense                 | \$0                          | \$0            | \$0            | \$35                        | \$15         | \$50           | \$50                      | Developer's funds - DDA obligations                |
| William Heath Davis Historic House                   | \$0                          | \$0            | \$0            | \$150                       | \$0          | \$150          | \$150                     | Improvement to Historic House                      |
| Gaslamp Quarter Historic Building Plaque             | \$0                          | \$30           | \$30           | \$0                         | \$0          | \$0            | \$30                      | Co-op agreement line 316                           |
| Gaslamp Public Improvement                           | \$0                          | \$0            | \$0            | \$913                       | \$0          | \$913          | \$913                     | Design/Const/ P.M. - Sidewalks, streetscapes       |
| General Expenses                                     | \$0                          | \$0            | \$0            | \$200                       | \$0          | \$200          | \$200                     | Legal, appraisal, utilities, advertising for other |
| <b>Total</b>   | <b>\$630</b>                 | <b>\$230</b>   | <b>\$860</b>   | <b>\$1,298</b>              | <b>\$15</b>  | <b>\$1,313</b> | <b>\$2,173</b>            |  |
| <b>11 Little Italy Neighborhood</b>                  |                              |                |                |                             |              |                |                           |  |
| Date Street Storm Drains from India to Kettner       | \$151                        | (\$151)        | \$0            | \$151                       | \$0          | \$151          | \$151                     | Complete   |
| Public Restrooms                                     | \$400                        | \$0            | \$400          | \$0                         | \$0          | \$0            | \$400                     | Co-op agreement line 323                           |
| Little Italy Public Streetscape Improvement Program  | \$560                        | \$0            | \$560          | \$0                         | \$0          | \$0            | \$560                     | Final design and start construction including f    |
| Little Italy Streetlights                            | \$430                        | \$0            | \$430          | \$0                         | \$0          | \$0            | \$430                     | Co-op agreement line 379                           |
| State & Elm Pop-outs                                 | \$724                        | \$0            | \$724          | \$0                         | \$0          | \$0            | \$724                     | Co-op agreement line 390                           |
| Little Italy Public Improvement                      | \$0                          | \$0            | \$0            | \$800                       | \$0          | \$800          | \$800                     | Design/Const/ P.M. - Sidewalks, streetscapes       |
| General Expenses                                     | \$0                          | \$0            | \$0            | \$200                       | \$0          | \$200          | \$200                     | Legal, appraisal, utilities, advertising for other |
| <b>Total</b>   | <b>\$2,265</b>               | <b>(\$151)</b> | <b>\$2,114</b> | <b>\$1,151</b>              | <b>\$0</b>   | <b>\$1,151</b> | <b>\$3,265</b>            |  |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION                                       | COOPERATION AGREEMENT BUDGET |                |                | REDEVELOPMENT AGENCY BUDGET |                |              | COMBINED AVAILABLE BUDGET | COMMENTS  |
|---|------------------------------|----------------|----------------|-----------------------------|----------------|--------------|---------------------------|---|
|   | FY 11 CARRYOVER              | FY 12          |                | FY11 CARRYOVER              | FY12           |              |                           |   |
|   |                              | NEW            | AVAILABLE      |                             | NEW            | AVAILABLE    |                           |   |
|   | TOTAL                        | TOTAL          | TOTAL          | TOTAL                       | TOTAL          | TOTAL        |                           |   |
| 12 Marina Neighborhood                            |                              |                |                |                             |                |              |                           |   |
| Asian Lights & Sidewalk Construction - Ph I       | \$2,571                      | \$0            | \$2,571        | \$0                         | \$0            | \$0          | \$2,571                   | Co-op agreement line 320                            |
| Kettner & G Pop-outs                              | \$500                        | \$0            | \$500          | \$0                         | \$0            | \$0          | \$500                     | Co-op agreement line 321                            |
| Union & Market Traffic Signal                     | \$51                         | (\$51)         | \$0            | \$0                         | \$0            | \$0          | \$0                       | Complete  |
| Third & Market Traffic Signal                     | \$0                          | \$0            | \$0            | \$0                         | \$0            | \$0          | \$0                       | Complete  |
| Marina Public Improvement                         | \$0                          | \$0            | \$0            | \$808                       | (\$300)        | \$508        | \$508                     | Design/Const/ P.M. - Sidewalks, streetscapes        |
| General Expenses                                  | \$0                          | \$0            | \$0            | \$200                       | \$0            | \$200        | \$200                     | Legal, appraisals, utilities, advertising for other |
| <b>Total</b>                                      | <b>\$3,122</b>               | <b>(\$51)</b>  | <b>\$3,071</b> | <b>\$1,008</b>              | <b>(\$300)</b> | <b>\$708</b> | <b>\$3,779</b>            |   |
| 13 Economic Development/Community Outreach        |                              |                |                |                             |                |              |                           |   |
| Economic Development/Business Attraction          | \$1,688                      | \$0            | \$1,688        | \$0                         | \$0            | \$0          | \$1,688                   | Co-op agreement line 406 & 408                      |
| Comprehensive Eco. Dev & Business Attraction Plan | \$150                        | \$0            | \$150          | \$0                         | \$0            | \$0          | \$150                     | Co-op agreement line 406 & 408                      |
| Downtown Living/Promotional Video                 | \$0                          | \$0            | \$0            | \$200                       | \$0            | \$200        | \$200                     |   |
| Educational Forums                                | \$0                          | \$0            | \$0            | \$64                        | (\$39)         | \$25         | \$25                      |   |
| Multicultural Festival                            | \$0                          | \$0            | \$0            | \$59                        | \$31           | \$90         | \$90                      |   |
| Paradise in Progress Program                      | \$0                          | \$0            | \$0            | \$101                       | \$0            | \$101        | \$101                     |   |
| Project-Related Events                            | \$0                          | \$0            | \$0            | \$75                        | \$0            | \$75         | \$75                      |   |
| <b>Total</b>                                      | <b>\$1,838</b>               | <b>\$0</b>     | <b>\$1,838</b> | <b>\$499</b>                | <b>(\$8)</b>   | <b>\$491</b> | <b>\$2,329</b>            |   |
| <b>AREAWIDE</b>                                   |                              |                |                |                             |                |              |                           |   |
| 14 Community Plan Implementation                  |                              |                |                |                             |                |              |                           |   |
| Community Plan Implementation                     |                              |                |                |                             |                |              |                           |   |
| I-5 Downtown Transportation Imp Plan              | \$430                        | \$0            | \$430          | \$0                         | \$0            | \$0          | \$430                     | Various consultants and studies                     |
| CEQA - SOHO Historic Relocation Study             | \$0                          | \$0            | \$0            | \$51                        | \$0            | \$51         | \$51                      | Co-op agreement line 350                            |
| CEQA - SOFAR EIR                                  | \$0                          | \$0            | \$0            | \$6                         | \$0            | \$6          | \$6                       | Study Per SOHO Settlement Agreement                 |
| Lighting Study                                    | \$0                          | \$0            | \$0            | \$37                        | \$0            | \$37         | \$37                      |   |
| Neighborhood Design Guidelines PH II              | \$900                        | \$0            | \$900          | \$0                         | \$0            | \$0          | \$900                     | Co-op agreement line 332 & 333                      |
| Comprehensive Parking Plan                        | \$3                          | \$0            | \$3            | \$0                         | \$0            | \$0          | \$3                       |   |
| Streetscape Manual                                | \$0                          | \$500          | \$500          | \$0                         | \$0            | \$0          | \$500                     | Co-op agreement line 334                            |
| <b>Total</b>                                      | <b>\$1,333</b>               | <b>\$500</b>   | <b>\$1,833</b> | <b>\$94</b>                 | <b>\$0</b>     | <b>\$94</b>  | <b>\$1,927</b>            |   |
| Historic Rehabilitation Program                   | \$1,116                      | (\$1,116)      | \$0            | \$0                         | \$0            | \$0          | \$0                       |   |
| Five Year Traffic Study                           | \$200                        | \$200          | \$400          | \$0                         | \$0            | \$0          | \$400                     | Co-op agreement line 372                            |
| Other Plan Implementation Costs                   | \$0                          | \$0            | \$0            | \$519                       | \$0            | \$519        | \$519                     | Board directed funds, additional EIR studies        |
| Community Plan - 5 Year Review/Update             | \$0                          | \$0            | \$0            | \$100                       | \$0            | \$100        | \$100                     | Update of Community Plan Staff time and cor         |
| Downtown Demographics                             | \$0                          | \$0            | \$0            | \$150                       | (\$150)        | \$0          | \$0                       |   |
| Downtown Shuttle                                  | \$0                          | \$150          | \$150          | \$0                         | \$0            | \$0          | \$150                     | Co-op agreement line 371                            |
| Comprehensive Maintenance Program and Task Force  | \$0                          | \$0            | \$0            | \$100                       | \$0            | \$100        | \$100                     | Study to look for option for Parks and other m      |
| <b>Total</b>                                      | <b>\$2,649</b>               | <b>(\$266)</b> | <b>\$2,383</b> | <b>\$963</b>                | <b>(\$150)</b> | <b>\$813</b> | <b>\$3,196</b>            |   |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
 (Administered by Centre City Development Corp.)  
 FISCAL YEAR 2012 BUDGET  
 WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION   | COOPERATION AGREEMENT BUDGET |           |                 | REDEVELOPMENT AGENCY BUDGET |          |                 | COMBINED AVAILABLE BUDGET | COMMENTS                                       |
|---|------------------------------|-----------|-----------------|-----------------------------|----------|-----------------|---------------------------|--|
|   | FY 11 CARRYOVER              | FY 12 NEW | TOTAL AVAILABLE | FY11 CARRYOVER              | FY12 NEW | TOTAL AVAILABLE |                           |  |
| 15 Educational Facilities                                   | \$0                          | \$0       | \$0             | \$418                       | \$0      | \$418           | \$418                     |  |
| Total   | \$0                          | \$0       | \$0             | \$418                       | \$0      | \$418           | \$418                     |  |
| 16 Land Acquisition and Remediation                         | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Demolition on Agency owned property (as-needed)             | \$0                          | \$0       | \$0             | \$9,733                     | \$5,000  | \$14,733        | \$14,733                  | As needed for DDA's, legal agreements, Acq     |
| General Land Acquisition for Development                    | \$0                          | \$0       | \$0             | \$822                       | \$0      | \$822           | \$822                     | As needed for DDA's, legal agreements, Acq     |
| Remediation Fund  | \$0                          | \$0       | \$0             | \$10,555                    | \$5,000  | \$15,555        | \$15,555                  |  |
| Total   | \$0                          | \$0       | \$0             | \$10,555                    | \$5,000  | \$15,555        | \$15,555                  |  |
| 17 Plans and Studies  | \$0                          | \$0       | \$0             | \$50                        | \$0      | \$50            | \$50                      | Implementation of thematic district            |
| African American Thematic District Plan and Studies Generic | \$0                          | \$0       | \$0             | \$407                       | \$0      | \$407           | \$407                     | Contingency for unknown plans or study dur     |
| Bicycle Access and Circulation Study                        | \$100                        | (\$100)   | \$0             | \$0                         | \$0      | \$0             | \$0                       | Follow City's new master plan                  |
| Solar Systems Study   | \$0                          | \$0       | \$0             | \$50                        | \$0      | \$50            | \$50                      |  |
| Green Street Design study                                   | \$100                        | \$0       | \$100           | \$0                         | \$0      | \$0             | \$100                     | Co-op agreement line 317                       |
| Total   | \$200                        | (\$100)   | \$100           | \$507                       | \$0      | \$507           | \$607                     |  |
| 18 Public Art   | \$750                        | \$0       | \$750           | \$0                         | \$0      | \$0             | \$750                     | Co-op agreement line 409                       |
| Art & Culture Capital Improvement Funding Program           | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       | Derived from CIP projects                      |
| Public Art - 2% Ordinance (set aside)                       | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Total   | \$750                        | \$0       | \$750           | \$0                         | \$0      | \$0             | \$750                     |  |
| 19 Public Infrastructure                                    | \$840                        | \$0       | \$840           | \$150                       | \$0      | \$150           | \$990                     | Underway Assessment study/construction         |
| Areawide Sidewalks Assessment and Impr. Ph I EV             | \$1,498                      | (\$498)   | \$1,000         | \$0                         | \$0      | \$0             | \$1,000                   | Co-op agreement line 379                       |
| Areawide Streetlights                                       | \$0                          | \$1,500   | \$1,500         | \$0                         | \$0      | \$0             | \$1,500                   | Co-op agreement line 340, 363, 364             |
| Areawide Sidewalks, Streetscape, Traffic Calming            | \$1,800                      | (\$1,800) | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Areawide Street Enhancements (incl pop-outs)                | \$994                        | (\$994)   | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Areawide Sidewalk Reconstruction                            | \$360                        | \$0       | \$360           | \$0                         | \$0      | \$0             | \$360                     | Co-op agreement line 322                       |
| Areawide Wayfinding System                                  | \$333                        | \$0       | \$333           | \$0                         | \$0      | \$0             | \$333                     | Co-op agreement line 323                       |
| Areawide Public Restrooms                                   | \$0                          | \$1,500   | \$1,500         | \$0                         | \$0      | \$0             | \$1,500                   | Co-op agreement line 407                       |
| Areawide Historic Rehabilitation Program                    | \$375                        | \$2,825   | \$3,200         | \$0                         | \$0      | \$0             | \$3,200                   | Co-op agreement line 352                       |
| Bicycle Mobility and Improvements                           | \$0                          | \$0       | \$0             | \$150                       | \$0      | \$150           | \$150                     | Required traffic mitigation per Master EIR     |
| Community Plan Traffic Mitigation                           | \$1,576                      | \$0       | \$1,576         | \$45                        | \$0      | \$45            | \$1,576                   | Co-op agreement line 358                       |
| Park to Bay   | \$313                        | \$250     | \$563           | \$0                         | \$0      | \$0             | \$563                     | Under construction                             |
| I-5 Bridge Street Lights                                    | \$0                          | \$0       | \$0             | \$200                       | \$100    | \$300           | \$300                     | Co-op agreement line 324                       |
| Litter Receptacles  | \$0                          | \$0       | \$0             | \$400                       | \$0      | \$400           | \$400                     | Design, construction, installation & project m |
| Areawide Newspaper Corral/Kiosks                            | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       | For future potential projects                  |
| Relocate/underground utilities                              | \$0                          | \$350     | \$350           | \$0                         | \$0      | \$0             | \$350                     | Co-op agreement line 380                       |
| ADA Pedestrian Audible Signals                              | \$0                          | \$0       | \$0             | \$150                       | \$150    | \$300           | \$300                     | Design, construction, installation & project m |
| Temporary Homeless Shelter                                  | \$0                          | \$0       | \$0             | \$545                       | \$0      | \$545           | \$545                     | Design, construction, & project management     |
| Sustainability Implementation                               | \$0                          | \$0       | \$0             | \$500                       | \$0      | \$500           | \$500                     | Design, construction, & project management     |
| Gateway Landscape Improvements                              | \$500                        | \$0       | \$500           | \$0                         | \$0      | \$0             | \$500                     | Co-op agreement line 317                       |
| Green Street Pilot Project                                  | \$0                          | \$150     | \$150           | \$0                         | \$0      | \$0             | \$150                     | Co-op agreement line 398                       |
| Broadway Improvements (Kettner to 16th St.)                 | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Total   | \$8,589                      | \$3,283   | \$11,872        | \$2,140                     | \$250    | \$2,390         | \$14,262                  |  |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION   | COOPERATION AGREEMENT BUDGET |                 |                  | REDEVELOPMENT AGENCY BUDGET |                 |                 | COMBINED AVAILABLE BUDGET | COMMENTS                                   |
|---|------------------------------|-----------------|------------------|-----------------------------|-----------------|-----------------|---------------------------|--|
|   | FY 11 CARRYOVER              | FY 12 NEW       | TOTAL AVAILABLE  | FY11 CARRYOVER              | FY12 NEW        | TOTAL AVAILABLE |                           |  |
|   |                              |                 |                  |                             |                 |                 |                           |  |
| 20 Social Services Capital Needs                        |                              |                 |                  |                             |                 |                 |                           |  |
| Health & Human Services Capital funding Assist. Prog    | \$1,354                      | (\$254)         | \$1,100          | \$50                        | \$0             | \$50            | \$1,150                   | Co-op agreement line 410                   |
| YWCA Historic Rehab                                     | \$1,092                      | (\$1,092)       | \$0              | \$0                         | \$0             | \$0             | \$0                       | Co-op agreement line 410                   |
| World Trade Center - Permanent Homeless Shelter         | \$0                          | \$0             | \$0              | \$0                         | \$0             | \$0             | \$0                       | Encumber in FY 11                          |
| Total   | \$2,446                      | (\$1,346)       | \$1,100          | \$50                        | \$0             | \$50            | \$1,150                   |  |
| 21 HORTON PLAZA   |                              |                 |                  |                             |                 |                 |                           |  |
| Balboa Theatre  | \$0                          | \$0             | \$0              | \$587                       | \$0             | \$587           | \$587                     | 4th Floor Buildouts                        |
| Balboa Theatre Operating Reserve & Insurance            | \$0                          | \$0             | \$0              | \$521                       | \$259           | \$780           | \$780                     | Per Capitalization Agreement               |
| Horton Park Renovation                                  | \$0                          | \$0             | \$0              | \$0                         | \$6,500         | \$6,500         | \$6,500                   | Design, construction, & project management |
| Horton Plaza Consultants/Evaluation                     | \$0                          | \$0             | \$0              | \$148                       | \$0             | \$148           | \$148                     |  |
| Lyceum Theatre  | \$2,444                      | \$556           | \$3,000          | \$0                         | \$0             | \$0             | \$3,000                   | Co-op agreement line 312                   |
| Community Outreach                                      | \$0                          | \$0             | \$0              | \$20                        | \$0             | \$20            | \$20                      |  |
| Sidewalks and other public improvements                 | \$2,703                      | \$1,097         | \$3,800          | \$0                         | \$0             | \$0             | \$3,800                   | Co-op agreement line 340                   |
| Total   | \$5,147                      | \$1,653         | \$6,800          | \$1,276                     | \$6,759         | \$8,035         | \$14,835                  |  |
| <b>OTHER</b>  |                              |                 |                  |                             |                 |                 |                           |  |
| 22 Other Consultant Costs                               |                              |                 |                  |                             |                 |                 |                           |  |
| Centre City General Engr., Finance, Legal, Prop. Mgmt.  | \$1,688                      | \$0             | \$1,688          | \$1,000                     | \$0             | \$1,000         | \$2,688                   |  |
| Horton Plaza General Engr., Finance, Legal, Prop. Mgmt. | \$28                         | \$0             | \$28             | \$50                        | \$300           | \$350           | \$378                     |  |
| Total   | \$1,716                      | \$0             | \$1,716          | \$1,050                     | \$300           | \$1,350         | \$3,066                   |  |
| 23 Future Year Project Carryforward                     |                              |                 |                  |                             |                 |                 |                           |  |
| Centre City   | \$23,042                     | \$9,476         | \$32,518         | \$5,587                     | \$0             | \$5,587         | \$38,105                  | Futur funding for mult year projects       |
| Horton Plaza  | \$0                          | \$0             | \$0              | \$2,996                     | (\$2,587)       | \$409           | \$409                     | Futur funding for mult year projects       |
| Total   | \$23,042                     | \$9,476         | \$32,518         | \$8,583                     | (\$2,587)       | \$5,996         | \$38,514                  |  |
| <b>TOTAL FY2012 PROJECTS</b>                            | <b>\$116,846</b>             | <b>\$29,947</b> | <b>\$146,793</b> | <b>\$41,996</b>             | <b>\$10,204</b> | <b>\$52,200</b> | <b>\$198,993</b>          |  |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION   | COOPERATION AGREEMENT BUDGET |                 | REDEVELOPMENT AGENCY BUDGET |              | COMBINED AVAILABLE BUDGET | COMMENTS                                      |
|---|------------------------------|-----------------|-----------------------------|--------------|---------------------------|---|
|   | FY 11 CARRYOVER              | FY 12 NEW       | FY 11 CARRYOVER             | FY 12 NEW    |                           |   |
| <b>24 Affordable Housing</b>                            |                              |                 |                             |              |                           |   |
| Administration/Consultants/City Services Centre City    | \$613                        | \$994           | \$500                       | \$250        | \$2,357                   | Estimate cost for administration & other cost |
| Administration/Consultants/City Services Horton Plaza   | \$26                         | \$94            | \$25                        | \$25         | \$170                     | Estimate cost for administration & other cost |
| Homeless Senior Annual Rental Assistance (Horton Plaza) | \$0                          | \$287           | \$0                         | \$0          | \$287                     | Annual Housing Vouchers/Co-Op Line 404        |
| Funding for Supportive Housing                          | \$3,600                      | \$0             | \$0                         | \$0          | \$3,600                   | Co-op agreement line 485                      |
| Available for Projects Centre City                      | \$30,260                     | \$10,054        | \$0                         | \$0          | \$40,314                  | Co-op agreement line 405                      |
| Available for Projects Horton Plaza                     | \$2,543                      | \$428           | \$0                         | \$0          | \$2,971                   | Co-op agreement line 404                      |
| Pipeline Priority Projects:                             |                              |                 |                             |              |                           |   |
| Hotel Sanford   |                              |                 |                             |              |                           | Land Acq., Rehab, or Development for future   |
| Hotel Metro SRO Rehabilitation                          |                              |                 |                             |              |                           | Under Construction                            |
| Comm 22   |                              |                 |                             |              |                           | Co-op agreement line 354                      |
| Mason Hotel   |                              |                 |                             |              |                           | Co-op agreement line 345                      |
| Fourth & Beach  |                              |                 |                             |              |                           | Co-op agreement line 404 & 405                |
| Agency Owned Sites:                                     |                              |                 |                             |              |                           | Co-op agreement line 353                      |
| 9th & Broadway Development                              |                              |                 |                             |              |                           | Developer selection process                   |
| 13th & Broadway Development                             |                              |                 |                             |              |                           | Co-op agreement line 356                      |
| 13th & Market Development                               |                              |                 |                             |              |                           | Co-op agreement line 404 & 405                |
| <b>Total</b>  | <b>\$37,042</b>              | <b>\$11,857</b> | <b>\$525</b>                | <b>\$275</b> | <b>\$49,699</b>           |   |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION  | COOPERATION AGREEMENT BUDGET |           |                 | REDEVELOPMENT AGENCY BUDGET |          |                 | COMBINED AVAILABLE BUDGET | COMMENTS                                     |
|--|------------------------------|-----------|-----------------|-----------------------------|----------|-----------------|---------------------------|--|
|  | FY 11 CARRYOVER              | FY 12 NEW | TOTAL AVAILABLE | FY11 CARRYOVER              | FY12 NEW | TOTAL AVAILABLE |                           |  |
| <b>TAXING ENTITY PAYMENTS &amp; ADMINISTRATION</b>       |                              |           |                 |                             |          |                 |                           |  |
| <b>25 Taxing Entity Payments</b>                         |                              |           |                 |                             |          |                 |                           |  |
| Centre City - Tax Sharing                                | \$0                          | \$0       | \$0             | \$2,710                     | \$17,000 | \$19,710        | \$19,710                  |  |
| Centre City - ERAF                                       | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Horton Plaza - ERAF                                      | \$0                          | \$0       | \$0             | \$0                         | \$0      | \$0             | \$0                       |  |
| Total  | \$0                          | \$0       | \$0             | \$2,710                     | \$17,000 | \$19,710        | \$19,710                  |  |
| <b>26 City Services/Administration</b>                   |                              |           |                 |                             |          |                 |                           |  |
| <b>City Services</b>                                     |                              |           |                 |                             |          |                 |                           |  |
| Centre City  | \$0                          | \$1,446   | \$1,446         | \$0                         | \$661    | \$661           | \$2,107                   | Code Compliance, City Attorney, Comptroller, |
| Horton Plaza   | \$0                          | \$20      | \$20            | \$0                         | \$30     | \$30            | \$50                      | Code Compliance, City Attorney, Comptroller, |
| Total  | \$0                          | \$1,466   | \$1,466         | \$0                         | \$691    | \$691           | \$2,157                   |  |
| <b>Other Administrative Cost</b>                         |                              |           |                 |                             |          |                 |                           |  |
| Centre City  | \$0                          | \$0       | \$0             | \$0                         | \$1,278  | \$1,278         | \$1,278                   | Insurance, Audit, County Fee, Etc.           |
| Horton Plaza   | \$0                          | \$0       | \$0             | \$0                         | \$103    | \$103           | \$103                     | Insurance, Audit, County Fee, Etc.           |
| Total  | \$0                          | \$0       | \$0             | \$0                         | \$1,381  | \$1,381         | \$1,381                   |  |
| <b>CCDC Administration</b>                               |                              |           |                 |                             |          |                 |                           |  |
| Centre City  | \$0                          | \$4,418   | \$4,418         | \$0                         | \$1,894  | \$1,894         | \$6,312                   |  |
| Horton Plaza   | \$0                          | \$225     | \$225           | \$0                         | \$525    | \$525           | \$750                     |  |
| Total  | \$0                          | \$4,643   | \$4,643         | \$0                         | \$2,419  | \$2,419         | \$7,062                   |  |
| <b>Total City Services/Administration</b>                | \$0                          | \$6,109   | \$6,109         | \$0                         | \$4,490  | \$4,490         | \$10,599                  |  |
| <b>Total Taxing Entity Payments &amp; Administration</b> | \$0                          | \$6,109   | \$6,109         | \$2,710                     | \$21,490 | \$24,200        | \$30,309                  |  |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION  | COOPERATION AGREEMENT BUDGET |       |           | REDEVELOPMENT AGENCY BUDGET |          |           | COMBINED AVAILABLE BUDGET | COMMENTS |
|--|------------------------------|-------|-----------|-----------------------------|----------|-----------|---------------------------|----------|
|  | FY 11 CARRYOVER              | FY 12 |           | FY 11 CARRYOVER             | FY 12    |           |                           |          |
|  |                              | NEW   | AVAILABLE |                             | NEW      | AVAILABLE |                           |          |
|  | TOTAL                        | TOTAL | TOTAL     | TOTAL                       | TOTAL    | TOTAL     |                           |          |
| <b>DEBT SERVICE</b>                                |                              |       |           |                             |          |           |                           |          |
| <b>27 Debt Service</b>                             |                              |       |           |                             |          |           |                           |          |
| <u>Grantville Settlement Payment</u>               | \$0                          | \$0   | \$0       | \$0                         | \$130    | \$130     | \$130                     |          |
| <u>Parking Revenue Bonds</u>                       | \$0                          | \$0   | \$0       | \$0                         | \$953    | \$953     | \$953                     |          |
| Centre City Parking Revenue Bonds, Series 1999 A   | \$0                          | \$0   | \$0       | \$0                         | \$1,502  | \$1,502   | \$1,502                   |          |
| Centre City Parking Revenue Bonds, Series 2003 B   |                              |       |           |                             |          |           |                           |          |
| <u>Centre City Non-Housing Bonds (80%)</u>         | \$0                          | \$0   | \$0       | \$0                         | \$5,387  | \$5,387   | \$5,387                   |          |
| Centre City Tax Allocation Bonds, Series 1999 A&B  | \$0                          | \$0   | \$0       | \$0                         | \$793    | \$793     | \$793                     |          |
| Centre City Tax Allocation Bonds, Series 1999 C    | \$0                          | \$0   | \$0       | \$0                         | \$447    | \$447     | \$447                     |          |
| Centre City Tax Allocation Bonds, Series 2000 A    | \$0                          | \$0   | \$0       | \$0                         | \$1,455  | \$1,455   | \$1,455                   |          |
| Centre City Tax Allocation Bonds, Series 2000 B    | \$0                          | \$0   | \$0       | \$0                         | \$2,559  | \$2,559   | \$2,559                   |          |
| Centre City Tax Allocation Bonds, Series 2001 A    | \$0                          | \$0   | \$0       | \$0                         | \$586    | \$586     | \$586                     |          |
| Centre City Tax Allocation Bonds, Series 2003 A    | \$0                          | \$0   | \$0       | \$0                         | \$8,711  | \$8,711   | \$8,711                   |          |
| Centre City Tax Allocation Bonds, Series 2004 A&B  | \$0                          | \$0   | \$0       | \$0                         | \$4,356  | \$4,356   | \$4,356                   |          |
| Centre City Tax Allocation Bonds, Series 2006 A    |                              |       |           |                             |          |           |                           |          |
| <u>Centre City Housing Bonds (20%)</u>             | \$0                          | \$0   | \$0       | \$0                         | \$2,948  | \$2,948   | \$2,948                   |          |
| Centre City Housing Bonds, Series 2004 C&D         | \$0                          | \$0   | \$0       | \$0                         | \$2,639  | \$2,639   | \$2,639                   |          |
| Centre City Housing Bonds, Series 2006 B           | \$0                          | \$0   | \$0       | \$0                         | \$8,041  | \$8,041   | \$8,041                   |          |
| Centre City Housing Bonds, Series 2008 A           |                              |       |           |                             |          |           |                           |          |
| <u>Horton Plaza Non-Housing Bonds (80%)</u>        | \$0                          | \$0   | \$0       | \$0                         | \$1,113  | \$1,113   | \$1,113                   |          |
| Horton Plaza Tax Allocation Bonds, Series 1996     | \$0                          | \$0   | \$0       | \$0                         | \$1,350  | \$1,350   | \$1,350                   |          |
| Horton Plaza Tax Allocation Bonds, Series 2000     | \$0                          | \$0   | \$0       | \$0                         | \$592    | \$592     | \$592                     |          |
| Horton Plaza Tax Allocation Bonds, Series 2003 A&B |                              |       |           |                             |          |           |                           |          |
| <u>Horton Plaza Housing Bonds (20%)</u>            | \$0                          | \$0   | \$0       | \$0                         | \$794    | \$794     | \$794                     |          |
| Horton Plaza Housing Bonds, Series 2003 C          | \$0                          | \$0   | \$0       | \$0                         | \$44,356 | \$44,356  | \$44,356                  |          |
| Total Debt Service                                 | \$0                          | \$0   | \$0       | \$0                         | \$44,356 | \$44,356  | \$44,356                  |          |

**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

| DESCRIPTION                                     | COOPERATION AGREEMENT BUDGET |           |                 | REDEVELOPMENT AGENCY BUDGET |           |                 | COMBINED AVAILABLE BUDGET | COMMENTS |
|---|------------------------------|-----------|-----------------|-----------------------------|-----------|-----------------|---------------------------|----------|
|   | FY 11 CARRYOVER              | FY 12 NEW | TOTAL AVAILABLE | FY11 CARRYOVER              | FY12 NEW  | TOTAL AVAILABLE |                           |          |
| <b>28 City Payments</b>                         |                              |           |                 |                             |           |                 |                           |          |
| Centre City - Ballpark                          | \$0                          | \$0       | \$0             | \$0                         | \$11,322  | \$11,322        | \$11,322                  |          |
| Centre City - Convention Center Phase II        | \$0                          | \$0       | \$0             | \$0                         | \$2,000   | \$2,000         | \$2,000                   |          |
| Centre City - City Loans                        | \$0                          | \$0       | \$0             | \$0                         | \$2,500   | \$2,500         | \$2,500                   |          |
| Total City Payments                             | \$0                          | \$0       | \$0             | \$0                         | \$15,822  | \$15,822        | \$15,822                  |          |
| <b>29 Co-operation Agreement Payments</b>       |                              |           |                 |                             |           |                 |                           |          |
| Centre City Co-operation payment - Non Housing  | \$0                          | \$0       | \$0             | \$0                         | \$34,158  | \$34,158        | n/a                       |          |
| Centre City Co-operation payment - Housing      | \$0                          | \$0       | \$0             | \$0                         | \$11,048  | \$11,048        | n/a                       |          |
| Horton Plaza Co-operation payment - Non Housing | \$0                          | \$0       | \$0             | \$0                         | \$1,898   | \$1,898         | n/a                       |          |
| Horton Plaza Co-operation payment - Housing     | \$0                          | \$0       | \$0             | \$0                         | \$809     | \$809           | n/a                       |          |
| Total Co-operation Agreement payments           | \$0                          | \$0       | \$0             | \$0                         | \$47,913  | \$47,913        | n/a                       |          |
| Total City Payments                             | \$0                          | \$0       | \$0             | \$0                         | \$63,735  | \$63,735        | \$15,822                  |          |
| TOTAL FY2012 PROPOSED BUDGET                    | \$153,888                    | \$47,913  | \$201,801       | \$45,231                    | \$140,060 | \$185,291       | \$339,179                 |          |

## FIVE YEAR REVENUE & EXPENDITURE OUTLOOK

### CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

#### FISCAL YEARS 2011 TO 2016 (1)

| (In Millions)                                | FY 2011<br>Current | FY 2012<br>Proposed | FY 2013<br>Projected | FY 2014<br>Projected | FY 2015<br>Projected | FY 2016<br>Projected | Total           |
|--|--------------------|---------------------|----------------------|----------------------|----------------------|----------------------|-----------------|
| <b>REVENUES</b>                              |                    |                     |                      |                      |                      |                      |                 |
| Tax Increment                                | \$ 122.3           | \$ 122.0            | \$ 123.1             | \$ 125.0             | \$ 128.5             | \$ 134.5             | \$ 755.4        |
| Bond Proceeds                                | -                  | -                   | -                    | -                    | 48.8                 | -                    | 48.8            |
| Interest/Dev. Proc./Rent&Lease/Other         | 12.1               | 11.9                | 9.0                  | 10.0                 | 10.0                 | 11.0                 | 64.0            |
| Prior Year Adj/One time Revenues             | 16.0               | 9.2                 | -                    | -                    | -                    | -                    | 25.2            |
| <b>TOTAL REVENUES</b>                        | <b>\$ 150.4</b>    | <b>\$ 143.1</b>     | <b>\$ 132.1</b>      | <b>\$ 135.0</b>      | <b>\$ 187.3</b>      | <b>\$ 145.5</b>      | <b>\$ 893.4</b> |
| <b>LESS: EXPENDITURES</b>                    |                    |                     |                      |                      |                      |                      |                 |
| Low/Mod Projects Activities                  | 15.6               | 12.8                | 11.4                 | 11.8                 | 12.5                 | 13.7                 | 77.8            |
| Debt Service Payments                        | 44.3               | 44.4                | 51.0                 | 50.9                 | 57.6                 | 54.3                 | 302.4           |
| Tax Sharing Payments / ERAF                  | 25.2               | 17.0                | 36.2                 | 36.6                 | 37.3                 | 38.2                 | 190.4           |
| Admin/Soft Cost                              | 11.3               | 10.6                | 10.7                 | 10.8                 | 11.0                 | 11.2                 | 65.7            |
| Ballpark Payment                             | 11.3               | 11.3                | 11.3                 | 11.3                 | 11.3                 | 11.3                 | 67.9            |
| City Repayment                               | 2.0                | 2.5                 | 2.5                  | 3.0                  | 5.0                  | 7.5                  | 22.5            |
| Convention Center Payment                    | -                  | 2.0                 | 2.5                  | 3.0                  | 3.5                  | 4.0                  | 15.0            |
| Project Expenditures Per CIP                 | 17.6               | 33.1                | 13.7                 | 33.7                 | 28.8                 | 28.5                 | 155.4           |
| <b>Current Year Carryforward/(Shortfall)</b> | <b>\$ 23.1</b>     | <b>\$ 9.4</b>       | <b>\$ (7.2)</b>      | <b>\$ (26.1)</b>     | <b>\$ 20.2</b>       | <b>\$ (23.1)</b>     | <b>\$ (3.8)</b> |
| <b>Beginning Carryforward/(Shortfall)</b>    | <b>\$ 6.2</b>      | <b>\$ 29.3</b>      | <b>\$ 38.7</b>       | <b>\$ 31.5</b>       | <b>\$ 5.3</b>        | <b>\$ 25.6</b>       | <b>\$ 6.2</b>   |
| <b>Current Year Carryforward/(Shortfall)</b> | <b>23.1</b>        | <b>9.4</b>          | <b>(7.2)</b>         | <b>(26.1)</b>        | <b>20.2</b>          | <b>(23.1)</b>        | <b>(3.8)</b>    |
| <b>Ending Carryforward/(Shortfall)</b>       | <b>\$ 29.3</b>     | <b>\$ 38.7</b>      | <b>\$ 31.5</b>       | <b>\$ 5.3</b>        | <b>\$ 25.6</b>       | <b>\$ 2.4</b>        | <b>\$ 2.4</b>   |

(1) The Five Year Outlook reflects the activities of the Downtown Redevelopment Projects as a whole, and as such, no payment to the City is reflected for the Co-op Agreement.

**FIVE YEAR EXPENDITURE SUMMARY**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)                            | FY 2011        | FY 2012        | FY 2013        | FY 2014        | FY 2015        | FY 2016         |
|--|----------------|----------------|----------------|----------------|----------------|-----------------|
|  | Current        | Projected      | Projected      | Projected      | Projected      | Projected       |
| <b><u>Project Expenditures</u></b>       |                |                |                |                |                |                 |
| Parks & Open Spaces                      | \$ (6.9)       | \$ 8.0         | \$ 0.3         | \$ 19.2        | \$ 1.7         | \$ -            |
| Fire Stations                            | 1.0            | -              | -              | -              | -              | 20.9            |
| North Embarcadero Visionary Plan         | 3.8            | -              | -              | -              | 20.0           | -               |
| "C" Street Master Plan Improvements      | -              | (4.6)          | -              | -              | -              | -               |
| Land Acquisitions                        | 10.0           | 5.0            | -              | -              | -              | -               |
| Neighborhood & Public Improvements       | 6.6            | 18.1           | 8.3            | 9.2            | 2.7            | 2.7             |
| Economic Development/ Community Outreach | 1.7            | (0.0)          | 1.5            | 1.5            | 1.5            | 1.5             |
| Social Services Capital Program          | -              | (1.5)          | -              | 1.0            | -              | 1.0             |
| Planning                                 | (0.6)          | (0.5)          | -              | 1.0            | 0.8            | 0.3             |
| Other                                    | 0.1            | 0.3            | 1.7            | 1.5            | 1.5            | 1.5             |
| Horton Plaza Projects                    | 2.0            | 8.4            | 1.9            | 0.4            | 0.5            | 0.5             |
| <b>Total Project Expenditures</b>        | <b>\$ 17.6</b> | <b>\$ 33.1</b> | <b>\$ 13.7</b> | <b>\$ 33.7</b> | <b>\$ 28.8</b> | <b>\$ 28.5</b>  |
|  |                |                |                |                |                | <b>\$ 155.4</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)                          | FY 2011         | FY 2012       | FY 2013       | FY 2014        | FY 2015       | FY 2016        | Total          |
|--|-----------------|---------------|---------------|----------------|---------------|----------------|----------------|
|  | Current         | Projected     | Projected     | Projected      | Projected     | Projected      |                |
| <b><u>Park &amp; Open Space</u></b>    |                 |               |               |                |               |                |                |
| East Village Green West Block          | \$ 5.0          | \$ 5.4        | \$ -          | \$ -           | \$ -          | \$ -           | \$ 10.4        |
| East Village Green East Block          | 0.2             | -             | -             | 2.1            | -             | -              | 2.3            |
| St. Joseph's Square                    | -               | 2.0           | -             | 16.7           | -             | -              | 18.7           |
| Navy Broadway Park                     | -               | -             | -             | -              | -             | -              | -              |
| Dog Leash-Free Park                    | -               | -             | 0.3           | 0.3            | -             | -              | 0.6            |
| Gaslamp Park/Children's Park/MLK       | 1.2             | 0.6           | -             | -              | -             | -              | 1.8            |
| Two America Plaza Park Reversal        | (13.3)          | -             | -             | -              | -             | -              | (13.3)         |
| Annici Park Improvements               | -               | -             | -             | -              | 1.7           | -              | 1.7            |
| <b>Total Parks &amp; Open Space</b>    | <b>\$ (6.9)</b> | <b>\$ 8.0</b> | <b>\$ 0.3</b> | <b>\$ 19.2</b> | <b>\$ 1.7</b> | <b>\$ -</b>    | <b>\$ 22.3</b> |
| <b><u>Fire Stations</u></b>            |                 |               |               |                |               |                |                |
| Fire Station #2 (Bayside Fire Stations | \$ 0.7          | \$ -          | \$ -          | \$ -           | \$ -          | \$ -           | \$ 0.7         |
| East Village Fire Station              | 0.3             | -             | -             | -              | -             | 20.9           | 21.2           |
| Fire Station #1 Replacement            | -               | -             | -             | -              | -             | -              | -              |
| <b>Total Project Expenditures</b>      | <b>\$ 1.0</b>   | <b>\$ -</b>   | <b>\$ -</b>   | <b>\$ -</b>    | <b>\$ -</b>   | <b>\$ 20.9</b> | <b>\$ 21.9</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)   | FY 2011        | FY 2012         | FY 2013     | FY 2014     | FY 2015        | FY 2016     | Total           |
|---|----------------|-----------------|-------------|-------------|----------------|-------------|-----------------|
|   | Current        | Projected       | Projected   | Projected   | Projected      | Projected   |                 |
| <b><u>North Embarcadero Visionary Plan</u></b>          |                |                 |             |             |                |             |                 |
| NEVP Design & Construction                              | \$ 3.8         | \$ -            | \$ -        | \$ -        | \$ 20.0        | \$ -        | \$ 23.8         |
| <b>Total NEVP</b>                                       | <b>\$ 3.8</b>  | <b>\$ -</b>     | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 20.0</b> | <b>\$ -</b> | <b>\$ 23.8</b>  |
| <b><u>"C" Street Master Plan &amp; Improvements</u></b> |                |                 |             |             |                |             |                 |
| C Street Design & Construction                          | \$ -           | \$ (4.6)        | \$ -        | \$ -        | \$ -           | \$ -        | \$ (4.6)        |
| <b>Total "C" Street</b>                                 | <b>\$ -</b>    | <b>\$ (4.6)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>    | <b>\$ -</b> | <b>\$ (4.6)</b> |
| <b><u>Land Acquisition &amp; Remediation</u></b>        |                |                 |             |             |                |             |                 |
| Land Acquisition & Remediation                          | \$ 10.0        | \$ 5.0          | \$ -        | \$ -        | \$ -           | \$ -        | \$ 15.0         |
| <b>Total Land Acquisition &amp; Remediation</b>         | <b>\$ 10.0</b> | <b>\$ 5.0</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>    | <b>\$ -</b> | <b>\$ 15.0</b>  |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)  | FY 2011         | FY 2012       | FY 2013       | FY 2014       | FY 2015       | FY 2016       | Total         |
|--|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|
|  | Current         | Projected     | Projected     | Projected     | Projected     | Projected     |               |
| <b><u>Neighborhood &amp; Area Wide Public Improvements</u></b> |                 |               |               |               |               |               |               |
| <b>Columbia/Core Neighborhood Improvements</b>                 |                 |               |               |               |               |               |               |
| Civic Centre Planning  | \$ 0.1          | \$ 0.1        | \$ -          | \$ -          | \$ -          | \$ -          | \$ 0.2        |
| Core Street Lights   | (0.0)           | -             | -             | -             | -             | -             | (0.0)         |
| B St. Pedestrian Corridor                                      | 0.3             | -             | -             | -             | -             | -             | 0.3           |
| Two America HOA & Related Expenses                             | 0.2             | 0.2           | 0.2           | 0.2           | 0.2           | 0.2           | 1.1           |
| Two America Plaza DDA Negotiations                             | -               | 0.2           | -             | -             | -             | -             | 0.2           |
| Two America HOA Improvement to Canopy                          | -               | 1.0           | -             | -             | -             | -             | 1.0           |
| Kettner & A Intersection & Sidewalk Imprv.                     | (0.3)           | -             | -             | -             | -             | -             | (0.3)         |
| Core Sidewalk Reconstruction                                   | -               | 0.8           | -             | -             | -             | -             | 0.8           |
| World Trade Center Parking Structure                           | -               | 4.0           | -             | -             | -             | -             | 4.0           |
| Fourth & Broadway Traffic Signal                               | 0.0             | -             | -             | -             | -             | -             | 0.0           |
| Broadway Median Improvements & Lighting                        | 0.1             | (0.1)         | -             | -             | -             | -             | -             |
| <b>Total Columbia/Core Improvements</b>                        | <b>\$ 0.4</b>   | <b>\$ 6.2</b> | <b>\$ 0.2</b> | <b>\$ 0.2</b> | <b>\$ 0.2</b> | <b>\$ 0.2</b> | <b>\$ 7.3</b> |
| <b>Cortez Neighborhood Improvements</b>                        |                 |               |               |               |               |               |               |
| Cortez Street Lights   | \$ (0.2)        | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ (0.2)      |
| Cortez Streetscape Rehabilitation                              | (0.3)           | -             | -             | -             | -             | -             | (0.3)         |
| Cedar Street Pop-outs and Improvements                         | -               | 2.0           | -             | -             | -             | -             | 2.0           |
| Coach Bus Study  | -               | (0.0)         | -             | -             | -             | -             | (0.0)         |
| Bradley-Woolman Chapel Rehabilitation                          | -               | 1.1           | -             | -             | -             | -             | 1.1           |
| Public Parking - Blow grade St. Joseph's Park                  | -               | -             | -             | 4.6           | -             | -             | 4.6           |
| Cortez Public Improvements                                     | -               | 0.5           | -             | -             | -             | -             | 0.5           |
| <b>Total Cortez Improvements</b>                               | <b>\$ (0.4)</b> | <b>\$ 3.6</b> | <b>\$ -</b>   | <b>\$ 4.6</b> | <b>\$ -</b>   | <b>\$ -</b>   | <b>\$ 7.7</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)  | FY 2011       | FY 2012       | FY 2013       | FY 2014       | FY 2015     | FY 2016     | Total         |
|--|---------------|---------------|---------------|---------------|-------------|-------------|---------------|
|  | Current       | Projected     | Projected     | Projected     | Projected   | Projected   |               |
| <b><u>Neighborhood &amp; Area Wide Public Improvements Continued</u></b> |               |               |               |               |             |             |               |
| <b>East Village Neighborhood Improvements</b>                            |               |               |               |               |             |             |               |
| Ballpark Remediation   | \$ (0.5)      | \$ -          | \$ -          | \$ -          | \$ -        | \$ -        | \$ (0.5)      |
| Seventh & Market Remediation   | -             | -             | -             | -             | -           | -           | -             |
| Market St. Median & Improvements   | 0.9           | 0.2           | -             | -             | -           | -           | 1.1           |
| Park & SD High school Crosswalk  | 0.7           | -             | -             | -             | -           | -           | 0.7           |
| Simon Levi Building Public Improvements                                  | (0.0)         | -             | -             | -             | -           | -           | (0.0)         |
| Tailgate Park Remediation  | -             | -             | -             | 1.0           | -           | -           | 1.0           |
| G St. Gateway Lights   | -             | -             | 0.6           | -             | -           | -           | 0.6           |
| Broadway Master Plan   | -             | (0.2)         | -             | -             | -           | -           | (0.2)         |
| Public Parking - Below Grade East Village Green                          | -             | 4.6           | -             | -             | -           | -           | 4.6           |
| East Village Public Improvements   | -             | 0.5           | -             | -             | -           | -           | 0.5           |
| <b>Total East Village Improvements</b>                                   | <b>\$ 1.1</b> | <b>\$ 5.0</b> | <b>\$ 0.6</b> | <b>\$ 1.0</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 7.7</b> |
| <b>Gaslamp Neighborhood Improvements</b>                                 |               |               |               |               |             |             |               |
| Fifth & Market Scramble Modifications                                    | \$ 0.2        | \$ -          | \$ -          | \$ -          | \$ -        | \$ -        | \$ 0.2        |
| Gaslamp Newspaper Corrals  | (0.0)         | -             | -             | -             | -           | -           | (0.0)         |
| Fourth & Broadway Conduit Undergrounding                                 | 0.1           | -             | -             | -             | -           | -           | 0.1           |
| Gaslamp Quarter Gateways   | 0.3           | 0.2           | -             | -             | -           | -           | 0.5           |
| Marriott Renaissance - Legal Expenses                                    | 0.0           | 0.0           | -             | -             | -           | -           | 0.0           |
| William Heath Davis Historic House                                       | 0.2           | -             | -             | -             | -           | -           | 0.2           |
| Gaslamp Quarter Historic Plaques   | -             | 0.0           | -             | -             | -           | -           | 0.0           |
| 5th Ave. - Harbor to Island one way                                      | -             | -             | -             | 0.9           | -           | -           | 0.9           |
| <b>Total Gaslamp Improvements</b>  | <b>\$ 0.7</b> | <b>\$ 0.2</b> | <b>\$ -</b>   | <b>\$ 0.9</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1.8</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)   | FY 2011         | FY 2012         | FY 2013     | FY 2014     | FY 2015     | FY 2016     | Total           |
|---|-----------------|-----------------|-------------|-------------|-------------|-------------|-----------------|
|   | Current         | Projected       | Projected   | Projected   | Projected   | Projected   |                 |
| <b><u>Neighborhood &amp; Area Wide Public Improvements</u></b> <i>Continued</i> |                 |                 |             |             |             |             |                 |
| <b>Little Italy Neighborhood Improvements</b>                                   |                 |                 |             |             |             |             |                 |
| Date Street Storm Drains  | -               | (0.2)           | -           | -           | -           | -           | (0.2)           |
| Date Street Public Restrooms  | 0.9             | -               | -           | -           | -           | -           | 0.9             |
| Little Italy Public Streetscape Improvements                                    | 0.1             | -               | -           | -           | -           | -           | 0.1             |
| 1560 California Street  | (0.6)           | -               | -           | -           | -           | -           | (0.6)           |
| <b>Total Little Italy Improvements</b>  | <b>\$ 0.4</b>   | <b>\$ (0.2)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 0.3</b>   |
| <b>Marina Neighborhood Improvements</b>   |                 |                 |             |             |             |             |                 |
| King Promenade - Kiosks   | \$ (0.1)        | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ (0.1)        |
| Union & Market Traffic Signals  | \$ -            | \$ (0.1)        | \$ -        | \$ -        | \$ -        | \$ -        | \$ (0.1)        |
| Third & Market Traffic Signals  | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            |
| Marina Public Improvements  | \$ -            | \$ (0.3)        | \$ -        | \$ -        | \$ -        | \$ -        | \$ (0.3)        |
| Convention Centre - Phase III   | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            |
| <b>Total Marina Improvements</b>  | <b>\$ (0.1)</b> | <b>\$ (0.4)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ (0.5)</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)   | FY 2011       | FY 2012        | FY 2013       | FY 2014       | FY 2015       | FY 2016       | Total          |
|---|---------------|----------------|---------------|---------------|---------------|---------------|----------------|
|   | Current       | Projected      | Projected     | Projected     | Projected     | Projected     |                |
| <b><u>Neighborhood &amp; Area Wide Public Improvements</u></b> <i>Continued</i> |               |                |               |               |               |               |                |
| <b>Area Wide Improvements</b>   |               |                |               |               |               |               |                |
| Sidewalks, Streetscape, Traffic Calming   | \$ -          | \$ 1.5         | \$ 1.0        | \$ 1.0        | \$ 1.0        | \$ 1.0        | 5.5            |
| Street Enhancements/Pop-outs  | 0.5           | (1.8)          | -             | -             | -             | -             | (1.3)          |
| Sidewalk Reconstruction   | 1.0           | (1.0)          | -             | -             | -             | -             | 0.0            |
| Traffic Signals   | -             | -              | 0.5           | 0.5           | 0.5           | 0.5           | 2.0            |
| Street Lights   | -             | (0.5)          | 0.5           | 0.5           | 0.5           | 0.5           | 1.5            |
| Historic Rehabilitation   | -             | 1.5            | 0.5           | 0.5           | 0.5           | 0.5           | 3.5            |
| Wayfinding System   | 0.7           | -              | -             | -             | -             | -             | 0.7            |
| Bicycle Improvements  | 0.3           | 2.8            | -             | -             | -             | -             | 3.2            |
| Park to Bay Link  | 0.5           | -              | 4.5           | -             | -             | -             | 4.9            |
| Litter Receptacles  | 0.2           | 0.3            | -             | -             | -             | -             | 0.5            |
| Newspaper Corrals   | 0.2           | 0.1            | 0.1           | 0.1           | -             | -             | 0.5            |
| ADA Pedestrian Audible Signals  | (0.4)         | 0.4            | -             | -             | -             | -             | -              |
| Sustainability Implementation Plan  | 0.5           | -              | -             | -             | -             | -             | 0.5            |
| Gateway Landscape Improvements  | 0.5           | -              | -             | -             | -             | -             | 0.5            |
| Green Street Pilot Project  | 0.5           | -              | -             | -             | -             | -             | 0.5            |
| Reserve for Public Improvements   | (0.0)         | -              | -             | -             | -             | -             | (0.0)          |
| Temporary Winter Shelter  | -             | 0.2            | -             | -             | -             | -             | 0.2            |
| Broadway Improvements   | -             | 0.2            | 0.5           | -             | -             | -             | 0.7            |
| <b>Total Area Wide Improvements</b>   | <b>\$ 4.6</b> | <b>\$ 3.5</b>  | <b>\$ 7.6</b> | <b>\$ 2.6</b> | <b>\$ 2.5</b> | <b>\$ 2.5</b> | <b>\$ 23.3</b> |
| <b>Total Neighborhood &amp; Area Wide Imprv.</b>                                | <b>\$ 6.6</b> | <b>\$ 18.1</b> | <b>\$ 8.3</b> | <b>\$ 9.2</b> | <b>\$ 2.7</b> | <b>\$ 2.7</b> | <b>\$ 47.5</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)  | FY 2011         | FY 2012         | FY 2013       | FY 2014       | FY 2015       | FY 2016       | Total         |
|--|-----------------|-----------------|---------------|---------------|---------------|---------------|---------------|
|  | Current         | Projected       | Projected     | Projected     | Projected     | Projected     |               |
| <b><u>Economic Development/ Community Outreach</u></b> |                 |                 |               |               |               |               |               |
| Economic Development/ Community Outreach               | \$ 1.7          | \$ (0.0)        | \$ 1.5        | \$ 1.5        | \$ 1.5        | \$ 1.5        | \$ 7.7        |
| <b>Total Economic Dev./Outreach</b>                    | <b>\$ 1.7</b>   | <b>\$ (0.0)</b> | <b>\$ 1.5</b> | <b>\$ 1.5</b> | <b>\$ 1.5</b> | <b>\$ 1.5</b> | <b>\$ 7.7</b> |
| <b><u>Social Services Capital Program</u></b>          |                 |                 |               |               |               |               |               |
| Social Services Capital Program                        | \$ -            | \$ (1.5)        | \$ -          | \$ 1.0        | \$ -          | \$ 1.0        | \$ 0.5        |
| <b>Total Social Service Capital Program</b>            | <b>\$ -</b>     | <b>\$ (1.5)</b> | <b>\$ -</b>   | <b>\$ 1.0</b> | <b>\$ -</b>   | <b>\$ 1.0</b> | <b>\$ 0.5</b> |
| <b><u>Planning</u></b>                                 |                 |                 |               |               |               |               |               |
| Planning   | \$ (0.6)        | \$ (0.5)        | \$ -          | \$ 1.0        | \$ 0.8        | \$ 0.3        | \$ 1.0        |
| <b>Total Planning</b>                                  | <b>\$ (0.6)</b> | <b>\$ (0.5)</b> | <b>\$ -</b>   | <b>\$ 1.0</b> | <b>\$ 0.8</b> | <b>\$ 0.3</b> | <b>\$ 1.0</b> |
| <b><u>Other</u></b>                                    |                 |                 |               |               |               |               |               |
| Education Facilities                                   | \$ -            | \$ -            | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Public Art   | \$ 0.1          | \$ -            | \$ 0.5        | \$ 0.5        | \$ 0.5        | \$ 0.5        | 2.1           |
| Consultants  | \$ -            | \$ 0.3          | \$ 1.2        | \$ 1.0        | \$ 1.0        | \$ 1.0        | 4.5           |
| <b>Total Other</b>                                     | <b>\$ 0.1</b>   | <b>\$ 0.3</b>   | <b>\$ 1.7</b> | <b>\$ 1.5</b> | <b>\$ 1.5</b> | <b>\$ 1.5</b> | <b>\$ 6.6</b> |

