

Determinations (California Health & Safety Code Section 33445) for:

- Barrio Logan Redevelopment Project Area
- Central Imperial Redevelopment Project Area
- Centre City Redevelopment Project Area
- City Heights Redevelopment Project Area
- College Grove Redevelopment Project Area
- Crossroads Redevelopment Project Area
- Gateway Center West Redevelopment Project Area
- Grantville Redevelopment Project Area
- Linda Vista Redevelopment Project Area
- Mount Hope Redevelopment Project Area
- Naval Training Center Redevelopment Project Area
- North Bay Redevelopment Project Area
- North Park Redevelopment Project Area
- San Ysidro Redevelopment Project Area
- Southcrest Redevelopment Project Area

## DETERMINATIONS

(California Health & Safety Code Section 33445)

### SUBJECT IMPROVEMENTS: BARRIO LOGAN REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Barrio Logan Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements.

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the City Heights Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.

- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks within the public right-of-way and improve accessibility and mobility to pedestrians.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will allow greater accessibility to and within residential and business districts of the Project and improve accessibility to park and open space areas.

## II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

### City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.

- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in

Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.

- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for construction of the Improvements is consistent with the "Fourth Implementation Plan for the Barrio Logan Redevelopment Plan for the Period of July 2009 – June 2014" for the Project Area adopted on June 19, 2009 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
- At Page 3, "The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area;"
  - At Page 3, "Encourage the preservation and enhancement of the distinctive character of the community and promote the development of the community's cultural and ethnic qualities;"
  - At Page 3, "Provide an environment conducive to the health, safety and well being of community residents and employees;"
  - At Page 3, "Encourage a high level of concern for urban design and land use principles;"
  - At Page 3, "The achievement of an environment reflecting a high level of concern for the cultural land use principles appropriate for attainment of the objectives of the Redevelopment Plan;"
  - At Page 3, "The preservation of the Project Area's existing employment base and the creation of new job opportunities;"
  - At Page 3, "The planning, redesign, and development of areas which are stagnant or improperly utilized;"

- At Page 4, “Other objectives include the creation of new commercial developments, new jobs for Project Area displaced workers and residents, infrastructure improvements and neighborhood revitalization.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405a and incorporated herein, by reference.

- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

SUBJECT IMPROVEMENTS: CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Central Imperial Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other multi-modal, public and private vehicular transportation, traffic, bicycle and pedestrian improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Central Imperial Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular, bicycles, transit and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will install or replace missing and inadequate public improvements by the installation of missing sidewalks, transit facilities bike lanes or replacement of dilapidated sidewalks within the public right-of-way and improve safety, accessibility and mobility to all modes.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- I. The Improvements will allow greater utilization of canyon and open space areas in a park deficient area in the City of San Diego.
- J. The Improvements will allow greater accessibility to and within residential and business districts of the Project and improve accessibility to park and open space areas.
- K. The Improvements will utilize unproductive land.
- L. The Improvements will create employment opportunities.
- M. The Improvements will prevent business out-migration.

N. The Improvements will alleviate depreciated/stagnant property values.

## II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

### City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services

including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Central Imperial Fourth Five-Year Implementation Plan for the Project Area adopted on June 19, 2009, including any amendments thereto ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 3, “Preservation and rehabilitation of existing residential area.”
- At Page 3, “Development of a variety of new in-fill housing.”
- At Page 3, “Improvements to existing public infrastructure.”
- At Page 4, “Hilltop & Euclid Residential Development: utilize productive land; increase supply of affordable housing; provide homeownership opportunities; Provide stability to the Project Area by enhancing the permanent residential base; and serve unmet residential needs.”
- At Page 5, “Northwest Village Drugstore: utilize productive land; serve unmet commercial need; alleviate crime/lack of public safety; create neighborhood stability; alleviate depreciated /stagnant property values; create employment opportunities.”
- At Page 5, “Valencia Business Park: utilize productive land; alleviate crime/lack of public safety; create neighborhood stability; prevent business out-migration; alleviate depreciated /stagnant property values; create employment opportunities.”
- At Page 5, “Village Center at Euclid and Market: utilize productive land; increase supply of affordable housing; provide homeownership opportunities; serve unmet commercial and retail needs, alleviate crime/lack of public safety; create neighborhood stability; prevent business out-migration; alleviate depreciated /stagnant property values; create employment opportunities.”
- At Page 6, “Imperial Avenue Corridor Master Plan Area Public Improvements to implement right of way enhancement improvement plans; engineering study for potential improvement needs to alleviate flooding of Imperial Avenue areas surrounding portions of Encanto Branch of Las Chollas Creek to enhance potential for new private development by providing and improving public infrastructure; utilize productive land; and provide neighborhood amenities.”
- At Page 6, “Mobility Plan and/or Infrastructure improvement plans to enhance potential of new private development by providing and improving public

infrastructure; provide neighborhood amenities; and alleviate crime/lack of public safety”