**FIVE YEAR EXPENDITURE DETAIL**  
**CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS**  
**FISCAL YEARS 2011 TO 2016**

| (In Millions)                              | FY 2011       | FY 2012       | FY 2013       | FY 2014       | FY 2015       | FY 2016       | Total          |
|--|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
|  | Current       | Projected     | Projected     | Projected     | Projected     | Projected     |                |
| <b><u>Horton Plaza Projects</u></b>        |               |               |               |               |               |               |                |
| Balboa Theatre Improvements                | \$ (0.3)      | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ (0.3)       |
| Balboa Theatre Capital Reserve & Insurance | \$ 0.4        | \$ 0.2        | \$ 0.4        | \$ 0.4        | \$ 0.4        | \$ 0.4        | \$ 2.0         |
| Balboa Theatre Chilled Water               | \$ -          | \$ 0.0        | \$ 0.0        | \$ 0.0        | \$ 0.0        | \$ 0.0        | \$ 0.2         |
| Lyceum Theatre Improvements                | \$ 0.3        | \$ 0.6        | \$ -          | \$ -          | \$ -          | \$ -          | \$ 0.9         |
| Horton Park Renovations                    | \$ 1.5        | \$ 6.5        | \$ -          | \$ -          | \$ -          | \$ -          | \$ 8.0         |
| Horton Park Capital Reserve Fund           | \$ -          | \$ -          | \$ -          | \$ -          | \$ 0.2        | \$ 0.2        | \$ 0.3         |
| Sidewalks & Public Improvements            | \$ 0.1        | \$ 1.1        | \$ 1.5        | \$ -          | \$ -          | \$ -          | \$ 2.7         |
| Community Outreach                         | \$ 0.0        | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 0.0         |
| <b>Total Horton Plaza Projects</b>         | <b>\$ 2.0</b> | <b>\$ 8.4</b> | <b>\$ 1.9</b> | <b>\$ 0.4</b> | <b>\$ 0.5</b> | <b>\$ 0.5</b> | <b>\$ 13.8</b> |
| <b><u>Grand Total Capital Projects</u></b> |               |               |               |               |               |               |                |
|  | \$ 17.6       | \$ 33.1       | \$ 13.7       | \$ 33.7       | \$ 28.8       | \$ 28.5       | \$ 155.4       |

**CENTRE CITY DEVELOPMENT CORPORATION  
SUMMARY OF ADMINISTRATIVE BUDGET CHANGES**

|                       | FY 2011<br>BUDGET   | FY 2012<br>PROPOSED | FY 2011-2012<br>CHANGE |
|-----------------------|---------------------|---------------------|------------------------|
| Positions             | 47.8                | 46.3                | (1.5)                  |
| Personnel Expense     | \$ 6,038,000        | \$ 5,982,000        | (\$ 56,000)            |
| Non-Personnel Expense | <u>\$ 2,329,000</u> | <u>\$ 2,180,000</u> | <u>(\$ 149,000)</u>    |
| <b>TOTAL</b>          | <b>\$ 8,367,000</b> | <b>\$ 8,162,000</b> | <b>(\$ 205,000)</b>    |

**OVERALL BUDGET**

The FY 2012 Budget has decreased by 2.5%, or \$205,000, as compared to the FY 2011 Budget.

**PERSONAL EXPENSE**

The FY 2012 Personnel Expense budget (Salaries & Benefits) has decreased by 1%, or \$56,000, as compared to FY 2011. The FY 2011 budget reflects a net decrease of 1.5 positions consisting of the reduction of 2.5 positions and the addition of one new position. The decreases represent a reduction of one Vice President, one Community Outreach Manager and a reduction of a Communication Specialist to part time. One new position is being added in FY 2011 for a Project Manager for Economic Development.

**NON-PERSONNEL EXPENSE**

The FY 2012 Non-Personnel Expense budget has decreased by 6.4%, or \$149,000, as compared to FY 2011. The decrease is primarily a result of reductions in Leasehold Improvements, Office/Computer Program & Supplies, Advertising/Relocation/Recruitment Expense, Business Expense, Professional Development & Associated Travel, and Communication Material/Events line items.

Leasehold Improvements – The FY 2012 budget reduces the Leasehold Improvement line item by 25% or \$5,000.

Office/Graphic/Computer Program & Supplies – The FY 2012 budget reduces the line item by 19.5% or \$23,000, and is primarily a result of reduction in office supplies and computer programs/software.

Advertising/Relocation/Recruitment – The FY 2012 budget reduces the line item by 25% or \$5,000.

Business Expense – The FY 2012 budget reduces the line item by 18.2% or \$10,000 primarily by reducing employee attendance to business events and meetings.

Professional Development – Employee professional development has been reduced by 37.5% or \$28,000 in the FY 2012 budget, primarily by reducing employee conferences/seminars attendance and associated travel.

Communication/Material & Events – The line item has been reduced by 42.9% or \$75,000 in the FY 2012 Budget, in a continued effort to produce more information electronically.

CENTRE CITY DEVELOPMENT CORPORATION  
FY2011-2012 ADMINISTRATIVE BUDGET

|   | FY 2010-2011<br>BUDGET | PROPOSED<br>FY 2011-2012<br>BUDGET | CHANGE     | %<br>CHANGE |
|---|------------------------|------------------------------------|------------|-------------|
| <b>SALARIES AND BENEFITS</b>                  |                        |                                    |            |             |
| Existing Positions                            | \$3,890,000            | \$3,845,000                        | -\$45,000  |             |
| Additional/Annualized Positions               |                        | \$0                                | \$0        |             |
| Intern Program/Overtime                       | \$110,000              | \$94,000                           | -\$16,000  |             |
| Benefits                                      | \$2,038,000            | \$2,043,000                        | \$5,000    |             |
|   | -----                  | -----                              | -----      | -----       |
| Subtotal Salaries and Benefits                | \$6,038,000            | \$5,982,000                        | -\$56,000  | -0.9%       |
|   | -----                  | -----                              | -----      | -----       |
| <b>OVERHEAD</b>                               |                        |                                    |            |             |
| 1 Rent- Office/DIC                            | \$795,000              | \$821,000                          | \$26,000   |             |
| 2 Rent- Equipment                             | \$16,000               | \$13,000                           | -\$3,000   |             |
| 3 Leasehold Improvements                      | \$20,000               | \$15,000                           | -\$5,000   |             |
| 4 Telephone/Communications                    | \$58,000               | \$55,000                           | -\$3,000   |             |
| 5 Photography, Plans & Drawings               | \$3,000                | \$2,000                            | -\$1,000   |             |
| 6 Office/Graphics/Computer Programs & Supplie | \$118,000              | \$95,000                           | -\$23,000  |             |
| 7 Postage                                     | \$41,000               | \$40,000                           | -\$1,000   |             |
| 8 Publications                                | \$5,000                | \$5,000                            | \$0        |             |
| 9 Reproduction Expense                        | \$80,000               | \$75,000                           | -\$5,000   |             |
| 10 Advertising/Relocation/Recruiting Expense  | \$20,000               | \$15,000                           | -\$5,000   |             |
| 11 Business Expense                           | \$55,000               | \$45,000                           | -\$10,000  |             |
| 12 Travel-Board/Corporate                     | \$0                    | \$0                                | \$0        |             |
| 13 Auto Expense                               | \$27,000               | \$27,000                           | \$0        |             |
| 14 Repairs & Maintenance                      | \$17,000               | \$17,000                           | \$0        |             |
| 15 General Memberships                        | \$14,000               | \$10,000                           | -\$4,000   |             |
| 16 Professional Development                   | \$48,000               | \$30,000                           | -\$18,000  |             |
| 17 Associated Travel                          | \$20,000               | \$15,000                           | -\$5,000   |             |
| 18 Memberships                                | \$20,000               | \$15,000                           | -\$5,000   |             |
| 19 Insurance                                  | \$52,000               | \$45,000                           | -\$7,000   |             |
| 20 Equal Opportunity Expense                  | \$25,000               | \$25,000                           | \$0        |             |
| 21 Communication Material/Events              | \$175,000              | \$100,000                          | -\$75,000  |             |
| 22 F F & E /Computer Equipment                | \$100,000              | \$95,000                           | -\$5,000   |             |
| 23 Directors/Board Expense                    | \$10,000               | \$10,000                           | \$0        |             |
| 24 Other                                      | \$10,000               | \$10,000                           | \$0        |             |
| 25 Legal/Audit/Computer/WebSite/Other         | \$600,000              | \$600,000                          | \$0        |             |
|   | -----                  | -----                              | -----      | -----       |
| Subtotal Overhead                             | \$2,329,000            | \$2,180,000                        | -\$149,000 | -6.4%       |
|   | -----                  | -----                              | -----      | -----       |
| <b>TOTAL ADMINISTRATIVE BUDGET</b>            | \$8,367,000            | \$8,162,000                        | -\$205,000 | -2.5%       |
|   | -----                  | -----                              | -----      | -----       |

CENTRE CITY DEVELOPMENT CORPORATION  
 FY2011-2012 ADMINISTRATIVE BUDGET

| CORPORATION STAFF                              | FY 2011<br>Positions | FY 2012<br>Positions | CURRENT            | PROPOSED           |
|--|----------------------|----------------------|--------------------|--------------------|
| President & Chief Operating Officer            | 1.0                  | 1.0                  | \$175,000 to       | \$175,000 to       |
| Executive Vice Pres. & Chief Financial Officer | 1.0                  | 1.0                  | \$138,000 to       | \$138,000 to       |
| Vice President                                 | 3.0                  | 3.0                  | \$115,000 to       | \$108,000 to       |
| Assistant Vice President                       | <b>4.0</b>           | <b>3.0</b>           | \$95,000 to        | \$95,000 to        |
| Senior Project Manager                         | <b>6.0</b>           | <b>7.0</b>           | \$88,000 to        | \$75,000 to        |
| Associate Engineer/Public Works                | 1.0                  | 1.0                  | \$70,000 to        | \$70,000 to        |
| Associate Project Manager                      | 0.0                  | 0.0                  | \$50,000 to        | \$50,000 to        |
| Assistant Project Manager                      | 1.0                  | 1.0                  | \$49,000 to        | \$49,000 to        |
| Equal Opportunity Outreach/Comm. Specialist    | 1.0                  | 1.0                  | \$49,000 to        | \$49,000 to        |
| Planner  | 6.0                  | 6.0                  | \$40,000 to        | \$40,000 to        |
| Marketing & Communications Manager             | 1.0                  | 1.0                  | \$69,000 to        | \$69,000 to        |
| Community Relations Manager                    | <b>1.0</b>           | <b>0.0</b>           | \$62,000 to        | \$62,000 to        |
| Graphics/Designer                              | 0.8                  | 0.8                  | \$58,000 to        | \$58,000 to        |
| DIC Manager & Marketing Specialist             | 1.0                  | 1.0                  | \$62,000 to        | \$62,000 to        |
| Communications Specialist                      | <b>1.0</b>           | <b>0.5</b>           | \$34,000 to        | \$34,000 to        |
| Information Technology Manager                 | 1.0                  | 1.0                  | \$74,000 to        | \$74,000 to        |
| GIS/Web Specialist                             | 1.0                  | 1.0                  | \$51,000 to        | \$51,000 to        |
| Contracts Manager                              | 1.0                  | 1.0                  | \$55,000 to        | \$55,000 to        |
| Accountant/Financial Analysts                  | 5.0                  | 5.0                  | \$51,000 to        | \$50,000 to        |
| Computer Information Specialist                | 1.0                  | 1.0                  | \$44,000 to        | \$44,000 to        |
| Confidential Assistant & Board Liason          | 1.0                  | 1.0                  | \$54,000 to        | \$54,000 to        |
| Administrative Assistant                       | 5.0                  | 5.0                  | \$34,000 to        | \$34,000 to        |
| Receptionist                                   | 1.0                  | 1.0                  | \$29,000 to        | \$29,000 to        |
| Administrative Clerical Assistant              | 3.0                  | 3.0                  | \$27,000 to        | \$27,000 to        |
| Subtotal Positions & Salaries                  | 47.8                 | 46.3                 | \$3,890,000        | \$3,845,000        |
| Intern Program/Overtime                        |                      |                      | \$110,000          | \$94,000           |
| <b>TOTAL POSITIONS &amp; SALARIES</b>          | <b>47.8</b>          | <b>46.3</b>          | <b>\$4,000,000</b> | <b>\$3,939,000</b> |

**Note : Bolded positions reflect changes in position increases or decreases**

**Redevelopment Agency of the City of San Diego  
Centre City Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Acquire land for public parks and open space.
- Determine use of Two America Plaza property
- Complete construction on the Interim Leash Free Dog Park
- Demolition of buildings on East Village Green Site
- Complete the Park Implementation Master Plan
- Developer to start construction on 14<sup>th</sup> & Island park on Agency owned public easement
- Developer to start rehabilitation of 1624 Newton property for the expansion of the Monarch School
- Developer to complete rehabilitation of Joan Kroc Center

**Improve Public Infrastructure**

- Continue acquisition and design work for parks & open spaces
- Complete design and begin construction on the Bayside Fire Station
- Complete construction on the Quiet Zone
- Implementation of North Embarcadero Visionary Plan –Construction of Ph IA (West Broadway) and Ph IB (Harbor Dr and Esplanade)
- Acquire and install additional new technology parking meters
- Implementation of area wide Way Finding System
- Complete construction on the Little Italy Public Improvement for sidewalks, ADA upgrades and tree installation.
- Start design on the B St. pedestrian corridor
- Complete construction on the Little Italy street lights
- Complete construction on the Asian Pacific Thematic Historic District improvements
- Complete construction on the Cortez Street Lights Phase II
- Complete construction on the Island Ave. pop-outs
- Complete construction on the I-5 Bridge street lights
- Complete construction of East Village area wide side walk improvements
- Start the design for Core area wide sidewalk improvement
- Begin design on the Gaslamp Fifth & Market modification
- Complete construction on the Kettner & A pop-outs
- Complete design and begin construction on the Market Street traffic signals
- Begin design on the Broadway Master Plan (East Broadway Street medians)
- Complete construction on the Park Blvd. at San Diego High crosswalk improvements
- Continue working on the feasibility for a downtown shuttle program including routes and cost estimates.
- Complete design and begin implementation on a Green Streets Program
- Complete design and begin implementation on a area wide Bicycle plan which may include restriping, repairing and/or moving curbs on the affected streets
- Begin design on the G Street Gateway lights
- Begin design on the Gaslamp Quarter Gateway Program

- Begin design on the Bicycle Mobility and Improvements
- Begin construction on the Areawide public restrooms
- Begin design on the Gateway landscape improvements

### **Increase Affordable Housing**

- Developer to complete construction on the Agency assisted development, Cedar Gateway, providing 65 affordable units
- Developer to complete financing and start construction on Agency owned site at Ninth and Broadway providing 248 affordable units
- Developer to complete construction on the Agency assisted development, 15<sup>th</sup> & Commercial, providing 139 affordable units
- Housing Commission to complete design and start rehabilitation on the Agency assisted development Hotel Sandford, providing 130 affordable units
- The development of a Homeless Center project into a one-stop service center and housing for the homeless with a total gross building area of 116,300 sq. ft.
- Developer to complete financing and start construction on the Agency assisted Comm 22 mixed use project providing 197 affordable units
- Continue with ENA/DDA process on Agency owned site at fourth and Beech providing approximately 100 affordable units
- 

### **Economic Development**

- Develop a comprehensive Economic Development and Business Attraction program
- Acquire and rehab and/or lease existing building to create incubator space
- Hire an economic development consultant to assist in attracting businesses on a local, regional, and national level, and retaining the existing businesses.
- Increase community outreach and the economic development marketing program.

### **Neighborhood Preservation**

- Issue an RFP for the rehabilitation of a historic structure (Cedar Gateway – Bradley Woodman Saint Cecilia Chapel).
- Prepare Historical Resource Relocation Feasibility Study
- Provide funding for improvements to the Historic William Heath Davis House

### **Community Planning**

- Complete the Neighborhood Design Guidelines
- Complete the Parks Implementation Master Plan
- Begin the Downtown Art & Culture Master Plan
- Begin the Community Plan 5 Year Review Update
- Begin the 5 Year Traffic Study
- Begin the Downtown Demographics Study
- Begin the Sustainability Implementation
- Begin the Green Street Pilot project
- Complete the CEQA-SOFAR EIR
- Complete the Downtown Transportation Improvement
- Complete the Lighting Study

**Redevelopment Agency of the City of San Diego  
Horton Plaza Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Improve the Historic Fountain in Horton Plaza Park and the surrounding park

**Improve Public Infrastructure**

- Assist funding for the design and construction of the Bayside Fire Station, a public facility
- Design and improve the Historic Horton Plaza Park and Fountain and new Horton Plaza open space reserve DDA with Westfield
- Complete construction of the sidewalk and other public improvements
- Complete construction on the lobby and restroom renovation for the Lyceum Theatre

**Increase Affordable Housing**

- Provide funding for 37 units for homeless seniors
- Provide funding for other affordable housings units outside the project area

**Economic Development**

- Begin design of new Horton Plaza open space reserve at foot of the Westfield shopping center to activate the Historic Park and Plaza.

**Neighborhood Preservation**

- Improve the Historic Fountain in Horton Plaza Park and surrounding park

**Community Planning**

- Administer funds allocated for the completion of the Barrio Logan Community Plan

**Redevelopment Agency of the City of San Diego  
Centre City Redevelopment Project Area  
Status of FY 2011 Work Plan**

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**Eliminate Blight**

| <b>Eliminate Blight</b>                         | <b>Status</b>  |
|---|--|
| • Acquire land for public parks and open space  | In process – made offers on 3 parcels  |
| • C Street Master Plan Streetscape Improvements | C St. safety enhancement - under construction anticipated to be completed in FY 2011 |
| • Interim Leash Free Dog Park                   | Start construction   |
| • Gaslamp Park                                  | Anticipated design to be complete in FY 2011   |
| • Children’s Park Renovations                   | Anticipated design to be complete in FY 2011   |
| • Park Implementation Master Plan               | In process   |
| • Health & Human Funding Assistance             | Completed rehabilitation of Rachel’s Woman’s Center                                  |

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**Improve Public Infrastructure**

| <b>Improve Public Infrastructure</b>  | <b>Status</b>   |
|---|---|
| • Bayside Fire Station  | Complete design November 2011   |
| • Harbor Drive Pedestrian Bridge  | Anticipated completion March 2011   |
| • Quiet Zone  | Start construction, 15 month construction to around February 2012   |
| • New Technology Parking Meters   | Anticipate to purchase by the end of the Fiscal Year  |
| • Traffic signals   |   |
| ○ Front & Cedar   | Completed   |
| ○ Market & Third  | Completed   |
| ○ Market & Ninth  | Completed   |
| ○ Market & Union  | Completed   |
| ○ Park & Island   | Completed   |
| ○ Park & J  | Completed   |
| • Park Blvd At grade Improvement  | Anticipated construction to start June 2011 and estimated completion March 2012   |
| • Seventh & Market site remediation   | Completed   |
| • North Embarcadero Visionary Plan  | Ph 1A West Broadway design complete June 2011 and Ph 1B design complete Aug 2011 - Anticipated to be out to bid FY 2012 |
| • Little Italy Public Improvements – sidewalks, ADA improvements, & tree installation | Under construction – anticipated to be complete FY 2011   |

- Little Italy Street Lights Complete design March 2011 and start construction
- Areawide Public Restrooms Complete design FY 2011
- Asian Pacific Thematic Historic District Improvements Complete design May 2011 and start construction
- Cortez Street Lights Phase II Complete design September 2011
- Date State Storm Drain Completed May 2010
- Island Pop Outs Phase II and Sidewalk Gaps Complete design May 2011 and start construction
- I-5 Bridge Street Lights Complete design February 2011 and start construction
- Areawide Wayfinding Signs Complete design May 2011 and start construction
- Park @ SD High School Signal Design complete June 2011 and start construction
- Broadway & Fifth Traffic Signal Design complete June 2011 and start construction
- Broadway & 4<sup>th</sup> Undergrounding Complete design June 2011 and start construction
- Bicycle Plan and Implementation Class 2 and 3 Preliminary planning – working in conjunction with the City
- Market St. Traffic Signal Complete design November 2011
- Green Streets Pilots Programs Ph I Preliminary planning – seeking State & Federal funding
- Shuttle Program and Implementation Preliminary planning – begun discussions with multiple entities that may be involved.
- B St. Pedestrian Corridor Preliminary planning
- Kettner & A Pop-outs Complete design June 2011 and start construction

**Increase Affordable Housing**

- Cortez Hill Family Center
- 1050 B St. – 226 affordable units
- Cedar Gateway – 65 affordable units
- 15<sup>th</sup> & Commercial – 139 affordable units
- Ninth & Broadway – 248 units affordable units
- Hotel Sandford – 130 affordable units
- Homeless Center
- COMM 22 – 195 affordable units

**Status**

Anticipated to be complete February 2011  
 Complete  
 Anticipated to be complete FY 2012  
 Anticipated to be complete FY 2012  
 DDA Approved  
 OPA – Approved  
 ENA Approved  
 Anticipated approval of OPA

- Fourth and Beech – 100 affordable units

by the end of FY 2011  
 ENA Approved

**Economic Development**

- Increase economic development and business attraction programs

**Status**  
 In process

**Neighborhood Preservation**

- Restoration of the historic chapel in Cortez Hill (Cedar Gateway).
- Façade Improvement Program

**Status**  
 RFP prepared, but held back due to market conditions  
 On-going project

**Community Planning**

- Lighting Study
- Neighborhood Guidelines
- CEQA-SOFAR EIR
- I-5 Downtown Transportation Improvement
- Park Implementation Master Plan

**Status**  
 Preliminary Planning  
 In process  
 In Process  
 Preliminary Planning  
 In Process

**Redevelopment Agency of the City of San Diego  
Horton Plaza Redevelopment Project Area  
Status of FY 2011 Work Plan**

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**Eliminate Blight**

- Improve the Historic Fountain & Horton Plaza Park

**Status**

Amended OPA for the renovation of the old Robinson/May building and the development of a new public open space to be maintained by Westfield for 25 years

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**Improve Public Infrastructure**

- Assist funding for the design and construction of the Bayside Fire Station, a public facility
- Lyceum Theatre – Lobby and restroom renovation
- Horton Plaza Sidewalks and Public Improvement

**Status**

Complete design September 2011  
Complete design July 2011  
Complete design March 2012

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**Increase Affordable Housing**

- Transitional Senior Housing

**Status**

Provided funding for 37 units for homeless seniors.

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**Economic Development**

- Review improvements and enhancements to the Horton Plaza Retail Center

**Status**

Amended OPA for the renovation of the old Robinson/May building and the development of a new public open space to be maintained by Westfield for 25 years

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**Neighborhood Preservation**

- Improve the Historic Fountain & Horton Plaza Park

**Status**

Amended OPA for the renovation of the old Robinson/May building and the development of a new public open space to be maintained by Westfield for 25 years

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**Community Planning**

- - Funding of Barrio Logan Community Plan

In process

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**CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS  
ADMINISTERED BY CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

| <b>Project Name</b>                                 | <b>Total new or rehabbed units</b> | <b>Total low and mod restricted units</b> | <b>Moderate up to 120% of AMI</b> | <b>Low up to 80% of AMI</b>         | <b>Very Low up to 50% of AMI</b> | <b>Total low and mod restricted units</b> |
|---|------------------------------------|---|-----------------------------------|-------------------------------------|----------------------------------|---|
| <b>HORTON PLAZA REDEVELOPMENT PROJECT</b>           |                                    |   |                                   |                                     |                                  |   |
| Horton 4th Ave.                                     | 66                                 | 51  | 51                                | 0                                   | 0                                | 51  |
| Meridian  | 172                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Total Horton Plaza                                  | 238                                | 51  | 51                                | 0                                   | 0                                | 51  |
| L/M Hsng out Proj Area (50%)                        | 64                                 | 64  | 0                                 | 0                                   | 64                               | 64  |
| Grand Total Horton Plaza                            | 302                                | 115                                       | 51                                | 0                                   | 64                               | 115                                       |
| Horton Plaza Low mod as a percentage of Market Rate |                                    | 38%                                       |                                   | Very low as a percentage of low mod | 56%                              |   |
| <b>CENTRE CITY REDEVELOPMENT PROJECT</b>            |                                    |   |                                   |                                     |                                  |   |
| <b>Columbia Sub Area</b>                            |                                    |   |                                   |                                     |                                  |   |
| Broadway 655 Apartments                             | 12                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Columbia Tower                                      | 150                                | 148                                       | 0                                 | 2                                   | 146                              | 148                                       |
| Electra   | 248                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Grande at Santa Fe North                            | 222                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Grande at Santa Fe South                            | 222                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Koll Phase I  | 24                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Marina Park   | 120                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Park Row  | 154                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Sapphire  | 96                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Treo  | 326                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| YMCA  | 259                                | 52  | 0                                 | 27                                  | 25                               | 52  |
| Subtotal Columbia                                   | 1,833                              | 200                                       | 0                                 | 29                                  | 171                              | 200                                       |
| <b>Core District</b>                                |                                    |   |                                   |                                     |                                  |   |
| Broadway Lofts                                      | 84                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Lofts @ 4C Square                                   | 29                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| On Broadway   | 33                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Scripps Lofts                                       | 26                                 | 10  | 10                                | 0                                   | 0                                | 10  |
| Smart Corner  | 301                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Southern Hotel                                      | 89                                 | 50  | 0                                 | 0                                   | 50                               | 50  |
| Trolley Lofts                                       | 36                                 | 27  | 27                                | 0                                   | 0                                | 27  |
| Vantage Pointe                                      | 679                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| YWCA  | 64                                 | 64  | 0                                 | 0                                   | 64                               | 64  |
| Subtotal Core                                       | 1,341                              | 151                                       | 37                                | 0                                   | 114                              | 151                                       |
| <b>Cortez District</b>                              |                                    |   |                                   |                                     |                                  |   |
| Aloft @ Cortez Hill                                 | 168                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Apartments at El Cortez                             | 85                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Aria  | 137                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Beech Tower   | 54                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Citymark on Cortez Hill                             | 16                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Cortez Blu  | 67                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Cortez Hill Family Center                           | 75                                 | 75  | 0                                 | 0                                   | 75                               | 75  |
| Current   | 146                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Discovery Hill Condos                               | 199                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Elliot Arms   | 36                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Heritage Apartments                                 | 230                                | 38  | 38                                | 0                                   | 0                                | 38  |
| Mills at Cortez Hill                                | 130                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Ninth & Beech                                       | 12                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Palermo   | 225                                | 0   | 0                                 | 0                                   | 0                                | 0   |
| Park at 10th Ave.                                   | 32                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Second Ave. Apts.                                   | 24                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Soleil Court/Millennium 3                           | 4                                  | 0   | 0                                 | 0                                   | 0                                | 0   |
| Symphony Terrace                                    | 56                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| Solara Lofts  | 77                                 | 0   | 0                                 | 0                                   | 0                                | 0   |
| 9th & Beech   | 6                                  | 0   | 0                                 | 0                                   | 0                                | 0   |
| Subtotal Cortez                                     | 1,779                              | 113                                       | 38                                | 0                                   | 75                               | 113                                       |

**CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS  
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COMPLETED RESIDENTIAL PROJECTS**

| <b>Project Name</b>            | <b>Total new or rehabbed units</b> | <b>Total low and mod restricted units</b> | <b>Moderate up to 120% of AMI</b> | <b>Low up to 80% of AMI</b> | <b>Very Low up to 50% of AMI</b> | <b>Total low and mod restricted units</b> |
|--------------------------------|------------------------------------|---|-----------------------------------|-----------------------------|----------------------------------|---|
| East Village District          |                                    |   |                                   |                             |                                  |   |
| Angove                         | 11                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Breeza                         | 158                                | 0   | 0                                 | 0                           | 0                                | 0   |
| SVDP - Bishop Maher Center     | 75                                 | 75  | 0                                 | 0                           | 75                               | 75  |
| Carnation Building             | 9                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Church Lofts                   | 36                                 | 18  | 18                                | 0                           | 0                                | 18  |
| Coleman Apts                   | 4                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Diamond Terrace                | 113                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Element                        | 65                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Entrada                        | 172                                | 40  | 18                                | 22                          | 0                                | 40  |
| Fahrenheit                     | 77                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Hacienda Townhomes             | 52                                 | 51  | 0                                 | 20                          | 31                               | 51  |
| Icon                           | 327                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Island Village                 | 280                                | 280                                       | 0                                 | 196                         | 84                               | 280                                       |
| Jacaranda Studios              | 4                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Lillian Place                  | 74                                 | 74  | 15                                | 14                          | 45                               | 74  |
| Leah Residence                 | 24                                 | 23  | 0                                 | 0                           | 23                               | 23  |
| Lofts @ 6th Ave.               | 97                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Lofts @ 655 Sixth Avenue       | 106                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Lofts @ 677 Seventh Avenue     | 153                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Lofts @ 707 Tenth Avenue       | 209                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Mark                           | 244                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Market Square Manor (Pottiker) | 200                                | 200                                       | 0                                 | 0                           | 200                              | 200                                       |
| Market Street Village          | 225                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Metrome                        | 184                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Moto Villas                    | 36                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| M2i                            | 230                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Neuhaus Ateliers               | 17                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Nexus                          | 68                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Pacifica Villas                | 100                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Park Blvd. East                | 107                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Park Blvd. West                | 120                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Park Loft Ph I                 | 120                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Park Terrace                   | 223                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Parkside                       | 77                                 | 76  | 0                                 | 63                          | 13                               | 76  |
| Rachel's Center                | 9                                  | 9   | 0                                 | 0                           | 9                                | 9   |
| Row Homes on F Street          | 17                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Salvation Army Silvercrest     | 125                                | 125                                       | 0                                 | 0                           | 125                              | 125                                       |
| Strata                         | 163                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Studio 15                      | 275                                | 273                                       | 0                                 | 100                         | 173                              | 273                                       |
| Sunburst Apartments            | 24                                 | 23  | 0                                 | 0                           | 23                               | 23  |
| The Legend                     | 183                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Union Square                   | 262                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Villa Harvey Mandel            | 90                                 | 89  | 0                                 | 0                           | 89                               | 89  |
| Village Place                  | 46                                 | 46  | 0                                 | 2                           | 44                               | 46  |
| Vista Hill Crisis Center       | 7                                  | 7   | 0                                 | 0                           | 7                                | 7   |
| Yale Hotel                     | 15                                 | 14  | 10                                | 0                           | 4                                | 14  |
| 900 F St.                      | 115                                | 86  | 86                                | 0                           | 0                                | 86  |
| 3 in a Rowhomes                | 3                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| 16th & Market                  | 136                                | 134                                       | 25                                | 54                          | 55                               | 134                                       |
| 1050 B                         | 229                                | 226                                       | 0                                 | 100                         | 126                              | 226                                       |
| Subtotal East Village          | <u>5,696</u>                       | <u>1,869</u>                              | <u>172</u>                        | <u>571</u>                  | <u>1,126</u>                     | <u>1,869</u>                              |

**CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS  
ADMINISTERED BY CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

| <b>Project Name</b>             | <b>Total new or rehabbed units</b> | <b>Total low and mod restricted units</b> | <b>Moderate up to 120% of AMI</b> | <b>Low up to 80% of AMI</b> | <b>Very Low up to 50% of AMI</b> | <b>Total low and mod restricted units</b> |
|---------------------------------|------------------------------------|---|-----------------------------------|-----------------------------|----------------------------------|---|
| <b>Gaslamp Quarter Sub Area</b> |                                    |   |                                   |                             |                                  |   |
| Alta                            | 179                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Cole Bldg.                      | 44                                 | 44  | 0                                 | 33                          | 11                               | 44  |
| Gaslamp City Square North       | 103                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Gaslamp City Square South       | 120                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Lincoln Hotel                   | 40                                 | 40  | 0                                 | 0                           | 40                               | 40  |
| Marston/Hubbell                 | 11                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Metropolitan                    | 54                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Montrose Bldg.                  | 8                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Pipitone Building               | 12                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Pioneer Warehouse               | 85                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Samuel Fox Lofts                | 21                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Simmons                         | 28                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Steele Bldg.                    | 26                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Trellis                         | 149                                | 0   | 0                                 | 0                           | 0                                | 0   |
| William Penn Hotel              | 18                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Windsor Hotel*                  | 32                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Subtotal Gaslamp                | <u>930</u>                         | <u>84</u>                                 | <u>0</u>                          | <u>33</u>                   | <u>51</u>                        | <u>84</u>                                 |
| <b>Little Italy District</b>    |                                    |   |                                   |                             |                                  |   |
| Acqua Vista                     | 390                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Allegro Tower                   | 211                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Aperture                        | 86                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Bayside at the Embarcadero      | 241                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Bayview Apartments              | 79                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Bella Via                       | 41                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Billboard Lofts                 | 24                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Camden Tuscany                  | 163                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Columbia & Elm                  | 21                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Columbia & Fir                  | 16                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Date St. Townhomes              | 2                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Doma Lofts and Townshomes       | 124                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Ecco                            | 10                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Essex Lofts Apts.               | 36                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Finestra Lofts                  | 8                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Grape                           | 2                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Hawthorn Place                  | 35                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| La Vita                         | 304                                | 0   | 0                                 | 0                           | 0                                | 0   |
| LIND B & C                      | 28                                 | 2   | 2                                 | 0                           | 0                                | 2   |
| LIND A-1                        | 37                                 | 36  | 10                                | 18                          | 8                                | 36  |
| LIND A-2                        | 6                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Porta d'Italia                  | 200                                | 0   | 0                                 | 0                           | 0                                | 0   |
| Portico                         | 84                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Porto Siena Condos              | 88                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Son of Kettner (Lusso Lofts)    | 31                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| State St. Condos                | 3                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| The Q                           | 26                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Titan                           | 21                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Victorian House                 | 8                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| Village Walk Condos             | 77                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Waterfront Apartments           | 42                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| West Laurel Studios             | 10                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| 1631 State St.                  | 7                                  | 0   | 0                                 | 0                           | 0                                | 0   |
| 350 W. Ast                      | 76                                 | 0   | 0                                 | 0                           | 0                                | 0   |
| Subtotal Little Italy           | <u>2,537</u>                       | <u>38</u>                                 | <u>12</u>                         | <u>18</u>                   | <u>8</u>                         | <u>38</u>                                 |

**CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS  
ADMINISTERED BY CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

| <b>Project Name</b>                                      | <b>Total new or rehabbed units</b> | <b>Total low and mod restricted units</b> | <b>Moderate up to 120% of AMI</b>   | <b>Low up to 80% of AMI</b> | <b>Very Low up to 50% of AMI</b> | <b>Total low and mod restricted units</b> |
|--|------------------------------------|---|-------------------------------------|-----------------------------|----------------------------------|---|
| Marina Sub Area  |                                    |   |                                     |                             |                                  |   |
| CCBA   | 45                                 | 44  | 0                                   | 35                          | 9                                | 44  |
| Chinese Regal  | 24                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Cityfront Terrace  | 321                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Citywalk   | 109                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Columbia Place   | 103                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Cornerstone  | 42                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Cracker Factory Addition                                 | 11                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Crown Bay Condos   | 86                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Greystone  | 37                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Horizons Condos  | 211                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Horton House   | 153                                | 150                                       | 0                                   | 5                           | 145                              | 150                                       |
| Island Inn   | 200                                | 197                                       | 118                                 | 39                          | 40                               | 197                                       |
| J Street Inn   | 221                                | 221                                       | 177                                 | 22                          | 22                               | 221                                       |
| Lions Manor  | 131                                | 129                                       | 0                                   | 1                           | 128                              | 129                                       |
| Market St. Square  | 192                                | 40  | 0                                   | 11                          | 29                               | 40  |
| Marina Park  | 104                                | 0   | 0                                   | 0                           | 0                                | 0   |
| One Harbor Drive   | 202                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Pacific Terrace  | 53                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Park Place   | 178                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Park Row   | 68                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Pinnacle Museum Tower                                    | 182                                | 0   | 0                                   | 0                           | 0                                | 0   |
| Renaissance  | 221                                | 0   | 0                                   | 0                           | 0                                | 0   |
| SeaBridge (Archstone Harborview)                         | 387                                | 0   | 0                                   | 0                           | 0                                | 0   |
| The Brickyard  | 18                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| WaterMark  | 96                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| 101 Market Apts. (Atria)                                 | 149                                | 0   | 0                                   | 0                           | 0                                | 0   |
| 2nd & Island Lofts                                       | 18                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| 7 on Kettner   | 7                                  | 0   | 0                                   | 0                           | 0                                | 0   |
| 600 Front St.  | 180                                | 0   | 0                                   | 0                           | 0                                | 0   |
| 235 Market Condos  | 57                                 | 0   | 0                                   | 0                           | 0                                | 0   |
| Subtotal Marina  | <u>3,806</u>                       | <u>781</u>                                | <u>295</u>                          | <u>113</u>                  | <u>373</u>                       | <u>781</u>                                |
| Total Centre City  | 17,922                             | 3,236                                     | 554                                 | 764                         | 1,918                            | 3,236                                     |
| L/M Hsng out Proj Area (50%)                             | <u>297</u>                         | <u>297</u>                                | <u>0</u>                            | <u>19</u>                   | <u>278</u>                       | <u>293</u>                                |
| Subtotal   | 18,219                             | 3,533                                     | 554                                 | 783                         | 2,196                            | 3,529                                     |
| Replacement Units  | <u>-75</u>                         | <u>-75</u>                                | <u>0</u>                            | <u>-45</u>                  | <u>-30</u>                       | <u>-75</u>                                |
| Grand Total Centre City                                  | <u>18,144</u>                      | <u>3,458</u>                              | <u>554</u>                          | <u>738</u>                  | <u>2,166</u>                     | <u>3,454</u>                              |
| Centre City Low/Mod as a Percentage of Total Market Rate |                                    | 19%                                       | Very Low as a Percentage of Low/Mod |                             |                                  | 63%                                       |
| <b>Total CCRP and HP</b>                                 | <u>18,446</u>                      | <u>3,573</u>                              | <u>605</u>                          | <u>738</u>                  | <u>2,230</u>                     | <u>3,569</u>                              |
| CCRP and HP Low/Mod as a Percentage of Total Market Rate |                                    | 19%                                       | Very Low as a Percentage of Low/Mod |                             |                                  | 63%                                       |

\*Excluded from low/mod totals, Windsor Hotel units cannot be counted toward long-term affordability goals due to the limited duration of affordability restrictions.

Shaded area represents units added in FY2011

## ECONOMIC GAIN FROM REDEVELOPMENT

Past 36 Years  
Centre City and Horton Plaza Redevelopment Projects

---

|                                      |                          |
|--------------------------------------|--------------------------|
| PRIVATE INVESTMENT                   | \$ 12.3 billion          |
| PUBLIC INVESTMENT                    | \$ 1.728 billion         |
| Private/Public Investment Ratio      | <u>7.1:1</u>             |
| <b>TAXES</b>                         |                          |
| Agency – Tax Increment               | \$ 1,058.9 million       |
| City – General Fund Revenue          | \$ 742.9 million         |
| T.O.T. (since 1984)                  | \$548.2 million          |
| Sales Taxes (since 1984)             | \$154.9 million          |
| Property Taxes (since 1984)          | \$ 39.8 million          |
| TOTAL TAXES                          | <u>\$1,801.8 million</u> |
| <b>ANNUAL TAXES</b>                  |                          |
| Property                             | \$ 127.9 million         |
| Sales                                | \$ 8.3 million           |
| T.O.T.                               | <u>\$ 39.8 million</u>   |
| TOTAL ANNUAL TAXES                   | <u>\$ 176.0 million</u>  |
| Annual Yield To City                 | 10.2%                    |
| Public Improvements/Infrastructure   | \$ 522.3 million         |
| Housing Units Developed/Assisted     | 18,446 units             |
| Low/Mod Housing (3,648 units – 19%)  |                          |
| Hotel Rooms                          | 9,308 rooms              |
| Office/Retail Space (sq. ft.)        | 8.13 million             |
| <b>JOBS (estimated)</b>              |                          |
| Construction                         | 62,000                   |
| Permanent                            | 23,000                   |
| City Loan Repayments/Transfers/Other | \$ 128.8 million         |

The above does not include the many economic benefits generated from businesses and related job gains.

**Downtown Community Parking District**  
Administered by the Centre City Development Corporation  
**FISCAL YEAR 2011-2012 BUDGET**  
(In Thousands)

|  | <u>EST FY2011<br/>CARRYOVER</u> | <u>FY2012<br/>NEW</u>         | <u>AVAILABLE<br/>BUDGET</u> |
|--|---------------------------------|-------------------------------|-----------------------------|
| <b><u>Revenue</u></b>                                  |                                 |                               |                             |
| Parking Meter Revenue                                  | \$1,517                         | <b>\$2,300</b>                | \$3,817                     |
| Total FY 2012 Budget                                   | <u>\$1,517</u>                  | <u>\$2,300</u>                | <u>\$3,817</u>              |
| <b><u>Expenditures</u></b>                             |                                 |                               |                             |
| 1 Reserve for Debt Service                             | \$949                           | <b>\$1,530</b> <sup>(1)</sup> | \$2,479                     |
| 2 New Parking Meter - Pay by Space/Pay and Display     | \$400                           | <b>(\$400)</b>                | \$0                         |
| 3 Land Acquisition or Rehab of Potential Parking Sites | \$0                             | <b>\$1,000</b>                | \$1,000                     |
| 4 Little Italy Parking Program <sup>(2)</sup>          | \$53                            | <b>\$187</b>                  | \$240                       |
| 5 Way Finding Signs                                    | \$29                            | <b>(\$29)</b>                 | \$0                         |
| 6 Other Parking District Activities                    | \$86                            | <b>\$12</b>                   | \$98                        |
| Total FY 2012 Budget                                   | <u>\$1,517</u>                  | <u>\$2,300</u>                | <u>\$3,817</u>              |

(1) First call on annual parking meter revenues is pledged to bondholder for debt service.

To the extent not required, it will be utilized for other parking program activities.

(2) Includes funds to help acquire/construct public parking at the East Village Green West block as well as funds to help rehabilitate the World Trade Centre Public Parking Facility to be acquired by the Redevelopment Agency from the City.

(3) Represents contract with Little Italy Association.

REPORT NO: RA-11-23  
ATTACHMENT 2

**ATTACHMENT 2**

**FISCAL YEAR 2012 PROPOSED BUDGET**

*FOR THE REDEVELOPMENT PROJECT AREAS*

*MANAGED BY*

**SOUTHEASTERN ECONOMIC  
DEVELOPMENT CORPORATION**

*AND THE*

**PROPOSED ADMINISTRATIVE BUDGET**

*OF*

**SOUTHEASTERN ECONOMIC  
DEVELOPMENT CORPORATION**

**Redevelopment Agency of the City of San Diego  
Southeastern San Diego Merged Redevelopment Project Area  
FISCAL YEAR 2012 BUDGET**

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
 (Administered by Southeastern Economic Development Corporation)  
**FISCAL YEAR 2012 BUDGET SUMMARY**  
**REVENUE AND EXPENDITURES**  
 \$8,238 (\$ Thousands)

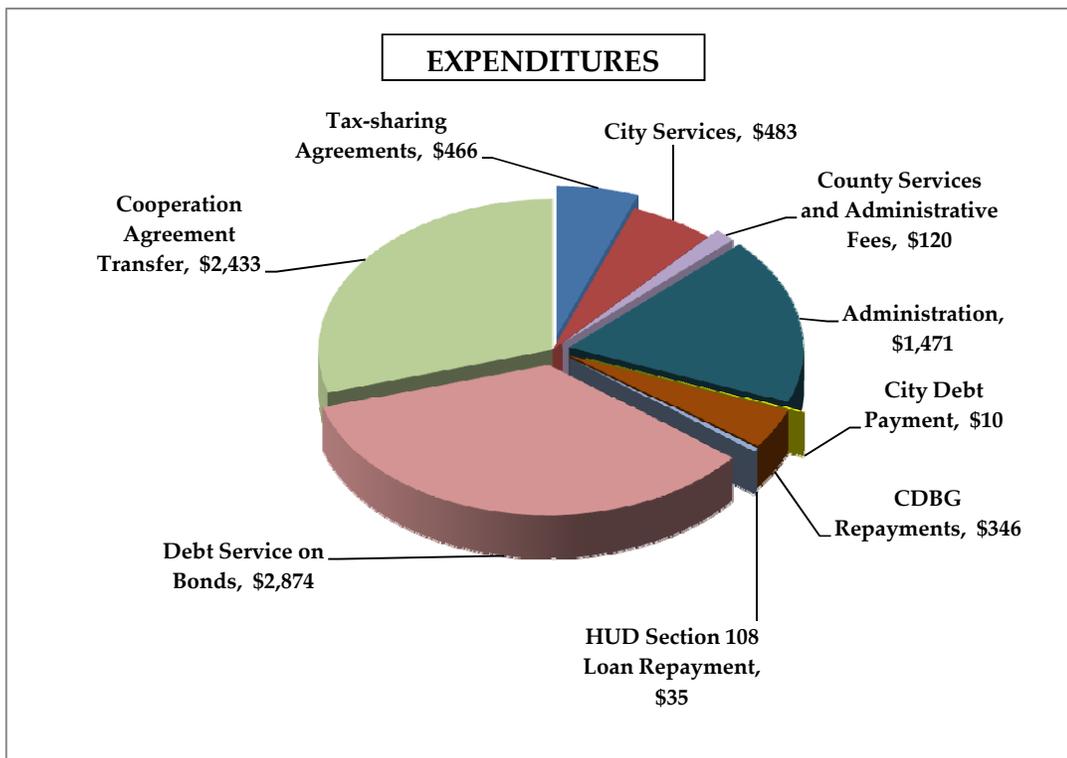
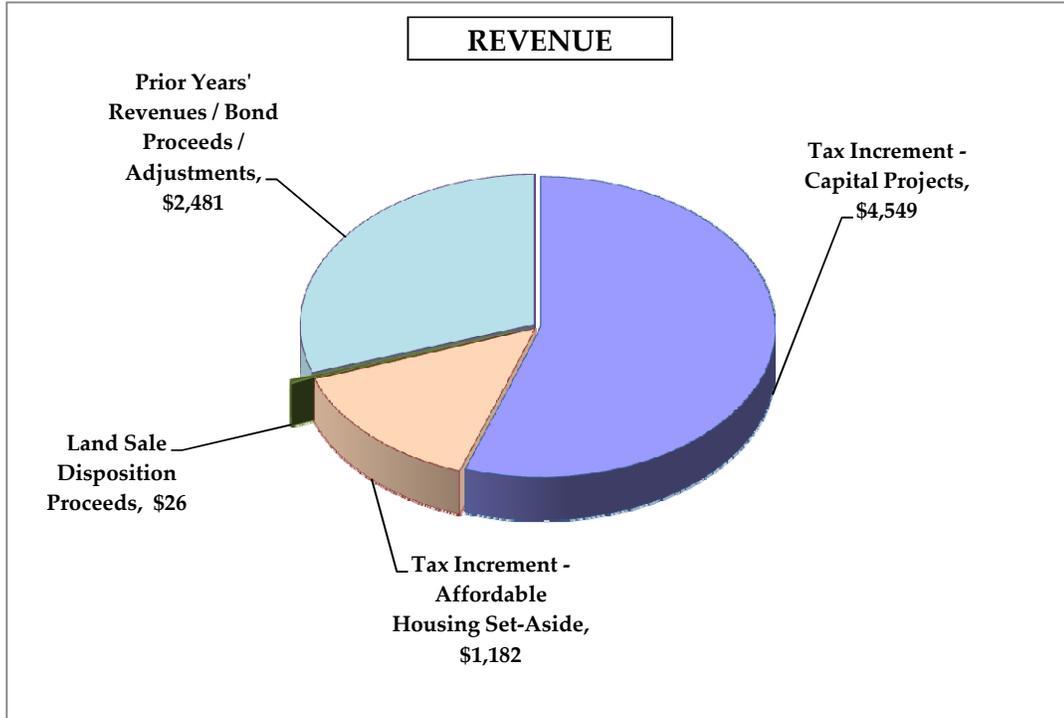


CHART A - REVENUE & EXPENDITURE CHART  
 ATTACHMENT 2

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**(Administered by Southeastern Economic Development Corporation)**  
**FISCAL YEAR 2012 BUDGET SUMMARY**  
**REVENUE AND EXPENDITURES**

(\$ Thousands)

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**REVENUES**

|   |                 |
|---|-----------------|
| Tax Increment - Capital Projects                    | \$ 4,549        |
| Tax Increment - Affordable Housing Set-Aside        | 1,182           |
| Land Sale Disposition Proceeds                      | 26              |
| Prior Years' Revenues / Bond Proceeds / Adjustments | 2,481           |
| <b>Total Revenues</b>                               | <b>\$ 8,238</b> |

**EXPENDITURES**

|   |                 |
|---|-----------------|
| Tax-sharing Agreements                  | \$ 466          |
| City Services                           | 483             |
| County Services and Administrative Fees | 120             |
| Administration                          | 1,471           |
| City Debt Payment                       | 10              |
| CDBG Repayments                         | 346             |
| HUD Section 108 Loan Repayment          | 35              |
| Debt Service on Bonds                   | 2,874           |
| Cooperation Agreement Transfer          | 2,433           |
| <b>Total Expenditures</b>               | <b>\$ 8,238</b> |

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**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
 (Administered by Southeastern Economic Development Corporation)  
**TOTAL BUDGET CONSOLIDATED WITH COOPERATION AGREEMENT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

(\$ Thousands)

|  | Cooperation Agreement |              |              | Agency     |          |            | Total        |
|--|-----------------------|--------------|--------------|------------|----------|------------|--------------|
|  | FY 2011               | FY 2012      | Total        | FY 2011    | FY 2012  | Total      | Available    |
|  | Carryover             | Budget       |              | Carryover  | Budget   |            | Budget       |
| <b>CAPITAL PROJECTS</b>  |                       |              |              |            |          |            |              |
| Development Projects   |                       |              |              |            |          |            |              |
| Gateway Industrial & Southcrest Neighborhoods                        | \$ 1,082              | \$ 463       | \$ 1,545     | \$ 257     | \$ -     | \$ 257     | \$ 1,802     |
| Village Center at Euclid and Market St. Vicinity                     | 618                   | 407          | 1,025        |            |          | -          | 1,025        |
| Euclid Gateway   | 133                   |              | 133          | 79         |          | 79         | 212          |
| Property Management  | 170                   |              | 170          |            |          | -          | 170          |
| Miscellaneous Commercial Development Projects                        | 1,021                 | 813          | 1,834        | 43         |          | 43         | 1,877        |
| Public Improvements  |                       |              |              |            |          |            |              |
| Holly Street   | 230                   |              | 230          |            |          | -          | 230          |
| Village Center at Euclid and Market St. Vicinity                     | 762                   | 238          | 1,000        |            |          | -          | 1,000        |
| Gateway Industrial & Southcrest Neighborhoods                        | 283                   |              | 283          | 84         |          | 84         | 367          |
| Various Public Improvements  | -                     |              | -            | 23         |          | 23         | 23           |
| Economic & Community Development                                     |                       |              |              |            |          |            |              |
| Economic Development Strategy  | 957                   |              | 957          | 43         |          | 43         | 1,000        |
| Brownfield Grant Program   | 40                    |              | 40           |            |          | -          | 40           |
| Storefront Improvement Program                                       | 134                   |              | 134          | 14         |          | 14         | 148          |
| <b>TOTAL CAPITAL PROJECTS</b>  | <b>5,430</b>          | <b>1,921</b> | <b>7,351</b> | <b>543</b> | <b>-</b> | <b>543</b> | <b>7,894</b> |
| <b>AFFORDABLE HOUSING PROJECTS</b>                                   |                       |              |              |            |          |            |              |
| Development / Rehab Assistance Projects                              |                       |              |              |            |          |            |              |
| 40th & Alpha Streets   |                       |              | -            | 210        |          | 210        | 210          |
| Village Center at Euclid and Market St. Vicinity                     | 1,026                 |              | 1,026        |            |          | -          | 1,026        |
| Multi & Single Family Southcrest / Gateway Center West Neighborhoods | 465                   |              | 465          |            |          | -          | 465          |
| HELP Program   | 171                   |              | 171          |            |          | -          | 171          |
| First-Time Home Buyer Program  | 170                   |              | 170          |            |          | -          | 170          |
| Miscellaneous Affordable Housing Assistance Projects                 | 741                   | 512          | 1,253        | 162        |          | 162        | 1,415        |
| Public Improvements  |                       |              |              |            |          |            |              |
| Village Center at Euclid and Market St. Vicinity                     | 1,000                 |              | 1,000        |            |          | -          | 1,000        |
| Miscellaneous Public Improvements                                    | 100                   |              | 100          | 50         |          | 50         | 150          |
| <b>TOTAL AFFORDABLE HOUSING PROJECTS</b>                             | <b>3,673</b>          | <b>512</b>   | <b>4,185</b> | <b>422</b> | <b>-</b> | <b>422</b> | <b>4,607</b> |

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
 (Administered by Southeastern Economic Development Corporation)  
**CONSOLIDATED SOUTHEASTERN SAN DIEGO MERGED PROJECTS**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

(\$ Thousands)

|   | Cooperation Agreement |                 |                  | Agency        |                 |                 | Total            |
|---|-----------------------|-----------------|------------------|---------------|-----------------|-----------------|------------------|
|   | FY 2011               | FY 2012         | Total            | FY 2011       | FY 2012         | Total           | Available        |
|   | Carryover             | Budget          |                  | Carryover     | Budget          |                 | Budget           |
| <b>MANDATORY OBLIGATIONS</b>            |                       |                 |                  |               |                 |                 |                  |
| Tax Sharing Agreements                  | \$ -                  | \$ -            | \$ -             | \$ -          | \$ 466          | \$ 466          | \$ 466           |
| City Services                           |                       |                 | -                |               | 483             | 483             | 483              |
| County Services and Administrative Fees |                       |                 | -                |               | 120             | 120             | 120              |
| Administration                          |                       |                 | -                |               | 1,471           | 1,471           | 1,471            |
| City Debt Payment                       |                       |                 | -                |               | 10              | 10              | 10               |
| CDBG Repayments                         |                       |                 | -                |               | 346             | 346             | 346              |
| HUD Section 108 Loan Repayment          |                       |                 | -                |               | 35              | 35              | 35               |
| Debt Service on Bonds                   |                       |                 | -                |               | 2,874           | 2,874           | 2,874            |
| Cooperation Agreement Transfer          |                       | -               | -                |               | 2,433           | 2,433           | (1)              |
| <b>TOTAL MANDATORY OBLIGATIONS</b>      | <u>-</u>              | <u>-</u>        | <u>-</u>         | <u>-</u>      | <u>8,238</u>    | <u>8,238</u>    | <u>5,805</u>     |
| <b>Total FY 2012 Budget</b>             | <u>\$ 9,103</u>       | <u>\$ 2,433</u> | <u>\$ 11,536</u> | <u>\$ 965</u> | <u>\$ 8,238</u> | <u>\$ 9,203</u> | <u>\$ 18,306</u> |

<sup>(1)</sup> The Total does not crossfoot because the Cooperation Agreement payment is reflected in the Cooperation Agreement "FY 2012 Budget" column and would double the amount in the total.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
**(Administered by Southeastern Economic Development Corporation)**  
**SOUTHEASTERN SAN DIEGO MERGED PROJECT AREA**  
**FISCAL YEAR 2012 BUDGET**  
**REVENUE DETAIL**

(\$ Thousands)

|                                       |                               |
|---------------------------------------|-------------------------------|
| TAX INCREMENT - Capital Projects      | \$ 4,549                      |
| TAX INCREMENT - 20% Housing Set-Aside | 1,074                         |
| TAX INCREMENT - 30% Housing Set-Aside | 108                           |
| TOTAL TAX INCREMENT                   | <u>5,731</u>                  |
| <br>                                  |                               |
| OLD GLOBE DISPOSITION PROCEEDS        | 26                            |
| <br>                                  |                               |
| PRIOR YEARS' REVENUE / BOND PROCEEDS  | <u>2,481</u>                  |
| <br>                                  |                               |
| <b>TOTAL REVENUE</b>                  | <b><u><u>\$ 8,238</u></u></b> |

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**

**(Administered by Southeastern Economic Development Corporation)**

**FISCAL YEAR 2012 BUDGET**

**EXPENDITURE DETAIL**

**(\$ Thousands)**

|   |                               |
|---|-------------------------------|
| Tax Sharing Agreements                                      | \$ 466                        |
| City Services   | 483                           |
| County Services and Administrative Fees                     | 120                           |
| Administration  | 1,471                         |
| Total Tax Sharing, City, County, and Administration Budgets | <u>2,540</u>                  |
| <br>  |                               |
| CDBG Repayments   | 346                           |
| City Debt Payment   | 10                            |
| Debt Service  |                               |
| Central Imperial 2007A&B Bonds                              | 1,045                         |
| Mount Hope 1995 A Bonds                                     | 91                            |
| Mount Hope 2002 A Bonds                                     | 153                           |
| Mount Hope 2007 A Bonds                                     | 337                           |
| Mount Hope HUD Section 108 Loan                             | 35                            |
| Southcrest 2007 A& B Bonds                                  | 1,248                         |
| Total CDBG, City, and Debt Service Payments                 | <u>3,265</u>                  |
| <br>  |                               |
| City Cooperation Agreement Transfer                         | <u>2,433</u>                  |
| <br>  |                               |
| <b>TOTAL FY 2012 EXPENDITURE BUDGET</b>                     | <b><u><u>\$ 8,238</u></u></b> |

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

(Administered by Southeastern Economic Development Corporation)

REVENUE & EXPENDITURES

FIVE YEAR OUTLOOK SUMMARY

(\$ Thousands)

FISCAL YEAR

|  | 2012             | 2013            | 2014            | 2015            | 2016            | TOTAL            |
|--|------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| <b><u>REVENUE</u></b>                              |                  |                 |                 |                 |                 |                  |
| Tax Increment - Capital Projects                   | \$ 4,549         | \$ 4,594        | \$ 5,027        | \$ 5,313        | \$ 5,493        | \$ 24,976        |
| Tax Increment - Affordable Housing                 | 1,182            | 1,195           | 1,305           | 1,377           | 1,424           | 6,483            |
| Land Sale Disposition Proceeds                     | 26               | 26              | 26              | 26              | 26              | 130              |
| Prior Years' Revenue / Bond Proceeds / Adjustments | 12,549           | 3,842           | 1,841           | 1,201           | 654             | 20,087           |
| <b><u>TOTAL REVENUE</u></b>                        | <b>\$ 18,306</b> | <b>\$ 9,657</b> | <b>\$ 8,199</b> | <b>\$ 7,917</b> | <b>\$ 7,597</b> | <b>\$ 51,676</b> |
| <b><u>EXPENSES</u></b>                             |                  |                 |                 |                 |                 |                  |
| Affordable housing projects                        | \$ 4,607         | \$ 841          | \$ 732          | \$ 804          | \$ 851          | \$ 7,835         |
| Capital Projects                                   | 7,894            | 2,846           | 1,264           | 917             | 508             | 13,429           |
| Tax Sharing  | 466              | 476             | 646             | 766             | 833             | 3,187            |
| City loan repayment                                | 10               | 10              | 10              | 10              | 10              | 50               |
| CDBG loan repayment                                | 346              | 243             | 265             | 289             | 315             | 1,458            |
| Debt Service                                       | 2,909            | 2,869           | 2,864           | 2,864           | 2,864           | 14,370           |
| Administration                                     | 1,471            | 1,755           | 1,790           | 1,626           | 1,561           | 8,203            |
| City Services                                      | 483              | 493             | 503             | 513             | 523             | 2,515            |
| County Services                                    | 120              | 124             | 125             | 128             | 132             | 629              |
| <b><u>TOTAL EXPENDITURES</u></b>                   | <b>\$ 18,306</b> | <b>\$ 9,657</b> | <b>\$ 8,199</b> | <b>\$ 7,917</b> | <b>\$ 7,597</b> | <b>\$ 51,676</b> |

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO**  
 (Administered by Southeastern Economic Development Corporation)  
**SOUTHEASTERN SAN DIEGO MERGED AREA PROJECT EXPENDITURES**  
**FIVE YEAR TOTAL OUTLOOK**  
 (\$ Thousands)

|  | FISCAL YEAR     |                 |                 |               |               | TOTAL            |
|--|-----------------|-----------------|-----------------|---------------|---------------|------------------|
|  | 2012            | 2013            | 2014            | 2015          | 2016          |                  |
| Affordable Housing Projects  |                 |                 |                 |               |               |                  |
| Development / rehabilitation and assistance projects                 | \$ 3,457        | \$ 841          | \$ 602          | \$ 704        | \$ 751        | \$ 6,355         |
| Public improvements  | 1,150           |                 | 130             | 100           | 100           | 1,480            |
| Total Affordable Housing Projects                                    | <u>\$ 4,607</u> | <u>\$ 841</u>   | <u>\$ 732</u>   | <u>\$ 804</u> | <u>\$ 851</u> | <u>\$ 7,835</u>  |
| Capital Projects   |                 |                 |                 |               |               |                  |
| Gateway industrial & Southcrest neighborhoods' development           | \$ 1,802        | \$ 118          | \$ 118          | \$ 118        | \$ 118        | \$ 2,274         |
| Village Center at Euclid and Market St. vicinity                     | 1,025           |                 |                 |               |               | 1,025            |
| Euclid Gateway   | 212             | 350             | 250             | 200           |               | 1,012            |
| Ouchi Courtyards   |                 | 325             |                 |               |               | 325              |
| Imperial Crest and frame area  |                 | 300             |                 |               |               | 300              |
| Imperial Crest development   |                 | 352             | 250             | 180           | 100           | 882              |
| Imperial Avenue commercial   |                 |                 | 200             | 187           |               | 387              |
| Property management  | 170             |                 |                 |               |               | 170              |
| Miscellaneous commercial development projects                        | 1,877           |                 |                 |               |               | 1,877            |
| Holly Street improvements  | 230             |                 |                 |               |               | 230              |
| Village Center at Euclid and Market St. vicinity public improvements | 1,000           |                 |                 | -             | -             | 1,000            |
| Gateway Industrial & Southcrest neighborhoods public improvements    | 367             | 267             | 188             | 42            | 100           | 964              |
| Imperial Crest development public improvements                       |                 | 300             | 70              | 100           | 100           | 570              |
| Various public improvements  | 23              |                 |                 |               |               | 23               |
| Economic Development Strategy  | 1,000           | 646             | -               |               |               | 1,646            |
| Brownfield Grant Program   | 40              | 40              | 40              | 40            | 40            | 200              |
| Storefront Improvement Program                                       | 148             | 148             | 148             | 50            | 50            | 544              |
| Total Capital Projects   | <u>\$ 7,894</u> | <u>\$ 2,846</u> | <u>\$ 1,264</u> | <u>\$ 917</u> | <u>\$ 508</u> | <u>\$ 13,429</u> |

**SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION**  
**FY 2012 ADMINISTRATIVE BUDGET**  
(\$)

|   | <u>FY 2011<br/>Amended</u> | <u>FY 2012<br/>Requested</u> | <u>Increase /<br/>(Decrease)</u> |
|---|----------------------------|------------------------------|----------------------------------|
| <b>REVENUE</b>                                |                            |                              |                                  |
| Redevelopment Agency of the City of San Diego | \$ 1,600,000               | \$ 1,471,000                 | \$ (129,000)                     |
| Other Revenue                                 | 121,000                    | 250,000                      | 129,000                          |
| <b>Total Revenue</b>                          | <u>1,721,000</u>           | <u>1,721,000</u>             | <u>-</u>                         |
| <b>EXPENDITURES</b>                           |                            |                              |                                  |
| <b>Personnel</b>                              |                            |                              |                                  |
| Salaries & Wages                              | 721,200                    | 835,600                      | 114,400                          |
| Employee Benefits                             | 238,800                    | 283,400                      | 44,600                           |
| Sub-Total Personnel Expenditures              | <u>960,000</u>             | <u>1,119,000</u>             | <u>159,000</u>                   |
| <b>Non-Personnel</b>                          |                            |                              |                                  |
| Office Space Rental                           | 100,000                    | 81,000                       | (19,000)                         |
| Offsite Facilities Rental                     | 13,250                     | 11,600                       | (1,650)                          |
| Equipment Leased                              | 35,000                     | 19,100                       | (15,900)                         |
| Leasehold Improvements                        | 14,000                     | -                            | (14,000)                         |
| Utilities/Telephone                           | 14,500                     | 11,000                       | (3,500)                          |
| Office Expense                                | 34,050                     | 32,100                       | (1,950)                          |
| Business Expense                              | 15,500                     | 10,500                       | (5,000)                          |
| Public Relations/Advertising                  | 35,800                     | 30,800                       | (5,000)                          |
| Travel Expenses                               | 13,600                     | 12,100                       | (1,500)                          |
| Memberships/Subscriptions                     | 5,600                      | 7,000                        | 1,400                            |
| Repairs & Maintenance                         | 30,000                     | 23,700                       | (6,300)                          |
| Consultants/Professional Services             | 288,000                    | 275,000                      | (13,000)                         |
| Contingency                                   | 19,400                     | 68,000                       | 48,600                           |
| Temporary Employment Services                 | 112,500                    | 5,000                        | (107,500)                        |
| Office Equipment/Furniture                    | 13,200                     | 4,000                        | (9,200)                          |
| Conferences, Seminars, & Education            | 11,600                     | 11,100                       | (500)                            |
| Moving Costs                                  | 5,000                      | -                            | (5,000)                          |
| Sub-Total Non-Personnel Expenditures          | <u>761,000</u>             | <u>602,000</u>               | <u>(159,000)</u>                 |
| <b>Total Expenditures</b>                     | <u>1,721,000</u>           | <u>1,721,000</u>             | <u>-</u>                         |
| <b>Revenue in Excess (Under) Expenditures</b> | <u>\$ -</u>                | <u>\$ -</u>                  | <u>\$ -</u>                      |

**SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION  
FY 2012 ADMINISTRATIVE BUDGET**

| <u>CORPORATION STAFF POSITION</u>           | <u># of Positions</u> |                    |                          |    |            |                          |    |            |  |
|---|-----------------------|--------------------|--------------------------|----|------------|--------------------------|----|------------|--|
|   | <u>FY<br/>2011</u>    | <u>FY<br/>2012</u> |                          |    |            |                          |    |            |  |
| President/Chief Executive Officer           | 1.0                   | 1.0                | \$ 140,000               | to | \$ 170,000 | \$ 140,000               | to | \$ 170,000 |  |
| Chief Financial Officer                     | 1.0                   | 1.0                | 105,000                  | to | 135,000    | 105,000                  | to | 135,000    |  |
| Vice President, Projects & Development      | 1.0                   | 1.0                | 80,000                   | to | 100,000    | 80,000                   | to | 100,000    |  |
| Vice President, Operations                  | -                     | 1.0                | -                        | to | -          | 52,015                   | to | 75,000     |  |
| Operations/Human Resource Manager           | 1.0                   | -                  | 52,015                   | to | 72,100     | 52,015                   | to | 72,100     |  |
| Project Manager                             | 1.0                   | 1.0                | 50,500                   | to | 70,000     | 50,500                   | to | 70,000     |  |
| Senior Accountant                           | 1.0                   | 1.0                | 49,900                   | to | 74,900     | 49,900                   | to | 74,900     |  |
| Executive Assistant                         | 1.0                   | 1.0                | 48,500                   | to | 70,000     | 48,500                   | to | 70,000     |  |
| Administrative Support Coordinator          | 1.0                   | 1.0                | 41,200                   | to | 56,700     | 41,200                   | to | 56,700     |  |
| Assistant Economic Development Manager      | -                     | 1.0                | -                        | to | -          | 38,000                   | to | 50,000     |  |
| Assistant Community Development Coordinator | 1.0                   | -                  | 36,100                   | to | 46,400     | 36,100                   | to | 46,400     |  |
| Assistant Project Manager                   | 1.0                   | 1.0                | 30,000                   | to | 40,000     | 30,000                   | to | 45,000     |  |
| Accounting Clerk                            | -                     | 1.0                | -                        | to | -          | 30,000                   | to | 45,000     |  |
| <b>Subtotal Positions &amp; Salaries</b>    | <b><u>10.0</u></b>    | <b><u>11.0</u></b> | <b>\$ 703,000</b>        |    |            | <b>\$ 817,390</b>        |    |            |  |
| Overtime/Interns                            |                       |                    | <u>18,200</u>            |    |            | <u>18,210</u>            |    |            |  |
| <b>Total Positions &amp; Salaries</b>       | <b><u>10.0</u></b>    | <b><u>11.0</u></b> | <b><u>\$ 721,200</u></b> |    |            | <b><u>\$ 835,600</u></b> |    |            |  |

**Southeastern Economic Development Corporation**  
**Southeastern San Diego Merged Redevelopment Project Area**  
**Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Expand the Merged Area to include Jamacha area, Federal Boulevard and the 252 Corridor site owned by CALTRANS and any others directed by the Agency Board. Explore with community a new project area for Greater Logan Heights, aka Dells Imperial.
- Elect and establish a Project Area Committee or Committees for the merged and expanded Project Areas.
- Participate with the City and SANDAG in the Smart Growth Incentive Specific Plan for the Euclid and Market Street Trolley Transit area and lead the effort to update the Community Plan, zoning, and complete a Master EIR for the change areas such as the Village Center at Euclid and Market, Imperial Crest, and other Transit Oriented Development (TOD) or economic development opportunity sites.
- Work with the City to transfer responsibility for processing entitlements to SEDC through the Planned District Ordinance or equivalent tools and consider waiving certain fees as incentives.
- Issue and/or refinance bonds when advised by bond counsel and approved by the Agency and/or City.
- Collaborate with the PAC to identify priorities for funding and implementation of capital improvement projects by neighborhood area.
- Continue to coordinate with the City, Caltrans, SANDAG, MTS, state and federal agencies for identification of funding of priority capital improvement projects such as Euclid and SR 94 interchange, I-805/Imperial Avenue overpass and interchange, the I-805 BRT Orange Line station, the I-805/43<sup>rd</sup> and 47<sup>th</sup> Streets' interchanges, and other deficient infrastructure.
- Facilitate needed additional right of way for improvement of Holly Drive to include sidewalks, curbs, gutters, and parkway street trees.
- Continue to coordinate with City Staff on Capital Improvement Projects either partially or fully funded by SEDC:
  - Imperial Avenue streetlights
  - Southcrest streetlights
  - Southcrest Park Trails
  - Beta Street Green Alley Project
  - Mt. Hope Market Street median and streetlight project
  - 62<sup>nd</sup> Street Trolley Station Project
  - 43<sup>rd</sup> Street realignment
  - Holly Drive
  - SR-94 Euclid Avenue interchange
  - Market Street (Euclid Avenue to 54<sup>th</sup>)

**Increase Affordable Housing**

- Complete Vista Grande Apartments
- Initiate design, permitting and construction of COMM 22,
- Reissue RFP and negotiate DDA for 40<sup>th</sup> & Alpha
- Continue to fund the SEDC HELP program to rehabilitate existing single-family homes.
- Continue to coordinate with Environmental Health Coalition and San Diego Housing Commission on the implementation of the Lead Safe San Diego Program.
- Fund a First Time Homebuyer Program administered by the San Diego Housing Commission.

**Southeastern Economic Development Corporation**  
**Southeastern San Diego Merged Redevelopment Project Area**  
**Fiscal Year 2012 Work Plan**

**Economic Development**

- Complete entitlements for industrial building at 33<sup>rd</sup> & E Streets and begin construction
- Negotiate OPA with Jacobs for 52-unit affordable housing project known as Trolley Residential at the Village Center at Euclid and Market
- Negotiate DDA for development at Valencia Business Park Lots 2 – 7.
- Negotiate DDA for highest and best use at Hilltop and Euclid site
- Negotiate ENA and DDA for Ouchi Courtyards
- Negotiate OPA for Willie James Jones Townhomes
- Negotiate OPA for multi-family residential project at 53<sup>rd</sup> & Naranja Street
- Accomplish hazardous materials clean-up of former Valencia Park Library site.
- Continue to conduct Entrepreneur Academy to improve existing businesses, to promote new small business opportunities, and to retain/create jobs for local residents.
- Encourage local area businesses to upgrade using the Facade Improvement Program, Enterprise Zone/Community Renewal Program, and City’s Revolving Loan Program.

**Neighborhood Preservation**

- Update the Community Plan to include policies to preserve existing neighborhoods and work with neighborhood councils to set priorities for the PAC.
- Initiate a Market Makeover program together with Project New Village and work to improve the Farmer’s Market through community garden collaborative.
- Move forward with graffiti tracker and continue the mural project to eliminate graffiti in most parts of the Southeastern San Diego Merged Area.
- With Code Enforcement, LISC, Jacobs, and other partners, reinstate the “Hey Neighbor” program.
- Expand the pilot program titled “Green Today.”
- Complete the Brownfields Community Assessment grant to identify sites for clean-up.

**Southeastern Economic Development Corporation  
 Central Imperial Component Area (formerly Redevelopment Project Area)  
 Fiscal Year 2011 Work Plan Status**

|  |  |
|--|--|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Merge all four Southeastern Project Areas for financial purposes and expand to include territory in Dells Imperial &amp; explore expansion areas including Jamacha area, and Federal Boulevard at Euclid site.</li> <li>• Elect and establish a Project Area Committee for the merged Project Areas.</li> <li>• Participate with the City and SANDAG in the Smart Growth Incentive Specific Plan for the Euclid and Market Street Trolley Transit area.</li> <li>• Together with Jacobs Center design and initiate a catalyst project or projects and support development of the Village Center at Euclid and Market – Pilot Village.</li> <li>• Create capacity to issue and/or refinance bonds when market improves or catalyst project surfaces and when SEDC Board and Redevelopment Agency Board approve issuance.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Merger and financial amendments adopted by Redevelopment Agency Board on February 15, 2011. Expansion awaiting State legislative action.</li> <li>• Project Area Committee elections to occur in summer 2011 pending State legislative action. Community Advisory Committee will be elected as an alternative if the State eliminates redevelopment.</li> <li>• The Village at Market Creek received the State of California Housing &amp; Community Development Catalyst Community Gold designation in June 2010, positioning it for State funding priority.</li> <li>• SEDC is now positioned for the bond market but awaiting State legislative action.</li> </ul>  |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Collaborate with the PAC to identify priorities for funding and implementation of capital improvement projects by neighborhood area.</li> <li>• Coordinate with the City, Caltrans, SANDAG, State and Federal Agencies for identification of funding of priority capital improvement projects, such as missing infrastructure including “green” alley improvements, sidewalks, streetlights, transit improvements, intersection improvements, etc.</li> <li>• Install SEDC funded streetlights along Imperial Avenue.</li> <li>• Install 62nd Street Trolley Station improvements.</li> <li>• Identify and obtain funding for installation of traffic mitigation improvements necessary for redevelopment at Euclid and Market as identified in the Fifth Amendment to the Redevelopment Plan FEIR.</li> </ul>        | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Refer to PAC update above.</li> <li>• Coordination with Caltrans, SANDAG and City ongoing regarding Euclid interchange, I-805/Imperial overpass, I-805 and SR 94 widening to include BRT connection to the Orange Line.</li> <li>• Imperial Avenue streetlights expected project completion is October 2011. 13 pole-mounted lights to be installed summer 2011.</li> <li>• 62<sup>nd</sup> Street Station mural completed in the summer of 2010 and SANDAG included the design for the ADA-compliant connecting bus stop to the trolley platform in final Orange Line upgrades. Construction to begin summer of 2011 to conclude 2012.</li> <li>• The City budgeted \$900,000 in FY 2011 for the redesign at Euclid and SR94 interchange. SEDC is working with City, CALTRANS and Rick Engineering to upgrade the interchange in coordination with Jacobs and the future developer of Hilltop and Euclid site.</li> </ul> |

**Southeastern Economic Development Corporation  
 Central Imperial Component Area (formerly Redevelopment Project Area)  
 Fiscal Year 2011 Work Plan Status**

|  |   |
|--|---|
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Complete rehabilitation of affordable 49-unit Vista Grande Apartments.</li> <li>• Identify funding and negotiate agreements for 52-unit Trolley Residential at the Village Center at Euclid and Market – Pilot Village.</li> <li>• Continue to fund the SEDC HELP program to rehabilitate existing single-family homes.</li> <li>• Continue to coordinate with Environmental Health Coalition and San Diego Housing Commission on the implementation of the Lead Safe San Diego Program.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed.</li> <li>• Trolley Residential received entitlement approval in March 2010. SEDC’s budget contains earmarks for this project as well as anticipated leveraged funding from Jacobs and other housing-collaborative partners.</li> <li>• Completed rehabilitation of seven homes totaling \$206,058 as of December 31, 2010.</li> <li>• Multi-family three unit lead remediation project out to bid, and two projects totaling 24 units awaiting lead inspection reports to determine scope of work as of December 31, 2010.</li> </ul>  |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Negotiate ENA/DDA for development at Valencia Business Park Lots 2 – 7.</li> <li>• Select the highest and best opportunities for Agency-owned sites and identify strategy for redevelopment activities on site including Hilltop and Euclid, Ouchi Courtyards, former Library and others.</li> <li>• Continue to conduct Entrepreneur Academy to improve existing businesses, to promote new small business opportunities, and to retain/create jobs for local residents.</li> </ul>                       | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• ENA with Valencia Business Park Dev. LLC extension was approved by Agency Board on April 12, 2011, with the DDA to be approved by October 2011.</li> <li>• Awaiting the return of the conventional financing market, former Valencia Park Library has prequalified for a Brownfield Cleanup grant, Ouchi Courtyards was scheduled for an SEDC Board ENA approval in April 2011 but was withdrawn by one of the investors. Rick Engineering is examining highest and best use prior to issuing an RFP for Hilltop and Euclid in fall 2011.</li> <li>• The Entrepreneur Academy has served over 642 individuals and business owners for 11 years receiving acclaim from participating and community leaders. SEDC hosted its first Advanced Academy program in 2010 geared towards individuals who had been in business at least two years and desired additional small business training. The Basic Entrepreneur Academy program began in 1999 working with individuals who have been in business less than one year and wanted additional small business training.</li> </ul> |

**Southeastern Economic Development Corporation  
 Central Imperial Component Area (formerly Redevelopment Project Area)  
 Fiscal Year 2011 Work Plan Status**

|  |   |
|--|---|
| <p><b>Economic Development (continued)</b></p> <ul style="list-style-type: none"> <li>• Encourage local area businesses to upgrade using the Facade Improvement Program, Enterprise Zone/Community Renewal Program, and City’s Revolving Loan Program.</li> <li>• Work with the City to transfer responsibility for processing entitlements to SEDC through the Planned District Ordinance and consider waiving certain fees as incentives.</li> </ul> | <p><b>Status (continued)</b></p> <ul style="list-style-type: none"> <li>• Local area businesses in the 4<sup>th</sup> &amp; 8<sup>th</sup> Council Districts do not have the upfront capital to participate in the City’s existing Façade Improvement Program. SEDC is developing its own program with forgivable loans to the businesses’ property owners utilizing SEDC allocated funds.</li> <li>• SEDC is collaborating with City Development Services Department and Planning and Investment to make this transition for processing entitlements over the next two years.</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Identify a site or sites for a community garden(s) and sponsor legislation to remove regulatory barriers to this sustainable land use practice and for farmer’s markets.</li> <li>• Expand participation in the Redevelopment Agency Community Enhancement Program to include Central Imperial Neighborhoods.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• On January 11, 2011, SEDC leased the Market Street sites to Project New Village for community gardening purposes for a three-year interim use. SEDC sponsored the City’s community garden ordinance deregulation for City Council consideration in summer 2011.</li> <li>• Initiated pilot program “Green Today,” community enhancement event for debris clean-up, home painting and repair, energy efficiency measures, lead abatement, landscaping, tree planting, and streetscape enhancements.</li> </ul>               |

**Southeastern Economic Development Corporation**  
**Gateway Center West Component Area (formerly Redevelopment Project Area)**  
**Fiscal Year 2011 Work Plan Status**

|  |   |
|--|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Merge all four Southeastern Project Areas for financial purposes and expand territory to include Dells Imperial Study Area.</li> <li>• Accomplish an SB 211 Amendment to lift the cap for Gateway Center West.</li> <li>• Elect and establish a Project Area Committee for the merged Project Areas.</li> <li>• Participate with the City and SANDAG in the Smart Growth Incentive Specific Plan for the Imperial Avenue and Commercial Street Corridors.</li> <li>• Create capacity to issue and/or refinance bonds when market improves or catalyst project surfaces and when SEDC Board and Redevelopment Agency Board approve issuance.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Merger and financial amendments adopted by Redevelopment Agency Board on February 15, 2011. Expansion awaiting State legislative action.</li> <li>• Project Area Committee elections to occur in summer 2011 pending State legislative action. Community Advisory Committee will be elected instead of a PAC if State eliminates redevelopment.</li> <li>• SEDC is now positioned for the bond market but is awaiting State legislative action.</li> </ul>      |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Collaborate with the PAC to identify priorities for funding and implementation of capital improvement projects by neighborhood area.</li> <li>• Coordinate with the City, Caltrans, SANDAG, State and Federal Agencies for identification of funding of priority capital improvement projects, such as missing infrastructure including "green" alley improvements, sidewalks, streetlights, transit improvements, intersection improvements, etc.</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Refer to PAC update above.</li> <li>• Coordination with Caltrans, SANDAG and City ongoing regarding Euclid interchange, I-805/ Imperial overpass, I-805 and SR 94 widening to include BRT connection to the Orange Line, Euclid interchange redesign, and the improvement of the Imperial Interchange and bridge.</li> </ul>  |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Continue to fund the SEDC HELP program to rehabilitate existing single-family homes.</li> <li>• Continue to coordinate with Environmental Health Coalition and San Diego Housing Commission on the implementation of the Lead Safe San Diego Program.</li> <li>• Partner with the Housing Commission, CCDC and others to construct Comm 22, a mixed use and affordable housing catalyst project along the transit corridor in the Dells Imperial Redevelopment Study Area.</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed rehabilitation of seven homes totaling \$206,058 as of December 31, 2010. Multi-family three unit lead remediation project out to bid, and two projects totaling 24 units awaiting lead inspection reports to determine scope of work as of December 31, 2010.</li> <li>• COMM 22 DDA with Bridge Housing, MAAC Project, and Bronze Triangle scheduled for Agency Board approval on May 24, 2011, to initiate construction in spring 2012.</li> </ul> |

**Southeastern Economic Development Corporation**  
**Gateway Center West Component Area (formerly Redevelopment Project Area)**  
**Fiscal Year 2011 Work Plan Status**

|  |  |
|--|--|
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Continue to conduct Entrepreneur Academy to improve existing businesses, to promote new small business opportunities, and to retain/create jobs for local residents.</li> <li>• Encourage local area businesses to upgrade using the Facade Improvement Program, Enterprise Zone/Community Renewal Program, and the City’s Revolving Loan Program.</li> <li>• Work with the City to transfer responsibility for processing entitlements to SEDC through the Planned District Ordinance and consider waiving certain fees as incentives.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• The Entrepreneur Academy has served over 642 individuals and business owners for 11 years receiving acclaim from participating and community leaders. SEDC hosted its first Advanced Academy program in 2010 geared towards individuals who have been in business at least two years and desired additional small business training. The Basic Entrepreneur Academy program began in 1999 working with individuals who had been in business less than one year and wanted additional small business training.</li> <li>• Local area businesses in the 4<sup>th</sup> &amp; 8<sup>th</sup> Council Districts do not have the upfront capital to participate in the City’s existing Façade Improvement Program. SEDC is developing its own program with forgivable loans to the businesses / property owners utilizing SEDC allocated funds.</li> <li>• SEDC is collaborating with City Development Services Department and Planning and Investment to make this transition for processing entitlements over the next two years. Approximately 1.8 million to be budgeted in FY12 for this purpose.</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Identify a site or sites for a community garden(s) and sponsor legislation to remove regulatory barriers to this sustainable land use practice and for farmer’s markets.</li> <li>• Expand participation in the Redevelopment Agency Community Enhancement Program to include Southcrest Neighborhoods.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• On January 11, 2011, SEDC leased the Market Street sites to Project New Village for community gardening purposes for a three-year interim use. SEDC sponsored the City’s community garden ordinance deregulation for City Council consideration in summer 2011.</li> <li>• Initiated pilot program “Green Today,” community enhancement event for debris clean-up, home painting and repair, lead abatement, energy efficiency measures, landscaping, tree planting, and streetscape enhancements.</li> </ul>  |

**Southeastern Economic Development Corporation  
Mount Hope Component Area (formerly Redevelopment Project Area)  
Fiscal Year 2011 Work Plan Status**

|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Merge all four Southeastern Project Areas for financial purposes and expand to include territory in Dells Imperial &amp; explore expansion areas including Jamacha area, and Federal Boulevard at Euclid site.</li> <li>• Elect and establish a Project Area Committee for the merged Project Areas.</li> <li>• Participate with the City and SANDAG in the Smart Growth Incentive Specific Plan for the Euclid and Market Street Trolley Transit area.</li> <li>• Create capacity to issue and/or refinance bonds when market improves or catalyst project surfaces and when SEDC Board and Redevelopment Agency Board approve issuance.</li> </ul>                        | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Merger and financial amendments adopted by Redevelopment Agency Board on February 15, 2011. Expansion awaiting State legislative action.</li> <li>• Project Area Committee elections to occur in summer 2011 pending State legislative action. Community Advisory Committee will be elected as an alternative if the State eliminates redevelopment.</li> <li>• SEDC is now positioned for the bond market but awaiting State legislative action.</li> </ul>                                |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Complete the construction of Market Street Public Improvements AKA Mount Hope Medians and Streetlights and coordinate the groundbreaking with all responsible parties and District 4.</li> <li>• Collaborate with the PAC to identify priorities for funding and implementation of capital improvement projects by neighborhood area.</li> <li>• Coordinate with the City, Caltrans, SANDAG, State and Federal Agencies for identification of funding of priority capital improvement projects, such as missing infrastructure including “green” alley improvements, sidewalks, streetlights, transit improvements, intersection improvements, etc.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Mount Hope medians and streetlights project is under construction due for completion summer 2011. Groundbreaking occurred on February 7, 2011.</li> <li>• Refer to PAC update above.</li> <li>• Coordination with Caltrans, SANDAG and City ongoing regarding Euclid interchange, I-805/Imperial overpass, I-805 and SR 94 widening to include BRT connection to the Orange Line, Euclid interchange redesign, and the improvement of the I-805/Imperial Interchange and bridge.</li> </ul> |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Continue to fund the SEDC HELP program to rehabilitate existing single-family homes.</li> <li>• Continue to coordinate with Environmental Health Coalition and San Diego Housing Commission on the implementation of the Lead Safe San Diego Program.</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed rehabilitation of seven homes totaling \$206,058 as of December 31, 2010.</li> <li>• Three units are in process of remediation, and two projects totaling 24 units are being initiated as of December 31, 2010.</li> </ul>  |