- At Page 6, “Naranja and 53<sup>rd</sup> Street Public Improvements to flood plain, provide public access to Las Chollas Creek, dedication of open space, and construction of pedestrian path, landscaping, fencing and retaining walls. Improvements to enhance potential for new private development by providing and improving public infrastructure; utilizing unproductive land; and providing neighborhood amenities.”
  - At Page 6, “Ouchi Courtyards- Lincoln Park Paseo Phase I-Public Improvements on Holly Drive; Off-site improvements along Holly Drive and Imperial Avenue.”
  - At Page 7, “Southeastern San Diego Community Plan Update: Identify additional funding and coordinate with City of San Diego for an update of community plans to incorporate redevelopment goals and objective. This will utilize unproductive land; increase potential for: affordable housing, homeownership opportunities, commercial and retail needs and employment opportunities; alleviate crime/lack of public safety; create neighborhood stability; assist in the prevention of business out-migration; and alleviate depreciated/stagnant property values.
- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

**DETERMINATIONS**  
**(California Health & Safety Code Section 33445)**

SUBJECT IMPROVEMENTS: CENTRE CITY REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Centre City Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) demolition of blighted and underutilized properties/structures, (d) storm drain and storm water improvements, (e) water and sewer improvements, (f) utility undergrounding/relocation, and (g) design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way.

(2) Streetlights, which include, without limitation, (a) the installation of streetlights in and along streets and other public rights-of-way; and

(3) Traffic Signals, which include without limitation, (a) the installation of traffic signals and lighted crosswalks, associated ADA improvements, and (b) other transportation and traffic improvements; and

(4) Interim public parking lots, which include, without limitation, the installation of publicly-lit parking lots; and

(5) Urban Art, which include, without limitation, the design and construction of public art improvements; and

(6) Parks and Open Space, which include, without limitation, the design and construction of public park and plaza improvements; and

(7) C Street Corridor Improvements which include, without limitation, (a) the removal and replacement of light rail guideway system, (b) realignment of the guideway system, (c) the introduction of a new and continuous auto lane, (d) relocation and consolidation of public and private utilities, (e) removal and replacement of broken and damaged sidewalks, curbs and gutters, (f) removal of obstructive large above-ground planters, obstructive trees and reinstallation of missing trees, (g) installation of new ADA compliant streetscape improvements and finishes, (h) new pedestrian street lights, and (i) installation of a new traffic signal system; and

(8) Park Boulevard At-Grade Crossing, which includes, without limitation, (a) construction of a vehicular at-grade crossing at Park Boulevard (which is the realignment of 8<sup>th</sup> Avenue due to the construction of PETCO Park) and Harbor Drive, (b) railroad track rework, (c) railroad and traffic signals, and (d) maintenance and construction agreements with BNSF and MTS.

I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE-INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego (“Agency”) proposes to pay, are of benefit to the Centre City Redevelopment Project Area (“Project Area”) by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low-or moderate-income persons if applicable), in that:

(1) **Public Infrastructure**

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- C. The Improvements will eliminate inadequate public improvements by removing and replacing dilapidated sidewalks and non-ADA compliant surfaces within the public rights-of-way thereby providing a safe pedestrian walkway and improving accessibility and mobility to pedestrians.
- D. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- E. The Improvements will improve the appearance of Downtown’s ceremonial streets, and act as a catalyst for redevelopment of adjacent vacant and underutilized properties.
- F. The Improvements will remove/demolish blighted and other underutilized properties, where necessary, and will prepare the sites for appropriate new development.
- G. The Improvements will increase the quality of life for downtown residents, visitors, and businesses by improving the surface improvements and enhancing the urban forestry element based upon the Centre City Streetscape Manual.
- H. The Improvements will provide needed upgrades which, in turn, may be beneficial for maintenance activities.

- I. The Improvements will foster and encourage a unique “sense of community.”
- J. The Improvements will increase the amount of public open space to enhance downtown residential neighborhoods and commercial districts.
- K. The Improvements will enhance the neighborhood by replacing vacant or underutilized land with public open space.
- L. The Improvements will increase residential amenities and provide needed public improvements for the area, which, in turn, increases the desire for people to live and businesses to establish and expand operations within the Project Area.
- M. The Improvements will link Green Streets to parks and other downtown amenities, connect neighborhoods to the waterfront and Balboa Park, and provide outdoor destinations.
- N. The Improvements will develop a cohesive and attractive walking and bicycle system within downtown that provides links within the area and to surrounding neighborhoods.

**(2) Streetlights**

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- C. The Improvements will increase lighting which, in turn, will improve public safety, deter crime, and reduce energy consumption.
- D. The Improvements will replace outdated public improvements and facilities to provide an incentive for private investment, thereby removing neighborhood blight and insuring adequate health and safety facilities for future development.
- E. The Improvements will provide needed upgrades which, in turn, may be beneficial for maintenance activities.
- F. The improvements will encourage pedestrian use.

**(3) Traffic Signals**

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will increase the quality of life for residents, visitors and businesses by improving street and intersection traffic circulation and pedestrian movement.