**Southeastern Economic Development Corporation  
Mount Hope Component Area (formerly Redevelopment Project Area)  
Fiscal Year 2011 Work Plan Status**

|   |   |
|---|---|
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Determine highest and best use and seek proposals for development of Agency-owned parcels on Market Street.</li> <li>• Continue to conduct Entrepreneur Academy to improve existing businesses, to promote new small business opportunities, and to retain/create jobs for local residents.</li> <li>• Encourage local area businesses to upgrade using the Facade Improvement Program, Enterprise Zone/Community Renewal Program, and the City's Revolving Loan Program.</li> <li>• Work with the City to transfer responsibility for processing entitlements to SEDC through the Planned District Ordinance and consider waiving certain fees as incentives.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• On January 11, 2011, SEDC leased the Market Street sites to Project New Village for community gardening purposes for a three-year interim use. SEDC sponsored the City's community garden ordinance deregulation due for City Council consideration in summer 2011.</li> <li>• The Entrepreneur Academy has served over 642 individuals and business owners for 11 years receiving acclaim from participating and community leaders. SEDC hosted its first Advanced Academy program in 2010 geared towards individuals who had been in business at least two years and desired additional small business training. The Basic Entrepreneur Academy program began in 1999 working with individuals who have been in business less than one year and wanted additional small business training.</li> <li>• Local area businesses in the 4<sup>th</sup> &amp; 8<sup>th</sup> Council Districts do not have the upfront capital to participate in the City's existing Facade Improvement Program. SEDC is developing its own program with forgivable loans to the businesses' property owners utilizing SEDC allocated funds.</li> <li>• SEDC is collaborating with City Development Services Department and Planning and Investment to make this transition over the next two years.</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Identify a site or sites for a community garden(s) and sponsor legislation to remove regulatory barriers to this sustainable land use practice and for farmer's markets.</li> <li>• Expand participation in the Redevelopment Agency Community Enhancement Program to include Mt. Hope Neighborhoods.</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• On January 11, 2011, SEDC leased the Market Street sites to Project New Village for community gardening purposes for a three-year interim use. SEDC sponsored the City's community garden ordinance deregulation for City Council consideration in summer 2011.</li> <li>• Initiated pilot program "Green Today," community enhancement event for debris clean-up, home painting and repair, lead abatement, energy efficiency measures, landscaping, tree planting, and right of way enhancements.</li> </ul>  |

**Southeastern Economic Development Corporation  
Southcrest Redevelopment Project Area  
Fiscal Year 2011 Work Plan Status**

|   |  |
|---|--|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Merge all four Southeastern Project Areas for financial purposes and expand to include territory in Dells Imperial Study Area.</li> <li>• Elect and establish a Project Area Committee for the merged Project Areas.</li> <li>• Participate with the City and SANDAG in the Smart Growth Incentive Specific Plan for the Imperial Avenue and Commercial Street Corridors.</li> <li>• Create capacity to issue and/or refinance bonds when market improves or catalyst project surfaces and when SEDC Board and Redevelopment Agency Board approve issuance.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Merger and financial amendments adopted by the Redevelopment Agency Board February 15, 2011. Expansion awaiting State legislative action.</li> <li>• Project Area Committee elections to occur in summer 2011 pending State legislative action. Community Advisory Committee will be elected instead of a PAC if State eliminates redevelopment.</li> <li>• SEDC is now positioned for the bond market but awaiting State legislative action.</li> </ul>   |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Collaborate with the PAC to identify priorities for funding and implementation of capital improvement projects by neighborhood area.</li> <li>• Coordinate with the City, Caltrans, SANDAG, State and Federal Agencies for identification of funding of priority capital improvement projects, such as missing infrastructure including “green” alley improvements, sidewalks, streetlights, transit improvements, intersection improvements, etc.</li> <li>• Install and repair SEDC funded Southcrest streetlights.</li> <li>• Complete design and initiate construction of Southcrest Trails Park, another SEDC funded community park.</li> <li>• With the Stormwater Department to implement green alley pilot project for three blocks of missing infrastructure adjacent to the Southcrest Trails Park at Las Chollas Creek.</li> <li>• Continue to assure that the 43rd Street Realignment includes pedestrian and other multi-modal design features, such as street trees and landscaping to meet City standards.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Refer to PAC update above.</li> <li>• Coordination with Caltrans, SANDAG and City ongoing regarding Euclid interchange, I-805/Imperial overpass, I-805 and SR 94 widening to include BRT connection to the Orange Line and economic opportunities at Southcrest SR252 corridor area.</li> <li>• Providing funding for green alley upgrades for several blocks along with funds from Storm Water Department, located adjacent to the Southcrest Trails Park currently under design.</li> <li>• Complete Street design was included in the final construction drawings for the 43<sup>rd</sup> Street Realignment, now under construction due for completion in April 2012.</li> </ul> |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Construct 6 LEED-certified affordable homes at 40th &amp; Alpha</li> <li>• Partner with the Housing Commission, CCDC and others to construct Comm 22, a mixed use and affordable housing catalyst project along the transit corridor in the Dells Imperial Study Area.</li> <li>• Continue to fund the SEDC HELP program to rehabilitate existing single-family homes.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• 40<sup>th</sup> and Alpha DDA with Urban Link withdrawn by developer. RFP to be reissued in FY 2012.</li> <li>• COMM 22 DDA with Bridge Housing, MAAC Project, and Bronze Triangle is scheduled for Agency Board approval on May 24, 2011, to initiate permitting and construction of infrastructure and family housing in FY 2012. Completed rehabilitation of seven homes totaling \$206,058 as of December 31, 2010.</li> </ul>   |

**Southeastern Economic Development Corporation  
Southcrest Redevelopment Project Area  
Fiscal Year 2011 Work Plan Status**

|  |  |
|--|--|
| <p><b>Increase Affordable Housing (continued)</b></p> <ul style="list-style-type: none"> <li>Continue to coordinate with Environmental Health Coalition and San Diego Housing Commission on the implementation of the Lead Safe San Diego Program.</li> </ul>  | <p><b>Status (continued)</b></p> <ul style="list-style-type: none"> <li>Multi-family three unit lead remediation project out to bid, and two projects totaling 24 units awaiting lead inspection reports to determine scope of work as of Dec. 31, 2010.</li> </ul>  |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>Continue to conduct Entrepreneur Academy to improve existing businesses, to promote new small business opportunities, and to retain/create jobs for local residents.</li> <li>Encourage local area businesses to upgrade using the Facade Improvement Program, Enterprise Zone/Community Renewal Program, and the City's Revolving Loan Program.</li> <li>Work with the City to transfer responsibility for processing entitlements to SEDC through the Planned District Ordinance and consider waiving certain fees as incentives.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>The Entrepreneur Academy has served over 642 individuals and business owners for 11 years receiving acclaim from participating and community leaders. SEDC hosted its first Advanced Academy program in 2010 geared towards individuals who have been in business at least two years and desired additional small business training. The Basic Entrepreneur Academy program began in 1999 working with individuals who had been in business less than one year and wanted additional small business training.</li> <li>Local area businesses in the 4<sup>th</sup> &amp; 8<sup>th</sup> Council Districts do not have the upfront capital to participate in the City's existing Façade Improvement Program. SEDC is developing its own program with forgivable loans to the businesses' property owners utilizing SEDC allocated funds.</li> <li>SEDC is collaborating with City Development Services Department and Planning and Investment to make this transition for processing entitlements over the next two years.</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>Identify a site or sites for a community garden(s) and sponsor legislation to remove regulatory barriers to this sustainable land use practice and for farmer's markets.</li> <li>Expand participation in the Redevelopment Agency Community Enhancement Program to include Southcrest Neighborhoods.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>On January 11, 2011, SEDC leased the Market Street sites to Project New Village for community gardening purposes for a three-year interim use. SEDC sponsored the City's community garden ordinance deregulation for City Council consideration in summer 2011.</li> <li>Initiated pilot program "Green Today," community enhancement event for debris clean-up, home painting and repair, lead abatement, energy efficiency measures, landscaping, tree planting, and streetscape enhancements. Pilot event was 35<sup>th</sup> &amp; Boston in Southcrest. Installed three large community murals along Ocean View Boulevard and along Alpha Street in former areas of high incidents of graffiti.</li> </ul>  |

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
 (Administered by Southeastern Economic Development Corporation)  
 SOUTHEASTERN SAN DIEGO MERGED REDEVELOPMENT PROJECT AREA  
 COMPLETED RESIDENTIAL PROJECTS

| Project Name                                    | Community Area                                       | Total new<br>or<br>rehabbed<br>units | Total low<br>and mod<br>restricted<br>units | Moderate<br>up to<br>120% of<br>AMI | Low up to<br>80% of<br>AMI | Very Low<br>up to 50%<br>of AMI | Total low<br>and mod<br>restricted<br>units |
|---|--|--------------------------------------|---|-------------------------------------|----------------------------|---------------------------------|---|
| Casa de Suenos                                  | Central Imperial                                     | 8                                    | 8   | 7                                   | 1                          |                                 | 8   |
| Evergreen Village                               | Central Imperial                                     | 56                                   | 12  | 12                                  |                            |                                 | 12  |
| Kings Row                                       | Central Imperial                                     | 53                                   | 53  | 53                                  |                            |                                 | 53  |
| Sunshine Gardens                                | Central Imperial                                     | 41                                   | 3   |                                     | 3                          |                                 | 3   |
| Village at Euclid                               | Central Imperial                                     | 23                                   | 2   | 2                                   |                            |                                 | 2   |
| Morrison Street                                 | Mt. Hope   | 6                                    | 6   |                                     | 6                          |                                 | 6   |
| Mt. Hope Rehab Program                          | Mt. Hope   | 134                                  | 134   | 11                                  | 42                         | 81                              | 134   |
| 38th Street Homes                               | Southcrest   | 4                                    | 4   | 4                                   |                            |                                 | 4   |
| Boston Village                                  | Southcrest   | 12                                   | 12  | 12                                  |                            |                                 | 12  |
| Legacy Walk                                     | Southcrest   | 110                                  | 11  | 11                                  |                            |                                 | 11  |
| Mayberry Townhomes                              | Southcrest   | 70                                   | 69  | 41                                  | 21                         | 7                               | 69  |
| Southcrest Park Estates I                       | Southcrest   | 33                                   | 5   | 5                                   |                            |                                 | 5   |
| Southcrest Park Estates II                      | Southcrest   | 62                                   | 62  | 62                                  |                            |                                 | 62  |
| Southcrest Rehab Program                        | Southcrest   | 87                                   | 87  | 19                                  | 31                         | 37                              | 87  |
| Jarrett Heights                                 | Lincoln Park   | 23                                   | 5   | 5                                   |                            |                                 | 5   |
| Knox Glen                                       | Lincoln Park   | 54                                   | 54  |                                     | 54                         |                                 | 54  |
| Lincoln Park Co-op                              | Lincoln Park   | 15                                   | 15  |                                     | 2                          | 13                              | 15  |
| Skyline Terrace                                 | Skyline  | 30                                   | 4   |                                     | 4                          |                                 | 4   |
| Vista Grande*                                   | Valencia Park  | 49                                   | 48  |                                     | 14                         | 34                              | 48  |
| SEDC Housing Enhancement<br>Loan Program (HELP) | 15 Neighborhoods<br>in the SEDC Area<br>of Influence | 10                                   | 10  |                                     | 4                          | 6                               | 10  |
| <b>Total SEDC Area</b>                          |  | <u>880</u>                           | <u>604</u>                                  | <u>244</u>                          | <u>182</u>                 | <u>178</u>                      | <u>604</u>                                  |
| Low/Mod as a Percentage of Total Market Rate    |  |                                      | <u>69%</u>                                  | Very low as a Percentage of Low/Mod |                            |                                 | <u>29%</u>                                  |

\* Under construction - completion scheduled for FY 2011

**SOUTHEASTERN SAN DIEGO MERGED REDEVELOPMENT PROJECT AREA HIGHLIGHTS**  
**Central Imperial, Gateway Center West, Mount Hope, and Southcrest Component Areas**  
**Administered by Southeastern Economic Development Corporation (SEDC)**

**Capital Improvement Projects**

*Listed below is information on how SEDC assisted capital projects that have presented employment opportunities to the residents of southeastern San Diego, generated additional sales tax revenues and employment taxes, as well as offering more neighborhood shopping and businesses that cater to the needs of its residents.*

|   |  |   |
|---|--|---|
| Retail square footage produced              | 774,500 square feet                                |   |
| Industrial square footage produced          | 738,000 square feet                                |   |
| Total amount of Tax Allocation Bonds issued | \$53,600,000                                       |   |
|   | <b>Current Employment at<br/>December 31, 2010</b> | <b>% of Local<br/>Residents</b>                                 |
|   | <b>Total<br/>Jobs<br/>Created</b>                  | <b>Local<br/>Residents<br/>Employed<br/>to Jobs<br/>Created</b> |
| <b>Central Imperial Component Area</b>      | 867  | 391<br>45%  |
| <b>Gateway Center West Component Area</b>   | 994  | 131<br>13%  |
| <b>Mount Hope Component Area</b>            | 1,104  | 167<br>15%  |
| <b>Southcrest Component Area</b>            | 510  | 360<br>71%  |
| <b>Total Redevelopment Projects</b>         | <u>3,475</u>                                       | <u>1,049</u><br><u>30%</u>                                      |

*Note: Since July 1995, SEDC has assisted in redevelopment projects that have resulted in the creation of almost 5,000 jobs.*

**Public Improvements**

*Below are highlights of some City of San Diego owned assets funded by SEDC as public improvement projects that have enriched the quality of life for the residents of southeastern San Diego. These projects have helped to provide safer and more attractive neighborhoods with essential safety improvements, public art projects, and clean up efforts by all who have participated and will participate in these continuing worthwhile projects.*

|   |              |
|---|--------------|
| <b>Central Imperial</b>   | \$17 million |
| Willie James Jones street improvements  |              |
| Imperial Avenue median and streetlights   |              |
| Imperial Marketplace public improvements - Imperial Ave., Ocean View Blvd, and Chollas Creek                        |              |
| Valencia Business Park public improvements - Public art, trail, park benches, bus shelter, streetscapes, open space |              |
| Walls of Excellence park and street improvements - Intersection of Imperial Ave. and Willie James Jones             |              |
| Leghorn Ave. public improvements at Skyline Terrace Estates   |              |
| Martin L. King Senior Center improvements   |              |
| <b>Gateway Center West</b>  | \$ 2 million |
| Street improvements at E Street between 33rd and 34th St.   |              |
| <b>Mount Hope</b>   | \$ 4 million |
| Streets and landscape improvements at Gateway Center East   |              |
| Market Street street improvements - medians, streetlights, sidewalks, curbs, gutters, etc.                          |              |
| Public parks - Dennis V. Allen Park   |              |
| <b>Southcrest</b>   | \$14 million |
| Public parks - Dorothy Petway Park and Southcrest Trails  |              |
| 252 Corridor - Mitigation for rescinded fwy   |              |
| 252 Corridor - Phase I - Alpha St. medians, streetlights, sidewalks, curbs, gutters, etc.                           |              |
| 252 Corridor - Phase II - Residential streets improvements  |              |
| 39th Street and Boston Street improvements  |              |
| Streetlight installations - various streets   |              |

**Residential Projects**

|   | <b>Total # of<br/>Units</b> | <b>% of<br/>Total</b> |
|---|-----------------------------|-----------------------|
| <b>HOUSING UNITS</b>                                  |                             |                       |
| Very Low Income Housing Units                         | 178                         | 20%                   |
| Low Income Housing Units                              | 182                         | 21%                   |
| Moderate Income Housing Units                         | 244                         | 28%                   |
| Subtotal Very Low, Low, Moderate Income Housing Units | 604                         | 69%                   |
| Market Rate Housing Units                             | 276                         | 31%                   |
| Total Completed Housing Units                         | <u>880</u>                  | <u>100%</u>           |

REPORT NO: RA-11-23  
ATTACHMENT 3

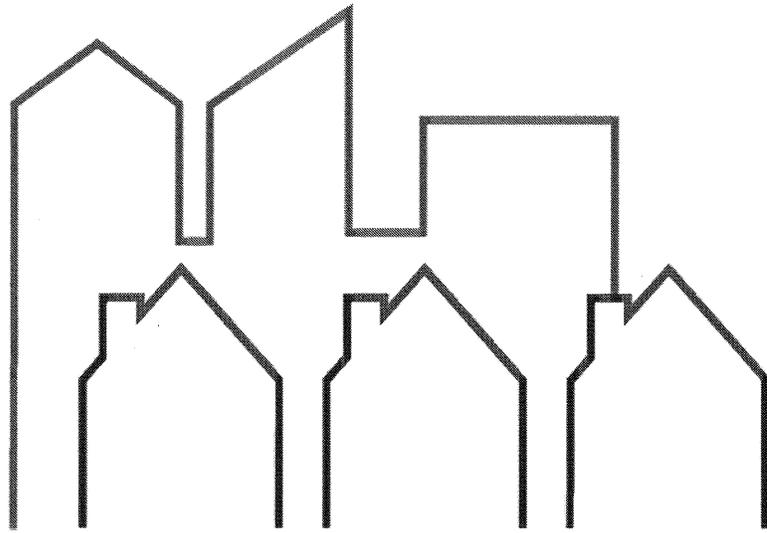
**ATTACHMENT 3**

**FISCAL YEAR 2012 PROPOSED BUDGET**

*FOR THE REDEVELOPMENT PROJECT AREAS*

*MANAGED BY*

**CITY REDEVELOPMENT  
DEPARTMENT**



**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY**

**Fiscal Year 2012 Budget**

*For the Project Areas Managed By*

**CITY OF SAN DIEGO REDEVELOPMENT DEPARTMENT**



## REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

# FISCAL YEAR 2012 BUDGET

*FOR THE PROJECT AREAS MANAGED BY*

## CITY OF SAN DIEGO REDEVELOPMENT DEPARTMENT

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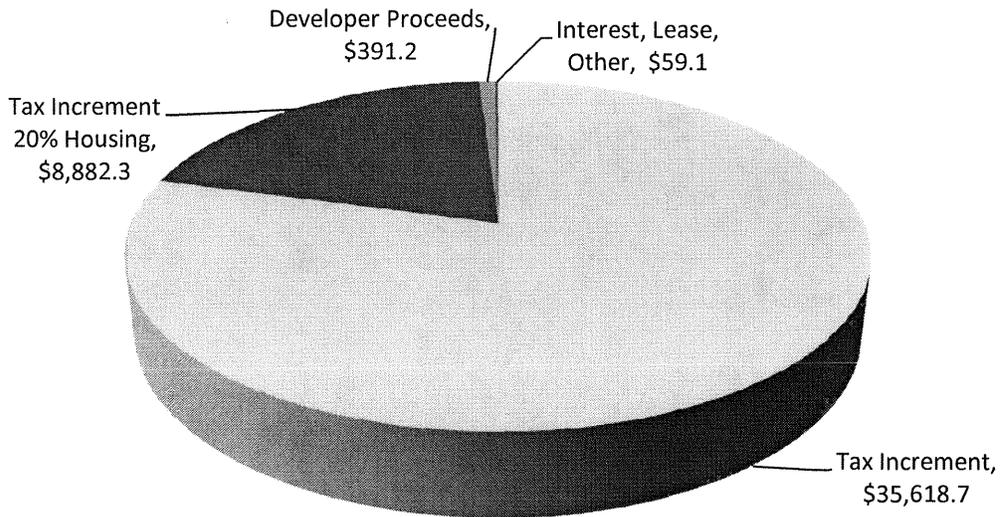
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### Project Area Budgets

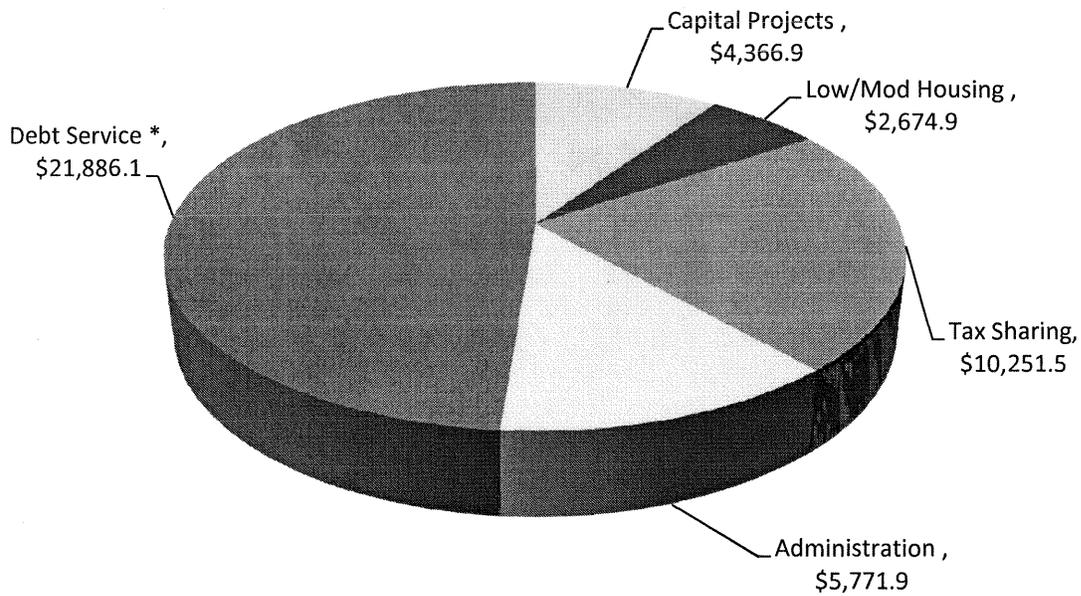
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**CITY REDEVELOPMENT  
FISCAL YEAR 2012 BUDGET SUMMARY  
REVENUE AND EXPENDITURES  
\$44,951 (In Thousands)**

**Revenue**



**Expenditures**



\* Includes funding for Cooperation Agreement projects.

**CITY REDEVELOPMENT  
FISCAL YEAR 2012 BUDGET SUMMARY  
REVENUE AND EXPENDITURES  
(In Thousands)**

---

**REVENUES**

|  |                    |
|--|--------------------|
| Tax Increment - Non-Housing            | \$ 35,618.7        |
| Tax Increment - 20% Housing Set a Side | 8,882.3            |
| Developer Proceeds / Advances          | 391.2              |
| Interest, Lease, Notes, Other          | 59.1               |
| Total Revenues                         | <u>\$ 44,951.3</u> |

**EXPENDITURES**

|  |                    |
|--|--------------------|
| Capital Project Activities <sup>1</sup>    | \$ 4,366.9         |
| Low/Mod Projects Activities <sup>1,2</sup> | 2,674.9            |
| Tax Sharing                                | 10,251.5           |
| Administration <sup>3</sup>                | 5,771.9            |
| Debt Service <sup>4</sup>                  | 21,886.1           |
| Total Expenditures                         | <u>\$ 44,951.3</u> |

**Notes:**

<sup>1</sup> Excludes funding for Cooperation Agreement projects, which is included in the Debt Service category

<sup>2</sup> Excludes debt service payable from Low/Mod Housing funds, which is included in the Debt Service Category.

<sup>3</sup> Excludes \$209,085 for administration of the Affordable Housing program. This charge is included in the Lo/Mod Housing Category. The allocation by Project Area is displayed on the respective Project Area budget schedules starting on page 7. Total Administration budget including Affordable Housing Administration is \$5,981,004 and is detailed on page 92.

<sup>4</sup> Includes funding for Cooperation Agreement Projects.

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**CITY REDEVELOPMENT**  
**FISCAL YEAR 2012 BUDGET SUMMARY**  
**REVENUE AND EXPENDITURES**  
(In Thousands)

|                                     | Barrio Logan    | City Heights       | College Community | College Grove   | Crossroads        | Grantville        | Linda Vista     | Naval Training Center | North Bay         | North Park        | San Ysidro        | FY 2012 Budget     |
|-------------------------------------|-----------------|--------------------|-------------------|-----------------|-------------------|-------------------|-----------------|-----------------------|-------------------|-------------------|-------------------|--------------------|
| <b>Revenue</b>                      |                 |                    |                   |                 |                   |                   |                 |                       |                   |                   |                   |                    |
| Tax Increment                       | \$ 477.9        | \$ 8,966.5         | \$ 544.5          | \$ 656.9        | \$ 2,672.9        | \$ 1,024.9        | \$ 90.1         | \$ 4,355.1            | \$ 7,090.6        | \$ 5,653.1        | \$ 4,086.2        | \$ 35,618.7        |
| Tax Increment - 20% Housing         | 119.5           | 2,241.6            | 136.1             | 164.2           | 668.2             | 256.2             | 22.5            | 1,088.7               | 1,772.6           | 1,391.1           | 1,021.6           | \$ 8,882.3         |
| Developer Proceeds/Advances         | -               | 391.2              | -                 | -               | -                 | -                 | -               | -                     | -                 | -                 | -                 | \$ 391.2           |
| Interest, Lease, Note, Other Revenu | 0.5             | 22.4               | 0.7               | 0.8             | 3.3               | 1.7               | 0.4             | 5.4                   | 10.9              | 6.9               | 6.1               | \$ 59.1            |
| <b>Total Revenue</b>                | <b>\$ 597.9</b> | <b>\$ 11,621.7</b> | <b>\$ 681.3</b>   | <b>\$ 821.9</b> | <b>\$ 3,344.4</b> | <b>\$ 1,282.8</b> | <b>\$ 113.0</b> | <b>\$ 5,449.2</b>     | <b>\$ 8,874.1</b> | <b>\$ 7,051.1</b> | <b>\$ 5,113.9</b> | <b>\$ 44,951.3</b> |
| <b>Expenditures</b>                 |                 |                    |                   |                 |                   |                   |                 |                       |                   |                   |                   |                    |
| Capital Projects <sup>1</sup>       | \$ 60.8         | \$ 1,558.4         | \$ 169.9          | \$ 72.6         | \$ 26.7           | \$ 73.0           | \$ -            | \$ 271.3              | \$ 448.3          | \$ 1,257.1        | \$ 428.8          | \$ 4,366.9         |
| Low/Mod Housing <sup>1,2</sup>      | 52.5            | 797.5              | 136.1             | 70.4            | 324.0             | 235.5             | 0.6             | 19.9                  | 398.9             | 269.2             | 370.3             | \$ 2,674.9         |
| Tax Sharing                         | 56.5            | 3,515.0            | 106.5             | 130.0           | 668.2             | 256.2             | -               | 1,072.6               | 1,816.0           | 1,391.1           | 1,239.4           | \$ 10,251.5        |
| Administration <sup>3</sup>         | 96.7            | 1,229.2            | 168.8             | 96.8            | 552.6             | 370.3             | 35.4            | 580.6                 | 983.3             | 724.0             | 934.2             | \$ 5,771.9         |
| Debt Service <sup>4</sup>           | 331.4           | 4,521.6            | 100.0             | 452.1           | 1,772.9           | 347.8             | 77.0            | 3,504.8               | 5,227.6           | 3,409.7           | 2,141.2           | \$ 21,886.1        |
| <b>Total Expenditures</b>           | <b>\$ 597.9</b> | <b>\$ 11,621.7</b> | <b>\$ 681.3</b>   | <b>\$ 821.9</b> | <b>\$ 3,344.4</b> | <b>\$ 1,282.8</b> | <b>\$ 113.0</b> | <b>\$ 5,449.2</b>     | <b>\$ 8,874.1</b> | <b>\$ 7,051.1</b> | <b>\$ 5,113.9</b> | <b>\$ 44,951.3</b> |

<sup>1</sup> Excludes funding for Cooperation Agreement Projects, which is included in the Debt Service Category.

<sup>2</sup> Excludes debt service payable from Low/Mod Housing funds, which is included in the Debt Service Category.

<sup>3</sup> Excludes \$209,085 for administration of the Affordable Housing program. This charge is included in the Lo/Mod Housing Category. The allocation by Project Area is displayed on the respective Project Area budget schedules starting on page 7. Total Administration budget including Affordable Housing Administration is \$5,981,004 and is detailed on page 92.

<sup>4</sup> Includes funding for Cooperation Agreement Projects.

**CITY REDEVELOPMENT**  
**CONSOLIDATED CITY REDEVELOPMENT PROJECTS**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**  
(In Thousands)

|   | Est. FY 2011<br>Carryover | FY 2012            | Available Budget   |
|---|---------------------------|--------------------|--------------------|
| <b>Capital Projects <sup>1</sup></b>        |                           |                    |                    |
| Barrio Logan                                | \$ 45.0                   | \$ 60.8            | \$ 105.8           |
| City Heights                                | 700.0                     | 1,558.4            | 2,258.4            |
| College Community                           | 75.0                      | 169.9              | 244.9              |
| College Grove                               | 165.0                     | 72.6               | 237.6              |
| Crossroads                                  | 400.0                     | 26.7               | 426.7              |
| Grantville                                  | 160.0                     | 73.0               | 233.0              |
| Linda Vista                                 | 70.2                      | -                  | 70.2               |
| Naval Training Center                       | 4,400.0                   | 271.3              | 4,671.3            |
| North Bay                                   | -                         | 448.3              | 448.3              |
| North Park                                  | 400.0                     | 1,257.1            | 1,657.1            |
| San Ysidro                                  | -                         | 428.8              | 428.8              |
| <b>Total Capital Projects Expenditures</b>  | <b>\$ 6,415.2</b>         | <b>\$ 4,366.9</b>  | <b>\$ 10,782.1</b> |
| <b>Affordable Housing <sup>1,2</sup></b>    | <b>20.0</b>               | <b>2,674.9</b>     | <b>2,694.9</b>     |
| <b>Tax Sharing</b>                          | <b>10,478.1</b>           | <b>10,251.5</b>    | <b>20,729.6</b>    |
| <b>Administration <sup>3</sup></b>          | <b>-</b>                  | <b>5,771.9</b>     | <b>5,771.9</b>     |
| <b>Debt Service <sup>4</sup></b>            |                           |                    |                    |
| Bond Debt Service (Non-Housing)             | 5,382.8                   | 7,350.5            | 12,733.3           |
| City Debt Repayment                         | -                         | 857.4              | 857.4              |
| Deferred Liability to City                  | -                         | 150.0              | 150.0              |
| CDBG Repayment Agreement                    | 79.8                      | 916.1              | 995.9              |
| Section 108 Repayment                       | -                         | 764.1              | 764.1              |
| Reserve - Transit Line Improvements (GV)    | -                         | 129.7              | 129.7              |
| Reserve - County Joint Projects (GV)        | -                         | 32.4               | 32.4               |
| Cooperation Agreement Payment (Non-Housing) | 1,200.0                   | 5,178.4            | 6,378.4            |
| County Housing Set-Aside Credit (GV)        | -                         | 20.8               | 20.8               |
| MTDB Lease (NB)                             | -                         | 300.0              | 300.0              |
| CityLink Affordable Housing (NB)            | -                         | 100.0              | 100.0              |
| Bond Debt Service (Housing)                 | 3,256.4                   | 5,635.2            | 8,891.6            |
| Cooperation Agreement Payment (Housing)     | -                         | 451.6              | 451.6              |
| <b>Total Debt Service</b>                   | <b>\$ 9,919.0</b>         | <b>\$ 21,886.1</b> | <b>\$ 31,805.1</b> |
| <b>TOTAL EXPENDITURES</b>                   | <b>\$ 26,832.3</b>        | <b>\$ 44,951.3</b> | <b>\$ 71,783.6</b> |

<sup>1</sup> Excludes funding for Cooperation Agreement projects, which is included in the Debt Service category.

<sup>2</sup> Excludes debt service payable from Low/Mod Housing funds, which is included in the Debt Service Category.

<sup>3</sup> Excludes \$209,085 for administration of the Affordable Housing program. This charge is included in the Lo/Mod Housing Category. The allocation by Project Area is displayed on the respective Project Area budget schedules starting on page 7. Total Administration budget including Affordable Housing Administration is \$5,981,004 and is detailed on page 92.

<sup>4</sup> Includes funding for Cooperation Agreement Projects.

**CITY REDEVELOPMENT**  
**CONSOLIDATED CITY REDEVELOPMENT PROJECTS**  
**FIVE YEAR FORECAST**  
**FISCAL YEARS 2012-2016**  
(In Thousands)

|                                      | FY2012           | FY2013           | FY2014           | FY2015           | FY2016           |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b><u>REVENUES</u></b>               |                  |                  |                  |                  |                  |
| Tax Increment                        | \$ 35,619        | \$ 36,859        | \$ 38,340        | \$ 39,631        | \$ 41,025        |
| Tax Increment - 20% Housing          | 8,882            | 9,211            | 9,584            | 9,906            | 10,256           |
| Developer Proceeds/Advances          | 391              | 391              | 393              | 380              | 370              |
| Interest, Lease, Note, Other Revenue | 59               | 58               | 62               | 71               | 75               |
| <b>TOTAL REVENUES</b>                | <b>\$ 44,951</b> | <b>\$ 46,519</b> | <b>\$ 48,379</b> | <b>\$ 49,988</b> | <b>\$ 51,726</b> |
| <b><u>EXPENDITURES</u></b>           |                  |                  |                  |                  |                  |
| Capital Projects                     | 4,367            | 1,965            | 2,067            | 2,125            | 2,200            |
| Affordable Housing                   | 2,675            | 1,259            | 1,285            | 1,325            | 1,377            |
| Tax Sharing                          | 10,251           | 10,512           | 10,974           | 11,477           | 12,043           |
| Administration                       | 5,772            | 5,850            | 5,967            | 6,145            | 6,391            |
| Debt Service                         |                  |                  |                  |                  |                  |
| Bond Debt Service (Housing)          | 5,635            | 5,448            | 5,560            | 5,691            | 5,791            |
| Bond Debt Service (Non-Housing)      | 7,351            | 7,503            | 7,628            | 7,745            | 7,898            |
| Cooperation Agreement (Housing)      | 452              | 2,360            | 2,595            | 2,743            | 2,936            |
| Cooperation Agreement (Non-Housing)  | 5,178            | 7,884            | 8,707            | 9,282            | 9,517            |
| CDBG Debt Repayment Agreement        | 916              | 1,223            | 1,116            | 1,093            | 1,324            |
| City Debt Repayment                  | 1,007            | 728              | 673              | 829              | 690              |
| Other                                | 1,347            | 1,787            | 1,807            | 1,533            | 1,559            |
| <b>Total Debt Service</b>            | <b>21,886</b>    | <b>26,933</b>    | <b>28,086</b>    | <b>28,916</b>    | <b>29,715</b>    |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 44,951</b> | <b>\$ 46,519</b> | <b>\$ 48,379</b> | <b>\$ 49,988</b> | <b>\$ 51,726</b> |

# PROJECT AREA BUDGETS

## READER INFORMATION

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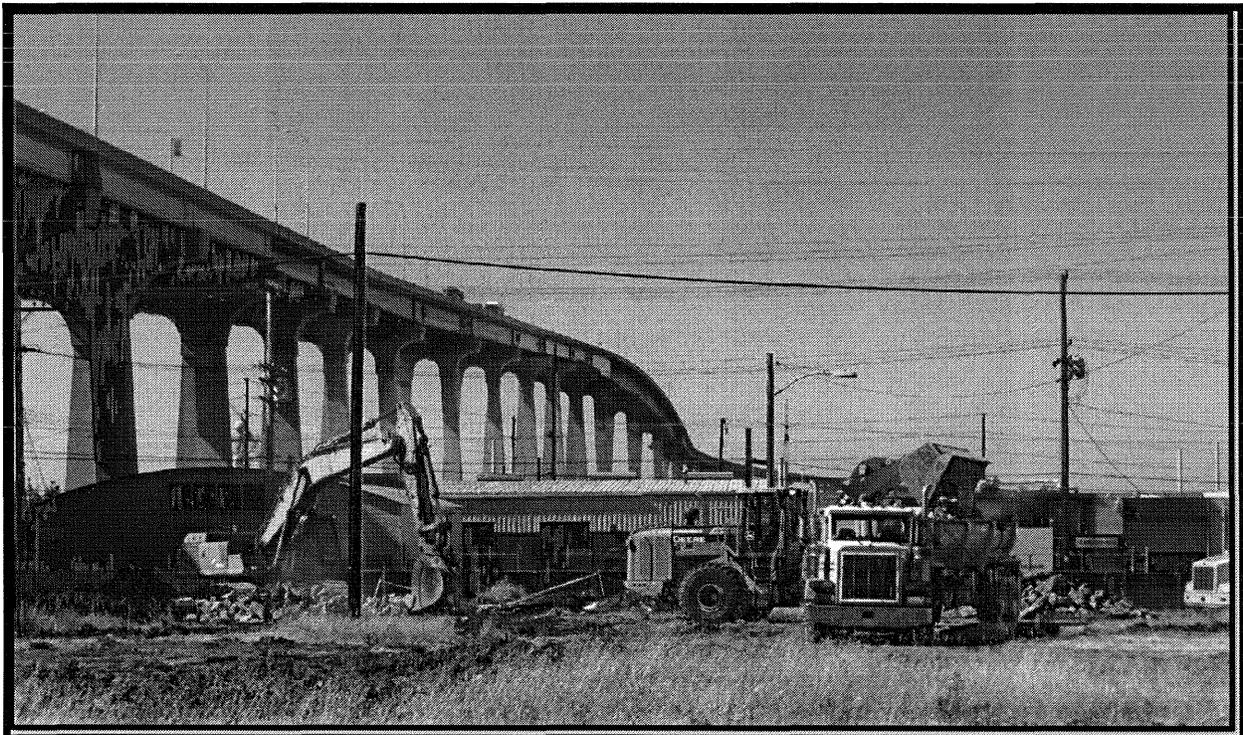
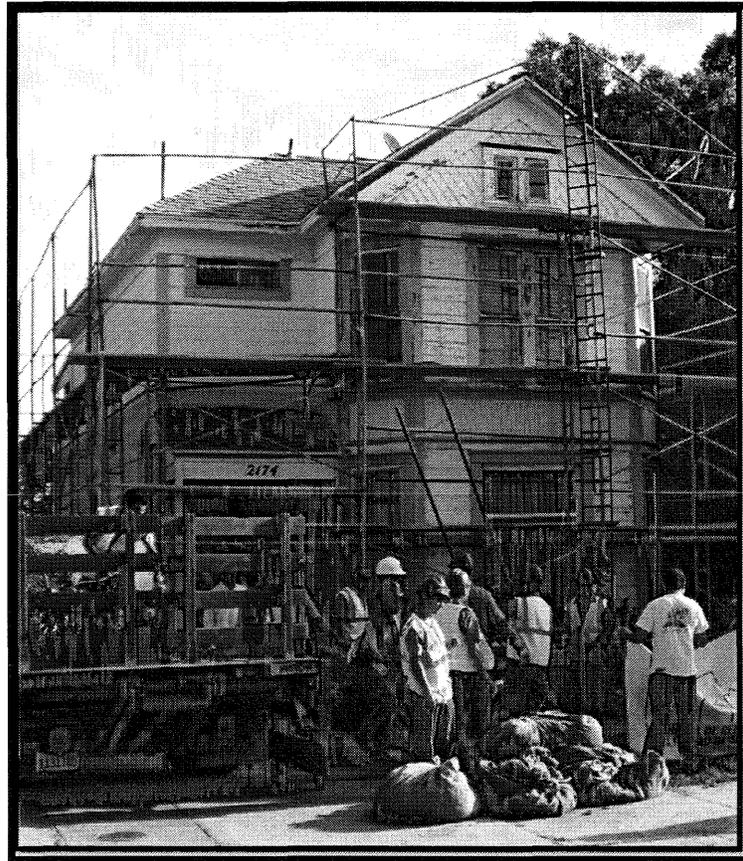
The Budget for each Project Area is comprised of the following sections:

- Budget Detail Sheet
- Cooperation Agreement Projects Listing. (See note below). This lists the Cooperation Agreement projects that are funded either by carryover or by the Fiscal Year 2012 Budget.
- Fiscal Year 2012 Work Plan
- Status Update – Fiscal Year 2011 Work Plan
- Five Year Forecast (Fiscal Years 2012 through 2016)

### **Notes regarding the 2011 Cooperation Agreement:**

1. On February 28, 2011 the Agency and the City entered into a Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects. In March, 2011 the Agency transferred funds to the City pursuant to this Agreement. Accordingly, this document displays the funds of both the Cooperation Agreement accounts (City accounts) and Agency accounts in order to provide the reader with a comprehensive summary of funds available for investment in the project areas.
2. In some instances the Cooperation Agreement accounts were sufficiently funded by the March transfer for Fiscal Year 2012 projects based on the Cooperation Agreement Schedule of Projects (Exhibit 1 to the Cooperation Agreement, Agency Document No D-04618) as approved on February 28, 2011. In those instances, no further funding is allocated in the Agency's Fiscal Year 2012 budget. In other instances, the Agency's Fiscal Year 2012 budget includes debt service payments to the City, identified as Cooperation Agreement payments, in order to provide the balance of funding required for the specified projects.
3. Pooled Housing Bond Proceeds (Series 2010): In March, 2011 the Agency transferred \$13,447,884 of the Pooled Housing Bond Proceeds (Series 2010) to the City pursuant to the Cooperation Agreement. A listing of the allocation of the transferred bond proceeds to the Cooperation Agreement projects is provided on page 91.

# Barrio Logan



**CITY REDEVELOPMENT**  
**BARRIO LOGAN REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|   | Cooperation Agreement                               |                                   |                  | Agency                            |                           |                   | Combined<br>Total Budget <sup>4</sup> |
|---|---|-----------------------------------|------------------|-----------------------------------|---------------------------|-------------------|---------------------------------------|
|   | Est. FY 11<br>Cooperation<br>Agreement<br>Carryover | FY 12<br>Cooperation<br>Agreement | Total            | Est. FY 11<br>Agency<br>Carryover | FY 12<br>Agency<br>Budget | Total             |                                       |
| <b>EXPENDITURES</b>   |   |                                   |                  |                                   |                           |                   |                                       |
| <b>CAPITAL PROJECTS</b>   |   |                                   |                  |                                   |                           |                   |                                       |
| <b>Cooperation Agreement Projects <sup>1</sup></b>              |   |                                   |                  |                                   |                           |                   |                                       |
| Chicano Federation Child Development Center                     | 17,000  | -                                 | 17,000           | -                                 | -                         | -                 | 17,000                                |
| Public Infrastructure   | 236,262   | 128,615 <sup>2</sup>              | 364,877          | -                                 | -                         | -                 | 364,877                               |
| Commercial Business Assistance                                  | -   | 20,000 <sup>2</sup>               | 20,000           | -                                 | -                         | -                 | 20,000                                |
| <b>Other Projects</b>   |   |                                   |                  |                                   |                           |                   |                                       |
| Barrio Logan Projects/General                                   | -   | -                                 | -                | 45,000                            | 60,813                    | 105,813           | 105,813                               |
| <b>TOTAL CAPITAL PROJECTS</b>                                   | <b>253,262</b>                                      | <b>148,615</b>                    | <b>401,877</b>   | <b>45,000</b>                     | <b>60,813</b>             | <b>105,813</b>    | <b>507,690</b>                        |
| <b>AFFORDABLE HOUSING</b>                                       |   |                                   |                  |                                   |                           |                   |                                       |
| Affordable Housing Administration                               | -   | -                                 | -                | -                                 | 2,489                     | 2,489             | 2,489                                 |
| <b>Cooperation Agreement Projects <sup>1</sup></b>              |   |                                   |                  |                                   |                           |                   |                                       |
| Home Rehabilitation Program                                     | 272,224   | 66,981 <sup>2</sup>               | 339,205          | -                                 | -                         | -                 | 339,205                               |
| <b>Other Affordable Housing Projects</b>                        |   |                                   |                  |                                   |                           |                   |                                       |
| Barrio Logan Low/Mod Projects/General                           | -   | -                                 | -                | 20,000                            | 50,000                    | 70,000            | 70,000                                |
| <b>TOTAL AFFORDABLE HOUSING</b>                                 | <b>272,224</b>                                      | <b>66,981</b>                     | <b>339,205</b>   | <b>20,000</b>                     | <b>52,489</b>             | <b>72,489</b>     | <b>411,694</b>                        |
| <b>TAX SHARING AGREEMENTS/ERAF PAYMENT</b>                      | -   | -                                 | -                | 51,338                            | 56,490                    | 107,828           | 107,828                               |
| <b>ADMINISTRATION</b>   |   |                                   |                  |                                   |                           |                   |                                       |
| General Administration  | -   | -                                 | -                | -                                 | 96,760                    | 96,760            | 96,760                                |
| <b>DEBT SERVICE</b>   |   |                                   |                  |                                   |                           |                   |                                       |
| Cooperation Agreement Payment (Non Housing) <sup>3</sup>        | -   | -                                 | -                | -                                 | 148,615                   | 148,615           |                                       |
| City CDBG Debt Repayment Agreement                              | -   | -                                 | -                | -                                 | 65,800                    | 65,800            | 65,800                                |
| Deferred Liability to City                                      | -   | -                                 | -                | -                                 | 50,000                    | 50,000            | 50,000                                |
| Cooperation Agreement Payment (Affordable Housing) <sup>3</sup> | -   | -                                 | -                | -                                 | 66,981                    | 66,981            |                                       |
| <b>TOTAL DEBT SERVICE</b>                                       | -   | -                                 | -                | -                                 | <b>331,396</b>            | <b>331,396</b>    | <b>115,800</b>                        |
| <b>TOTAL EXPENDITURES</b>                                       | <b>\$ 525,486</b>                                   | <b>\$ 215,596</b>                 | <b>\$741,082</b> | <b>\$ 116,338</b>                 | <b>\$ 597,948</b>         | <b>\$ 714,286</b> | <b>\$ 1,239,772</b>                   |

<sup>1</sup> Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

Barrio Logan Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number           | Project Name                                | Category                                    | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|---|---|---|--------------------------|-------------|---|
| BL-2   | Chicano Federation Child Development Center | Chicano Federation Child Development Center | Provide funding for interior and exterior site improvements to an existing pre-school educational facility for low-income children.<br>Total Cost: \$17,000       | Start: 2012<br>End: 2012 | Non-Housing | \$ 17,000                                 |
| <b>Total Chicano Federation Child Development Center</b> |   |   |   |                          |             | \$ 17,000                                 |
| BL-3   | Traffic Signals                             | Public Infrastructure                       | Install traffic Signals (per Facilities Financing Plan). Installation of new and/or replacement of signals as needed per City standards.<br>Total Cost: \$200,000 | Start: 2012<br>End: 2012 | Non-Housing | \$ 200,000                                |
| BL-4   | Pedestrian Ramp Improvements                | Public Infrastructure                       | Install pedestrian ramp improvements (per Facilities Financing Plan) to existing sidewalks per City standards.<br>Total Cost: \$200,000                           | Start: 2012<br>End: 2015 | Non-Housing | \$ 164,877                                |
| <b>Total Public Infrastructure</b>                       |   |   |   |                          |             | \$ 364,877                                |
| BL-9   | Storefront Improvement Program              | Commercial Business Assistance              | Storefront Improvement Program implementation: 20 storefronts renovated for \$20K each.<br>Total Cost: \$400,000  | Start: 2012<br>End: 2019 | Non-Housing | \$ 20,000                                 |
| <b>Total Commercial Business Assistance</b>              |   |   |   |                          |             | \$ 20,000                                 |
| BL-6   | Home Rehabilitation Program                 | Affordable Housing                          | Residential Rehabilitation Program of 50 homes. \$10K of improvements to each home.<br>Total Cost: \$500,000  | Start: 2012<br>End: 2016 | Housing     | \$ 339,205                                |
| <b>Total Affordable Housing</b>                          |   |   |   |                          |             | \$ 339,205                                |

**Redevelopment Agency of the City of San Diego  
Barrio Logan Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

|   |
|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"><li>• Complete construction of the Mercado del Barrio project</li><li>• Identify and develop vacant or blighted sites with new commercial developments</li></ul>   |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"><li>• Support and fund the implementation of public infrastructure projects as identified in the community plan, facilities financing plan and other City/Agency documents</li></ul>  |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"><li>• Complete construction of an affordable housing development on the Mercado del Barrio Project site</li><li>• Identify and develop sites for affordable housing developments</li></ul>  |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"><li>• Implement a plan and secure funding for the restoration and display of the historic Aztec Brewery Rathskeller structure</li><li>• Fund and support programs that provide for residential renovations, community improvements, tree planting, graffiti removal, clean-ups of public right-of ways and other community enhancement activities</li></ul> |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"><li>• Support participation in the Storefront Improvement Program</li><li>• Support participation in Federal Renewal Community, Metro Enterprise Zone and other economic development programs</li></ul>  |

**Redevelopment Agency of the City of San Diego  
Barrio Logan Redevelopment Project Area  
Status of FY 2011 Work Plan**

|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Execute a Disposition and Development Agreement (DDA) for the Mercado del Barrio project</li> <li>• Initiate a study for the expansion of the Barrio Logan Redevelopment Project Area</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Construction started in March 2011</li> <li>• Pending</li> </ul>  |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Establish a Capital Improvement Project for the improvement of the Paradise Senior Center</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Pending completion of the community plan update of Barrio Logan</li> </ul>  |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Start construction of an affordable housing development on the Mercado del Barrio Project site</li> <li>• Complete construction of the Los Vientos Family Apartments Project, an affordable 89-unit multi-family residential development</li> <li>• Complete construction of the La Entrada Family Apartments Project, an affordable 85-unit multi-family residential development</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Construction started in March 2011</li> <li>• Construction was completed and all units have been occupied</li> <li>• Construction was completed and all units have been occupied</li> </ul>   |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Identify new location for display of Aztec Brewery murals and artifacts</li> <li>• Execute agreement with a non-profit organization to perform residential rehabilitation improvements and community improvements such as tree planting, graffiti removal, streetlight restoration, clean ups of public right-of-ways and other community enhancement activities.</li> </ul>                   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• A CDBG application for funding the restoration and display of the murals and artifacts contemplates space within the Mercado del Barrio Project</li> <li>• An agreement with Urban Corps of San Diego County has successfully implemented The Community Enhancement Program (Green Street Program)</li> </ul> |

|  |  |
|--|--|
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"><li>• Establish funding for the Agency supported Storefront Improvement Program</li><li>• Support participation in the Federal Renewal Community, Metro Enterprise Zone and other economic development programs</li></ul> | <p><b>Status</b></p> <ul style="list-style-type: none"><li>• Funding for the Program is being sought</li><li>• Agency staff continues to support several economic development programs</li></ul> |
|--|--|

**CITY REDEVELOPMENT**  
**BARRIO LOGAN REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012       | FY 2013       | FY 2014       | FY 2015       | FY 2016       |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| <b>REVENUE</b>                       |               |               |               |               |               |
| Tax Increment                        | \$ 478        | \$ 514        | \$ 750        | \$ 772        | \$ 793        |
| Tax Increment - 20% Housing          | 120           | 129           | 188           | 193           | 198           |
| Interest, Lease, Note, Other Revenue | 1             | 1             | 2             | 2             | 2             |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 598</b> | <b>\$ 644</b> | <b>\$ 940</b> | <b>\$ 967</b> | <b>\$ 993</b> |
| <b>EXPENDITURES</b>                  |               |               |               |               |               |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 61</b>  | <b>\$ 61</b>  | <b>\$ 63</b>  | <b>\$ 65</b>  | <b>\$ 67</b>  |
| <b>AFFORDABLE HOUSING</b>            | <b>53</b>     | <b>53</b>     | <b>54</b>     | <b>56</b>     | <b>58</b>     |
| <b>TAX SHARING</b>                   | <b>57</b>     | <b>58</b>     | <b>86</b>     | <b>89</b>     | <b>91</b>     |
| <b>ADMINISTRATION</b>                | <b>97</b>     | <b>99</b>     | <b>101</b>    | <b>104</b>    | <b>108</b>    |
| <b>DEBT SERVICE</b>                  |               |               |               |               |               |
| Bond Debt Service (Housing)          | -             | -             | -             | -             | -             |
| Bond Debt Service (Non-Housing)      | -             | -             | -             | -             | -             |
| Cooperation Agreement (Housing)      | 67            | 76            | 134           | 137           | 140           |
| Cooperation Agreement (Non-Housing)  | 149           | 178           | 355           | 366           | 374           |
| CDBG Debt Repayment Agreement        | 66            | 69            | 73            | 76            | 80            |
| City Debt Repayment                  | 50            | 50            | 75            | 75            | 75            |
| Other                                | -             | -             | -             | -             | -             |
| <b>TOTAL DEBT SERVICE</b>            | <b>331</b>    | <b>373</b>    | <b>637</b>    | <b>654</b>    | <b>669</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 598</b> | <b>\$ 644</b> | <b>\$ 940</b> | <b>\$ 967</b> | <b>\$ 993</b> |



# City Heights



**CITY REDEVELOPMENT**  
**CITY HEIGHTS REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                               |                                   |                     | Agency                            |                        |                      | Combined<br>Total Budget |
|--|---|-----------------------------------|---------------------|-----------------------------------|------------------------|----------------------|--------------------------|
|  | Est. FY 11<br>Cooperation<br>Agreement<br>Carryover | FY 12<br>Cooperation<br>Agreement | Total               | Est. FY 11<br>Agency<br>Carryover | FY 12 Agency<br>Budget | Total                |                          |
| <b>EXPENDITURES</b>                                |   |                                   |                     |                                   |                        |                      |                          |
| <b>CAPITAL PROJECTS</b>                            |   |                                   |                     |                                   |                        |                      |                          |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |   |                                   |                     |                                   |                        |                      |                          |
| Public Infrastructure                              | 6,640,800   | -                                 | 6,640,800           | -                                 | -                      | -                    | 6,640,800                |
| Parks and Open Space                               | 1,550,000   | -                                 | 1,550,000           | -                                 | -                      | -                    | 1,550,000                |
| Historic Preservation                              | 1,500,000   | -                                 | 1,500,000           | -                                 | -                      | -                    | 1,500,000                |
| Commercial, Business, & Residential Assistance     | 725,000   | -                                 | 725,000             | -                                 | -                      | -                    | 725,000                  |
| Future Mixed Use Development                       | 4,103,474   | -                                 | 4,103,474           | -                                 | -                      | -                    | 4,103,474                |
| Urban Art  | 400,000   | -                                 | 400,000             | -                                 | -                      | -                    | 400,000                  |
| Environmental Assessment                           | 40,000  | -                                 | 40,000              | -                                 | -                      | -                    | 40,000                   |
| <b>Other Projects</b>                              |   |                                   |                     |                                   |                        |                      |                          |
| City Heights Unallocated Projects                  | -   | -                                 | -                   | 700,000                           | 1,212,921              | 1,912,921            | 1,912,921                |
| Price Charities Lease                              | -   | -                                 | -                   | -                                 | 45,436                 | 45,436               | 45,436                   |
| CH-Projects / General                              | -   | -                                 | -                   | -                                 | 300,000                | 300,000              | 300,000                  |
| <b>TOTAL CAPITAL PROJECTS</b>                      | <b>14,959,274</b>                                   | <b>-</b>                          | <b>14,959,274</b>   | <b>700,000</b>                    | <b>1,558,357</b>       | <b>2,258,357</b>     | <b>17,217,631</b>        |
| <b>AFFORDABLE HOUSING</b>                          |   |                                   |                     |                                   |                        |                      |                          |
| Affordable Housing Administration                  | -   | -                                 | -                   | -                                 | 44,182                 | 44,182               | 44,182                   |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |   |                                   |                     |                                   |                        |                      |                          |
| Housing Enhancement Loan Program (HELP)            | 500,000   | -                                 | 500,000             | -                                 | -                      | -                    | 500,000                  |
| Home in the Heights Program                        | 500,000   | -                                 | 500,000             | -                                 | -                      | -                    | 500,000                  |
| Community Enhancement Program                      | 220,000   | -                                 | 220,000             | -                                 | -                      | -                    | 220,000                  |
| Future Mixed Use Development                       | 391,606   | -                                 | 391,606             | -                                 | -                      | -                    | 391,606                  |
| <b>Other Affordable Housing Projects</b>           |   |                                   |                     |                                   |                        |                      |                          |
| City Heights Low/Mod Unallocated Projects          | -   | -                                 | -                   | -                                 | 753,303                | 753,303              | 753,303                  |
| <b>TOTAL AFFORDABLE HOUSING</b>                    | <b>1,611,606</b>                                    | <b>-</b>                          | <b>1,611,606</b>    | <b>-</b>                          | <b>797,485</b>         | <b>797,485</b>       | <b>2,409,091</b>         |
| <b>TAX SHARING</b>                                 | <b>-</b>  | <b>-</b>                          | <b>-</b>            | <b>3,615,545</b>                  | <b>3,515,030</b>       | <b>7,130,575</b>     | <b>7,130,575</b>         |
| <b>ADMINISTRATION</b>                              |   |                                   |                     |                                   |                        |                      |                          |
| General Administration                             | -   | -                                 | -                   | -                                 | 1,229,218              | 1,229,218            | 1,229,218                |
| <b>DEBT SERVICE</b>                                |   |                                   |                     |                                   |                        |                      |                          |
| Non-Housing Bond Debt Service                      | -   | -                                 | -                   | 1,949,751                         | 2,415,304              | 4,365,055            | 4,365,055                |
| City CDBG Debt Repayment Agreement                 | -   | -                                 | -                   | -                                 | 330,000                | 330,000              | 330,000                  |
| City Section 108 Debt Repayment Agreement          | -   | -                                 | -                   | -                                 | 257,174                | 257,174              | 257,174                  |
| City Debt Repayment                                | -   | -                                 | -                   | -                                 | 75,000                 | 75,000               | 75,000                   |
| Housing Bond Debt Service                          | -   | -                                 | -                   | 801,389                           | 1,444,138              | 2,245,527            | 2,245,527                |
| <b>TOTAL DEBT SERVICE</b>                          | <b>-</b>  | <b>-</b>                          | <b>-</b>            | <b>2,751,139</b>                  | <b>4,521,616</b>       | <b>7,272,755</b>     | <b>7,272,755</b>         |
| <b>TOTAL EXPENDITURES</b>                          | <b>\$16,570,880</b>                                 | <b>\$ -</b>                       | <b>\$16,570,880</b> | <b>\$ 7,066,684</b>               | <b>\$ 11,621,706</b>   | <b>\$ 18,688,390</b> | <b>\$35,259,270</b>      |

<sup>1</sup> The Cooperation Agreement Projects are detailed on the next page.

City Heights Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover Allocations entering Fiscal Year 2012

| Cooperation Agreement Project Reference Number | Project Name  | Category              | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|---|-----------------------|---|--------------------------|-------------|---|
| CH-22  | Missing Sidewalk Polk Ave Sidewalks between Euclid and Orange   | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within Colina Park Neighborhood. Total Cost \$25,000                      | Start: 2011<br>End: 2013 | Non-Housing | \$ 25,000                                 |
| CH-23  | Missing Sidewalk 53rd St & Meade Ave                            | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within Colina Park Neighborhood per City standards. Total Cost: \$300,000 | Start: 2011<br>End: 2013 | Non-Housing | \$ 300,000                                |
| CH-24  | Missing Sidewalk Altadena Ave between Orange Ave and Trojan Ave | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within Colina Park Neighborhood per City standards. Total Cost: \$90,000  | Start: 2011<br>End: 2013 | Non-Housing | \$ 90,000                                 |
| CH-25  | Missing Sidewalk 52nd St between Trojan Ave and El Cajon Blvd   | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within Colina Park Neighborhood per City standards. Total Cost \$100,000  | Start: 2011<br>End: 2013 | Non-Housing | \$ 100,000                                |
| CH-26  | Missing Sidewalk Orange Ave between Winona Ave and 52nd St      | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within Colina Park Neighborhood per City standards. Total Cost: \$71,800  | Start: 2011<br>End: 2013 | Non-Housing | \$ 71,800                                 |
| CH-27  | Missing Sidewalk 51st St South of Trojan Ave                    | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within Colina Park Neighborhood per City standards. Total Cost: \$400,000 | Start: 2011<br>End: 2013 | Non-Housing | \$ 400,000                                |

|       |  |                       |  |                          |             |            |
|-------|--|-----------------------|--|--------------------------|-------------|------------|
| CH-28 | Missing Sidewalk Oakcrest Dr Southeast of Winona Ave                   | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within the Colina Park Neighborhood. Total Cost: \$900,000 | Start: 2011<br>End: 2013 | Non-Housing | \$ 900,000 |
| CH-29 | Missing Sidewalk 50th St South of Orange Ave to Turnaround             | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements within the Colina Park Neighborhood. Total Cost: \$100,000 | Start: 2011<br>End: 2013 | Non-Housing | \$ 100,000 |
| CH-30 | Gateway at I-15 and University Ave                                     | Public Infrastructure | Provide funding for design and construct community gateways and neighborhood markers. Total Cost: \$300,000  | Start: 2012<br>End: 2013 | Non-Housing | \$ 300,000 |
| CH-31 | Missing Streetlights University Ave Euclid to 54th St                  | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards. Total Cost \$143,000                | Start: 2012<br>End: 2014 | Non-Housing | \$ 143,000 |
| CH-32 | Missing Streetlights Euclid Ave-University to El Cajon Blvd            | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards. Total Cost: 104,000                 | Start: 2012<br>End: 2014 | Non-Housing | \$ 104,000 |
| CH-33 | Missing Streetlights Oakcrest Dr West of Winona Ave                    | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards. Total Cost: \$91,000                | Start: 2012<br>End: 2014 | Non-Housing | \$ 91,000  |
| CH-34 | Missing Streetlights Winona Ave from University Ave to El Cajon Blvd   | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards. Total Cost: \$91,000                | Start: 2012<br>End: 2014 | Non-Housing | \$ 91,000  |
| CH-35 | Missing Streetlights Estrella Ave from University Ave to El Cajon Blvd | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards. Total Cost: \$130,000               | Start: 2012<br>End: 2014 | Non-Housing | \$ 130,000 |
| CH-36 | Missing Streetlights Winona Ave from University Ave to El Cajon Blvd   | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards. Total Cost: \$91,000                | Start: 2012<br>End: 2014 | Non-Housing | \$ 91,000  |

|       |  |                       |  |                          |             |              |
|-------|--|-----------------------|--|--------------------------|-------------|--------------|
| CH-37 | Missing Streetlights 52nd St from University Ave to El Cajon Blvd                  | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards.<br>Total Cost: \$91,000   | Start: 2012<br>End: 2014 | Non-Housing | \$ 91,000    |
| CH-38 | Missing Streetlights Orange Ave from Euclid Ave to 52nd St                         | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards.<br>Total Cost: \$65,000   | Start: 2012<br>End: 2014 | Non-Housing | \$ 65,000    |
| CH-39 | Missing Streetlights Trojan Ave from Euclid Ave to 54th St                         | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards.<br>Total Cost: \$143,000  | Start: 2012<br>End: 2014 | Non-Housing | \$ 143,000   |
| CH-40 | Missing Streetlights 48th St from University Ave to El Cajon Blvd                  | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards.<br>Total Cost: \$169,000  | Start: 2012<br>End: 2014 | Non-Housing | \$ 169,000   |
| CH-41 | Missing Streetlights Altadena Ave from El Cajon Blvd to Polk Ave                   | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards.<br>Total Cost: \$91,000   | Start: 2012<br>End: 2014 | Non-Housing | \$ 91,000    |
| CH-42 | Missing Streetlights 51st St from El Cajon Blvd to Polk Ave                        | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per City standards.<br>Total Cost: \$104,000  | Start: 2012<br>End: 2014 | Non-Housing | \$ 104,000   |
| CH-43 | Missing Streetlights 49th St from El Cajon Blvd to Orange Ave                      | Public Infrastructure | Install new streetlights and replace or reconstruct where needed and install related public improvements per with City standards.<br>Total Cost: \$65,000  | Start: 2012<br>End: 2014 | Non-Housing | \$ 65,000    |
| CH-44 | Euclid Ave Improvements  | Public Infrastructure | Install new sidewalks and replace or reconstruct where needed and install related public improvements per City standards on East and West side of Euclid Avenue between Dwight and Isla Vista. Total Cost: \$402,000 | Start: 2011<br>End: 2014 | Non-Housing | \$ 402,000   |
| CH-45 | Streetscape Improvements on Fairmount Ave between El Cajon Blvd and University Ave | Public Infrastructure | Install streetscape improvements including sidewalks, lighting, landscaping and street furniture. Installation of new streetscape and repair as needed per City standards.<br>Total Cost: \$2,000,000                | Start: 2012<br>End: 2014 | Non-Housing | \$ 2,000,000 |

|       |  |                       |   |                          |             |            |
|-------|--|-----------------------|---|--------------------------|-------------|------------|
| CH-46 | El Cajon Blvd Streetlights Design-Marlborough Ave to Menlo Ave | Public Infrastructure | Provide funding for project design to install decorative streetlights. Total Cost: \$124,000                          | Start: 2012<br>End: 2014 | Non-Housing | \$ 124,000 |
| CH-52 | Gateway at Fairmount Ave and Univeristy Ave                    | Public Infrastructure | Provide funding for design and construction of new community gateways and neighborhood markers. Total Cost: \$300,000 | Start: 2014<br>End: 2015 | Non-Housing | \$ 300,000 |
| CH-81 | Talmadge Historic Gates  | Public Infrastructure | Provide funding to restore Talmadge Historic Gates. Total Cost: \$150,000   | Start: 2012<br>End: 2013 | Non-Housing | \$ 150,000 |

**Total Public Infrastructure** \$ **6,640,800**

| Cooperation Agreement Project Reference Number | Project Name   | Category           | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|--|--------------------|---|--------------------------|-------------|---|
| CH-50  | Home Ave Park  | Parks & Open Space | Provide funding to design and construct the rubberized asphalt and public improvements for the Home Avenue Park. Total Project Cost: \$3,700,000 (\$2,800,000 State Grant + \$900,000 RDA)  | Start: 2011<br>End: 2015 | Non-Housing | \$ 900,000                                |
| CH-63  | Restore Canyons, Create Urban Trails and Open Space Improvements at 47th St Canyon   | Parks & Open Space | Provide funding to assist in the restoration of the canyons in the project area including removing invasive species. Restore habitat, hillsides and creek beds and construct pathway improvements. Create urban trail systems in each of the canyons in the project area. Total Cost: \$350,000 | Start: 2012<br>End: 2017 | Non-Housing | \$ 350,000                                |
| CH-66  | Restore Canyons, Create Urban Trails and Open Space Improvements at Manzanita Canyon | Parks & Open Space | Provide funding to assist in the restoration of the canyons in the project area including removing invasive plants. Restore habitat, hillsides and creek beds and construct pathway improvements. Create urban trail systems in each of the canyons in the project area. Total Cost: \$300,000  | Start: 2013<br>End: 2018 | Non-Housing | \$ 300,000                                |

**Total Parks & Open Space** \$ **1,550,000**

| Cooperation Agreement Project Reference Number | Project Name       | Category              | Description & Projected Total Project Cost   | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|--------------------|-----------------------|--|--------------------------|-------------|---|
| CH-21  | Silverado Ballroom | Historic Preservation | Preserve and rehabilitate historic resources in project area including the Silverado Ballroom. Total Agency Participation: \$1,500,000 | Start: 2011<br>End: 2013 | Non-Housing | \$ 1,500,000                              |

**Total Historic Preservation** \$ **1,500,000**

| Cooperation Agreement Project Reference Number                  | Project Name  | Category                                      | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|---|---|---|---|--------------------------|-------------|---|
| CH-53   | Code Enforcement  | Commerical, Business & Residential Assistance | Fund Code Enforcement Positions to improve neighborhoods. Fund at \$225K/years. Total 5-year Cost: \$1,125,000                                | Start: 2012<br>End: 2016 | Non-Housing | \$ 225,000                                |
| CH-83   | Storefront Improvement Program                                | Commerical, Business & Residential Assistance | Fund neighborhood programs that improve facades and storefront improvements. Fund at \$500K/year. Total Cost: \$2,500,000                     | Start: 2012<br>End: 2016 | Non-Housing | \$ 500,000                                |
| <b>Total Commercial, Business, &amp; Residential Assistance</b> |   |   |   |                          |             | <b>\$ 725,000</b>                         |
| Cooperation Agreement Project Reference Number                  | Project Name  | Category                                      | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
| CH-47   | Mixed-Use Development as 41st St and University Ave Phase I   | Mixed-Use Development                         | Provide funding to develop scenarios for the reuse/redevelopment of the Agency owned building at 41st and University. Total Cost: \$20,000    | Start: 2012<br>End: 2014 | Non-Housing | \$ 20,000                                 |
| CH-48   | Mixed-Use Development as 41st St and University Ave Phase II  | Mixed-Use Development                         | Provide Agency assistance to reuse/redevelop Agency owned building at 41st and University. Total Agency Participation: \$1,180,000            | Start: 2012<br>End: 2014 | Non-Housing | \$ 1,180,000                              |
| CH-49   | Mixed-Use Development as 41st St and University Ave Phase III | Mixed-Use Development                         | Provide Agency assistance to acquire and develop City owned property adjacent to Agency owned property. Total Agency Participation: \$800,000 | Start: 2012<br>End: 2014 | Non-Housing | \$ 800,000                                |
| CH-51   | Living Lab  | Mixed-Use Development                         | Provide partial funding to design and construct Living Lab. Total Cost: \$6,500,000   | Start: 2013<br>End: 2015 | Non-Housing | \$ 2,000,000                              |
| CH-61   | Mixed-Use Development Project at 54th St and El Cajon Blvd    | Mixed-Use Development                         | Provide Agency assistance related to the development of a mixed-use development opportunity. Total Agency Participation: \$5,000,000          | Start: 2014<br>End: 2017 | Non-Housing | \$ 103,474                                |
| <b>Total Mixed-Use Development (Non-Housing funds)</b>          |   |   |   |                          |             | <b>\$ 4,103,474</b>                       |

| Cooperation Agreement Project Reference Number | Project Name   | Category                 | Description & Projected Total Project Cost   | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|--|--------------------------|--|--------------------------|-------------|---|
| CH-54  | University Ave Art Program                                 | Urban Art                | Establish program and provide funding to support local artists to complete small scale art pieces. Total Cost: \$400,000   | Start: 2013<br>End: 2016 | Non-Housing | \$ 400,000                                |
| <b>Total Urban Art</b>                         |  |                          |  |                          |             | <b>\$ 400,000</b>                         |
| Cooperation Agreement Project Reference Number | Project Name   | Category                 | Description & Projected Total Project Cost   | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
| CH-20  | Brownfields Grant  | Environmental Assessment | Provide funding for administrative costs associated with staff support for the implementation of the Brownfields EPA Grant to the project area as defined per the adopted redevelopment plan. Total Cost: \$40,000 | Start: 2011<br>End: 2011 | Non-Housing | \$ 40,000                                 |
| <b>Total Environmental Assessment</b>          |  |                          |  |                          |             | <b>\$ 40,000</b>                          |
| Cooperation Agreement Project Reference Number | Project Name   | Category                 | Description & Projected Total Project Cost   | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
| CH-55  | Housing Enhancement Loan Program                           | Affordable Housing       | Fund Housing Enhancement Loan Program to rehabilitate existing housing stock and assist low/mod households. Fund at \$500K/year. Total Cost: \$2,500,000   | Start: 2012<br>End: 2016 | Housing     | \$ 500,000                                |
| CH-56  | Home in the Heights Program                                | Affordable Housing       | Fund foreclosure prevention and first time homebuyer programs. Fund at \$500K/year. Total Cost: \$2,500,000  | Start: 2012<br>End: 2016 | Housing     | \$ 500,000                                |
| CH-57  | Community Enhancement Program                              | Affordable Housing       | Fund neighborhood programs that provide home and community improvements. Fund at \$220K/year. Total Cost: \$1,100,000  | Start: 2012<br>End: 2016 | Housing     | \$ 220,000                                |
| CH-61  | Mixed-Use Development Project at 54th St and El Cajon Blvd | Mixed-Use Development    | Provide Agency assistance related to the development of a mixed-use development opportunity. Total Agency Participation: \$5,000,000   | Start: 2014<br>End: 2017 | Housing     | \$ 391,606                                |
| <b>Total Affordable Housing</b>                |  |                          |  |                          |             | <b>\$ 1,611,606</b>                       |

**Redevelopment Agency of the City of San Diego  
City Heights Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Work with consultants to develop scenarios for redevelopment of Agency-owned building at NE corner of University Ave and 41<sup>st</sup> St.
- Continue studies for use of City-owned Caltrans excess parcel at University Ave and I-15 and pursue purchase of the property.
- Continue due diligence and acquire identified available properties for future development.
- Oversee construction of the City Heights Square development.
- Fund Code Enforcement Services to address vacant foreclosed properties and stabilize neighborhood.
- Implement the EPA Brownfield Grant.

**Improve Public Infrastructure**

- Oversee design and construction of City Heights Square pocket park.
- Fund street safety improvements for Home Avenue Park.
- Oversee restoration of Swan Canyon.
- Continue funding canyon restoration efforts.
- Identify and install streetlights.
- Design and install missing sidewalks in the Colina Park Neighborhood and along the Euclid Avenue corridor.
- Finance and implement needed public infrastructure.
- Continue to work with property owners, business owners, community and developers to encourage private development.

**Increase Affordable Housing**

- Work with property owners and developers in the provision of market rate and affordable housing.

**Economic Development**

- Manage the City Heights Storefront Improvement Program.
- Manage the Community Enhancement Program for home and community improvements.

**Neighborhood Preservation**

- Pursue an Owner Participation Agreement with the property owner for a historic rehabilitation of the Silverado Ballroom.
- Continue to fund the First Time Homebuyer Program.
- Continue to fund the Housing Enhancement Loan Program (HELP).

**Redevelopment Agency of the City of San Diego  
City Heights Redevelopment Project Area  
Status of FY 2011 Work Plan**

|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Continue studies for use of Caltrans excess parcels at El Cajon Boulevard and Interstate 15 and University Avenue and I-15.</li> <li>• Continue due diligence and acquire available properties for future development.</li> <li>• Oversee construction of the City Heights Square development which is expected to support 400-500 construction jobs.</li> <li>• Fund Code Enforcement Services to address vacant foreclosed properties and stabilize neighborhood.</li> <li>• Work with City Planning, consultants and community to identify potential development opportunity of Agency owned property located on University Avenue at I-15.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Worked with City Planning to commission the SANDAG Smart Growth Study.</li> <li>• Continue to pursue opportunity purchases of real property.</li> <li>• Continue to oversee construction of the City Heights Square development project.</li> <li>• Continue to fund and oversee Code Enforcement Services.</li> <li>• Commissioned architecture/planning firm to develop concept plans for redevelopment of Agency-owned building.</li> </ul>  |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Oversee community design and construction of the 5,348 square foot City Heights Square pocket park.</li> <li>• Work with City Engineering, consultants and community to identify and install street lights throughout the City Heights Redevelopment Project Area.</li> <li>• Fund design for identified missing sidewalks located within the Colina Park Neighborhood and along the Euclid Avenue corridor.</li> <li>• Fund construction of site access street safety improvements as</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Worked with Engineering and Capital Projects to complete General Development Plan and construction documents for City Heights Square pocket park.</li> <li>• Worked with City Engineering, consultant and community to identify street lighting priorities.</li> <li>• Worked with City Engineering, consultant and community to design missing sidewalks within the Colina Park Neighborhood and along Euclid Avenue corridor.</li> <li>• Worked with Park and Recreation to identify costs</li> </ul> |

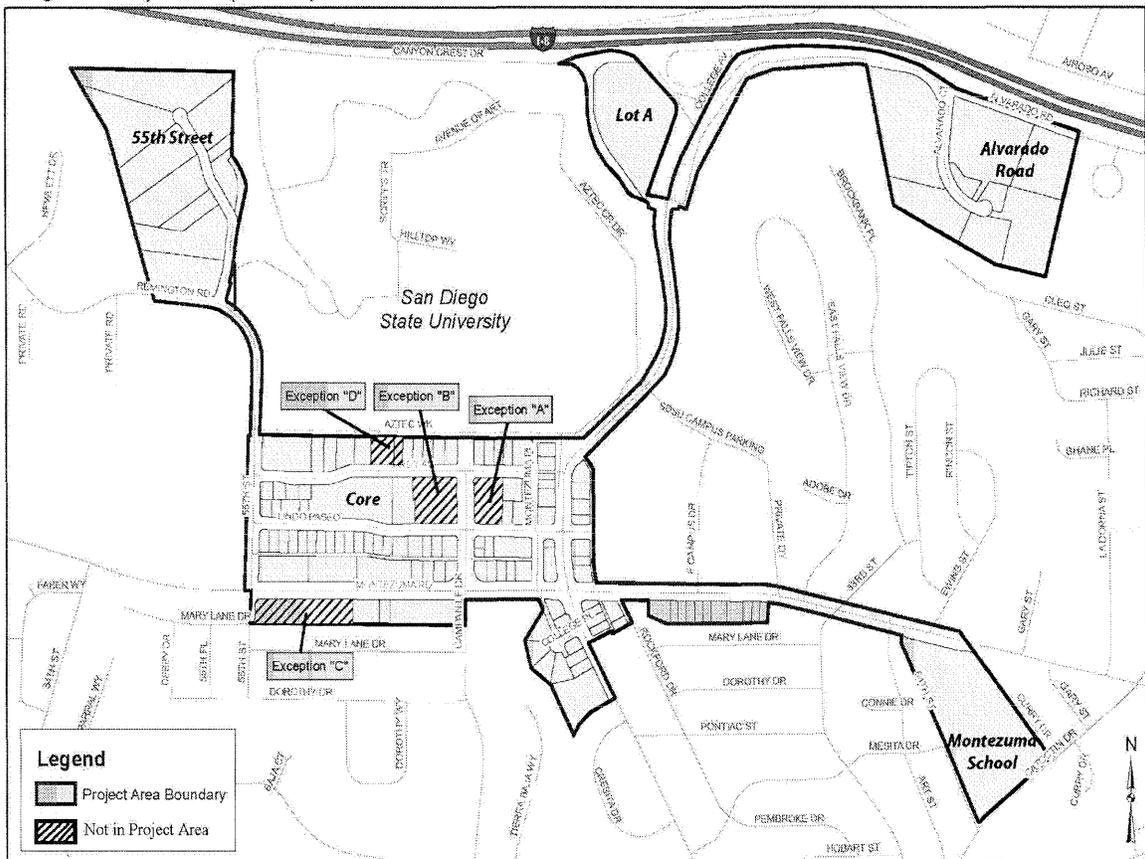
|  |   |
|--|---|
| <p>part of the Home Avenue Neighborhood Park Development.</p> <ul style="list-style-type: none"> <li>• Continue to work with property owners, business owners, community and developers to encourage private development within the Project Area.</li> <li>• Pursue capital to finance public improvements.</li> </ul>   | <p>associated with safety improvements for Home Avenue Park.</p> <ul style="list-style-type: none"> <li>• Continue discussions with property owners and developers to encourage private development.</li> <li>• Continued to seek grants and loans for public improvements to supplement Agency funds.</li> </ul>   |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Manage the Owner Participation Agreement for the proposed Fairmont 26 affordable housing project.</li> <li>• Work with property owners and developers in the provision of market rate and affordable housing.</li> <li>• Pursue capital to finance affordable housing.</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Terminated Owner Participation Agreement for proposed Fairmount 26 affordable housing project.</li> <li>• Continue to work with property owners and developers in the provision of market rate and affordable housing.</li> <li>• Continue to pursue capital to finance affordable housing.</li> </ul>                    |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Manage the City Heights Storefront Improvement Program.</li> <li>• Manage the Community Enhancement Program for home and community improvements.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Continue to manage Storefront Improvement Program and identify candidates for program.</li> <li>• Continue to manage the Community Enhancement Program for home and community improvements.</li> </ul>  |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Continue to pursue projects preservation projects including an Owner Participation Agreement with the property owner for a historic rehabilitation of the Silverado Ballroom.</li> <li>• Continue to fund the Home in the Heights-First Time Homebuyer Program.</li> <li>• Continue to fund the Housing Enhancement Loan Program (HELP).</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Negotiating an Owner Participation Agreement with the property owner for a historic rehabilitation of the Silverado Ballroom.</li> <li>• Continue to manage and fund the Home in the Heights-First Time Homebuyer Program.</li> <li>• Continue to manage and fund the Housing Enhancement Loan Program (HELP).</li> </ul> |

**CITY REDEVELOPMENT**  
**CITY HEIGHTS REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012          | FY 2013          | FY 2014          | FY 2015          | FY 2016          |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>REVENUE</b>                       |                  |                  |                  |                  |                  |
| Tax Increment                        | \$ 8,967         | \$ 9,536         | \$ 9,888         | \$ 10,246        | \$ 10,612        |
| Tax Increment - 20% Housing          | 2,242            | 2,384            | 2,472            | 2,562            | 2,653            |
| Developer Proceeds/Advances          | 391              | 391              | 391              | 380              | 370              |
| Interest, Lease, Note, Other Revenue | 22               | 24               | 27               | 31               | 35               |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 11,622</b> | <b>\$ 12,335</b> | <b>\$ 12,778</b> | <b>\$ 13,219</b> | <b>\$ 13,670</b> |
| <b>EXPENDITURES</b>                  |                  |                  |                  |                  |                  |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 1,558</b>  | <b>\$ 1,000</b>  | <b>\$ 1,020</b>  | <b>\$ 1,051</b>  | <b>\$ 1,093</b>  |
| <b>AFFORDABLE HOUSING</b>            | <b>798</b>       | <b>806</b>       | <b>822</b>       | <b>847</b>       | <b>881</b>       |
| <b>TAX SHARING</b>                   | <b>3,515</b>     | <b>3,665</b>     | <b>3,806</b>     | <b>3,950</b>     | <b>4,097</b>     |
| <b>ADMINISTRATION</b>                | <b>1,229</b>     | <b>1,254</b>     | <b>1,279</b>     | <b>1,317</b>     | <b>1,370</b>     |
| <b>DEBT SERVICE</b>                  |                  |                  |                  |                  |                  |
| Bond Debt Service (Housing)          | 1,445            | 1,403            | 1,428            | 1,484            | 1,507            |
| Bond Debt Service (Non-Housing)      | 2,415            | 2,551            | 2,667            | 2,792            | 2,938            |
| Cooperation Agreement (Housing)      | -                | 175              | 222              | 231              | 265              |
| Cooperation Agreement (Non-Housing)  | -                | 790              | 812              | 790              | 724              |
| CDBG Debt Repayment Agreement        | 330              | 363              | 399              | 439              | 483              |
| City Debt Repayment                  | 75               | 80               | 85               | 90               | 95               |
| Other                                | 257              | 248              | 238              | 228              | 218              |
| <b>TOTAL DEBT SERVICE</b>            | <b>4,522</b>     | <b>5,610</b>     | <b>5,851</b>     | <b>6,055</b>     | <b>6,230</b>     |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 11,622</b> | <b>\$ 12,335</b> | <b>\$ 12,778</b> | <b>\$ 13,219</b> | <b>\$ 13,670</b> |

# College Community

Project Area Map  
College Community Redevelopment Project



Prepared by: Keyser Marston Associates, Inc.  
Filename: Alt 2 - Proj Area Map.ai; 08/21/06; cb

**CITY REDEVELOPMENT**  
**COLLEGE COMMUNITY REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                      |                             |              | Agency                      |                     |            | Combined Total Budget |
|--|--|-----------------------------|--------------|-----------------------------|---------------------|------------|-----------------------|
|  | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total        | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total      |                       |
| <b>EXPENDITURES</b>                                |  |                             |              |                             |                     |            |                       |
| <b>CAPITAL PROJECTS</b>                            |  |                             |              |                             |                     |            |                       |
| College Community Projects/General                 | -  | -                           | -            | 75,000                      | <b>169,912</b>      | 244,912    | 244,912               |
| <b>TOTAL CAPITAL PROJECTS</b>                      | -  | -                           | -            | 75,000                      | <b>169,912</b>      | 244,912    | 244,912               |
| <b>AFFORDABLE HOUSING</b>                          |  |                             |              |                             |                     |            |                       |
| Affordable Housing Administration                  | -  | -                           | -            | -                           | <b>6,223</b>        | 6,223      | 6,223                 |
| <b>Cooperation Agreement Projects</b> <sup>1</sup> |  |                             |              |                             |                     |            |                       |
| Affordable Housing                                 | 1,012,157                                  | -                           | 1,012,157    | -                           | -                   | -          | 1,012,157             |
| <b>Other Affordable Housing Projects</b>           |  |                             |              |                             |                     |            |                       |
| College Community Low/Mod Projects/General         | -  | -                           | -            | -                           | <b>129,904</b>      | 129,904    | 129,904               |
| <b>TOTAL AFFORDABLE HOUSING</b>                    | 1,012,157                                  | -                           | 1,012,157    | -                           | <b>136,127</b>      | 136,127    | 1,148,284             |
| <b>TAX SHARING</b>                                 | -  | -                           | -            | 104,456                     | <b>106,492</b>      | 210,948    | 210,948               |
| <b>ADMINISTRATION</b>                              |  |                             |              |                             |                     |            |                       |
| General Administration                             | -  | -                           | -            | -                           | <b>168,784</b>      | 168,784    | 168,784               |
| <b>DEBT SERVICE</b>                                |  |                             |              |                             |                     |            |                       |
| Deferred Liability to City                         | -  | -                           | -            | -                           | <b>100,000</b>      | 100,000    | 100,000               |
| <b>TOTAL DEBT SERVICE</b>                          | -  | -                           | -            | -                           | <b>100,000</b>      | 100,000    | 100,000               |
| <b>TOTAL EXPENDITURES</b>                          | \$ 1,012,157                               | \$ -                        | \$ 1,012,157 | \$ 179,456                  | <b>\$ 681,316</b>   | \$ 860,771 | \$ 1,872,929          |

<sup>1</sup> The Cooperation Agreement Projects are detailed on the next page.

College Community Redevelopment Project Area  
 Cooperation Agreement Projects  
 Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number | Project Name                                    | Category           | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|---|--------------------|---|--------------------------|-------------|---|
| CC-90  | College Community Affordable Housing Obligation | Affordable Housing | Provide Agency assistance for land acquisition and/or construction and/or rehabilitation as well as programming, monitoring, and administration of redevelopment plan affordable housing obligations with goal of development of 124 units. Total Agency Participation \$31,000,000 | Start: 2012<br>End: 2045 | Non-Housing | \$ 1,012,157                              |
| <b>Total Affordable Housing</b>                |   |                    |   |                          |             | <b>\$ 1,012,157</b>                       |

**Redevelopment Agency of the City of San Diego  
College Community Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Increase Affordable Housing**

- Given the limited funds raised within the Project Area, the Agency will apply these funds to the construction and/or rehabilitation of affordable housing units with the goal of meeting its outstanding affordable housing obligations.