- C. The Improvements will eliminate inadequate public improvements by removing and replacing dilapidated sidewalks and non-ADA compliant surfaces within the public rights-of-way thereby providing a safe pedestrian walkway and improving accessibility and mobility to pedestrians
- D. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- E. The Improvements will increase lighting which, in turn, will improve public safety and deter crime.
- F. The Improvements will provide safe, efficient, and ADA compliant traffic signal systems.
- G. The Improvements will improve the street crossings to the latest standards to maximize pedestrian and vehicular safety.

**(4) Interim Public Parking Lots**

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- C. The Improvements will eliminate inadequate public improvements by removing and replacing dilapidated sidewalks and non-ADA compliant surfaces within the public rights-of-way thereby providing a safe pedestrian walkway and improving accessibility and mobility to pedestrians.
- D. The Improvements will promote quality of life and business viability by allowing for the provisions of parking to serve growing needs, while avoiding excessive supplies that discourage transit ridership and disrupt urban fabric.

**(5) Urban Art**

- A. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification.
- B. The Improvements will act as a catalyst providing incentive for private investment, thereby contributing to the removal of economic blight.
- C. The Improvements will foster and encourage a unique “sense of community.”

**(6) Park and Open Space**

- A. The Improvements will increase the amount of public open space to enhance downtown residential neighborhoods and commercial districts.

- B. The Improvements will enhance the neighborhood by replacing vacant or underutilized land with public open space.
- C. The Improvements will improve public safety and health conditions.
- D. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- E. The Improvements will foster and encourage a unique “sense of community.”
- F. The Improvements will increase residential amenities and provide needed public improvements for the area, which, in turn, increases the desire for people to live and businesses to establish and expand operations within the Project Area.

**(7) C Street Corridor Safety Enhancements**

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- C. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks and non-ADA compliant surfaces within the public right-of-way and improve accessibility and mobility to pedestrians.
- D. The Improvements will improve the C Street corridor by providing needed safety enhancement public improvements as supported by the neighborhood residents, businesses and various public organization and agencies by improving public safety and health conditions and removing sight obstructions and conditions that create policing and safety issues.
- E. The Improvements will provide for increased lighting which will improve public safety, deter crime and provide energy efficiencies.
- F. The Improvements will improve commercial activity on C Street and pedestrian activity.
- G. The Improvements will prohibit and discourage any interruption of the street grid.

**(8) Park Boulevard & Harbor Drive At-Grade Improvements**

- A. The Improvements will provide replacement of inadequate public improvements to enhance commercial activity on Park Boulevard.
- B. The Improvements will provide public amenities and improve the public right-of-way as a catalyst for new development and investment.

- C. The Improvements will establish the only vehicular connection between the Ballpark District and Harbor Drive and the waterfront, provide visitor/convention attendees access from the waterfront to inland sites, retail merchants and the Ballpark District.
- D. The Improvements will enhance the neighborhood, replace inadequate public improvements, increase traffic circulation in the area, stimulate area activity, and comply with a legal requirement from the California Public Utilities Commission.
- E. The Improvements will complete the City of San Diego's commitment to the community, and remove the on-site blighting conditions which currently exist.
- F. The Improvements will enhance user safety and access to/from the waterfront and the southeastern part of downtown, and enhance desirability of adjacent land for full-capacity development.

## II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

### City of San Diego

- A. The City of San Diego's ("City") General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.

- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Horton Plaza and Centre City Fourth Five-Year Implementation Plan for the Project Area adopted on June 19, 2009 (“Implementation Plan”) pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

#### **(1) Public Infrastructure**

- At Page 4, “Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; continued participation in the enhancement of the public transit system.”
- At Page 6, Acquisition/Disposition of Property & Relocation Services: “Through acquisition, assemble developable parcels for public facilities, parks open space and private development.”
- At Page 6, Construct Off-Site Improvements: “In addition with private development, construct off-site Improvements including sidewalks, lighting, street trees and street furniture to replace outdated public Improvements.”
- At Page 7, Sewer/Water & Storm Drain Upgrades: “Systematically replace outdated and outmoded storm drain, sewer and water facilities.”
- At Page 7, Park Boulevard Enhancements: “Enhance major north/south thoroughfare with new landscaping, paving, and street furniture, improve trolley accessibility.”
- At Page 7, Underground Utility Lines: “Bury all overhead utility lines and pad mounted facilities.”
- At Page 8, Market Street and Broadway Improvements: “Determine feasibility, construct and improve medians on Market Street and Broadway.”
- At Page 8, Street Enhancement: “Enhance public rights-of-way, providing new paving, landscaping, sidewalks, public art and street furniture.”
- At Page 9, Kettner, India, B and C: “Provide for the appropriate development of the parcel between Kettner Boulevard, India, B and C streets.”

- At Page 9, Pedestrian Improvements in the B Street Expansion: “Provide public right-of-way improvements between First and Third Avenues to enhance pedestrian circulation.”
- At Page 9, Transit Corridor Enhancements: “Enhancement of transit stations and corridor along C Street. Improve pedestrian access to transit corridor.”
- At Page 12, Miscellaneous Public Improvements & Facilities: “Provide public improvements, public safety and fire rescue facilities as needed within, or to serve, the various areas of the Project Areas.”
- At Page 12, Street Enhancement: “Enhance public rights-of-way, providing new paving, landscaping, sidewalks and street furniture to replace inadequate public improvements and provide a catalyst for new development.”
- At Page 12, Water, Sewer & Storm Drain Upgrades: “Replace outdated and outmoded stormdrain, sewer, and water facilities will allow new development to occur.”
- At Page 13, Under/above ground Utility Lines/Facilities: Bury all overhead utility lines and pad mounted facilities.”

**(2) Streetlights**

- At Page 4, “Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; continued participation in the enhancement of the public transit system.”
- At Page 7, Street lighting/Lighting Conversion: “Design and implement new street lighting system, convert existing low-pressure sodium to high-pressure sodium lights and provide efficiencies with adoption of a comprehensive lighting plan.

**(3) Traffic Signals**

- At Page 4, “Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; continued participation in the enhancement of the public transit system.”
- At Page 12, Miscellaneous Public Improvements & Facilities: “Provide public improvements, public safety and fire rescue facilities as needed within, or to serve, the various areas of the Project Areas.”

**(4) Interim Parking Lots**

- At Page 4, “Acquisition and disposition of property to abate blighting influence uses and provide for future development.”

- At Page 5, “Provide shared parking to be used during events.”
- At Page 12, Increase Availability of Parking: “Increase the availability of parking to support downtown uses through a comprehensive strategy.”

**(5) Urban Art**

- At Page 12, “Enhance public rights-of-way, providing new paving, landscaping, sidewalks, public art and street furniture.”

**(6) Parks and Open Space**

- At Page 4, “Provide parks and open space for existing and future downtown residents.”
- At Page 7, “Creation of parks, public spaces and/or plazas and recreational facilities to provide catalysts for new development and activity centers for persons in the Project Areas.”
- At Page 10, St. Joseph’s Park, “The creation of new and the enhancement of existing public parks and open space for active and passive recreational use.”
- At Page 10, Gaslamp Park, “Review the feasibility to modify the public space.”
- At Page 12, Linear Park Improvements, “Extend Linear Park to northern and southern edges of the Project Area.”
- At Page 12, Parks, Open Space & Recreation, “The creation of new and the enhancement of existing public parks and open space for active and passive recreational use.”

**(7) C Street Corridor**

- At Page 4, “Acquisition and disposition of property to abate blighting influence uses and provide for future development.”
- At Page 4, “Enhancement of ceremonial streets which function as the focal points of their individual neighborhoods.”
- At Page 9, C Street Enhancement: “Continue improvements to trolley right-of-way on either side and the center of C Street, through downtown.”
- At Page 12, Miscellaneous Public Improvements & Facilities: “Provide public improvements, public safety and fire rescue facilities as needed within, or to serve, the various areas of the Project Areas.”
- At Page 12, Street Enhancement: “Enhance public rights-of-way, providing new paving, landscaping, sidewalks, public art and street furniture.”

- At Page 12, Transit Corridor Enhancements: “Enhancement of surface improvements at transit stations and improved pedestrian access to transit facilities.”

**(8) Park Boulevard & Harbor Drive At-Grade Improvements**

- At Page 4, “Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; continued participation in the enhancement of the public transit system.”
- At Page 7, “Enhance major north/south thoroughfare with new landscaping, paving, and street furniture, improve trolley accessibility.”
- At Page 8, “Analysis and implementation of safety improvements at downtown railroad crossings, to improve vehicular and pedestrian safety and enable FRA train horn quiet zone”.
- At Page 8, Miscellaneous Public Improvements and Facilities: “Provide public improvements, public safety and fire rescue facilities as needed within, or to serve, the various areas of the Project Area.”
- At Page 8, Park Boulevard and Harbor Drive Pedestrian Bridge: “Engineering and construction of a pedestrian bridge over trolley and freight rail tracks, and Harbor Drive, per December 2003 P.U.C. decision. Reconnect Eighth Avenue (Park Boulevard) to Harbor Drive for vehicular only access at grade.”
- At Page 8, Street Enhancement: “Enhance public rights-of-way, providing new paving, landscaping, sidewalks, public art and street furniture.”
- At Page 12, “Extend Linear Park to northern and southern edges of the Project Area.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405e and incorporated herein, by reference.

- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

(California Health & Safety Code Section 33445)

### SUBJECT IMPROVEMENTS: CITY HEIGHTS REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the City Heights Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, (b) the design and construction of public plazas and (c) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the City Heights Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project

Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks within the public right-of-way and improve accessibility and mobility to pedestrians.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- I. The Improvements will allow greater utilization of canyon and open space areas in the most park deficient area in the City of San Diego.
- J. The Improvements will allow greater accessibility to and within residential and business districts of the Project and improve accessibility to park and open space areas.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the City Heights Fourth Five-Year Implementation Plan for the Project Area adopted on June 19, 2009 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
- At Page 9, "Increase public awareness of community identity, physically improve and define community boundaries and entryways, preserve the identity of separate neighborhoods and promote the positive characteristics of the area."