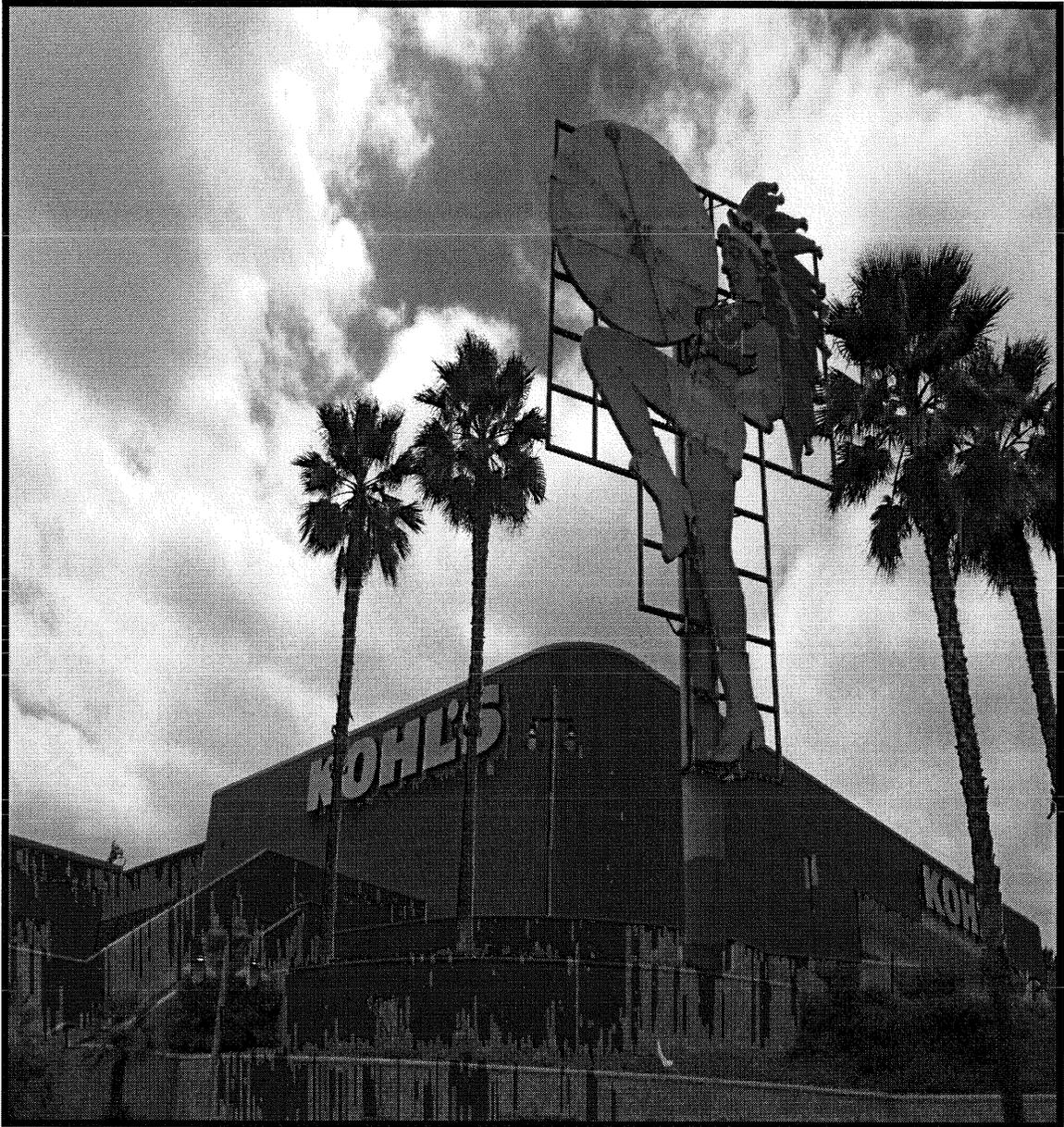
**Redevelopment Agency of the City of San Diego  
College Community Redevelopment Project Area  
Status of FY 2011 Work Plan**

| <b>Eliminate Blight</b>  | <b>Status</b>   |
|--|---|
| <ul style="list-style-type: none"> <li>Evaluate/project tax increment receipts and assess against Agency obligations</li> </ul>                  | <ul style="list-style-type: none"> <li>Ongoing with consultants' support in consultation with the PAC. Currently, awaiting release of the SDSU Plaza Linda Verde Project Final EIR and subsequent CSU Trustees' action in order to review findings to date as warranted.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Evaluate status of project area, conditions and goals of the redevelopment plan since adoption</li> </ul> | <ul style="list-style-type: none"> <li>Same as above</li> </ul>   |
| <ul style="list-style-type: none"> <li>Assist private projects through the due diligence and entitlement process</li> </ul>                      | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   |
| <b>Increase Affordable Housing</b>   | <b>Status</b>   |
| <ul style="list-style-type: none"> <li>Identify and pursue opportunities as feasible given resources</li> </ul>                                  | <ul style="list-style-type: none"> <li>\$556,890 were allocated from the College Community Low/Mod Income Housing Set Aside moneys towards the Florida Street Apartments Project. Upon project completion, the Agency will be able to count 82 units towards affordable housing production requirements. Up to 41 of the these units will be then credited towards the College Community Redevelopment Project Area obligations.</li> </ul> |
| <ul style="list-style-type: none"> <li>As appropriate, assist Wesley Foundation with advancing their vision for affordable housing</li> </ul>    | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   |
| <b>Neighborhood Preservation</b>   | <b>Status</b>   |
| <ul style="list-style-type: none"> <li>Evaluate demand/supply of fraternities and sororities and seek community input</li> </ul>                 | <ul style="list-style-type: none"> <li>Ongoing with PAC in coordination with the College Community Planning Group</li> </ul>  |

**CITY REDEVELOPMENT**  
**COLLEGE COMMUNITY REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012       | FY 2013       | FY 2014       | FY 2015       | FY 2016       |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| <b>REVENUE</b>                       |               |               |               |               |               |
| Tax Increment                        | \$ 545        | \$ 595        | \$ 615        | \$ 635        | \$ 655        |
| Tax Increment - 20% Housing          | 136           | 149           | 154           | 159           | 164           |
| Interest, Lease, Note, Other Revenue | 1             | 1             | 1             | 1             | 1             |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 682</b> | <b>\$ 745</b> | <b>\$ 770</b> | <b>\$ 795</b> | <b>\$ 820</b> |
| <b>EXPENDITURES</b>                  |               |               |               |               |               |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 170</b> | <b>\$ 97</b>  | <b>\$ 98</b>  | <b>\$ 97</b>  | <b>\$ 91</b>  |
| <b>AFFORDABLE HOUSING</b>            | <b>136</b>    | <b>-</b>      | <b>-</b>      | <b>-</b>      | <b>-</b>      |
| <b>TAX SHARING</b>                   | <b>107</b>    | <b>107</b>    | <b>110</b>    | <b>113</b>    | <b>117</b>    |
| <b>ADMINISTRATION</b>                | <b>169</b>    | <b>172</b>    | <b>176</b>    | <b>181</b>    | <b>188</b>    |
| <b>DEBT SERVICE</b>                  |               |               |               |               |               |
| Bond Debt Service (Housing)          | -             | -             | -             | -             | -             |
| Bond Debt Service (Non-Housing)      | -             | -             | -             | -             | -             |
| Cooperation Agreement (Housing)      | -             | 149           | 154           | 159           | 164           |
| Cooperation Agreement (Non-Housing)  | -             | -             | -             | -             | -             |
| CDBG Debt Repayment Agreement        | -             | 120           | 132           | 145           | 160           |
| City Debt Repayment                  | 100           | 100           | 100           | 100           | 100           |
| Other                                | -             | -             | -             | -             | -             |
| <b>TOTAL DEBT SERVICE</b>            | <b>100</b>    | <b>369</b>    | <b>386</b>    | <b>404</b>    | <b>424</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 682</b> | <b>\$ 745</b> | <b>\$ 770</b> | <b>\$ 795</b> | <b>\$ 820</b> |

# College Grove



**CITY REDEVELOPMENT**  
**COLLEGE GROVE REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                               |                                   |                    | Agency                            |                           |                    | Combined<br>Total Budget <sup>4</sup> |
|--|---|-----------------------------------|--------------------|-----------------------------------|---------------------------|--------------------|---------------------------------------|
|  | Est. FY 11<br>Cooperation<br>Agreement<br>Carryover | FY 12<br>Cooperation<br>Agreement | Total              | Est. FY 11<br>Agency<br>Carryover | FY 12<br>Agency<br>Budget | Total              |                                       |
| <b>EXPENDITURES</b>                                      |   |                                   |                    |                                   |                           |                    |                                       |
| <b>CAPITAL PROJECTS</b>                                  |   |                                   |                    |                                   |                           |                    |                                       |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |   |                                   |                    |                                   |                           |                    |                                       |
| Public Infrastructure                                    | 1,517,605   | 282,395 <sup>2</sup>              | 1,800,000          | -                                 | -                         | -                  | 1,800,000                             |
| <b>Other Projects</b>                                    |   |                                   |                    |                                   |                           |                    |                                       |
| College Grove Unallocated Projects                       | -   | -                                 | -                  | 100,000                           | <b>72,637</b>             | 172,637            | 172,637                               |
| College Grove Projects/General                           | -   | -                                 | -                  | 65,000                            | -                         | 65,000             | 65,000                                |
| <b>TOTAL CAPITAL PROJECTS</b>                            | <b>1,517,605</b>                                    | <b>282,395</b>                    | <b>1,800,000</b>   | <b>165,000</b>                    | <b>72,637</b>             | <b>237,637</b>     | <b>2,037,637</b>                      |
| <b>AFFORDABLE HOUSING</b>                                |   |                                   |                    |                                   |                           |                    |                                       |
| Affordable Housing Administration                        | -   | -                                 | -                  | -                                 | <b>3,111</b>              | 3,111              | 3,111                                 |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |   |                                   |                    |                                   |                           |                    |                                       |
| Housing Enhancement Loan Program (HELP)                  | 126,133   | 93,867 <sup>2</sup>               | 220,000            | -                                 | -                         | -                  | 220,000                               |
| <b>Other Affordable Housing Projects</b>                 |   |                                   |                    |                                   |                           |                    |                                       |
| College Grove Low/Mod Unallocated Projects               | -   | -                                 | -                  | -                                 | <b>67,236</b>             | 67,236             | 67,236                                |
| <b>TOTAL AFFORDABLE HOUSING</b>                          | <b>126,133</b>                                      | <b>93,867</b>                     | <b>220,000</b>     | <b>-</b>                          | <b>70,347</b>             | <b>70,347</b>      | <b>290,347</b>                        |
| <b>TAX SHARING</b>                                       |   |                                   |                    |                                   |                           |                    |                                       |
|  | -   | -                                 | -                  | 125,223                           | <b>130,000</b>            | 255,223            | 255,223                               |
| <b>ADMINISTRATION</b>                                    |   |                                   |                    |                                   |                           |                    |                                       |
| General Administration                                   | -   | -                                 | -                  | -                                 | <b>96,773</b>             | 96,773             | 96,773                                |
| <b>DEBT SERVICE</b>                                      |   |                                   |                    |                                   |                           |                    |                                       |
| Cooperation Agreement Payment (Non Housing) <sup>3</sup> | -   | -                                 | -                  | -                                 | <b>282,395</b>            | 282,395            |                                       |
| City Debt Repayment                                      | -   | -                                 | -                  | -                                 | <b>75,872</b>             | 75,872             | 75,872                                |
| Cooperation Agreement Payment (Affordable Housing)       | -   | -                                 | -                  | -                                 | <b>93,867</b>             | 93,867             |                                       |
| <b>TOTAL DEBT SERVICE</b>                                | <b>-</b>  | <b>-</b>                          | <b>-</b>           | <b>-</b>                          | <b>452,134</b>            | <b>452,134</b>     | <b>75,872</b>                         |
| <b>TOTAL EXPENDITURES</b>                                | <b>\$ 1,643,738</b>                                 | <b>\$ 376,262</b>                 | <b>\$2,020,000</b> | <b>\$ 290,223</b>                 | <b>\$ 821,891</b>         | <b>\$1,112,114</b> | <b>\$ 2,755,852</b>                   |

<sup>1</sup> Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

College Grove Redevelopment Project Area  
 Cooperation Agreement Projects  
 Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number | Project Name  | Category              | Description & Projected Total Project Cost   | Schedule of Performance  | Fund Type     | Carryover and Allocations through FY 2012 |
|--|---|-----------------------|--|--------------------------|---------------|---|
| CG-93  | Infrastructure Deficiencies – Installation of Sidewalks | Public Infrastructure | Install new sidewalks along eastside of College Ave just north of Livingston St. Total Cost: \$1,800,000   | Start: 2012<br>End: 2014 | Tax Increment | \$ 1,800,000                              |
| <b>Total Public Infrastructure</b>             |   |                       |  |                          |               | \$ 1,800,000                              |
| CG-95  | Housing Enhancement Loan Program                        | Affordable Housing    | Fund Housing Enhancement Loan Program to rehabilitate existing housing stock and assist low/mod households. Fund at \$220K/year. Total Cost: \$1,100,000 | Start: 2012<br>End: 2016 | Tax Increment | \$ 220,000                                |
| <b>Total Affordable Housing</b>                |   |                       |  |                          |               | \$ 220,000                                |

**Redevelopment Agency of the City of San Diego  
College Grove Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

| <b>Eliminate Blight</b>  |
|--|
| <ul style="list-style-type: none"> <li>• Complete Redevelopment Plan amendment to merge College Grove with the Crossroads Redevelopment Project Area to more efficiently and effectively implement the Redevelopment Plan.</li> <li>• Work with existing businesses, property owners and merchants on the implementation of the Redevelopment Plan.</li> </ul> |
| <b>Improve Public Infrastructure</b>   |
| <ul style="list-style-type: none"> <li>• Provide funding to install additional streetlights and construct sidewalks along College Avenue adjacent and northeast of the College Grove Shopping Center.</li> <li>• Work with City Departments to fund and prepare a General Development Plan (GDP) for Chollas Lake.</li> </ul>                                  |
| <b>Increase Affordable Housing</b>   |
| <ul style="list-style-type: none"> <li>• Continue to support and fund the Housing Enhancement Loan Program (HELP) for low and moderate income homeowners adjacent to the Project Area.</li> <li>• Work with property owners and developers to develop or rehabilitate affordable rental units contiguous or adjacent to the Project Area.</li> </ul>           |

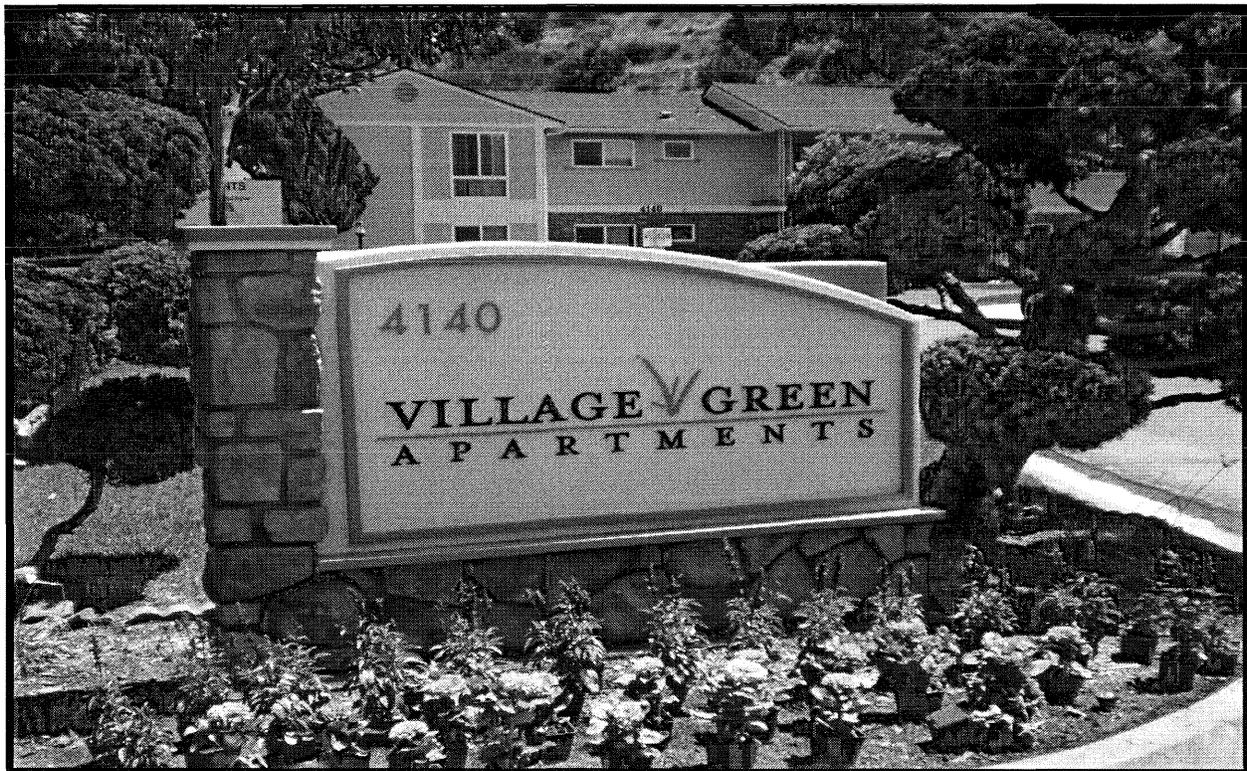
**Redevelopment Agency of the City of San Diego  
College Grove Redevelopment Project Area  
Status of FY 2011 Work Plan**

| <b>Eliminate Blight</b>   | <b>Status</b>  |
|---|--|
| <ul style="list-style-type: none"> <li>Initiate a plan amendment to merge College Grove with the Crossroads Redevelopment Project Area to more efficiently and effectively implement the Redevelopment Plan.</li> </ul> | <ul style="list-style-type: none"> <li>Agency staff and consultants are working on a Redevelopment Plan Amendment to merge College Grove with the Crossroads Redevelopment Project Area.</li> </ul>      |
| <b>Improve Public Infrastructure</b>  | <b>Status</b>  |
| <ul style="list-style-type: none"> <li>Initiate design of streetlights along College Avenue and College Grove Drive</li> </ul>  | <ul style="list-style-type: none"> <li>Agency staff has been working with City Engineering Dept. and consultants to review streetlight needs for this portion of College Grove Drive.</li> </ul>         |
| <ul style="list-style-type: none"> <li>Provide funding for design of sidewalk improvements along College Avenue adjacent to the College Grove Shopping Center</li> </ul>  | <ul style="list-style-type: none"> <li>Agency staff has been working with City Engineering Dept. and consultants to review sidewalk and streetlight needs for this portion of College Avenue.</li> </ul> |
| <ul style="list-style-type: none"> <li>Initiate design of improvements in and around Chollas Lake</li> </ul>  | <ul style="list-style-type: none"> <li>Agency staff has been working with City Engineering Dept. and Park &amp; Recreation Dept. to identify public improvements for Chollas Lake.</li> </ul>            |
| <b>Neighborhood Preservation</b>  | <b>Status</b>  |
| <ul style="list-style-type: none"> <li>Continue to support and recapitalize the Housing Enhancement Loan Program (HELP)</li> </ul>  | <ul style="list-style-type: none"> <li>Agency has provided additional funds for HELP and provided 3 loans to low and moderate income homeowners adjacent to Project Area.</li> </ul>                     |

**CITY REDEVELOPMENT**  
**COLLEGE GROVE REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|   | FY 2012       | FY 2013 | FY 2014 | FY 2015 | FY 2016 |
|---|---------------|---------|---------|---------|---------|
| <b>REVENUE</b>  |               |         |         |         |         |
| Tax Increment   | \$ 657        |         |         |         |         |
| Tax Increment - 20% Housing   | 164           |         |         |         |         |
| Interest, Lease, Note, Other Revenue  | 1             |         |         |         |         |
| <b>TOTAL REVENUE BUDGET</b>   | <b>\$ 822</b> |         |         |         |         |
| <b>College Grove is anticipated to merge with the Crossroads Redevelopment Project Area starting in Fiscal Year 2013.</b> |               |         |         |         |         |
| <b>EXPENDITURES</b>   |               |         |         |         |         |
| <b>CAPITAL PROJECTS</b>   | \$ 73         |         |         |         |         |
| <b>AFFORDABLE HOUSING</b>   | 70            |         |         |         |         |
| <b>TAX SHARING</b>  | 130           |         |         |         |         |
| <b>ADMINISTRATION</b>   | 97            |         |         |         |         |
| <b>DEBT SERVICE</b>   |               |         |         |         |         |
| Cooperation Agreement (Housing)   | 94            |         |         |         |         |
| Cooperation Agreement (Non-Housing)   | 282           |         |         |         |         |
| City Debt Repayment   | 76            |         |         |         |         |
| <b>TOTAL DEBT SERVICE</b>   | <b>452</b>    |         |         |         |         |
| <b>TOTAL EXPENDITURE BUDGET</b>   | <b>\$ 822</b> |         |         |         |         |

# Crossroads



**CITY REDEVELOPMENT**  
**CROSSROADS REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                      |                             |                     | Agency                      |                     |                     | Combined Total Budget <sup>4</sup> |
|--|--|-----------------------------|---------------------|-----------------------------|---------------------|---------------------|------------------------------------|
|  | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total               | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total               |                                    |
| <b>EXPENDITURES</b>                                      |  |                             |                     |                             |                     |                     |                                    |
| <b>CAPITAL PROJECTS</b>                                  |  |                             |                     |                             |                     |                     |                                    |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |  |                             |                     |                             |                     |                     |                                    |
| N. Chollas Comm. Park - Multi Purpose Bldg               | 2,000,000                                  | -                           | 2,000,000           | -                           | -                   | -                   | 2,000,000                          |
| Public Infrastructure                                    | 3,793,147                                  | 306,853 <sup>2</sup>        | 4,100,000           | -                           | -                   | -                   | 4,100,000                          |
| Commercial Business Assistance                           | -  | 250,000 <sup>2</sup>        | 250,000             | -                           | -                   | -                   | 250,000                            |
| Code Enforcement   | -  | 200,000 <sup>2</sup>        | 200,000             | -                           | -                   | -                   | 200,000                            |
| <b>Other Projects</b>                                    |  |                             |                     |                             |                     |                     |                                    |
| Crossroads Unallocated Projects                          | -  | -                           | -                   | 400,000                     | <b>26,698</b>       | 426,698             | 426,698                            |
| <b>TOTAL CAPITAL PROJECTS</b>                            | <b>5,793,147</b>                           | <b>756,853</b>              | <b>6,550,000</b>    | <b>400,000</b>              | <b>26,698</b>       | <b>426,698</b>      | <b>6,976,698</b>                   |
| <b>AFFORDABLE HOUSING</b>                                |  |                             |                     |                             |                     |                     |                                    |
| Affordable Housing Administration                        | -  | -                           | -                   | -                           | <b>19,913</b>       | 19,913              | 19,913                             |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |  |                             |                     |                             |                     |                     |                                    |
| Housing Enhancement Loan Program (HELP)                  | 250,000                                    | -                           | 250,000             | -                           | -                   | -                   | 250,000                            |
| Affordable Housing Obligation                            | 322,997                                    | -                           | 322,997             | -                           | -                   | -                   | 322,997                            |
| <b>Other Affordable Housing Projects</b>                 |  |                             |                     |                             |                     |                     |                                    |
| Crossroads Low/Mod Unallocated Projects                  | -  | -                           | -                   | -                           | <b>304,098</b>      | 304,098             | 304,098                            |
| <b>TOTAL AFFORDABLE HOUSING</b>                          | <b>572,997</b>                             | <b>-</b>                    | <b>572,997</b>      | <b>-</b>                    | <b>324,011</b>      | <b>324,011</b>      | <b>897,008</b>                     |
| <b>TAX SHARING</b>                                       | -  | -                           | -                   | 681,964                     | <b>668,218</b>      | 1,350,182           | 1,350,182                          |
| <b>ADMINISTRATION</b>                                    |  |                             |                     |                             |                     |                     |                                    |
| General Administration                                   | -  | -                           | -                   | -                           | <b>552,584</b>      | 552,584             | 552,584                            |
| <b>DEBT SERVICE</b>                                      |  |                             |                     |                             |                     |                     |                                    |
| Cooperation Agreement Payment (Non Housing) <sup>3</sup> | -  | -                           | -                   | -                           | <b>756,853</b>      | 756,853             |                                    |
| Bond Debt Service (Non-Housing)                          | -  | -                           | -                   | 185,254                     | <b>320,324</b>      | 505,578             | 505,578                            |
| City Debt Repayment                                      | -  | -                           | -                   | -                           | <b>351,535</b>      | 351,535             | 351,535                            |
| Bond Debt Service (Housing)                              | -  | -                           | -                   | 320,999                     | <b>344,206</b>      | 665,205             | 665,205                            |
| <b>TOTAL DEBT SERVICE</b>                                | <b>-</b>                                   | <b>-</b>                    | <b>-</b>            | <b>506,253</b>              | <b>1,772,918</b>    | <b>2,279,171</b>    | <b>1,522,318</b>                   |
| <b>TOTAL EXPENDITURES</b>                                | <b>\$ 6,366,144</b>                        | <b>\$ 756,853</b>           | <b>\$ 7,122,997</b> | <b>\$ 1,588,217</b>         | <b>\$ 3,344,429</b> | <b>\$ 4,932,646</b> | <b>\$ 11,298,790</b>               |

<sup>1</sup> The Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

Crossroads Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Number        | Project Name  | Category                       | Description and Projected Total Project Cost   | Schedule of Performance  | Fiscal Year | Fund Type   | Carryover and Allocations through FY 2012 |
|---|---|--------------------------------|--|--------------------------|-------------|-------------|---|
| CR-105                                      | Park Deficiencies — North Chollas Community Park (Multi-Purpose Building)                           | North Chollas Community Park   | Per North Chollas Community Park General Development Plan (GDP) construct multi-purpose building (e.g., bathrooms, concession stand, and install utilities). Total GDP Estimate \$26,000,000   | Start: 2012<br>End: 2014 | 2012        | Non Housing | \$ 2,000,000                              |
| <b>Total North Chollas Community Park</b>   |   |                                |  |                          |             |             | \$ 2,000,000                              |
| CR-106                                      | Infrastructure Deficiencies — University Ave (54th St to 58th St) [West]                            | Public Infrastructure          | Implement Mobility Plan right-of-way (ROW) improvements along University Ave from 54th St to 58th St. Total Cost: \$800,000  | Start: 2012<br>End: 2015 | 2012        | Non Housing | \$ 800,000                                |
| CR-107                                      | Infrastructure Deficiencies — El Cajon Blvd, Sidewalks (54th St to 73rd St)                         | Public Infrastructure          | Replace sidewalks along El Cajon Blvd from 54th St to 73rd St. Total Cost: \$600,000   | Start: 2012<br>End: 2015 | 2012        | Non Housing | \$ 600,000                                |
| CR-109                                      | Infrastructure Deficiencies — South College Ave Streetlights (College Grove Blvd to University Ave) | Public Infrastructure          | Fund the design & installation of streetlights along South College Ave from College Grove Dr to University Ave per City standards. Total Cost: \$700,000   | Start: 2012<br>End: 2015 | 2012        | Non Housing | \$ 700,000                                |
| CR-113                                      | Infrastructure Deficiencies — Chollas Neighborhood Sidewalks  | Public Infrastructure          | Design & construct new sidewalks in the Chollas Neighborhood surrounding Marshall Elementary per City standards. Total Cost: \$2,000,000   | Start: 2012<br>End: 2016 | 2012        | Non Housing | \$ 2,000,000                              |
| <b>Total Public Infrastructure</b>          |   |                                |  |                          |             |             | \$ 4,100,000                              |
| CR-110                                      | Commercial Façade Rehabilitation Program  | Commercial Business Assistance | Fund commercial façade rehabilitation program to assist existing and new small business and property owners along El Cajon Blvd, University Ave, College Ave, and 54th St. Funding: \$250K/year. Total Cost: \$1,250,000   | Start: 2012<br>End: 2016 | 2012        | Non Housing | \$ 250,000                                |
| <b>Total Commercial Business Assistance</b> |   |                                |  |                          |             |             | \$ 250,000                                |
| CR-111                                      | Code Enforcement  | Code Enforcement               | Fund Code Enforcement Positions to improve neighborhood conditions. Fund at \$150K/year. Total Cost: \$750,000   | Start: 2012<br>End: 2016 | 2012        | Non Housing | \$ 200,000                                |
| <b>Total Code Enforcement</b>               |   |                                |  |                          |             |             | \$ 200,000                                |
| CR-114                                      | Housing Enhancement Loan Program  | Affordable Housing             | Fund Housing Enhancement Loan Program to rehabilitate existing housing stock and assist low/mod households. Fund at \$250K/year. Total Cost: \$1,250,000   | Start: 2012<br>End: 2016 | 2012        | Housing     | \$ 250,000                                |
| CR-139                                      | Affordable Housing Obligation (Redevelopment Plan Lifetime)   | Affordable Housing             | Provide annual funding for land acquisition, construction, or rehabilitation; programming, monitoring, and administration of redevelopment plan affordable housing obligations. Estimate \$250K/unit subsidy. Redevelopment plan estimates 2,500 housing units to be developed in Crossroads during lifetime of plan; housing obligation = 375 total affordable housing units (150 very low and 225 low/moderate); to date 46 have been produced; plan lifetime deficit of 329 units. Total Agency Participation: \$42,000,000 | Start: 2023<br>End: 2048 | 2012        | Housing     | \$ 322,997                                |
| <b>Total Affordable Housing</b>             |   |                                |  |                          |             |             | \$ 572,997                                |

**Redevelopment Agency of the City of San Diego  
Crossroads Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Continue to work with Engineering & Capital Projects Department (E&CP) to install street lights along El Cajon Blvd. and Streamview Dr.
- Continue to work with E&CP to repair, replace and install sidewalks along El Cajon Blvd.
- Continue to work with E&CP to design and install streetlights and sidewalks along South College Ave. in and adjacent to Project Area.
- Work with E&CP to design and install sidewalks in the Chollas Creek Neighborhood.
- Continue to support, participate and assist with Community Plan Amendment for the Chollas Triangle area, per the SANDAG Smart Growth grant, with Planning Division, consultants, property owners, business owners, community and developers.
- Continue outreach with property owners, business owners, community and developers to encourage private development in Project Area.
- Work with City Departments and community to prepare a mobility study for El Cajon Blvd.
- Continue to work with City Departments to address code enforcement issues in Project Area.
- Continue to pursue opportunity purchases of real property.
- Complete Redevelopment Plan amendment to merge Crossroads with the College Grove Redevelopment Project Area to more efficiently and effectively implement the Redevelopment Plan.

**Improve Public Infrastructure**

- Work with E&CP and community to implement the University Ave. Mobility Plan.
- Continue to work with E&CP and community to construct sidewalks in Project Area.
- Continue to work with E&CP and community to install streetlights in Project Area.
- Work with City Departments and community to identify infrastructure deficiencies and right-of-way improvements (i.e., traffic signals, bus stops and turn lanes) in Project Area.
- Work with City Departments and community to prepare a mobility study for El Cajon Blvd.
- Work with City Departments and community to implement additional improvements for North Chollas Community Park according to the General Development Plan (GDP).

**Increase Affordable Housing**

- Continue to work with property owners and developers to develop or rehabilitate affordable rental units in Project Area.
- Continue to support and fund the Housing Enhancement Loan Program (HELP) in and adjacent to the Project Area.

**Economic Development**

- Continue to support and fund the Storefront Improvement Program (SIP) in the Project Area in cooperation with property and business owners and College Business Improvement District (BID).
- Continue to seek grants or loans for public improvements to supplement Redevelopment Agency funds.

**Neighborhood Preservation**

- Continue outreach with property owners and seeking funds to preserve key or historically significant structures in Project Area.
- Continue to incorporate historic elements into new development projects in Project Area.

**Redevelopment Agency of the City of San Diego  
Crossroads Redevelopment Project Area  
Status of FY 2011 Work Plan**

| <b>Eliminate Blight</b>   | <b>Status</b>   |
|---|---|
| <ul style="list-style-type: none"> <li>• Continue to work with Engineering &amp; Capital Projects Dept. (E&amp;CP) to design and install additional street lights along El Cajon Blvd., and Streamview Dr. in Project Area.</li> </ul>  | <ul style="list-style-type: none"> <li>• Design and specifications have been completed. A contract will soon be awarded to install streetlights along El Cajon Blvd., and Streamview Dr. in Project Area.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Continue to work with E&amp;CP, consultants and community to analyze streetscape (i.e., street lights and sidewalks) along College Ave. and 54<sup>th</sup> St. in and adjacent to Project Area.</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency staff is working with E&amp;CP to identify streetlight and sidewalk needs along College Ave. in and adjacent to Project Area.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Continue to support, participate and assist with Community Plan Amendment for the Chollas Triangle, per the SANDAG Smart Growth grant, with Planning Division, consultants, property owners, business owners, community and developers.</li> </ul> | <ul style="list-style-type: none"> <li>• Agency staff is working with the Planning Division, consultants and community (i.e., working group) to prepare a Master Plan in order to amend the Community Plan.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Continue outreach with property owners, business owners, community and developers to encourage private development in Project Area.</li> </ul>   | <ul style="list-style-type: none"> <li>• Agency staff has been doing outreach and working with property and business owners to effectuate new investment.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Continue to work with E&amp;CP and community to prepare transportation plans (i.e., corridor or mobility studies) for El Cajon, University Ave., and Streamview Dr.</li> </ul>   | <ul style="list-style-type: none"> <li>• Agency staff has been working with E&amp;CP, consultants and community (i.e., working group) to prepare a mobility study for University Ave. and Streamview Dr. and investigate a mobility study for El Cajon Blvd.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Continue to work with City Departments to address code enforcement issue in Project Area.</li> </ul>   | <ul style="list-style-type: none"> <li>• Agency has a Memorandum of Understanding with Development Services Dept. to provide active code enforcement in the Project Area.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Continue to pursue opportunity purchases of real property.</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency staff monitors property listings within Project Area.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Pursue a merger of Crossroads and College Grove Redevelopment Project Areas (i.e., Redevelopment Plan Amendment).</li> </ul>   | <ul style="list-style-type: none"> <li>• Agency staff and consultants are working on the merger of Crossroads and College Grove Redevelopment Project Areas.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Prepare the mid-term report for the Five Year Implementation Plan.</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency approved the mid-term report on the Five Year Implementation Plan.</li> </ul>   |

| <b>Improve Public Infrastructure</b>   | <b>Status</b>  |
|--|--|
| <ul style="list-style-type: none"> <li>• Continue work with E&amp;CP on pre-engineering work to repair, replace and construct sidewalks along University Ave.</li> </ul> | <ul style="list-style-type: none"> <li>• Agency staff has been working with E&amp;CP, consultant and community (i.e. working group) to prepare a mobility study for University Ave.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Continue to work with E&amp;CP to construct</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency staff is working with E&amp;CP and</li> </ul>  |

|   |  |
|---|--|
| sidewalks in Project Area.  | consultants to identify sidewalks needs along El Cajon Blvd., College Ave. and in Chollas Creek Neighborhood.  |
| <ul style="list-style-type: none"> <li>• Continue to work with E&amp;CP and community to construct the North Chollas Community Park Multi-Purpose Building.</li> </ul>                  | <ul style="list-style-type: none"> <li>• Agency staff continues to pursue funding to construct the North Chollas Community Park Multi-Purpose Building.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Work with E&amp;CP and community on designs for future public improvements to Chollas Community Park (i.e., North, South and Lake).</li> </ul> | <ul style="list-style-type: none"> <li>• Agency staff is in discussions with E&amp;CP and community to identify the next improvement for North Chollas Community Park per the General Development Plan (GDP).</li> </ul> |
| <ul style="list-style-type: none"> <li>• Pursue the issuance of debt to finance public infrastructure improvements.</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency obtained debt financing for public infrastructure improvements.</li> </ul>   |

| <b>Increase Affordable Housing</b>  | <b>Status</b>  |
|---|--|
| <ul style="list-style-type: none"> <li>• Continue to assist and support Developer with the rehabilitation of 92 affordable rental units as part of the Village Green Apartments project.</li> </ul> | <ul style="list-style-type: none"> <li>• The rehabilitation of 92 rental units at Village Green Apartments was completed in Sept. 2010.</li> </ul>                                   |
| <ul style="list-style-type: none"> <li>• Continue to work with property owners and developers to develop or rehabilitate affordable rental units in Project Area.</li> </ul>                        | <ul style="list-style-type: none"> <li>• Agency staff responds to inquiries from property owners and developers regarding affordable housing on an ongoing basis.</li> </ul>         |
| <ul style="list-style-type: none"> <li>• Continue to support and fund the Housing Enhancement Loan Program in and adjacent to Project Area.</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency has provided additional funds for HELP and 8 loans to low and moderate income homeowners in and adjacent to Project Area.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Pursue the issuance of debt to finance affordable housing.</li> </ul>  | <ul style="list-style-type: none"> <li>• Agency obtained debt financing for affordable housing.</li> </ul>   |

| <b>Economic Development</b>   | <b>Status</b>  |
|---|--|
| <ul style="list-style-type: none"> <li>• Continue to support and fund the Storefront Improvement Program (SIP) in Project Area in cooperation with property and business owners and College Business Improvement District (BID).</li> </ul> | <ul style="list-style-type: none"> <li>• Staff is working with Economic Development Dept. and College BID to inform property and business owners about the SIP.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Continue to seek grants and loans for public improvements to supplement Redevelopment Agency funds.</li> </ul>   | <ul style="list-style-type: none"> <li>• Agency staff pursued State IBANK loan to seek funding for North Chollas Community Park improvements.</li> </ul>                   |

| <b>Neighborhood Preservation</b>   | <b>Status</b>  |
|--|--|
| <ul style="list-style-type: none"> <li>• Continue outreach with property owners and seeking funds to preserve key or historically significant structures in Project Area.</li> </ul> | <ul style="list-style-type: none"> <li>• Agency staff continues to respond to preservation inquiries.</li> </ul>                             |
| <ul style="list-style-type: none"> <li>• Continue to incorporate historic elements into new development projects in Project Area.</li> </ul>   | <ul style="list-style-type: none"> <li>• Agency staff works with property and business owners and developers on an ongoing basis.</li> </ul> |

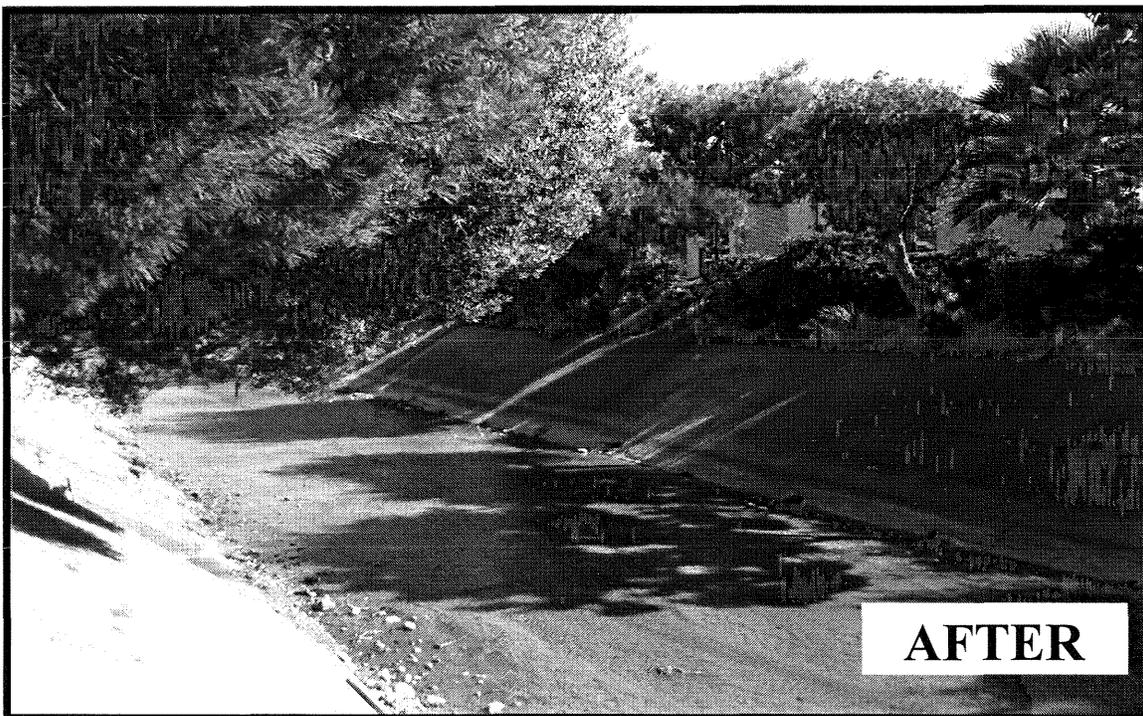
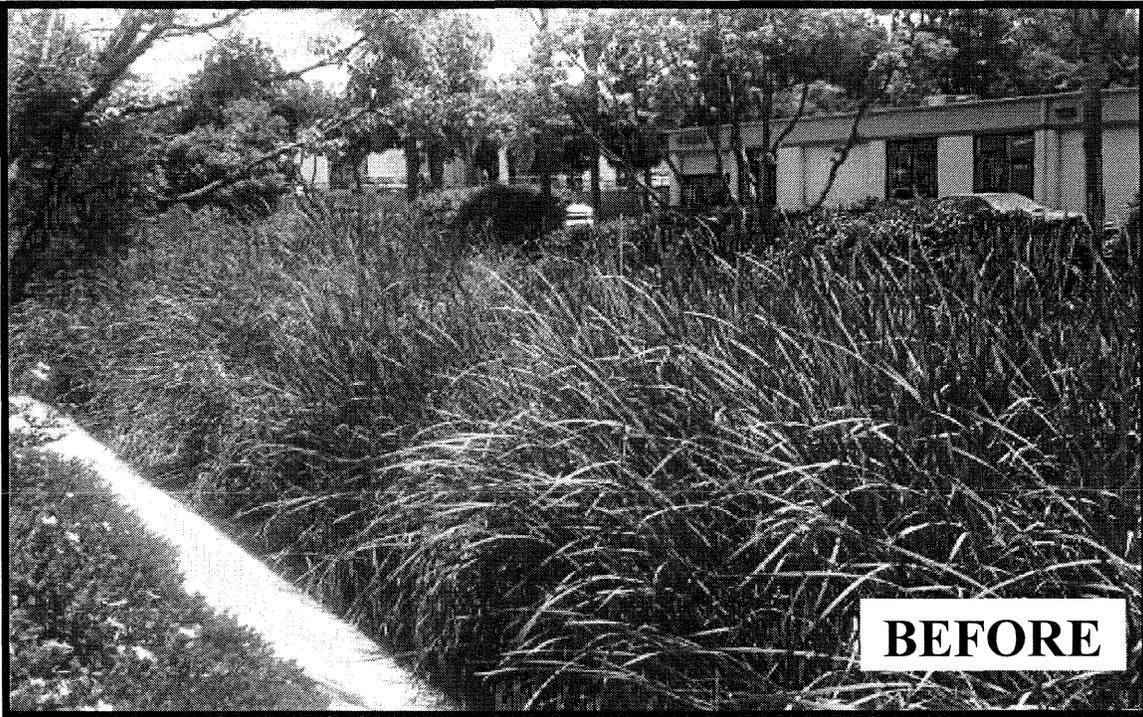
**CITY REDEVELOPMENT**  
**CROSSROADS REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012         | FY 2013 <sup>1</sup> | FY 2014         | FY 2015         | FY 2016         |
|--------------------------------------|-----------------|----------------------|-----------------|-----------------|-----------------|
| <b>REVENUE</b>                       |                 |                      |                 |                 |                 |
| Tax Increment                        | \$ 2,673        | \$ 3,606             | \$ 3,764        | \$ 3,925        | \$ 4,090        |
| Tax Increment - 20% Housing          | 668             | 900                  | 940             | 980             | 1,022           |
| Interest, Lease, Note, Other Revenue | 3               | 4                    | 5               | 5               | 5               |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 3,344</b> | <b>\$ 4,510</b>      | <b>\$ 4,709</b> | <b>\$ 4,910</b> | <b>\$ 5,117</b> |
| <b>EXPENDITURES</b>                  |                 |                      |                 |                 |                 |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 27</b>    | <b>\$ 100</b>        | <b>\$ 102</b>   | <b>\$ 105</b>   | <b>\$ 109</b>   |
| <b>AFFORDABLE HOUSING</b>            | <b>324</b>      | <b>100</b>           | <b>102</b>      | <b>105</b>      | <b>109</b>      |
| <b>TAX SHARING</b>                   | <b>668</b>      | <b>817</b>           | <b>855</b>      | <b>924</b>      | <b>993</b>      |
| <b>ADMINISTRATION</b>                | <b>552</b>      | <b>662</b>           | <b>675</b>      | <b>695</b>      | <b>723</b>      |
| <b>DEBT SERVICE</b>                  |                 |                      |                 |                 |                 |
| Bond Debt Service (Housing)          | 344             | 331                  | 338             | 345             | 352             |
| Bond Debt Service (Non-Housing)      | 320             | 323                  | 327             | 325             | 328             |
| Cooperation Agreement (Housing)      | -               | 469                  | 500             | 530             | 561             |
| Cooperation Agreement (Non-Housing)  | 757             | 1,578                | 1,810           | 1,880           | 1,941           |
| City Debt Repayment                  | 352             | 130                  | -               | -               | -               |
| <b>TOTAL DEBT SERVICE</b>            | <b>1,773</b>    | <b>2,831</b>         | <b>2,975</b>    | <b>3,080</b>    | <b>3,182</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 3,344</b> | <b>\$ 4,510</b>      | <b>\$ 4,709</b> | <b>\$ 4,910</b> | <b>\$ 5,117</b> |

<sup>1</sup> The Crossroads and College Grove Project Areas are being merged into a single project area. The forecast assumes the project areas are merged starting in Fiscal Year 2013.



# Grantville



**CITY REDEVELOPMENT**  
**GRANTVILLE REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                      |                             |                    | Agency                      |                     |                     | Combined Total Budget <sup>1</sup> |
|--|--|-----------------------------|--------------------|-----------------------------|---------------------|---------------------|------------------------------------|
|  | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total              | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total               |                                    |
| <b>EXPENDITURES</b>                                |  |                             |                    |                             |                     |                     |                                    |
| <b>CAPITAL PROJECTS</b>                            |  |                             |                    |                             |                     |                     |                                    |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |  |                             |                    |                             |                     |                     |                                    |
| Public Infrastructure                              | 661,993                                    | -                           | 661,993            | -                           | -                   | -                   | 661,993                            |
| <b>Other Projects</b>                              |  |                             |                    |                             |                     |                     |                                    |
| Grantville Projects/General                        | -  | -                           | -                  | 160,000                     | <b>73,011</b>       | 233,011             | 233,011                            |
| <b>TOTAL CAPITAL PROJECTS</b>                      | <b>661,993</b>                             | <b>-</b>                    | <b>661,993</b>     | <b>160,000</b>              | <b>73,011</b>       | <b>233,011</b>      | <b>895,004</b>                     |
| <b>AFFORDABLE HOUSING</b>                          |  |                             |                    |                             |                     |                     |                                    |
| Affordable Housing Administration                  | -  | -                           | -                  | -                           | <b>14,935</b>       | 14,935              | 14,935                             |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |  |                             |                    |                             |                     |                     |                                    |
| Housing Enhancement Loan Program (HELP)            | 75,000                                     | -                           | 75,000             | -                           | -                   | -                   | 75,000                             |
| Affordable Housing                                 | 614,528                                    | -                           | 614,528            | -                           | -                   | -                   | 614,528                            |
| <b>Other Affordable Housing Projects</b>           |  |                             |                    |                             |                     |                     |                                    |
| Grantville Low/Mod Unallocated Projects            | -  | -                           | -                  | -                           | <b>220,533</b>      | 220,533             | 220,533                            |
| <b>TOTAL AFFORDABLE HOUSING</b>                    | <b>689,528</b>                             | <b>-</b>                    | <b>689,528</b>     | <b>-</b>                    | <b>235,468</b>      | <b>235,468</b>      | <b>924,996</b>                     |
| <b>TAX SHARING</b>                                 | -  | -                           | -                  | 261,434                     | <b>256,222</b>      | 517,656             | 517,656                            |
| <b>ADMINISTRATION</b>                              |  |                             |                    |                             |                     |                     |                                    |
| General Administration                             | -  | -                           | -                  | -                           | <b>370,253</b>      | 370,253             | 370,253                            |
| <b>DEBT SERVICE</b>                                |  |                             |                    |                             |                     |                     |                                    |
| Reserve - Transit Line Improvements                | -  | -                           | -                  | -                           | <b>129,666</b>      | 129,666             | 129,666                            |
| Reserve - County Joint Projects                    | -  | -                           | -                  | -                           | <b>32,417</b>       | 32,417              | 32,417                             |
| City CDBG Debt Repayment Agreement                 | -  | -                           | -                  | -                           | <b>150,000</b>      | 150,000             | 150,000                            |
| City Debt Repayment                                | -  | -                           | -                  | -                           | <b>15,000</b>       | 15,000              | 15,000                             |
| County Housing Set-Aside Credit                    | -  | -                           | -                  | -                           | <b>20,754</b>       | 20,754              | 20,754                             |
| <b>TOTAL DEBT SERVICE</b>                          | <b>-</b>                                   | <b>-</b>                    | <b>-</b>           | <b>-</b>                    | <b>347,837</b>      | 347,837             | 347,837                            |
| <b>TOTAL EXPENDITURES</b>                          | <b>\$ 1,351,521</b>                        | <b>\$ -</b>                 | <b>\$1,351,521</b> | <b>\$ 421,434</b>           | <b>\$ 1,282,791</b> | <b>\$ 1,704,226</b> | <b>\$ 3,055,746</b>                |

<sup>1</sup> Cooperation Agreement Projects are detailed on the next page.

Grantville Redevelopment Project Area  
 Cooperation Agreement Projects  
 Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number | Project Name  | Category              | Description & Projected Total Project Cost   | Schedule of Performance  | Fund Type     | Carryover and Allocations through FY 2012 |
|--|---|-----------------------|--|--------------------------|---------------|---|
| GV-142   | Phase I – Design/6-Lane Mission Gorge Expansion           | Public Infrastructure | Feasibility studies, planning, schematic design, and construction drawings to implement roadway improvements to increase traffic lanes from 4 to 6 to relieve traffic congestion at the intersection of Mission Gorge Road and I-8. Total Cost: \$100,000          | Start: 2012<br>End: 2013 | Tax Increment | \$ 100,000                                |
| GV-143   | Phase II – Construction/6-Lane Mission Gorge Rd Expansion | Public Infrastructure | Implementation of Phase I roadway improvements to increase traffic lanes from 4 to 6 after completing feasibility studies and design. Total Cost: \$1,300,000  | Start: 2013<br>End: 2014 | Tax Increment | \$ 561,993                                |
| <b>Total Public Infrastructure</b>             |   |                       |  |                          |               | \$ 661,993                                |
| GV-161   | Housing Enhancement Loan Program                          | Affordable Housing    | Fund loans for residents of the Navajo Community Planning Area for enhancements and rehabilitation of affordable housing. Fund at \$136K/year. Total Cost: \$4,500,000   | Start: 2012<br>End: 2045 | Tax Increment | \$ 75,000                                 |
| GV-165   | Affordable Housing  | Affordable Housing    | Provide annual funding for land acquisition, construction and/or rehabilitation; and programming, monitoring and administration of redevelopment plan affordable housing obligations to produce affordable housing units. Total Agency Participation: \$13,000,000 | Start: 2012<br>End: 2050 | Tax Increment | \$ 614,528                                |
| <b>Total Affordable Housing</b>                |   |                       |  |                          |               | \$ 689,528                                |

**Redevelopment Agency of the City of San Diego  
Grantville Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Continue work with Community Planning, consultants, stakeholders, business owners, property owners and community regarding master plan efforts for Sub-Areas A and B of the Project Area.
- Continue work on temporary and permanent traffic relief at the intersection of I-8 and Mission Gorge Road.

**Improve Public Infrastructure**

- Continue work to identify short- and long-term financing to fund the realignment of Alvarado Canyon Rd. realignment and implement Mission Gorge Rd./I-8 traffic improvements.
- Continue work to identify short- and long-term financing to fund storm drain improvements for the project area in coordination with property owners and business owners including interim cleaning and maintenance.
- Continue work to identify short- and long-term financing to fund Alvarado Creek studies and enhancements including hydrology.
- Continue work to identify short- and long-term financing to fund San Diego River Park enhancements within the project area.
- Work with County of San Diego to implement the Joint Projects Agreement.

**Increase Affordable Housing**

- Continue to fund and implement the Housing Enhancement Loan Program for the expenditure of housing funds.
- Work with County of San Diego to implement provisions of the Affordable Housing Credit/ Allocation Agreement.
- Assess the feasibility of implementing a neighborhood enhancement grant program.
- Seek out new housing development opportunities.

**Economic Development**

- Assess the feasibility of implementing an Enhanced Storefront Improvement Program for small business to make the community more attractive and stimulate private investment.
- Continue to work with the property owners, business owners and developers adjoining the Grantville Trolley Station to effectuate Transit Oriented Development projects through the issuance of an RFQ/P or similar process.
- Seek out private development opportunities and private investment.

**Neighborhood Preservation**

- Seek grants/loans for historical preservation to supplement Redevelopment Agency funds.