- At Page 9, “Attract, retain and improve local businesses, especially those serving basic needs of the residents.”
- At Page 9, “Support the development of needed schools, parks, and recreation amenities in the community.”
- At Page 9, “Reduce the negative impacts of motor vehicle traffic, implementing traffic calming measures, and improve pedestrian and bicycle amenities throughout the community.”
- At Page 10, “Health and Safety: Fund developments and projects which improve the health and safety of City Heights Project Area residents and works.
- At Page 10, “ADA Compliance and Universal Design: Fund developments and projects which are ADA compliant and which integrate elements of universal design without compromising overall quality and access.”
- At Page 10, “Non-motorized Access: Support infrastructure development and other measures which increase walking and biking activities during daytime and nighttime hours.”
- At Page 10, “Public Art: Support public art that is community-driven and that enriches the aesthetic and cultural experience of the City Heights Project Area”.
- At Page 14, “Support the installation and enhancement of urban trails”.
- At Page 14, “Continue development of streetscape improvements and the center median enhancements.”
- At Page 15, “Create an urban plaza including historic restoration at the Euclid Avenue intersection.”
- At Page 15, “Create new uses for older structures that preserve historical significance.”
- At Page 16, “Design and construct public improvements including sidewalks, lighting, landscaping, and street furniture.”

- At Page 17, “Develop Home Avenue Park.”
- At Page 17, “Support canyon restoration, entryways, trails, signage and erosion control.”
- At Page 17, “Identify and install sidewalks where needed.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405b.

B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: COLLEGE GROVE REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the College Grove Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, and (d) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, (b) open space improvements, (c) the restoration of natural habitat and open space, and (d) the creation and enhancement of urban trail systems; and

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the College Grove Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

A. The Improvements will improve public safety and health conditions.

B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.

- C. The Improvements will provide sidewalks within the public right-of-way and improve accessibility and pedestrian mobility and safety.
- D. The Improvements will increase the quality of life for residents, visitors and businesses by improving the streetscape.
- E. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will allow greater utilization of Chollas Lake Park and open space areas in one of the most park deficient areas of the City of San Diego.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.

- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital

projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.

H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the College Grove Fourth Five-Year Implementation Plan for the Project Area adopted on June 9, 2009 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 4, "Eliminate blighting conditions and prevent the reoccurrence of blight in and about the Project Area."
- At Page 5, "Provide for required community facilities and public services, including recreational facilities."
- At Page 5, "Provide an adequate traffic circulation and control system within the Project Area."
- At Page 5, "Mitigate blight resulting from exposure to highway and public rights of way."
- At Page 5, "Provide the direction, purpose and climate for combined public and private investment which will result in benefits to the community as a whole."
- At Page 6, "Installation of a traffic signal: Installation by Cal Trans of a traffic signal at College Avenue and Livingston Street."
- At Page 6, "Sidewalk installation: Proposed installation of a sidewalk on the east side on College Avenue just north of Livingston Street."

- At Page 6, “Improvements at Chollas Lake Park: Proposed improvements in and around Chollas Lake Park including repair and replacement of structures, repaving, removal of debris, and improvements to docks and other lake facilities.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405d and incorporated herein, by reference.

- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: CROSSROADS REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Crossroads Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements; and

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, (b) enhancement of open space, and (c) the restoration of natural habitat; and

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Crossroads Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.

- C. The Improvements will increase the quality of life for residents, visitors, customers and businesses by improving streetscape and mobility.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks within the public right-of-way and improve accessibility and pedestrian mobility and safety.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will satisfy and support residential and commercial needs of community, encourage visitors and new commercial business.
- H. The Improvements will provide public improvements and facilities to support, assist and encourage rehabilitation and development.
- I. The Improvements will provide adequate public improvements to increase commercial activity by improving mobility and infrastructure.
- J. The Improvements will develop underutilized parcels of land, promote development and enhance transit along commercial corridors.
- K. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- L. The Improvements will allow greater utilization of parks and open space in one of the most park deficient areas of the City of San Diego.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the

economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.

- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.

- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Crossroads Second Five-Year Implementation Plan for the Project Area adopted on May 13, 2008 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
- On Page 3, "Eliminate and prevent the spread of blight and deterioration, and redevelop the Redevelopment Project Area in accordance with the General Plan, applicable Community Plans, this Plan, and local codes and ordinances."
  - On Page 3, "Enhance economic growth within the Project Area by continuing ongoing efforts to revitalize commercial areas, particularly the commercial corridors along El Cajon Boulevard and University Avenue, nodes at Billman/College and Redwood/54th and evaluate establishing Business Improvement Districts (BID), Maintenance Assessment Districts (MAD) or other Districts when and if appropriate."