**Redevelopment Agency of the City of San Diego  
Grantville Redevelopment Project Areas  
Status of FY 2011 Work Plan**

|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Continue work with Community Planning, consultants, and stakeholders to finalize plan effort for Sub-Areas A and B of the Project Area.</li> <li>• Pursue flood channel improvements on Sub-Area A.</li> <br/> <li>• Initiate scoping meeting and EIR for Sub-Area A.</li> <li>• Improve traffic at Mission Gorge and I-8 with additional traffic lane.</li> <li>• Implement HELP, SIP, and a neighborhood enhancement grant program.</li> <br/> <li>• Implement Second 5-Year Implementation Plan priority projects.</li> </ul> <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Continue work to identify short- and long-term financing to fund storm drain improvements for the project area in coordination with property owners and business owners.</li> </ul> <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Seek continued cleaning and maintenance of flood channel in Sub-Area A.</li> <br/> <li>• Continue work to identify short- and long-term financing to fund flood channel studies and enhancements including hydrology in Sub-Area A.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Alternative "D" land use selected. Traffic and park requirements begin finalized including fiscal impact studies.</li> <br/> <li>• Flood channel cleaned of non-native growth reducing flooding. Hydrology study in progress to determine channel capacity needs and improvements.</li> <li>• Scoping meeting to be initiated in May 2011.</li> <li>• Lane drawings reviewed by City and CalTrans. Final concept approval underway.</li> <li>• As of May 2011, seven (7) residential rehabilitations have been completed totaling loans of \$172,000. SIP implementation pending land use plan update.</li> <li>• Proceeding with land use plan update, zoning overlays, flood channel maintenance, housing, and a mixed-use development at the MTS and adjacent sites.</li> </ul> <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Continue to pursue funding mechanisms and approaches to finance improvements and issue a potential RFQ/P for MTS and adjacent sites to address storm drain improvements.</li> </ul> <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Storm Water with RDA assistance completed work on flood channel cleaning that included debris removal for improved capacity.</li> <li>• Continue to pursue funding mechanisms and approaches to finance improvements.</li> </ul> |
|---|---|

**Redevelopment Agency of the City of San Diego  
Grantville Redevelopment Project Areas  
Status of FY 2011 Work Plan**

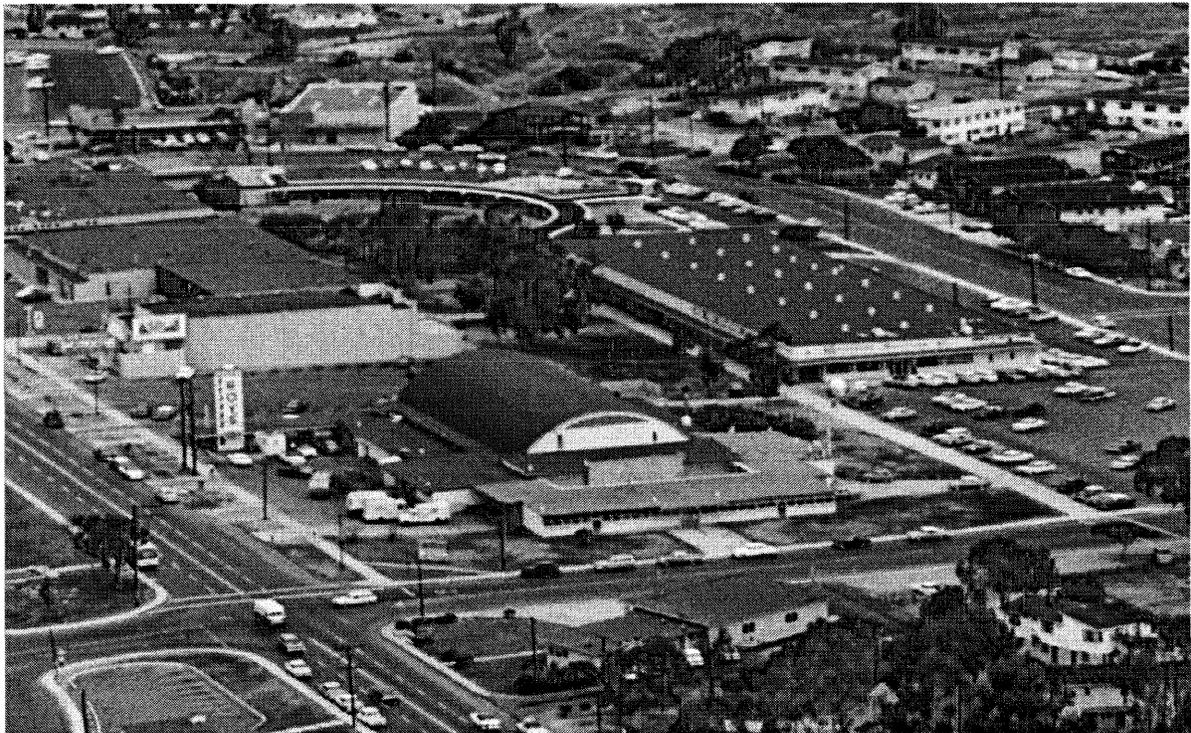
|  |   |
|--|---|
| <p><b>Improve Public Infrastructure (con't)</b></p> <ul style="list-style-type: none"> <li>• Continue work to identify short- and long-term financing to fund San Diego River Park enhancements within the project area.</li> <li>• Work with County of San Diego to implement the Joint Projects.</li> </ul>  | <p><b>Status (con't)</b></p> <ul style="list-style-type: none"> <li>• Continue to pursue funding mechanisms and approaches to finance improvements. Continued work on the San Diego River Park Master Plan.</li> <li>• Reviewing potential for joint-infrastructure project.</li> </ul>   |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Implement the Housing Enhancement Loan Program.</li> <li>• Pursue affordable housing project.</li> <li>• Work with County of San Diego to implement Affordable Housing Credit/ Allocation Agreement.</li> <li>• Assess the feasibility of implementing a neighborhood enhancement grant program.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed (7) rehabilitation projects totaling \$172,000.</li> <li>• Reviewing private development proposals for affordable senior housing.</li> <li>• Reviewing development proposals for affordable housing.</li> <li>• Continued research for grant funding for neighborhood enhancement.</li> </ul>                       |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Implementing the Enhanced Storefront Improvement Program (SIP)</li> <li>• Pursue project with the property owners, business owners and developers adjoining the Grantville Trolley Station.</li> <li>• Seek out private development opportunities and private investment.</li> </ul>                               | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• SIP in place but not marketed until land use plan updated.</li> <li>• RDA in discussions with MTS and surrounding property owners for issuance of an RFQ/P for mixed-use project.</li> <li>• RDA conducting regular meetings and Grantville tours with private developers for mixed-use development opportunities.</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Seek grants/loans for historical preservation to supplement Redevelopment Agency funds.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• RDA researching limited grants/loans for historical preservation. Work to increase once land use plan and zoning in place for Grantville.</li> </ul>  |

**CITY REDEVELOPMENT**  
**GRANTVILLE REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012         | FY 2013         | FY 2014         | FY 2015         | FY 2016         |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>REVENUE</b>                       |                 |                 |                 |                 |                 |
| Tax Increment                        | \$ 1,025        | \$ 1,026        | \$ 1,100        | \$ 1,176        | \$ 1,333        |
| Tax Increment - 20% Housing          | 256             | 256             | 275             | 294             | 333             |
| Interest, Lease, Note, Other Revenue | 2               | 2               | 2               | 2               | 2               |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 1,283</b> | <b>\$ 1,284</b> | <b>\$ 1,377</b> | <b>\$ 1,472</b> | <b>\$ 1,668</b> |
| <b>EXPENDITURES</b>                  |                 |                 |                 |                 |                 |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 73</b>    | <b>\$ 7</b>     | <b>\$ 70</b>    | <b>\$ 72</b>    | <b>\$ 75</b>    |
| <b>AFFORDABLE HOUSING</b>            | <b>236</b>      | <b>50</b>       | <b>51</b>       | <b>53</b>       | <b>55</b>       |
| <b>TAX SHARING</b>                   | <b>256</b>      | <b>256</b>      | <b>275</b>      | <b>294</b>      | <b>333</b>      |
| <b>ADMINISTRATION</b>                | <b>370</b>      | <b>377</b>      | <b>385</b>      | <b>396</b>      | <b>412</b>      |
| <b>DEBT SERVICE</b>                  |                 |                 |                 |                 |                 |
| Bond Debt Service (Housing)          | -               | -               | -               | -               | -               |
| Bond Debt Service (Non-Housing)      | -               | -               | -               | -               | -               |
| Cooperation Agreement (Housing)      | -               | 185             | 202             | 218             | 251             |
| Cooperation Agreement (Non-Housing)  | -               | -               | 136             | 146             | 212             |
| CDBG Debt Repayment Agreement        | 150             | 197             | -               | -               | -               |
| City Debt Repayment                  | 15              | -               | 15              | 15              | 15              |
| Transit Line Improvements            | 130             | 153             | 177             | 203             | 230             |
| County Joint Projects                | 32              | 38              | 44              | 51              | 58              |
| County Housing Set Aside Credit      | 21              | 21              | 22              | 24              | 27              |
| <b>TOTAL DEBT SERVICE</b>            | <b>348</b>      | <b>594</b>      | <b>596</b>      | <b>657</b>      | <b>793</b>      |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 1,283</b> | <b>\$ 1,284</b> | <b>\$ 1,377</b> | <b>\$ 1,472</b> | <b>\$ 1,668</b> |



# Linda Vista



1961 Historic aerial image showing the former Tenant Activity Building, occupied by private commercial uses from 1954 forward. The Linda Vista Shopping Center is sited behind (north) the Tenant Activity Building.  
Image Source: San Diego History Center (UT85-B4508).

**CITY REDEVELOPMENT**  
**LINDA VISTA REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                      |                             |                  | Agency                      |                     |                   | Combined Total Budget <sup>4</sup> |
|--|--|-----------------------------|------------------|-----------------------------|---------------------|-------------------|------------------------------------|
|  | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total            | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total             |                                    |
| <b>EXPENDITURES</b>                                |  |                             |                  |                             |                     |                   |                                    |
| <b>CAPITAL PROJECTS</b>                            |  |                             |                  |                             |                     |                   |                                    |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |  |                             |                  |                             |                     |                   |                                    |
| Public Improvements                                | 175,000                                    | -                           | 175,000          | -                           | -                   | -                 | 175,000                            |
| Historic Preservation                              | 25,000                                     | -                           | 25,000           | -                           | -                   | -                 | 25,000                             |
| <b>Other Projects</b>                              |  |                             |                  |                             |                     |                   |                                    |
| Linda Vista Unallocated Projects                   | -  | -                           | -                | 70,169                      | -                   | 70,169            | 70,169                             |
| <b>TOTAL CAPITAL PROJECTS</b>                      | <b>200,000</b>                             |                             | <b>200,000</b>   | <b>70,169</b>               | <b>-</b>            | <b>70,169</b>     | <b>270,169</b>                     |
| <b>AFFORDABLE HOUSING</b>                          |  |                             |                  |                             |                     |                   |                                    |
| Affordable Housing Administration                  | -  | -                           | -                | -                           | 622                 | 622               | 622                                |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |  |                             |                  |                             |                     |                   |                                    |
| Housing Enhancement Loan Program (HELP)            | 95,536                                     | 21,899 <sup>2</sup>         | 117,435          | -                           | -                   | -                 | 117,435                            |
| <b>TOTAL AFFORDABLE HOUSING</b>                    | <b>95,536</b>                              | <b>21,899</b>               | <b>117,435</b>   | <b>-</b>                    | <b>622</b>          | <b>622</b>        | <b>118,057</b>                     |
| <b>TAX SHARING</b>                                 | -  | -                           | -                | -                           | -                   | -                 | -                                  |
| <b>ADMINISTRATION</b>                              |  |                             |                  |                             |                     |                   |                                    |
| General Administration                             | -  | -                           | -                | -                           | 35,420              | 35,420            | 35,420                             |
| <b>TOTAL ADMINISTRATION</b>                        | <b>-</b>                                   | <b>-</b>                    | <b>-</b>         | <b>-</b>                    | <b>35,420</b>       | <b>35,420</b>     | <b>35,420</b>                      |
| <b>DEBT SERVICE</b>                                |  |                             |                  |                             |                     |                   |                                    |
| Cooperation Agreement Payment (Affordable Housing) | -  | -                           | -                | -                           | 21,899              | 21,899            |                                    |
| City CDBG Debt Repayment Agreement                 | -  | -                           | -                | 79,831                      | 45,069              | 124,900           | 124,900                            |
| City Debt Repayment                                | -  | -                           | -                | -                           | 10,000              | 10,000            | 10,000                             |
| <b>TOTAL DEBT SERVICE</b>                          | <b>-</b>                                   | <b>-</b>                    | <b>-</b>         | <b>79,831</b>               | <b>76,968</b>       | <b>156,799</b>    | <b>134,900</b>                     |
| <b>TOTAL EXPENDITURES</b>                          | <b>\$ 295,536</b>                          | <b>\$ 21,899</b>            | <b>\$317,435</b> | <b>\$ 150,000</b>           | <b>\$ 113,010</b>   | <b>\$ 263,010</b> | <b>\$ 558,546</b>                  |

<sup>1</sup> Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

Linda Vista Redevelopment Project Area  
 Cooperation Agreement Projects  
 Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number | Project Name                                    | Category              | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type     | Carryover and Allocations through FY 2012 |
|--|---|-----------------------|---|--------------------------|---------------|---|
| LV-169   | Morley Green Improvements                       | Public Improvements   | Design of ADA improvements and park amenities. Total Cost: \$75,000   | Start: 2011<br>End: 2011 | Rent Revenue  | \$ 75,000                                 |
| LV-170   | Comstock, Ulric & Linda Vista Road Improvements | Public Improvements   | Design of ADA improvements, on-street parking, curbs, gutters, sidewalks, etc. Total Cost: \$100,000  | Start: 2012<br>End: 2012 | Rent Revenue  | \$ 100,000                                |
| <b>Total Public Improvements</b>               |   |                       |   |                          |               | \$ 175,000                                |
| LV-168   | Linda Vista Town Center Project DDA             | Historic Preservation | Fund administrative cost relating to the disposition and adaptive reuse of historic building & new construction; MRW Development Co., LLC. Total Agency Participation: \$25,000 | Start: 2011<br>End: 2012 | Rent Revenue  | \$ 25,000                                 |
| <b>Total Historic Preservation</b>             |   |                       |   |                          |               | \$ 25,000                                 |
| LV-171   | Housing Enhancement Loan Program                | Affordable Housing    | Forgivable loans to homeowners for property improvements. Total Cost: \$126,000   | Start: 2012<br>End: 2012 | Tax Increment | \$ 117,435                                |
| <b>Total Affordable Housing</b>                |   |                       |   |                          |               | \$ 117,435                                |

**Redevelopment Agency of the City of San Diego  
Linda Vista Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

|  |
|--|
| <b>Eliminate Blight</b> <ul style="list-style-type: none"><li>• Redevelopment of the property at 6901 – 6921 Linda Vista Road</li></ul>                                    |
| <b>Neighborhood Preservation</b> <ul style="list-style-type: none"><li>• Continue Housing Enhancement Loan Program (HELP) funding with Linda Vista Housing Funds</li></ul> |
| <b>Improve Public Infrastructure</b> <ul style="list-style-type: none"><li>• As funding allows, address public infrastructure needs</li></ul>                              |
| <b>Economic Development</b> <ul style="list-style-type: none"><li>• Redevelopment of the property at 6901 – 6921 Linda Vista Road</li></ul>                                |

**Redevelopment Agency of the City of San Diego  
Linda Vista Redevelopment Project Area  
Status of FY 2011 Work Plan**

|  |  |
|--|--|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Redevelopment of Agency-owned property and address public infrastructure needs</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Current negotiations with the Linda Vista Town Center development team.</li> </ul>   |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Linda Vista Housing Enhancement Loan Program (HELP)</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Ongoing</li> </ul>   |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Identify public infrastructure needs to improve circulation/access and pursue funding for implementation</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Initial study to identify existing conditions and opportunities for improvements within the public right of way and Morley Green was completed. Agency pursued CDBG funding for Morley Green improvements (intended to address ADA requirements, needed upgrades and provide for active recreation park features) but was not successful in obtaining these funds. Provided funds suffice, Agency may be able to complete Morley Green improvements needed to meet ADA standards. Staff continues to research in order to identify other potential funding sources.</li> </ul> |
| <p><b>Increase Housing Opportunities</b></p> <ul style="list-style-type: none"> <li>• Continue Housing Enhancement Loan Program (HELP) funding with Linda Vista Housing Funds</li> </ul>                 | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Ongoing</li> </ul>   |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Increase and facilitate opportunities for entrepreneurship through redevelopment of Agency-owned property</li> </ul>         | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Component of the Linda Vista Town Center project noted above.</li> </ul>   |

**CITY REDEVELOPMENT**  
**LINDA VISTA REDEVELOPMENT PROJECT**  
**FISCAL YEARS 2012-2016**  
(In Thousands)

|                                     | FY 2012       | FY 2013       | FY 2014       | FY 2015       | FY 2016       |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|
| <b>REVENUE</b>                      |               |               |               |               |               |
| Tax Increment                       | \$ 90         | \$ 93         | \$ 95         | \$ 98         | \$ 100        |
| Tax Increment - 20% Housing         | 23            | 23            | 24            | 24            | 25            |
| <b>TOTAL REVENUE BUDGET</b>         | <b>\$ 113</b> | <b>\$ 116</b> | <b>\$ 119</b> | <b>\$ 122</b> | <b>\$ 125</b> |
| <b>EXPENDITURES</b>                 |               |               |               |               |               |
| <b>CAPITAL PROJECTS</b>             | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| <b>AFFORDABLE HOUSING</b>           | 1             | -             | -             | -             | -             |
| <b>TAX SHARING</b>                  | -             | -             | -             | -             | -             |
| <b>ADMINISTRATION</b>               | 35            | -             | -             | -             | -             |
| <b>DEBT SERVICE</b>                 |               |               |               |               |               |
| Cooperation Agreement (Housing)     | 22            | -             | -             | -             | -             |
| Cooperation Agreement (Non-Housing) | -             | -             | -             | -             | -             |
| CDBG Debt Repayment Agreement       | 45            | 116           | 119           | 122           | 125           |
| City Debt Repayment                 | 10            | -             | -             | -             | -             |
| <b>TOTAL DEBT SERVICE</b>           | <b>77</b>     | <b>116</b>    | <b>119</b>    | <b>122</b>    | <b>125</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>     | <b>\$ 113</b> | <b>\$ 116</b> | <b>\$ 119</b> | <b>\$ 122</b> | <b>\$ 125</b> |

The Linda Vista Redevelopment Project Area expires on November 22, 2012. The Agency will continue to receive Tax Increment for debt repayment until 11/22/22.

# NTC



**CITY REDEVELOPMENT**  
**NAVAL TRAINING CENTER REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|   | Cooperation Agreement                      |                             |                     | Agency                      |                     |                   | Combined Total Budget <sup>4</sup> |
|---|--|-----------------------------|---------------------|-----------------------------|---------------------|-------------------|------------------------------------|
|   | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total               | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total             |                                    |
| <b>EXPENDITURES</b>   |  |                             |                     |                             |                     |                   |                                    |
| <b>CAPITAL PROJECTS</b>   |  |                             |                     |                             |                     |                   |                                    |
| <b>Cooperation Agreement Projects <sup>1</sup></b>              |  |                             |                     |                             |                     |                   |                                    |
| Westside Shoreline Improvements - Phase I                       | 500,000                                    | -                           | 500,000             | -                           | -                   | -                 | 500,000                            |
| Westside Shoreline Improvements - Phase 2                       | 3,063,623                                  | 483,003 <sup>2</sup>        | 3,546,626           | -                           | -                   | -                 | 3,546,626                          |
| <b>Other Projects</b>   |  |                             |                     |                             |                     |                   |                                    |
| NTC Unallocated Projects  | -  | -                           | -                   | 400,000                     | -                   | 400,000           | 400,000                            |
| NTC General Projects  | -  | -                           | -                   | -                           | 271,284             | 271,284           | 271,284                            |
| NTC Foundation  | -  | -                           | -                   | 4,000,000                   | -                   | 4,000,000         | 4,000,000                          |
| <b>TOTAL CAPITAL PROJECTS</b>                                   | <b>3,563,623</b>                           | <b>483,003</b>              | <b>4,046,626</b>    | <b>4,400,000</b>            | <b>271,284</b>      | <b>4,671,284</b>  | <b>8,717,910</b>                   |
| <b>AFFORDABLE HOUSING</b>                                       |  |                             |                     |                             |                     |                   |                                    |
| Affordable Housing Administration                               | -  | -                           | -                   | -                           | 19,913              | 19,913            | 19,913                             |
| <b>Cooperation Agreement Projects <sup>1</sup></b>              |  |                             |                     |                             |                     |                   |                                    |
| Transitional Housing  | 1,890,000                                  | -                           | 1,890,000           | -                           | -                   | -                 | 1,890,000                          |
| Affordable Housing  | 1,494,274                                  | 268,810 <sup>2</sup>        | 1,763,084           | -                           | -                   | -                 | 1,763,084                          |
| <b>TOTAL AFFORDABLE HOUSING</b>                                 | <b>3,384,274</b>                           | <b>268,810</b>              | <b>3,653,084</b>    | <b>-</b>                    | <b>19,913</b>       | <b>19,913</b>     | <b>3,672,997</b>                   |
| <b>TAX SHARING</b>  | -  | -                           | -                   | 1,141,938                   | 1,072,648           | 2,214,586         | 2,214,586                          |
| <b>ADMINISTRATION</b>   |  |                             |                     |                             |                     |                   |                                    |
| General Administration  | -  | -                           | -                   | -                           | 580,627             | 580,627           | 580,627                            |
| <b>DEBT SERVICE</b>   |  |                             |                     |                             |                     |                   |                                    |
| Cooperation Agreement Payment (Non Housing) <sup>3</sup>        | -  | -                           | -                   | -                           | 483,003             | 483,003           | -                                  |
| Non-Housing Bond Debt Service                                   | -  | -                           | -                   | 825,334                     | 1,336,019           | 2,161,353         | 2,161,353                          |
| City Section 108 Debt Repayment Agreement                       | -  | -                           | -                   | -                           | 506,879             | 506,879           | 506,879                            |
| City Debt Repayment   | -  | -                           | -                   | -                           | 110,000             | 110,000           | 110,000                            |
| Cooperation Agreement Payment (Affordable Housing) <sup>3</sup> | -  | -                           | -                   | -                           | 268,810             | 268,810           | -                                  |
| Housing Bond Debt Service                                       | -  | -                           | -                   | 430,590                     | 800,047             | 1,230,637         | 1,230,637                          |
| <b>TOTAL DEBT SERVICE</b>                                       | <b>-</b>                                   | <b>-</b>                    | <b>-</b>            | <b>1,255,924</b>            | <b>3,504,758</b>    | <b>4,760,682</b>  | <b>4,008,869</b>                   |
| <b>TOTAL EXPENDITURES</b>                                       | <b>\$ 6,947,897</b>                        | <b>\$ 751,813</b>           | <b>\$ 7,699,710</b> | <b>\$ 6,797,862</b>         | <b>\$ 5,449,230</b> | <b>12,247,092</b> | <b>\$ 19,194,989</b>               |

<sup>1</sup> The Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

Naval Training Center Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Number | Project Area          | Project Name  | Category           | Description and Projected Total Project Cost   | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--------------------------------------|-----------------------|---|--------------------|--|--------------------------|-------------|---|
| NTC-179                              | Naval Training Center | Westside Shoreline Improvements - Phase I Design & Entitlements | Parks & Open Space | Design and provide for entitlement costs for the removal of debris, installation of riprap and amenities in accordance with NTC Reuse Plan. Total Cost: \$500,000  | Start: 2012<br>End: 2013 | Non Housing | \$ 500,000                                |
| NTC-180                              | Naval Training Center | Westside Shoreline Improvements - Phase 2 South Shore           | Parks & Open Space | Removal of shoreline debris, installation of riprap and shoreline amenities in accordance with NTC Reuse Plan. (\$1.37M Tax Exempt Bond Proceeds and \$2.63M Future TI.) Total Cost: \$4,000,000                   | Start: 2013<br>End: 2015 | Non Housing | \$ 3,546,626                              |
| <b>Total Public &amp; Open Space</b> |                       |   |                    |  |                          |             | \$ 4,046,626                              |
| NTC-175                              | Naval Training Center | Homeless Agreement - Catholic Charities                         | Affordable Housing | Agreement w/homeless providers for funding of transitional housing. Total Cost: \$350,000  | Start: 2012<br>End: 2012 | Housing     | \$ 350,000                                |
| NTC-176                              | Naval Training Center | Homeless Agreement - St. Vincent de Paul                        | Affordable Housing | Agreement w/homeless providers for funding of transitional housing. Total Cost: \$390,000  | Start: 2012<br>End: 2012 | Housing     | \$ 390,000                                |
| NTC-177                              | Naval Training Center | Homeless Agreement - Volunteers of America                      | Affordable Housing | Agreement w/homeless providers for funding of transitional housing. Total Cost: \$1,150,000  | Start: 2013<br>End: 2013 | Housing     | \$ 1,150,000                              |
| NTC-178                              | Naval Training Center | Affordable Housing Obligation - Plan Lifetime                   | Affordable Housing | Provide funding for land acquisition, construction and/or rehabilitation; programming, monitoring and administration of redevelopment plan affordable housing obligations. Total Agency Participation: \$3,000,000 | Start: 2013<br>End: 2013 | Housing     | \$ 1,763,084                              |
| <b>Total Affordable Housing</b>      |                       |   |                    |  |                          |             | \$ 3,653,084                              |

**Redevelopment Agency of the City of San Diego  
Naval Training Center Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

|  |
|--|
| <b>Eliminate Blight</b> <ul style="list-style-type: none"><li>• Continue processing approvals for Public Safety Training Institute</li><li>• Continue historic rehabilitation within Civic, Arts and Cultural Complex</li><li>• Monitor negotiations between the Regional Water Quality Control Board and the Navy regarding the Boat Channel conveyance</li></ul> |
| <b>Improve Public Infrastructure</b> <ul style="list-style-type: none"><li>• Initiate NTC Boat Channel Shoreline improvement design process in collaboration with the Park &amp; Recreation Department</li></ul>   |
| <b>Increase Affordable Housing</b> <ul style="list-style-type: none"><li>• Continue monitoring and funding Homeless Assistance Agreement</li><li>• Provide funding to Agency Affordable Housing Opportunity Fund</li></ul>   |
| <b>Economic Development</b> <ul style="list-style-type: none"><li>• East Side hotel development</li></ul>  |
| <b>Neighborhood Preservation</b> <ul style="list-style-type: none"><li>• Continue support of NTC Foundation to rehabilitate historic buildings</li></ul>   |

**Redevelopment Agency of the City of San Diego  
Naval Training Center Redevelopment Project Area  
Status of FY 2011 Work Plan**

|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Assess Boat Channel Shoreline improvements</li> <li>• NTC Foundation to continue historic rehabilitation within Civic, Arts and Cultural Complex</li> <li>• Public Safety Training Institute (PSTI) designing new campus layout and processing approvals</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Conceptual Engineering and Cost Study completed for planning next steps on improvements</li> <li>• NTC Foundation preparing to launch Phase 2 of rehabilitation</li> <li>• The PSTI Joint Powers Authority is reassessing the plans for this project</li> </ul> |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Complete individual agreements for disbursement of approximately \$2 million remaining for Homeless Assistance Agreement</li> <li>• Provide funding to Agency Affordable Housing Opportunity Fund</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Continuing negotiations with parties to the Homeless Assistance Agreement</li> <li>• \$2.9 million provided to the Fund from NTC Housing Tax Allocation Bond funds</li> </ul>   |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Work with Master Developer and Development Services Department on NTC Precise Plan and Local Coastal Program amendment</li> </ul>   | <ul style="list-style-type: none"> <li>• Master Developer has withdrawn request for this amendment</li> </ul>   |

**CITY REDEVELOPMENT**  
**NAVAL TRAINING CENTER REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012         | FY 2013         | FY 2014         | FY 2015         | FY 2016         |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>REVENUE</b>                       |                 |                 |                 |                 |                 |
| Tax Increment                        | \$ 4,355        | \$ 4,390        | \$ 4,478        | \$ 4,567        | \$ 4,658        |
| Tax Increment - 20% Housing          | 1,089           | 1,097           | 1,119           | 1,142           | 1,165           |
| Interest, Lease, Note, Other Revenue | 5               | 5               | 6               | 6               | 6               |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 5,449</b> | <b>\$ 5,492</b> | <b>\$ 5,603</b> | <b>\$ 5,715</b> | <b>\$ 5,829</b> |
| <b>EXPENDITURES</b>                  |                 |                 |                 |                 |                 |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 271</b>   | <b>\$ 100</b>   | <b>\$ 102</b>   | <b>\$ 105</b>   | <b>\$ 109</b>   |
| <b>AFFORDABLE HOUSING</b>            | <b>20</b>       | <b>50</b>       | <b>51</b>       | <b>53</b>       | <b>55</b>       |
| <b>TAX SHARING</b>                   | <b>1,073</b>    | <b>1,114</b>    | <b>1,156</b>    | <b>1,199</b>    | <b>1,243</b>    |
| <b>ADMINISTRATION</b>                | <b>580</b>      | <b>592</b>      | <b>603</b>      | <b>622</b>      | <b>646</b>      |
| <b>DEBT SERVICE</b>                  |                 |                 |                 |                 |                 |
| Bond Debt Service (Housing)          | 800             | 769             | 788             | 804             | 820             |
| Bond Debt Service (Non-Housing)      | 1,336           | 1,356           | 1,356           | 1,355           | 1,358           |
| Cooperation Agreement (Housing)      | 269             | 278             | 280             | 285             | 290             |
| Cooperation Agreement (Non-Housing)  | 483             | 606             | 631             | 645             | 651             |
| City Debt Repayment                  | 110             | 120             | 130             | 140             | 150             |
| NTC Section 108 Payment              | 507             | 507             | 506             | 507             | 506             |
| <b>TOTAL DEBT SERVICE</b>            | <b>3,505</b>    | <b>3,636</b>    | <b>3,691</b>    | <b>3,737</b>    | <b>3,776</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 5,449</b> | <b>\$ 5,492</b> | <b>\$ 5,603</b> | <b>\$ 5,715</b> | <b>\$ 5,829</b> |

# North Bay



**CITY REDEVELOPMENT**  
**NORTH BAY REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                               |                                   |               | Agency                            |                           |               | Combined<br>Total Budget <sup>4</sup> |
|--|---|-----------------------------------|---------------|-----------------------------------|---------------------------|---------------|---------------------------------------|
|  | Est. FY 11<br>Cooperation<br>Agreement<br>Carryover | FY 12<br>Cooperation<br>Agreement | Total         | Est. FY 11<br>Agency<br>Carryover | FY 12<br>Agency<br>Budget | Total         |                                       |
|  |   |                                   | 0             |                                   |                           |               |                                       |
| <b>EXPENDITURES</b>                                      |   |                                   |               |                                   |                           |               |                                       |
| <b>CAPITAL PROJECTS</b>                                  |   |                                   |               |                                   |                           |               |                                       |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |   |                                   |               |                                   |                           |               |                                       |
| Peninsula YMCA Expansion                                 | 1,996,703   | 3,297 <sup>2</sup>                | 2,000,000     | -                                 | -                         | -             | 2,000,000                             |
| Mixed Use Development                                    | 5,500,000   | -                                 | 5,500,000     | -                                 | -                         | -             | 5,500,000                             |
| Public Infrastructure                                    | 2,250,000   | 3,602,500 <sup>2</sup>            | 5,852,500     | -                                 | -                         | -             | 5,852,500                             |
| <b>Other Projects</b>                                    |   |                                   |               |                                   |                           |               |                                       |
| North Bay Unallocated Projects                           | -   | -                                 | -             | -                                 | 448,303                   | 448,303       | 448,303                               |
| <b>TOTAL CAPITAL PROJECTS</b>                            | 9,746,703   | 3,605,797                         | 13,352,500    | -                                 | 448,303                   | 448,303       | 13,800,803                            |
| <b>AFFORDABLE HOUSING</b>                                |   |                                   |               |                                   |                           |               |                                       |
| Affordable Housing Administration                        | -   | -                                 | -             | -                                 | 36,092                    | 36,092        | 36,092                                |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |   |                                   |               |                                   |                           |               |                                       |
| VVSD Transitional Housing Project- Phase V               | 1,215,724   | -                                 | 1,215,724     | -                                 | -                         | -             | 1,215,724                             |
| <b>Other Affordable Housing Projects</b>                 |   |                                   |               |                                   |                           |               |                                       |
| North Bay Low/Mod Unallocated Projects                   | -   | -                                 | -             | -                                 | 362,820                   | 362,820       | 362,820                               |
| <b>TOTAL AFFORDABLE HOUSING</b>                          | 1,215,724   | -                                 | 1,215,724     | -                                 | 398,912                   | 398,912       | 1,614,636                             |
| <b>TAX SHARING</b>                                       | -   | -                                 | -             | 1,800,949                         | 1,815,939                 | 3,616,888     | 3,616,888                             |
| <b>ADMINISTRATION</b>                                    |   |                                   |               |                                   |                           |               |                                       |
| General Administration                                   | -   | -                                 | -             | -                                 | 983,299                   | 983,299       | 983,299                               |
| <b>DEBT SERVICE</b>                                      |   |                                   |               |                                   |                           |               |                                       |
| Cooperation Agreement Payment (Non Housing) <sup>3</sup> | -   | -                                 | -             | 800,000                           | 2,805,797                 | 3,605,797     |                                       |
| Non-Housing Bond Debt Service                            | -   | -                                 | -             | 452,556                           | 673,103                   | 1,125,659     | 1,125,659                             |
| City Debt Repayment                                      | -   | -                                 | -             | -                                 | 75,000                    | 75,000        | 75,000                                |
| Housing Bond Debt Service                                | -   | -                                 | -             | 712,215                           | 1,273,732                 | 1,985,947     | 1,985,947                             |
| MTDB Lease   | -   | -                                 | -             | -                                 | 300,000                   | 300,000       | 300,000                               |
| Affordable Housing City Link                             | -   | -                                 | -             | -                                 | 100,000                   | 100,000       | 100,000                               |
| <b>TOTAL DEBT SERVICE</b>                                | -   | -                                 | -             | 1,964,771                         | 5,227,632                 | 7,192,403     | 3,586,606                             |
| <b>TOTAL EXPENDITURES</b>                                | \$10,962,427  | \$ 3,605,797                      | \$ 14,568,224 | \$ 3,765,719                      | \$ 8,874,085              | \$ 12,639,804 | \$23,602,232                          |

<sup>1</sup> Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

North Bay Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number         | Project Name   | Category                                  | Description & Projected Total Project Cost   | Schedule of Performance            | Fund Type     | Carryover and Allocations through FY 2012 |
|--|--|---|--|------------------------------------|---------------|---|
| NB-205   | Peninsula YMCA Expansion Project                       | Community Facility - Non-profit ownership | Provide funding for the Future Expansion of gymnasium and rehabilitation of existing facility subject to approval of YMCA Second Implementation Agreement to the YMCA Site Improvement Agreement dated March 21, 2002. Total Agency Participation: \$2,000,000 | Start: 2012<br>End: 2014           | Tax Increment | \$ 2,000,000                              |
| <b>Total Community Facility - Non-profit ownership</b> |  |   |  |                                    |               | \$ 2,000,000                              |
| NB-207   | Opportunity Site along proposed Mid-Coast Trolley line | Mixed Use Development                     | Provide funding to assist with, feasibility, design, acquisition and development of new residential and commercial construction, incl new public improvements. Located along a transit corridor. Total Agency Participation: \$7,750,000                       | Start: 2012<br>End: 2015           | Tax Increment | \$ 5,500,000                              |
| <b>Total Future Mixed Use Development</b>              |  |   |  |                                    |               | \$ 5,500,000                              |
| NB-203   | Washington Street Median Projects                      | Public Infrastructure                     | Implement public improvements consisting of existing sidewalk repairs, and new crosswalks, traffic calming signal, monument sign, and landscaping per City standards.  | Start: 2014<br>End: 2015           | Tax Increment | \$ 150,000                                |
| NB-204   | Five Points Pedestrian Improvements                    | Public Infrastructure                     | Design and construction of new pedestrian improvements at the intersection of Hancock and Washington Streets per City standards.   | Start: 2014<br>End: 2015           | Tax Increment | \$ 77,500                                 |
| NB-209   | Community Plan Update                                  | Public Infrastructure                     | Provide financial assistance for Uptown Community Plan Update. Total Agency Participation: \$75,000  | Start: 2014<br>End: 2017           | Tax Increment | \$ 75,000                                 |
| NB-213   | Rosecrans Corridor Improvements                        | Public Infrastructure                     | Implement the Rosecrans Corridor Mobility Study in three areas along Rosecrans Boulevard over three funding phases. Area 1: \$7,700,000;   | Start: 2013<br>End: 2015<br>Area 1 | Tax Increment | \$ 5,550,000                              |
| <b>Total Public Infrastructure</b>                     |  |   |  |                                    |               | \$ 5,852,500                              |
| NB-202   | VVSD Transitional Housing Project-Phase V              | Affordable Housing                        | Provide financial assistance to construct 20 units for homeless veterans, includes supporting facilities. Total Cost: \$3,000,000  | Start: 2014<br>End: 2015           | Tax Increment | \$ 1,215,724                              |
| <b>Total Affordable Housing</b>                        |  |   |  |                                    |               | \$ 1,215,724                              |

**Redevelopment Agency of the City of San Diego  
North Bay Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

|  |
|--|
| <b>Eliminate Blight</b> <ul style="list-style-type: none"><li>• Start construction on the Peninsula YMCA Expansion Project</li><li>• Seek development and public improvement opportunities along the Mid-Coast Trolley Corridor</li></ul>  |
| <b>Improve Public Infrastructure</b> <ul style="list-style-type: none"><li>• Start construction on the Five Points Pedestrian Improvements</li><li>• Start construction on the Washington Street Median Improvements</li><li>• Initiate implementation of projects identified in the Rosecrans Corridor Mobility Study along Rosecrans Boulevard</li></ul>   |
| <b>Increase Affordable Housing</b> <ul style="list-style-type: none"><li>• Start construction on the Mission Apartments affordable housing development</li><li>• Start the feasibility analysis of the Veterans Village of San Diego, Phase V transitional housing facility</li><li>• Complete the construction of Veterans Village of San Diego, Phase IV transitional housing facility</li></ul> |
| <b>Economic Development</b> <ul style="list-style-type: none"><li>• Assist the City in completing the Midway and Old Town Community Plan Updates</li><li>• Assist the City in completing the Uptown Community Plan Update</li><li>• Continue to market and implement the North Bay Storefront Improvement Program</li></ul>  |
| <b>Neighborhood Preservation</b> <ul style="list-style-type: none"><li>• Assist and complete the design and implementation of the Urban Corps Gateway Mural Project</li></ul>  |

**Redevelopment Agency of the City of San Diego  
North Bay Redevelopment Project Area  
Status of FY 2011 Work Plan**

|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Initiate construction of the Peninsula YMCA Improvements</li> <li>• Complete Urban Corps LEED Recycling Educational Center Improvements</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed the construction of the Peninsula YMCA gymnasium</li> <li>• Completed the Urban Corps LEED Recycling Education Center and Roof Top Garden</li> </ul>  |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Start construction on the Five Points Pedestrian Improvements</li> <li>• Start construction on the Washington Street Median Improvements</li> <li>• Start the construction of the Clairemont Drive Median Improvements</li> <li>• Start the design for two public improvement projects</li> <li>• Complete the design of the Voltaire Street Bridge Retrofit</li> <li>• Consider funding for two public improvement project</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Continue to work with the City to design and construct the Five Points Pedestrian Improvements</li> <li>• Continue to work with the City to design and construct the Washington Street Median Improvements</li> <li>• Project on hold. Agency Agreement with Developer pending Developer bankruptcy proceedings</li> <li>• Continue to work with City staff and North Bay Project Area Committee to identify public improvement projects</li> <li>• The Voltaire Street Bridge Retrofit project is on hold until additional funds are identified</li> <li>• Continue to work with City staff and North Bay Project Area Committee to identify public improvement projects for the Project Area</li> </ul> |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Complete construction for Stella at Five Points</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Agency terminated the Owner Participation Agreement and property sold to new owner following foreclosure proceedings</li> </ul>   |

**North Bay Redevelopment Project Area**  
**Status of Fiscal Year 2011 Work Plan – *Continued***

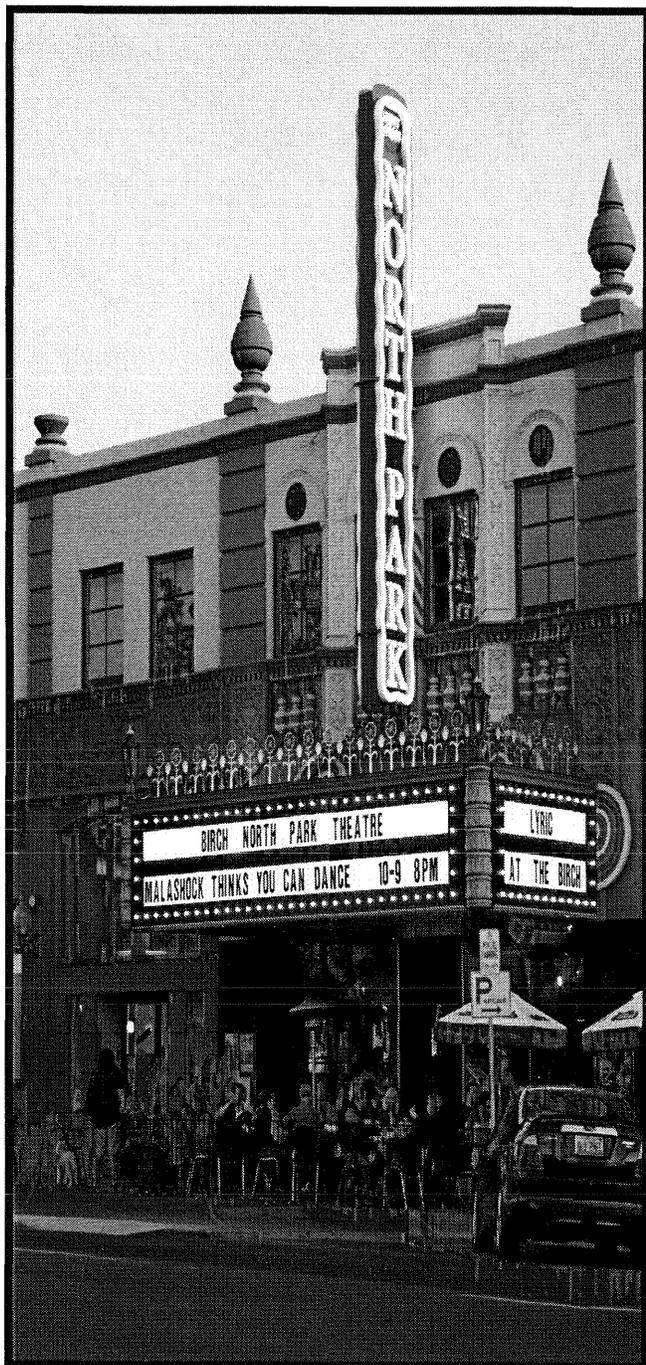
|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Complete construction of Veterans Village of San Diego, Phase III</li> <li>• Start construction of a new affordable housing development at the corner of Washington and Hancock Street</li> </ul>  | <ul style="list-style-type: none"> <li>• Completed the construction of the Veterans Village of San Diego, Phase III ninety-six unit transitional housing facility</li> <li>• Entered into an Owner Participation Agreement for the development of the Mission Apartments 85-unit affordable housing project, construction to start August 2011</li> </ul>                               |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Assist the City in completing the Midway and the Old Town Community Plan Updates</li> <li>• Assist the City in completing the Uptown Community Plan Update</li> <li>• Finalize the Five Points Traffic Circulation Study</li> <li>• Continue to market and implement the North Bay Storefront Improvement Program include the Morena Boulevard Program</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Continue to work with City staff on the Midway and the Old Town Community Plan Updates</li> <li>• Continue to work with City staff on the Uptown Community Plan Update</li> <li>• Completed the Five Points Traffic Circulation Study</li> <li>• Two Storefront Improvement Projects are in the design process</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Assist with the implementation of the Five Points Mural Project</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• The Five Points Mural Project has been suspended</li> </ul>   |

**CITY REDEVELOPMENT**  
**NORTH BAY REDEVELOPMENT PROJECT**  
**FISCAL YEARS 2012-2016**  
(In Thousands)

|  | FY 2012         | FY 2013         | FY 2014         | FY 2015         | FY 2016         |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>REVENUE</b>                               |                 |                 |                 |                 |                 |
| Tax Increment                                | \$ 7,091        | \$ 7,179        | \$ 7,432        | \$ 7,689        | \$ 7,952        |
| Tax Increment - 20% Housing                  | 1,772           | 1,794           | 1,858           | 1,922           | 1,988           |
| Developer Proceeds/Advances                  | -               | -               | -               | -               | -               |
| Interest, Lease, Note, Other Revenue         | 11              | 9               | 9               | 10              | 10              |
| <b>TOTAL REVENUE BUDGET</b>                  | <b>\$ 8,874</b> | <b>\$ 8,982</b> | <b>\$ 9,299</b> | <b>\$ 9,621</b> | <b>\$ 9,950</b> |
| <b>EXPENDITURES</b>                          |                 |                 |                 |                 |                 |
| <b>CAPITAL PROJECTS</b>                      | <b>\$ 448</b>   | <b>\$ 300</b>   | <b>\$ 306</b>   | <b>\$ 315</b>   | <b>\$ 328</b>   |
| <b>AFFORDABLE HOUSING</b>                    | <b>399</b>      | <b>75</b>       | <b>77</b>       | <b>79</b>       | <b>82</b>       |
| <b>TAX SHARING</b>                           | <b>1,816</b>    | <b>1,820</b>    | <b>1,931</b>    | <b>2,049</b>    | <b>2,169</b>    |
| <b>ADMINISTRATION</b>                        | <b>983</b>      | <b>1,003</b>    | <b>1,023</b>    | <b>1,053</b>    | <b>1,096</b>    |
| <b>DEBT SERVICE</b>                          |                 |                 |                 |                 |                 |
| Bond Debt Service (Housing)                  | 1,274           | 1,233           | 1,258           | 1,280           | 1,302           |
| Bond Debt Service (Non-Housing)              | 673             | 673             | 675             | 677             | 677             |
| Cooperation Agreement (Housing)              | -               | 386             | 424             | 463             | 504             |
| Cooperation Agreement (Non-Housing)          | 2,806           | 2,587           | 2,691           | 3,079           | 3,158           |
| City Debt Repayment                          | 75              | 85              | 95              | 105             | 115             |
| Reserve - CAL HFA HELP Loan VVSD             | -               | 420             | 420             | 420             | 420             |
| Metropolitan Transit Development Board Lease | 300             | 300             | 300             | -               | -               |
| CityLink Affordable Housing Agreement        | 100             | 100             | 100             | 100             | 100             |
| <b>TOTAL DEBT SERVICE</b>                    | <b>5,228</b>    | <b>5,784</b>    | <b>5,963</b>    | <b>6,125</b>    | <b>6,276</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>              | <b>\$ 8,874</b> | <b>\$ 8,982</b> | <b>\$ 9,299</b> | <b>\$ 9,621</b> | <b>\$ 9,950</b> |



# North Park



**CITY REDEVELOPMENT**  
**NORTH PARK REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                      |                             |                     | Agency                      |                     |                      | Combined Total Budget |
|--|--|-----------------------------|---------------------|-----------------------------|---------------------|----------------------|-----------------------|
|  | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total               | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total                |                       |
| <b>EXPENDITURES</b>                                |  |                             |                     |                             |                     |                      |                       |
| <b>CAPITAL PROJECTS</b>                            |  |                             |                     |                             |                     |                      |                       |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |  |                             |                     |                             |                     |                      |                       |
| Public Infrastructure                              | 2,347,705                                  | -                           | 2,347,705           | -                           | -                   | -                    | 2,347,705             |
| Parks and Open Space                               | 1,538,000                                  | -                           | 1,538,000           | -                           | -                   | -                    | 1,538,000             |
| Commercial Business Assistance                     | 1,434,120                                  | -                           | 1,434,120           | -                           | -                   | -                    | 1,434,120             |
| Renaissance Community Space Administration         | 25,000                                     | -                           | 25,000              | -                           | -                   | -                    | 25,000                |
| North Park Parking Garage Administration           | 100,000                                    | -                           | 100,000             | -                           | -                   | -                    | 100,000               |
| <b>Other Projects</b>                              |  |                             |                     |                             |                     |                      |                       |
| North Park Unallocated Projects                    | -  | -                           | -                   | 200,000                     | 1,057,095           | 1,257,095            | 1,257,095             |
| North Park Projects/General                        | -  | -                           | -                   | 200,000                     | 200,000             | 400,000              | 400,000               |
| <b>TOTAL CAPITAL PROJECTS</b>                      | <b>5,444,825</b>                           | <b>-</b>                    | <b>5,444,825</b>    | <b>400,000</b>              | <b>1,257,095</b>    | <b>1,657,095</b>     | <b>7,101,920</b>      |
| <b>AFFORDABLE HOUSING</b>                          |  |                             |                     |                             |                     |                      |                       |
| Affordable Housing Administration                  | -  | -                           | -                   | -                           | 25,513              | 25,513               | 25,513                |
| <b>Cooperation Agreement Projects <sup>1</sup></b> |  |                             |                     |                             |                     |                      |                       |
| Housing Enhancement Loan Program (HELP)            | 500,000                                    | -                           | 500,000             | -                           | -                   | -                    | 500,000               |
| Multifamily Housing Enhancement Loan Program       | 200,000                                    | -                           | 200,000             | -                           | -                   | -                    | 200,000               |
| Affordable Housing                                 | 331,128                                    | -                           | 331,128             | -                           | -                   | -                    | 331,128               |
| <b>Other Affordable Housing Projects</b>           |  |                             |                     |                             |                     |                      |                       |
| North Park Affordable Housing Projects/General     | -  | -                           | -                   | -                           | 243,707             | 243,707              | 243,707               |
| <b>TOTAL AFFORDABLE HOUSING</b>                    | <b>1,031,128</b>                           | <b>-</b>                    | <b>1,031,128</b>    | <b>-</b>                    | <b>269,220</b>      | <b>269,220</b>       | <b>1,300,348</b>      |
| <b>TAX SHARING</b>                                 | <b>-</b>                                   | <b>-</b>                    | <b>-</b>            | <b>1,439,019</b>            | <b>1,391,086</b>    | <b>2,830,105</b>     | <b>2,830,105</b>      |
| <b>ADMINISTRATION</b>                              |  |                             |                     |                             |                     |                      |                       |
| General Administration                             | -  | -                           | -                   | -                           | 724,013             | 724,013              | 724,013               |
| <b>DEBT SERVICE</b>                                |  |                             |                     |                             |                     |                      |                       |
| Non-Housing Bond Debt Service                      | -  | -                           | -                   | 1,616,906                   | 1,983,647           | 3,600,553            | 3,600,553             |
| City CDBG Debt Repayment Agreement                 | -  | -                           | -                   | -                           | 204,200             | 204,200              | 204,200               |
| City Debt Repayment                                | -  | -                           | -                   | -                           | 100,000             | 100,000              | 100,000               |
| Housing Bond Debt Service                          | -  | -                           | -                   | 640,669                     | 1,121,866           | 1,762,535            | 1,762,535             |
| <b>TOTAL DEBT SERVICE</b>                          | <b>-</b>                                   | <b>-</b>                    | <b>-</b>            | <b>2,257,575</b>            | <b>3,409,713</b>    | <b>5,667,288</b>     | <b>5,667,288</b>      |
| <b>TOTAL EXPENDITURES</b>                          | <b>\$ 6,475,953</b>                        | <b>\$ -</b>                 | <b>\$ 6,475,953</b> | <b>\$ 4,096,594</b>         | <b>\$ 7,051,127</b> | <b>\$ 11,147,721</b> | <b>\$ 17,623,674</b>  |

<sup>1</sup> The Cooperation Agreement Projects are detailed on the next page.

North Park Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number | Project Name                                   | Category              | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type   | Carryover and Allocations through FY 2012 |
|--|--|-----------------------|---|--------------------------|-------------|---|
| NP-226   | El Cajon Blvd Streetlight Plans and Studies    | Public Infrastructure | Streetlight plans and studies - Park Blvd to I-805. Total Cost: \$124,000   | Start: 2012<br>End: 2012 | Non-Housing | \$ 124,000                                |
| NP-227   | Surface Parking Lot Fencing                    | Public Infrastructure | Temporary enclosure of trash receptacles until Theatre Park developed. Total Cost: \$11,000   | Start: 2012<br>End: 2012 | Non-Housing | \$ 11,000                                 |
| NP-230   | Renaissance Community Space                    | Public Infrastructure | Improvements to community space at Renaissance Project. Total Cost: \$300,000   | Start: 2012<br>End: 2013 | Non-Housing | \$ 300,000                                |
| NP-231   | ElderHelp Expansion                            | Public Infrastructure | Interior improvements to City-owned commercial space to provide for senior activities relocated from NP Community Park. Total Cost: \$400,000 | Start: 2012<br>End: 2013 | Non-Housing | \$ 400,000                                |
| NP-232   | Boundary Street Improvements                   | Public Infrastructure | Public improvements for vacant City owned parcels between Boundary Street & I-805 including lighting and landscaping. Total Cost: \$300,000   | Start: 2012<br>End: 2013 | Non-Housing | \$ 300,000                                |
| NP-237   | University and 31st Street Public Improvements | Public Infrastructure | Phase 2: Design and installation of curbs, gutters, sidewalks, street trees, and utility undergrounding. Total Cost: \$50,000                 | Start: 2013<br>End: 2014 | Non-Housing | \$ 50,000                                 |
| NP-238   | Public Art Master Plan                         | Public Infrastructure | Development of Public Art Master Plan for North Park. Total Cost: \$50,000  | Start: 2014<br>End: 2015 | Non-Housing | \$ 50,000                                 |
| NP-239   | 30th St Improvements                           | Public Infrastructure | Design and installation of sidewalks, curbs, and drainage improvements Upas to University. Total Cost: \$264,000                              | Start: 2014<br>End: 2015 | Non-Housing | \$ 246,825                                |
| NP-240   | Kansas St Drainage Improvements                | Public Infrastructure | Design and installation of sidewalks, curbs, and drainage improvements El Cajon to Madison. Total Cost: \$865,880                             | Start: 2014<br>End: 2015 | Non-Housing | \$ 865,880                                |
| <b>Total Public Infrastructure</b>             |  |                       |   |                          |             | <b>\$ 2,347,705</b>                       |

|   |  |   |  |                          |             |                     |
|---|--|---|--|--------------------------|-------------|---------------------|
| NP-234                                      | North Park Theatre Park & Streetscape Improvements | Parks & Open Space                            | Allocation of funding for design and construction of minipark & street improvements. Transference of the fee title of the Agency-owned surface parking lot at 2986 North Park Way to City. Total Cost: \$1,430,000 | Start: 2013<br>End: 2014 | Non-Housing | \$ 1,430,000        |
| NP-235                                      | North Park Community Park Improvements             | Parks & Open Space                            | Allocation of funding for design and construction of site improvements. Total Cost: \$108,000  | Start: 2013<br>End: 2014 | Non-Housing | \$ 108,000          |
| <b>Total Parks &amp; Open Space</b>         |  |   |  |                          |             | <b>\$ 1,538,000</b> |
| NP-225                                      | Central Business District Rehabilitation Loan      | Commercial Business Assistance                | Rehabilitation loan for green building improvements. Total Agency Participation: \$1,100,000   | Start: 2012<br>End: 2012 | Non-Housing | \$ 1,100,000        |
| NP-228                                      | 31st Street LLC DDA                                | Commercial Business Assistance                | Phase 1: Partial funding for disposition and adaptive reuse of Agency-owned building (former Woolworth's) subject to feasibility analysis and design. Total Agency Participation: \$100,000                        | Start: 2012<br>End: 2013 | Non-Housing | \$ 100,000          |
| NP-258                                      | Green Pilot Program                                | Commercial Business Assistance                | Rehabilitation loans for green improvements for various buildings at suitable sites to be identified within the Project Area. Fund at \$250K in 2014 and \$500K/year. Total Cost: \$14,750,000                     | Start: 2014<br>End: 2043 | Non-Housing | \$ 234,120          |
| <b>Total Commercial Business Assistance</b> |  |   |  |                          |             | <b>\$ 1,434,120</b> |
| NP-242                                      | Renaissance Community Space Administration         | Renaissance Community Space Administration    | Administration and operations of Renaissance Community Space. Fund at \$25K/year. Total Cost: \$125,000  | Start: 2012<br>End: 2016 | Non-Housing | \$ 25,000           |
| NP-243                                      | North Park Parking Garage Administration           | North Park Parking Garage Administration      | Administration and operations of the North Park Parking Garage. Fund at \$100K/year in FY2012 and \$75K/year through 2016. Total Cost: \$400,000   | Start: 2012<br>End: 2016 | Non-Housing | \$ 100,000          |
| <b>Total Other</b>                          |  |   |  |                          |             | <b>\$ 125,000</b>   |
| NP-244                                      | Housing Enhancement Loan Program                   | Housing Enhancement Loan Program              | Forgivable loans to homeowners for property improvements. Fund at \$500K in 2012 and \$250K/year through 2016. Total Cost: \$1,500,000   | Start: 2012<br>End: 2016 | Housing     | \$ 500,000          |
| NP-245                                      | Multifamily Housing Enhancement Loan Program       | Multifamily Housing Enhancement Loan Program  | Forgivable loans to multi-family projects for rehabilitation. Fund at \$200K/year. Total Cost: \$1,000,000   | Start: 2012<br>End: 2016 | Housing     | \$ 200,000          |
| NP-261                                      | Affordable Housing Obligation - Plan Lifetime      | Affordable Housing Obligation - Plan Lifetime | Provide funding for land acquisition, construction and/or rehabilitation; programming, monitoring and administration of 360 units of affordable housing. Total Cost: \$90,000,000                                  | Start: 2026<br>End: 2043 | Housing     | \$ 331,128          |
| <b>Total Affordable Housing</b>             |  |   |  |                          |             | <b>\$ 1,031,128</b> |

**Redevelopment Agency of the City of San Diego  
North Park Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

|  |
|--|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"><li>• Provide forgivable loans for the rehabilitation of blighted commercial buildings.</li><li>• Implement a multifamily housing enhancement loan program.</li><li>• Implement a community enhancement program.</li></ul>  |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"><li>• Complete tenant improvements for city-owned property at 4332 30th Street to include a community room and police storefront.</li><li>• Begin construction of streetscape improvements along 29<sup>th</sup> Street and North Park Way adjacent to a proposed mini-park.</li><li>• Begin construction of park improvements at the North Park Community Park at 4044 Idaho Street.</li><li>• Complete design of lighting and landscaping improvements on Boundary Street from University Avenue to Monroe Avenue.</li><li>• Enter into a site assistance agreement for improvements to a city-owned building at 4069 30th Street for a senior community center.</li></ul> |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"><li>• Begin construction of the Florida Street Apartments project at 3783-3825 Florida Street to provide for 82 units of affordable rental housing.</li></ul>  |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"><li>• Recapitalize the enhanced storefront improvement program (SIP).</li><li>• Complete rehabilitation of 3029 University Avenue for a new restaurant.</li><li>• Engage a consultant to prepare a Public Art Master Plan for the project area.</li></ul>   |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"><li>• Recapitalize the Housing Enhancement Loan Program (HELP).</li><li>• Complete rehabilitation of the historic Lafayette Hotel at 2223 El Cajon Boulevard.</li><li>• Enter into a Disposition and Development Agreement for adaptive reuse of the historic Woolworths building at 3067 University Avenue.</li></ul>   |

**Redevelopment Agency of the City of San Diego  
North Park Redevelopment Project Area  
Status of FY 2011 Work Plan**

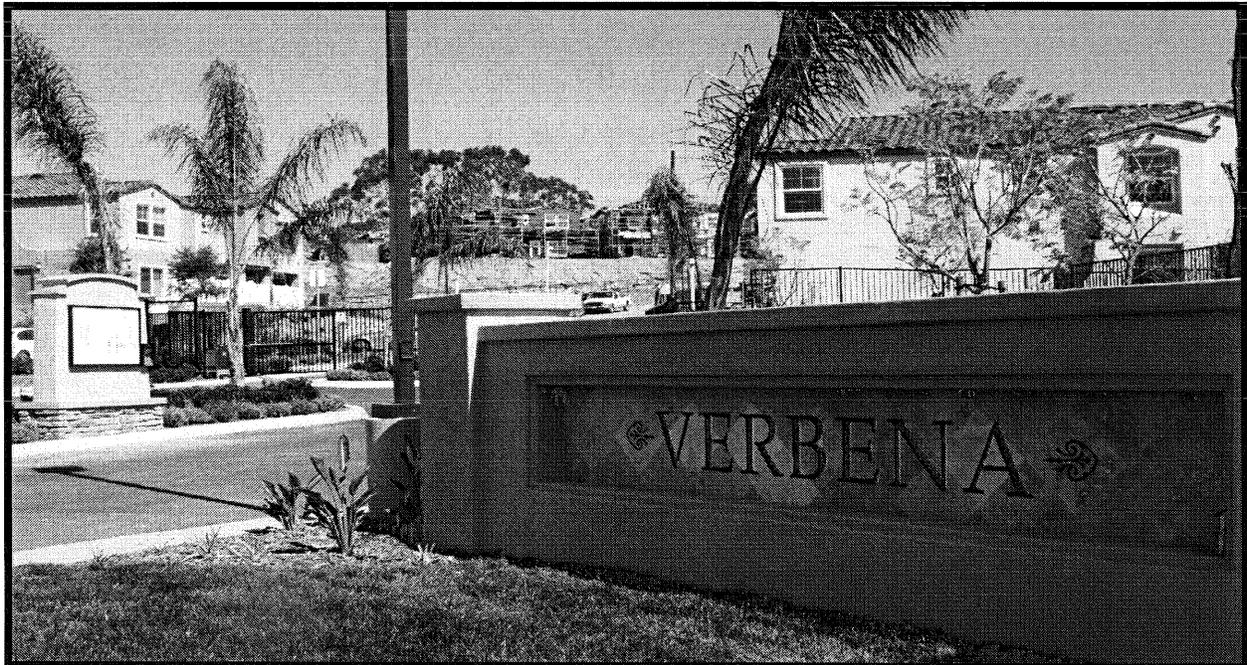
|   |   |
|---|---|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Provide land and/or a financial subsidy for rehabilitation of 3067 University Avenue.</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• The Agency acquired the property and entered into an Exclusive Negotiation Agreement with a developer for adaptive reuse of the building.</li> </ul>  |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Begin construction of streetscape improvements along 29<sup>th</sup> Street and North Park Way adjacent to a proposed mini-park.</li> <li>• Transfer the Agency owned surface parking lot behind the North Park Theatre to the City of San Diego for construction of a proposed mini-park.</li> <li>• Provide funds for improved lighting and landscaping on Boundary Street from University Avenue to Monroe Avenue.</li> <li>• Complete tenant improvements for Agency owned property at 4332 30<sup>th</sup> Street to include a community room and police storefront.</li> <li>• Provide funds for improvements to City of San Diego owned property at 4069 30<sup>th</sup> Street for a senior community center.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• City of San Diego staff has engaged a consultant for design of the streetscape improvements.</li> <li>• The property has been transferred to the City of San Diego.</li> <li>• Agency staff is engaging a consultant for design of the improvements.</li> <li>• The Agency has received permits for the improvements and prepared a bid package to award a contract.</li> <li>• The Agency has prepared a site assistance agreement to provide funds to ElderHelp of San Diego for the improvements.</li> </ul> |
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Negotiate an Owner Participation Agreement for affordable rental housing (El Cajon and Georgia)</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• The project is on hold due to the State of California suspending funds for its Multifamily Housing Program.</li> </ul>  |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Implement the enhanced storefront improvement program.</li> <li>• Negotiate a forgivable rehabilitation loan with owners of</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• The program has been implemented.</li> <li>• The business was able to obtain private financing to improve its building for the expansion.</li> </ul>  |

|  |  |
|--|--|
| <p>2200 University Avenue for expansion of a veterinarian hospital.</p>  |  |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Recapitalize the Housing Enhancement Loan Program (HELP).</li> <li>• Complete a study that will include a framework of sustainability criteria to evaluate projects for development, of which neighborhood preservation will be a key criterion.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• The HELP has been recapitalized with \$500,000 in low-mod set aside funds.</li> <li>• A draft of the study has been completed and a pilot program has been launched to assist with evaluation of the sustainability criteria.</li> </ul> |

**CITY REDEVELOPMENT**  
**NORTH PARK REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012-16 EXPENDITURE BUDGET OUTLOOK**  
(In Thousands)

|                                      | FY 2012         | FY 2013         | FY 2014         | FY 2015         | FY 2016         |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>REVENUE</b>                       |                 |                 |                 |                 |                 |
| Tax Increment                        | \$ 5,653        | \$ 5,714        | \$ 5,896        | \$ 6,082        | \$ 6,271        |
| Tax Increment - 20% Housing          | 1,391           | 1,428           | 1,474           | 1,520           | 1,568           |
| Developer Proceeds/Advances          | -               | -               | -               | -               | -               |
| Interest, Lease, Note, Other Revenue | 7               | 7               | 7               | 8               | 8               |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 7,051</b> | <b>\$ 7,149</b> | <b>\$ 7,377</b> | <b>\$ 7,610</b> | <b>\$ 7,847</b> |
| <b>EXPENDITURES</b>                  |                 |                 |                 |                 |                 |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 1,257</b> | <b>\$ 100</b>   | <b>\$ 102</b>   | <b>\$ 105</b>   | <b>\$ 109</b>   |
| <b>AFFORDABLE HOUSING</b>            | <b>269</b>      | <b>50</b>       | <b>51</b>       | <b>53</b>       | <b>55</b>       |
| <b>TAX SHARING</b>                   | <b>1,391</b>    | <b>1,414</b>    | <b>1,459</b>    | <b>1,506</b>    | <b>1,593</b>    |
| <b>ADMINISTRATION</b>                | <b>724</b>      | <b>738</b>      | <b>753</b>      | <b>776</b>      | <b>807</b>      |
| <b>DEBT SERVICE</b>                  |                 |                 |                 |                 |                 |
| Bond Debt Service (Housing)          | 1,122           | 1,086           | 1,107           | 1,124           | 1,142           |
| Bond Debt Service (Non-Housing)      | 1,984           | 1,977           | 1,980           | 1,978           | 1,978           |
| Cooperation Agreement (Housing)      | -               | 292             | 316             | 343             | 371             |
| Cooperation Agreement (Non-Housing)  | -               | 1,157           | 1,242           | 1,323           | 1,353           |
| CDBG Debt Repayment Agreement        | 204             | 225             | 247             | 272             | 299             |
| City Debt Repayment                  | 100             | 110             | 120             | 130             | 140             |
| <b>TOTAL DEBT SERVICE</b>            | <b>3,410</b>    | <b>4,847</b>    | <b>5,012</b>    | <b>5,171</b>    | <b>5,283</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 7,051</b> | <b>\$ 7,149</b> | <b>\$ 7,377</b> | <b>\$ 7,610</b> | <b>\$ 7,847</b> |

# San Ysidro



**CITY REDEVELOPMENT**  
**SAN YSIDRO REDEVELOPMENT PROJECT**  
**FISCAL YEAR 2012 EXPENDITURE BUDGET**

THIS PAGE DISPLAYS THE CONSOLIDATED PROJECT AREA EXPENDITURE PLAN FROM BOTH AGENCY AND COOPERATION AGREEMENT SOURCES

|  | Cooperation Agreement                      |                             |                     | Agency                      |                     |                     | Combined Total Budget <sup>4</sup> |
|--|--|-----------------------------|---------------------|-----------------------------|---------------------|---------------------|------------------------------------|
|  | Est. FY 11 Cooperation Agreement Carryover | FY 12 Cooperation Agreement | Total               | Est. FY 11 Agency Carryover | FY 12 Agency Budget | Total               |                                    |
| <b>EXPENDITURES</b>                                      |  |                             |                     |                             |                     |                     |                                    |
| <b>CAPITAL PROJECTS</b>                                  |  |                             |                     |                             |                     |                     |                                    |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |  |                             |                     |                             |                     |                     |                                    |
| Public Improvements                                      | 4,913,184                                  | 786,816 <sup>2</sup>        | 5,700,000           | -                           | -                   | -                   | 5,700,000                          |
| Mixed Use Development                                    | 1,500,000                                  | -                           | 1,500,000           | -                           | -                   | -                   | 1,500,000                          |
| Business and Community Enhancement                       | -  | 315,000 <sup>2</sup>        | 315,000             | -                           | -                   | -                   | 315,000                            |
| <b>Other Projects</b>                                    |  |                             |                     |                             |                     |                     |                                    |
| San Ysidro Projects/General                              | -  | -                           | -                   | -                           | 428,760             | 428,760             | 428,760                            |
| <b>TOTAL CAPITAL PROJECTS</b>                            | <b>6,413,184</b>                           | <b>1,101,816</b>            | <b>7,515,000</b>    | <b>-</b>                    | <b>428,760</b>      | <b>428,760</b>      | <b>7,943,760</b>                   |
| <b>AFFORDABLE HOUSING</b>                                |  |                             |                     |                             |                     |                     |                                    |
| Affordable Housing Administration                        | -  | -                           | -                   | -                           | 36,092              | 36,092              | 36,092                             |
| <b>Cooperation Agreement Projects <sup>1</sup></b>       |  |                             |                     |                             |                     |                     |                                    |
| Affordable Housing                                       | 557,238                                    | -                           | 557,238             | -                           | -                   | -                   | 557,238                            |
| <b>Other Affordable Housing Projects</b>                 |  |                             |                     |                             |                     |                     |                                    |
| San Ysidro Low/Mod Unallocated Projects                  | -  | -                           | -                   | -                           | 334,264             | 334,264             | 334,264                            |
| <b>TOTAL AFFORDABLE HOUSING</b>                          | <b>557,238</b>                             | <b>-</b>                    | <b>557,238</b>      | <b>-</b>                    | <b>370,356</b>      | <b>370,356</b>      | <b>927,594</b>                     |
| <b>TAX SHARING</b>                                       | <b>-</b>                                   | <b>-</b>                    | <b>-</b>            | <b>1,256,386</b>            | <b>1,239,417</b>    | <b>2,495,803</b>    | <b>2,495,803</b>                   |
| <b>ADMINISTRATION</b>                                    |  |                             |                     |                             |                     |                     |                                    |
| General Administration                                   | -  | -                           | -                   | -                           | 934,188             | 934,188             | 934,188                            |
| <b>DEBT SERVICE</b>                                      |  |                             |                     |                             |                     |                     |                                    |
| Cooperation Agreement Payment (Non Housing) <sup>3</sup> | -  | -                           | -                   | 400,000                     | 701,816             | 1,101,816           |                                    |
| Non-Housing Bond Debt Service                            | -  | -                           | -                   | 353,047                     | 622,156             | 975,203             | 975,203                            |
| City CDBG Debt Repayment Agreement                       | -  | -                           | -                   | -                           | 121,000             | 121,000             | 121,000                            |
| City Debt Repayment                                      | -  | -                           | -                   | -                           | 45,000              | 45,000              | 45,000                             |
| Housing Bond Debt Service                                | -  | -                           | -                   | 350,480                     | 651,201             | 1,001,681           | 1,001,681                          |
| <b>TOTAL DEBT SERVICE</b>                                | <b>-</b>                                   | <b>-</b>                    | <b>-</b>            | <b>1,103,527</b>            | <b>2,141,173</b>    | <b>3,244,700</b>    | <b>2,142,884</b>                   |
| <b>TOTAL EXPENDITURES</b>                                | <b>\$ 6,970,422</b>                        | <b>\$ 1,101,816</b>         | <b>\$ 8,072,238</b> | <b>\$ 2,359,912</b>         | <b>\$ 5,113,895</b> | <b>\$ 7,473,807</b> | <b>\$ 14,444,229</b>               |

<sup>1</sup> Cooperation Agreement Projects are detailed on the next page.

<sup>2</sup> This project expense is funded via Cooperation Agreement Payment by the Agency to the City. See footnote 3.

<sup>3</sup> Agency payment to City for Cooperation Agreement projects. Expense is a transfer from the Agency to the City's Cooperation Agreement Fund and is therefore excluded from the Combined Total.

<sup>4</sup> Represents total expenditure plan for the Project Area from both Agency and Cooperation Agreement (City) sources.

San Ysidro Redevelopment Project Area  
Cooperation Agreement Projects  
Carryover and Allocations through Fiscal Year 2012

| Cooperation Agreement Project Reference Number  | Project Name  | Category                           | Description & Projected Total Project Cost  | Schedule of Performance  | Fund Type  | Carryover and Allocations through FY 2012 |
|---|---|------------------------------------|---|--------------------------|--|---|
| SY-264  | West Camino de la Plaza Improvements  | Public Improvements                | Feasibility, design, construction of health and safety related improvements: sidewalks, curbs, new road lane and related improvements per City standards. Total Cost: \$600,000   | Start: 2011<br>End: 2012 | Existing Tax Exempt Bond Proceeds &/or Tax Increment | \$ 600,000                                |
| SY-265  | San Ysidro Traffic Signals (Beyer Blvd. Crossing and San Ysidro Blvd./Averil) | Public Improvements                | Installation of new traffic signals, and related improvements per City standards. Total Cost: \$600,000   | Start: 2011<br>End: 2012 | Existing Tax Exempt Bond Proceeds &/or Tax Increment | \$ 600,000                                |
| SY-266  | San Ysidro Public Library   | Public Improvements                | Feasibility and related due diligence, design and subsequent development of new branch library per City standards. Total Agency Participation: \$2,500,000  | Start: 2014<br>End: 2016 | Tax Increment  | \$ 2,500,000                              |
| SY-268  | San Ysidro Streetscape Improvement Project – Implementation Facilities Plan   | Public Improvements                | Design and construction of streetscape improvements, new sidewalks, curbs and gutters per City standards. (\$2M Existing Tax Exempt Bond Proceeds, \$1M Existing TI balance phased with Future TI). Total Cost: \$10,000,000  | Start: 2012<br>End: 2020 | Existing Tax Exempt Bond Proceeds &/or Tax Increment | \$ 2,000,000                              |
| <b>Total Public Infrastructure</b>              |   |                                    |   |                          |  | \$ 5,700,000                              |
| SY-267  | Property Acquisition and Infrastructure Pilot Village                         | Mixed Use Development              | Multi-year program of acquisition of key sites within the Pilot Village; Pilot Village to be memorialized within the current Community Plan Update. (\$1.2 Existing Tax Exempt Bond Proceeds & TI). Total Agency Participation: \$10,000,000  | Start: 2012<br>End: 2017 | Existing Tax Exempt Bond Proceeds &/or Tax Increment | \$ 1,500,000                              |
| <b>Total Future Mixed Use Development</b>       |   |                                    |   |                          |  | \$ 1,500,000                              |
| SY-272  | Business Assistance Program   | Business and Community Enhancement | Implementation of various business programs and BID assistance (i.e., banners, signage, utility box artwork. Fund at \$100K/year. Total Cost: \$1,500,000   | Start: 2012<br>End: 2026 | Tax Increment  | \$ 65,000                                 |
| SY-274  | Community Enhancement Program   | Business and Community Enhancement | Administration and implementation of neighborhood cleanup, housing rehab and revitalization programs. Fund at \$130/year. Total Cost: \$1,950,000   | Start: 2012<br>End: 2027 | Tax Increment  | \$ 250,000                                |
| <b>Total Business and Community Enhancement</b> |   |                                    |   |                          |  | \$ 315,000                                |
| SY-280  | Affordable Housing Obligation - Plan Lifetime                                 | Affordable Housing                 | Provide annual funding for land acquisition, construction or rehabilitation, programming, monitoring and administration of redevelopment plan affordable housing obligations. Redevelopment Plan estimates 3000 housing units to be developed in San Ysidro during the lifetime of the plan. Housing obligation = 450 total affordable housing units (180 VL and 270 L/M). To date, 70 have been produced. Plan lifetime deficit of 380 units. Total Agency Participation: \$31,500,000 | Start: 2012<br>End: 2046 | Tax Increment  | \$ 557,238                                |
| <b>Total Affordable Housing</b>                 |   |                                    |   |                          |  | \$ 557,238                                |

**Redevelopment Agency of the City of San Diego  
San Ysidro Redevelopment Project Area  
Fiscal Year 2012 Work Plan**

**Eliminate Blight**

- Consider adopting Plan Amendment to extend Eminent Domain Authority
- Make offer to acquire several key parcels within the Pilot Village
- Complete due diligence for the possible assistance of redeveloping private property located at Center Street and San Ysidro Boulevard
- Complete the Fourth Five-Year Implementation Plan for the San Ysidro Redevelopment Project Area

**Improve Public Infrastructure**

- Consider revised design and funding for the West Camino de la Plaza Improvement Project
- Consider the installation of two traffic signals identified in the San Ysidro Public Facilities Plan
- Consider the funding of various streetscape improvements throughout the project area
- Provide cost estimates and design for second round of various streetscape improvements throughout the project area
- Facilitate completion of a revised scope of work for the deferred public improvements associated with the Las Americas Project
- Complete library feasibility analysis for various possible library locations

**Increase Affordable Housing**

- Complete construction of the Verbeña Family Apartments
- Consider Exclusive Negotiation Agreement for the proposed La Adalba Senior Housing Project
- Complete due diligence activities for the revised Casa Ochoa residential proposal

**Economic Development**

- Consider new agreement with the San Ysidro Business Association for economic revitalization activities along the commercial corridors
- Implement the Storefront Improvement Program (SIP)
- Consider 8<sup>th</sup> Implementation Agreement for Las Americas East
- Assist City in completing the Intermodal Transit Center study
- Assist City in completing design for the Virginia Avenue Transit facility

**Neighborhood Preservation**

- Consider new Agreement with Casa Familiar for residential and neighborhood revitalization activities
- Consider new agreement with Urban Corps of San Diego for enhanced community clean-up activities and events
- Implement the Housing Enhancement Loan Program (HELP)
- Assist the City in facilitating the San Ysidro Community Plan update

**Redevelopment Agency of the City of San Diego  
San Ysidro Redevelopment Project Area  
Status of FY 2011 Work Plan**

|   |  |
|---|--|
| <p><b>Eliminate Blight</b></p> <ul style="list-style-type: none"> <li>• Consider adopting Plan Amendment to extend Eminent Domain Authority</li> <li>• Initiate due diligence activities for the possible acquisition of several key parcels within the San Ysidro Pilot Village</li> <li>• Facilitate the redevelopment of private property located at Center Street and San Ysidro Boulevard</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Pending</li> <li>• Completed appraisals and environmental assessments</li> <li>• Due diligence underway</li> </ul>   |
| <p><b>Improve Public Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Complete the installation of 16 cobra lights, and the planning and design for 7 new pole light attachments.</li> <li>• Consider funding two traffic signals within the project area</li> <li>• Complete the revised design for the West Camino de la Plaza Project</li> <li>• Facilitate completion of the public improvements associated with the Las Americas Project</li> <li>• Initiate library feasibility analysis for various possible library locations</li> <li>• Retain civil engineer consultant to provide cost estimates, and planning and design for various public improvements within the project area.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed remaining light installations</li> <li>• Approved by the PAC</li> <li>• Completed revised design and cost estimate</li> <li>• Revised scope of work pending</li> <li>• Analysis underway</li> <li>• Retained consultant and obtained preliminary cost estimates</li> </ul> |

**San Ysidro Redevelopment Project Area  
Fiscal Year 2011 Work Plan Status - *Continued***

|  |  |
|--|--|
| <p><b>Increase Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Complete construction of the Verbeña Family Apartments</li> <li>• Complete due diligence activities for the proposed La Adalba Senior Project</li> </ul>  | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Construction nearly complete</li> <li>• Due diligence activities nearly complete</li> </ul>  |
| <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Implement the recently approved Storefront Improvement Program</li> <li>• Consider Amendment to Agreement with the San Ysidro Business Association (SYBA) to extend the time to complete scope of work</li> <li>• Consider approving the 7<sup>th</sup> Implementation Agreement for development of Las Americas East</li> <li>• Assist the City in continuing to study the Intermodal Transit Facility concept adjacent to the international border.</li> </ul> | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed marketing materials and conducted various workshops</li> <li>• Completed</li> <li>• Completed</li> <li>• Assisted City in drafting RFP for Intermodal Transit Study</li> </ul> |
| <p><b>Neighborhood Preservation</b></p> <ul style="list-style-type: none"> <li>• Consider amendment to Agreement with Casa Familiar to continue assisting in implementing various neighborhood revitalization activities</li> <li>• Assist the City in facilitating the San Ysidro Community Plan Update</li> <li>• Complete a minimum of two neighborhood revitalization and clean up events</li> </ul>   | <p><b>Status</b></p> <ul style="list-style-type: none"> <li>• Completed</li> <li>• Ongoing</li> <li>• Completed</li> </ul>   |

**CITY REDEVELOPMENT**  
**SAN YSIDRO REDEVELOPMENT PROJECT**  
**FISCAL YEARS 2012-2016**  
(In Thousands)

|                                      | FY 2012         | FY 2013         | FY 2014         | FY 2015         | FY 2016         |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>REVENUE</b>                       |                 |                 |                 |                 |                 |
| Tax Increment                        | \$ 4,086        | \$ 4,206        | \$ 4,322        | \$ 4,441        | \$ 4,561        |
| Tax Increment - 20% Housing          | 1,022           | 1,051           | 1,080           | 1,110           | 1,140           |
| Interest, Lease, Note, Other Revenue | 6               | 5               | 5               | 6               | 6               |
| <b>TOTAL REVENUE BUDGET</b>          | <b>\$ 5,114</b> | <b>\$ 5,262</b> | <b>\$ 5,407</b> | <b>\$ 5,557</b> | <b>\$ 5,707</b> |
| <b>EXPENDITURES</b>                  |                 |                 |                 |                 |                 |
| <b>CAPITAL PROJECTS</b>              | <b>\$ 429</b>   | <b>\$ 200</b>   | <b>\$ 204</b>   | <b>\$ 210</b>   | <b>\$ 219</b>   |
| <b>AFFORDABLE HOUSING</b>            | <b>370</b>      | <b>75</b>       | <b>77</b>       | <b>79</b>       | <b>82</b>       |
| <b>TAX SHARING</b>                   | <b>1,240</b>    | <b>1,261</b>    | <b>1,299</b>    | <b>1,352</b>    | <b>1,408</b>    |
| <b>ADMINISTRATION</b>                | <b>934</b>      | <b>953</b>      | <b>972</b>      | <b>1,001</b>    | <b>1,041</b>    |
| <b>DEBT SERVICE</b>                  |                 |                 |                 |                 |                 |
| Bond Debt Service (Housing)          | 651             | 626             | 641             | 654             | 668             |
| Bond Debt Service (Non-Housing)      | 622             | 623             | 623             | 618             | 619             |
| Cooperation Agreement (Housing)      | -               | 350             | 363             | 377             | 390             |
| Cooperation Agreement (Non-Housing)  | 702             | 988             | 1,030           | 1,053           | 1,104           |
| CDBG Debt Repayment Agreement        | 121             | 133             | 146             | 161             | 177             |
| City Debt Repayment                  | 45              | 53              | 53              | 52              | -               |
| <b>TOTAL DEBT SERVICE</b>            | <b>2,141</b>    | <b>2,773</b>    | <b>2,856</b>    | <b>2,915</b>    | <b>2,958</b>    |
| <b>TOTAL EXPENDITURE BUDGET</b>      | <b>\$ 5,114</b> | <b>\$ 5,262</b> | <b>\$ 5,407</b> | <b>\$ 5,557</b> | <b>\$ 5,707</b> |



**Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects  
Allocation of Redevelopment Agency Pooled Housing Bond Proceeds (Series 2010)  
\$13,447,884**

| <b>Cooperation Agreement<br/>Project Reference<br/>Number</b> | <b>Project Area</b> | <b>Project Name</b>   | <b>Category</b>    | <b>Description and Projected Total Project Cost</b>  | <b>Pooled Housing<br/>Bonds Allocation<br/>(Series 2010)</b> |
|---|---------------------|---|--------------------|--|--|
| CH-71   | City Heights        | Affordable Housing<br>Obligation – Plan Lifetime                  | Affordable Housing | Provide funding for land acquisition, construction or rehabilitation, programming, monitoring and administration of redevelopment plan affordable housing obligations. Total Agency Participation: \$9,000,000   | \$5,286,102  |
| CR-139  | Crossroads          | Affordable Housing<br>Obligation (Redevelopment<br>Plan Lifetime) | Affordable Housing | Provide annual funding for land acquisition, construction, or rehabilitation; programming, monitoring, and administration of redevelopment plan affordable housing obligations. Estimate \$250K/unit subsidy. Redevelopment plan estimates 2,500 housing units to be developed in Crossroads during lifetime of plan; housing obligation = 375 total affordable housing units (150 very low and 225 low/moderate); to date 46 have been produced; plan lifetime deficit of 329 units. Total Agency Participation: \$42,000,000 | \$3,700,000  |
| NB-201  | North Bay           | VVSD Transitional Housing<br>Project- Phase V                     | Affordable Housing | Provide financial assistance to construct 20 units for homeless veterans, includes supporting facilities. Total Cost: \$3,000,000  | \$1,523,436  |
| NP-261  | North Park          | Affordable Housing<br>Obligation - Plan Lifetime                  | Affordable Housing | Provide funding for land acquisition, construction and/or rehabilitation; programming, monitoring and administration of 360 units of affordable housing. Total Cost: \$90,000,000  | \$1,042,346  |
| SY-280  | San Ysidro          | Affordable Housing<br>Obligation - Plan Lifetime                  | Affordable Housing | Provide annual funding for land acquisition, construction or rehabilitation, programming, monitoring and administration of redevelopment plan affordable housing obligations. Redevelopment Plan estimates 3000 housing units to be developed in San Ysidro during the lifetime of the plan. Housing obligation = 450 total affordable housing units (180 VL and 270 L/M). To date, 70 have been produced. Plan lifetime deficit of 380 units. Total Agency Participation: \$31,500,000  | \$1,896,000  |
| <b>TOTAL</b>  |                     |   |                    |  | <b>\$13,447,884</b>  |

**CITY REDEVELOPMENT  
ADMINISTRATIVE COST SUMMARY  
FISCAL YEAR 2012**

**CITY REDEVELOPMENT DEPARTMENT COSTS**

These costs are incurred by the City and reimbursed by the Agency out of the project budgets of the respective City Redevelopment Project Areas. These costs are contained in the City's Budget within the Redevelopment Department.

**Salaries and Benefits**

|  |                           |
|--|---------------------------|
| Personnel Salaries                             | \$2,049,631               |
| Fringe Benefits                                | 1,390,872                 |
| Overtime/Bilingual Pay                         | 18,736                    |
| <b>Total Salaries and Benefit <sup>1</sup></b> | <u><u>\$3,459,239</u></u> |

**Non-Personnel Expenses**

|  |                           |
|--|---------------------------|
| Rent                                   | \$148,754                 |
| Telephone Services / Voice Network     | 16,029                    |
| Office Supplies / Equipment            | 11,370                    |
| Postage                                | 6,321                     |
| Reproduction Expense                   | 28,718                    |
| Auto Expense (Mileage)                 | 13,760                    |
| Repairs & Maintenance                  | 900                       |
| IT/Computer Systems/Network Support    | 97,869                    |
| Other                                  | 2,162                     |
| <b>Total Non-Personnel Expenses</b>    | <u><u>\$325,883</u></u>   |
| <b>TOTAL - CITY REDEVELOPMENT DEPT</b> | <u><u>\$3,785,122</u></u> |

**AGENCY COSTS**

These costs are incurred directly by the Agency and are a component of the budgets of the respective Project Areas.

**Agency Costs**

|                           |                         |
|---------------------------|-------------------------|
| Agency memberships        | \$13,900                |
| Professional Development  | 21,000                  |
| Associated Travel         | 25,000                  |
| Insurance                 | 110,000                 |
| <b>Total Agency Costs</b> | <u><u>\$169,900</u></u> |

**CITY SERVICES**

These costs are for services provided by the City departments and are a component of the budgets of the respective Project Areas.

**City Services**

|                            |                           |
|----------------------------|---------------------------|
| City Services              | 1,425,455 <sup>2</sup>    |
| <b>Total City Services</b> | <u><u>\$1,425,455</u></u> |

**COUNTY FEES**

Fees are charged by the County of San Diego for the collection, distribution, and associated costs for collecting tax increment for each project area. As a structural correction, this allocation is being incorporated into the Administration budget for Fiscal Year 2012.

**County of San Diego**

|                                  |                         |
|----------------------------------|-------------------------|
| County Redevelopment Fees        | 600,527                 |
| <b>Total County of San Diego</b> | <u><u>\$600,527</u></u> |

**TOTAL ADMINISTRATIVE BUDGET**

|                                   |                           |
|-----------------------------------|---------------------------|
| City Redevelopment Administration | <u><u>\$5,981,004</u></u> |
|-----------------------------------|---------------------------|

**ADMINISTRATIVE COST DISTRIBUTION**

The majority (96.5%) of the Agency's administrative costs are charged to Agency's capital projects funds. A small portion (3.5%) is charged to the Low and Moderate Income Housing funds to recover limited costs directly associated with the administration of the Agency's Low and Moderate Income Housing Program.

|  |                         |
|--|-------------------------|
| <b>Capital Projects</b>                      |                         |
| Redevelopment Department                     | 3,576,037               |
| Agency Costs                                 | 169,900                 |
| City Services                                | 1,425,455               |
| County Fees                                  | 600,527                 |
| <b>Total Capital Projects</b>                | <u>5,771,919</u>        |
| <b>Low and Moderate Income Housing Funds</b> | <u>209,085</u>          |
| <b>Total</b>                                 | <u><u>5,981,004</u></u> |

<sup>1</sup> Source: City of San Diego Fiscal Year 2012 Proposed Budget - Redevelopment Department.

<sup>2</sup> See page 94 for a listing of the City Departments providing services to the Agency.

**CITY REDEVELOPMENT  
POSITION AND SALARY SCHEDULE  
FISCAL YEAR 2012**

**PERSONNEL - BUDGETED IN CITY REDEVELOPMENT FUND (200229)**

**SALARIES:**

| Class<br>Number                      | Position Title                            | FY 2011<br>Positions    | FY 2012<br>Positions | FY 2012 Total       |
|--------------------------------------|---|-------------------------|----------------------|---------------------|
| 20000011                             | Account Clerk                             | 1.0                     | 1.0                  | \$ 34,496           |
| 20000119                             | Associate Management Analyst              | 1.0                     | 1.0                  | 63,700              |
| 20001140                             | Assistant Department Director             | 1.0                     | 1.0                  | 134,830             |
| 20000539                             | Clerical Assistant II                     | 2.0                     | 2.0                  | 67,796              |
| 20000295                             | Community Development Coord               | 3.0                     | 3.0                  | 270,318             |
| 20000300                             | Community Development Spec II             | 5.0                     | 5.0                  | 284,295             |
| 20000303                             | Community Development Spec IV             | 12.0                    | 12.0                 | 937,613             |
| 20000011                             | Financial Operations Manager <sup>1</sup> | 1.0                     | 1.0                  | -                   |
| 20000346                             | Legislative Recorder I                    | 1.0                     | 1.0                  | 47,469              |
| 20000015                             | Sr Management Analyst                     | 1.0                     | 1.0                  | 69,966              |
| 20000970                             | Supv Management Analyst                   | 1.0                     | 1.0                  | 78,464              |
|                                      | Overtime Budgeted                         |                         |                      | 10,000              |
|                                      | Hourly Wages <sup>2</sup>                 |                         | 2.5                  | 60,684              |
|                                      | Bilingual - Regular Pay                   |                         |                      | 8,736               |
| <b>TOTAL PERSONNEL:</b>              |   | <b>29.0</b>             | <b>31.5</b>          | <b>\$ 2,068,367</b> |
|                                      |   | <b>TOTAL PERSONNEL:</b> |                      | <b>\$ 2,068,367</b> |
|                                      |   | <b>FRINGE BENEFITS:</b> |                      | <b>1,390,872</b>    |
| <b>TOTAL PERSONNEL EXPENDITURES:</b> |   |                         |                      | <b>\$ 3,459,239</b> |

<sup>1</sup> Position is vacant and unfunded.

<sup>2</sup> Agency's intern program. Fnding and staffing level is unchanged from FY 11.

**CITY REDEVELOPMENT**  
**CITY SERVICES SUMMARY**  
**FISCAL YEAR 2012**

| CITY SERVICES                           | Barrio<br>Logan | City<br>Heights | College<br>Community | College<br>Grove | Crossroads     | Grantville    | Linda<br>Vista | Naval<br>Training<br>Center | North Bay      | North Park     | San Ysidro     | Budget<br>FY 2012 |
|---|-----------------|-----------------|----------------------|------------------|----------------|---------------|----------------|-----------------------------|----------------|----------------|----------------|-------------------|
| City Attorney                           | 26,074          | 97,819          | 12,853               | 7,593            | 47,002         | 16,002        | 12,519         | 36,157                      | 75,000         | 70,252         | 70,000         | 471,271           |
| City Treasurer                          | -               | 15,400          | -                    | -                | 8,600          | -             | -              | 11,745                      | -              | 7,904          | 7,451          | 51,100            |
| Comptroller Office                      | 2,320           | 41,178          | 5,800                | 2,900            | 18,559         | 13,919        | 580            | 18,559                      | 33,638         | 23,779         | 33,638         | 194,871           |
| Debt Management                         | 500             | 12,000          | 500                  | 500              | 5,000          | 500           | 200            | 5,000                       | 10,000         | 10,000         | 5,000          | 49,200            |
| Engineering                             | 625             | 11,094          | 1,563                | 781              | 5,000          | 3,750         | 156            | 5,000                       | 9,063          | 6,406          | 9,063          | 52,500            |
| Equal Opportunity Contracting           | 437             | 7,763           | 1,093                | 547              | 3,499          | 2,624         | 109            | 3,499                       | 6,342          | 4,483          | 6,342          | 36,740            |
| General Government Services             |                 |                 |                      |                  |                |               |                |                             |                |                |                |                   |
| Billing (GGSB)                          | 3,737           | 66,333          | 9,343                | 4,671            | 29,897         | 22,423        | 934            | 29,897                      | 54,188         | 38,305         | 54,188         | 313,916           |
| SAP Application Support                 | 1,998           | 35,470          | 4,996                | 2,498            | 15,986         | 11,990        | 500            | 15,986                      | 28,975         | 20,483         | 28,975         | 167,858           |
| City Planning & Community<br>Investment | 800             | 19,652          | 2,768                | 1,384            | 8,857          | 5,543         | 277            | 9,665                       | 16,054         | 11,500         | 11,500         | 88,000            |
| <b>Total City Services</b>              | <b>36,492</b>   | <b>306,710</b>  | <b>38,915</b>        | <b>20,874</b>    | <b>142,400</b> | <b>76,751</b> | <b>15,275</b>  | <b>135,508</b>              | <b>233,260</b> | <b>193,112</b> | <b>226,157</b> | <b>1,425,455</b>  |

Note: In addition these services, the City also provides specific code enforcement services to the City Heights and Crossroads project areas. These services are funded by the Agency through the Cooperation Agreement and are identified in the respective project area budgets.