- On Page 3, “Enhance and promote new development opportunities such as commercial, residential (market rate and affordable), mixed-use and employment.”
- On Page 3, “Improve the flow of traffic, relieve congestion on commercial and residential streets located within the Project Area and otherwise enhance the quality of pedestrian and vehicular mobility, and improve transportation facilities, which support the vitality, safety and viability of the Project Area.”
- On Page 3, “Alleviate the shortage of commercial and residential parking while avoiding negative impacts on residential neighborhoods by implementing a coordinated and comprehensive plan for the proportional distribution and proper configuration of parking spaces and facilities.”
- On Page 4, “Expand employment opportunities for Project Area residents by encouraging and improving accessibility of employment centers within and outside the Project Area.”
- On Page 4, “Improve public infrastructure and undertake feasible public improvements in, and of benefit to, the Project Area, such as widening, connecting, reducing or otherwise modifying existing roadways or creating additional streets, walkways, and paths for proper pedestrian and/or vehicular circulation.”
- On Page 4, “Expand recreational opportunities of Project Area residents by developing park facilities at North Chollas Community Park per the approved General Development Plan (“GDP”), recreation facilities at South Chollas Community Park and by identifying, acquiring, and developing neighborhood parks, joint use parks and green spaces where there is a deficiency in local parks and landscape buffer zones.”
- On Page 4, “Create an attractive and pleasant environment within the Project Area.”
- On Page 4, “Support enforcement of municipal code violations.”
- On Page 4, “Provide for safe and enhance pedestrian access to commercial establishments and transit along commercial and transit corridors.”
- On Page 6, “Provide assistance and support for energy conservation, energy efficiency, sustainability and water conservation (i.e., xeriscape).”
- On Page 6, “Support advanced crime prevention measures in the Project Area.”
- On Page 6, “Infrastructure & Park Deficiencies: Begin and continue to work with City Departments to address infrastructure and park deficiencies.”

- On Page 7, “Mobility Plan(s) and/or Master Infrastructure Improvement Plan(s): Investigate developing a plan for improving mobility and infrastructure along El Cajon Blvd., University Ave., College Ave., and Streamview Dr.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04266 and incorporated herein, by reference.

- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

(California Health & Safety Code Section 33445)

SUBJECT IMPROVEMENTS: GATEWAY CENTER WEST REDEVELOPMENT  
PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Gateway Center West Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the “Improvements”) include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain “Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects” by and between the Agency and the City of San Diego (“City”):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other multi-modal, public and private vehicular transportation, traffic, bicycle and pedestrian improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego (“Agency”) proposes to pay, are of benefit to the Gateway Center West Redevelopment

Project Area (“Project Area”) by helping to eliminate blighting conditions within the Project Area, in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular, bicycles, transit and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will provide needed public improvements for the area which, in turn, increases the desire for business to establish and expand operations.
- E. The Improvements will install or replace missing and inadequate public improvements by the installation of missing sidewalks, transit facilities, bike lanes or replacement of dilapidated sidewalks within the public right-of-way and improve safety, accessibility and mobility to all modes.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- I. The Improvements will allow greater utilization of open space areas in the most park deficient area in the City of San Diego.
- J. The Improvements will allow greater accessibility to business districts of the Project.
- K. The Improvements will remove deficient structures and incompatible land uses from the Project Area.
- L. The Improvements will utilize unproductive land.

- M. The Improvements will create employment opportunities.
- N. The Improvements will prevent business out-migration.
- O. The Improvements will alleviate depreciated/stagnant property values.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE

positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Gateway Center West Fourth Five-Year Implementation Plan for the Project Area adopted on June 19, 2009, including any amendments thereto (“Implementation Plan”) pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 3, “Strengthen an existing industrial area by implementing performance standards that assure desired site design and environmental quality.”
- At Page 3, “Provide sites for new and relocated industries that will provide employment for community residents.”
- At Page 3, “Maximize the multiplier effects of new businesses and employment on the surrounding community.”
- At Page 3, “Provide business opportunities for local residents.”
- At Page 3, “Develop under-utilized parcels, eliminate substandard and deteriorated structures, and phase out residential uses.”
- At Page 3, “Enhance infrastructure and other public improvements.”
- At Page 4, “Construction of various industrial uses: Create employment opportunities, alleviate crime/lack of public safety, prevent business out-migration, utilize unproductive land and alleviate deteriorated/dilapidated structures.”
- At Page 5, “Southeastern San Diego Community Plan Update: Identify additional funding and coordinate with City of San Diego for an update of community plans to incorporate redevelopment goals and objectives.

At Page 5, “Various public improvements: Identify funding and install various public improvements in the Project Area.

- At Page 15, “Details of Housing Production – Outside Project Area Estimate – Comm22 (affordable housing development)”

B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: GRANTVILLE REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Grantville Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, (e) the installation of all necessary wet and dry utilities including drainage and storm facilities, and (f) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Grantville Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks within the public right-of-way and improve accessibility and mobility to pedestrians.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- I. The Improvements will allow greater utilization of canyon and open space areas in a park deficient area in the City of San Diego.
- J. The Improvements will allow greater accessibility to and within residential and business districts of the Project and improves accessibility to park and open space areas.
- K. The Improvements will reduce potential flooding by improving storm water run-off facilities and increasing storm water containment and storage.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

## City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Grantville Second Five-Year Implementation Plan for the Project Area adopted on May 17, 2010 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 9, “Complete Mission Gorge Road and I-8 Interchange improvements including additional traffic and turning lanes to improve traffic circulation while reducing congestion and signal wait times.”
- At Page 9, “Improve the flow of traffic wherever possible through the development of a circulation network that will provide for less congested access to and along the Mission Gorge corridor and the Grantville community including the commercial and industrial areas without adversely affecting surrounding residential communities.”
- At Page 9, “Improve infrastructure and maintenance along Alvarado Creek to reduce potential flooding in Grantville business district to include improving water flow and channel capacity and removal of restrictive, non-native vegetation.”
- At Page 9, “Improve public infrastructure in, and of the benefit to, the Project Area including the preparation of a comprehensive Public Facilities Financing Plan to address short and long term infrastructure improvements; widen, reduce or otherwise modify existing roadways or create additional streets, walkways, and paths for proper pedestrian, bicycle, and/or vehicular circulation; and, undergrounding electrical distribution lines and telephone lines along major streets.”
- At Page 9, “Create an attractive and pleasant environment within the Project Area through streetscape enhancements, revitalizations of incompatible uses and obsolete buildings, and other viable measures.”
- At Page 10, “Address urban runoff and industrial pollution issues to minimize negative impacts on sensitive environmental resources and to optimize the environmental assets of the Project Area such as the San Diego River and Mission Trails Regional Park.”
- At Page 10, “Expand community serving recreational opportunities in the Project Area through rehabilitation and expansion of existing park and recreation facilities as well as adding park and recreational facilities and integrating recreation activities along the San Diego River particularly for residents in and near the Project Area.”
- At Page 10, “Protect the heritage of the Project Area by appropriate preservation of historical sites.”

- At Page 11, “Prepare a circulation network that reduces traffic congestion and improves traffic flow along the Mission Gorge corridor without affecting surrounding communities.”
- At Page 11, “Facilitate traffic and pedestrian enhancements that adequately support the adopted community plan updates.”
- At Page 11, “Increase lane capacity and improve freeway access at Mission Gorge Road and the Interstate-8 interchange.”
- At Page 12, “Maintain and improve Alvarado Creek channel and install additional public improvements and flood prevention measures to prevent flooding in the Project Area such as improved storm drains and other water management facilities.” and,
- At Page 14, “An agreement between the Agency and County providing funds for a portion of the construction costs of joint projects (public facilities) for the elimination of blighting conditions.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04493 and incorporated herein, by reference.

B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: LINDA VISTA REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Linda Vista Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Linda Vista Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area, in that:

A. The Improvements will improve public safety and health conditions.

B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.

- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscapes, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks within the public right-of-way and improve accessibility and mobility to pedestrians.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will allow greater utilization of open space areas in a park deficient area in the City of San Diego.
- I. The Improvements will allow greater accessibility to and within residential and business districts of the Project Area and improve accessibility to park and open space areas.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and

franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.

- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6

million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.

- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for construction of the Improvements is consistent with the Linda Vista Five-Year Implementation Plan for the Project Area adopted on June 19, 2009 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
- At Page 3, "Working with the community and the City's Public Facilities Finance Division to identify needed public improvements.

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405f.

- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency's payment thereof are a means to eliminate blight within the Project Area and/or provide housing for low- or moderate- income persons and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: MOUNT HOPE REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Mount Hope Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other multi-modal, public and private vehicular transportation, traffic, bicycle and pedestrian improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Mount Hope Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project

Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular, bicycles and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will install or replace missing and inadequate public improvements by the installation of missing sidewalks, transit facilities, bike lanes or replacement of dilapidated sidewalks within the public right-of-way and improve safety, accessibility and mobility to all modes.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- I. The Improvements will allow greater utilization of canyon and open space areas in the most park deficient area in the City of San Diego.
- J. The Improvements will allow greater accessibility to and within residential and business districts of the Project and improve accessibility to park and open space areas.
- K. The Improvements will utilize unproductive land.

- L. The Improvements will create employment opportunities.
- M. The Improvements will prevent business out-migration.
- N. The Improvements will alleviate depreciated/stagnant property values.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE

positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Mount Hope Fourth Five-Year Implementation Plan for the Project Area adopted on June 19, 2009, including any amendments thereto ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 3, "Development of under-utilized parcels of land and/or assembly of development sites of appropriate size and configuration. The under-utilized Helix Heights site (Gateway Center East), in particular, was identified as a potential site for a business park to encourage expansion and retention of businesses and employment in the Project Area."
- At Page 3, "Preservation and rehabilitation of existing residential areas."
- At Page 3, "Development of a variety of new in-fill housing."
- At Page 3, "Improvements to existing public infrastructure and circulation."
- At Page 4, "Development of Various Agency-owned parcels to utilizes unproductive land, preserves supply of affordable housing, provide stability to the Project Area by enhancing the permanent residential base, serve unmet residential and commercial needs, alleviate crime/lack of public safety, creates neighborhood stability, alleviate depreciated/stagnant property values, create employment opportunities. "
- At Page 5, "Southeastern San Diego Community Plan Update: Identify additional funding and coordinate with City of San Diego for an update of community plans to incorporate redevelopment goals and objective. This will utilize unproductive land; increase potential for: affordable housing, homeownership opportunities, commercial and retail needs and employment opportunities; alleviate crime/lack of public safety; create neighborhood stability; assist in the prevention of business out-migration; and alleviate depreciated/stagnant property values.
- At Page 5, "Various public improvements: Identify funding and install various public improvements in the Project Area.

- At Page 15, “Details of Housing Production – Outside Project Area Estimate – Comm22 (affordable housing development).”
- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: NAVAL TRAINING CENTER REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Naval Training Center Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and shoreline improvements; and

(2) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(3) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements;

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Naval Training Center Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area, in that:

A. The Improvements will improve public safety and health conditions.

- B. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- C. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- D. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- E. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- F. The Improvements will allow greater utilization of open space areas.
- G. The Improvements will allow greater accessibility to and within residential and business districts of the Project Area and improve accessibility to park and open space areas.

## II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

### City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.

- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital

projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.

- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Naval Training Center Third Five-Year Implementation Plan for the Project Area adopted on July 26, 2007 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
- At Page 4, "to expand and improve park and recreational facility options, green belts and open space opportunities as well as enhance the environmental habitat at the base."
  - At Page 4, "to enhance infrastructure facilities"
  - At Page 5, "to preserve and rehabilitate cultural resources"
  - At Page 5, "to promote Naval Training Center's historic district"
  - At Page 7, "Issue tax allocation bonds for shoreline improvements, building rehabilitation and additional infrastructure improvements."
  - At Page 7, "Commence planning for NTC Park enhancements."
  - At Page 7, "Commence planning for shoreline improvements."

- At Page 7, “Resume planning for undergrounding of steam lines and design of east side Esplanade.”
- At Page 7, “Gain approvals for and commence shoreline improvements”.
- At Page 7, “Gain approvals for undergrounding of steam lines and design of east side Esplanade.”
- At Page 7, “Commence remediation of the NTC Boat Channel and shoreline improvements.”
- At Page 7, “Commence construction to underground steam lines and east side Esplanade.”
- At Page 7, “Complete shoreline improvements.”
- At Page 7, “Complete remediation of the NTC Boat Channel and shoreline improvements.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04181 and incorporated herein, by reference.

B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

(California Health & Safety Code Section 33445)

### SUBJECT IMPROVEMENTS: NORTH BAY REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the North Bay Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of pedestrian and bicycle improvements (c) the installation of streetscape improvements such as sidewalks, crosswalks, curb ramps, transit stops, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (d) the installation of streetlights and traffic signals in and along streets and other public rights-of-way, (e) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, (f) installation, repair and replacement of storm drains, (g) the installation of new parking facilities, (h) installation, repair and replacement of roadways and medians, and (i) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements.

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE-INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the North Bay Redevelopment Project Area

("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate-income persons if applicable) in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.
- C. The Improvements will help to eliminate physical blight conditions in that the Improvements will upgrade substandard infrastructure and will improve safety for property owners, residents, merchants, customers and visitors, by meeting current City of San Diego ("City") standards for pedestrian improvements, bicycle improvements, transit improvements, vehicle circulation, traffic calming and street lighting improvements.
- D. The Improvements will upgrade and enhance pedestrian and vehicular mobility, and improve transportation facilities and transit stop locations, which will improve ingress and egress within the Clairemont Mesa, Linda Vista, Old San Diego (Old Town), North Bay, Peninsula, Mission Valley, and Uptown Community Planning Areas and the North Bay Redevelopment Project Area.
- E. The Improvements will increase and improve accessibility to park space, open space and recreational facilities and will increase residential amenities for the area which, in turn, increases the desire for residents to live in the Project Area.
- F. The Improvements will increase the quality of life for Project Area residents, visitors and businesses by improving non-vehicular transportation alternatives and surface improvements.
- G. The Improvements will upgrade substandard public improvements by replacing existing inadequate storm drains and installing new storm drains within the public right-of-way.
- H. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic and physical blight and alleviating the surrounding vacancies and deter crime caused by the lack of usage of obsolete facilities.
- I. The Improvements will encourage the expansion of existing commercial activities, the development of vacant properties and rehabilitation of dilapidated structures through a coordinated parking program that could include structured and shared parking opportunities.

J. The Improvements will assist in providing housing for low- or moderate-income persons.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been

incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the North Bay Third Five-Year Implementation Plan for the Project Area adopted on June 3, 2008 ("Implementation

Plan”) pursuant to section 33490 of the California Health and Safety Code Section, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan for the North Bay Project Area, as identified in the work program which states in pertinent part as follows:

- At Page 7, “Community Revitalization: Proactively seek and assist in development of new commercial, residential, and mixed-use projects in the project area.”
- At Page 7, “Construct Infrastructure Improvements to improve traffic and transit in the Project Area: Develop capital improvement projects to improve traffic and transit in the Project Area. Start design and construction of a major street improvement project in the Midway Community.”
- At Page 7, “Public Improvements and Facilities: Identify opportunities for public improvements such as public art, open space, parks and sidewalk improvements in the Project Area.”
- At Page 8, “Five Points Pedestrian Improvements: Design and construct pedestrian improvements in the Five Points Commercial Corridor.”
- At Page 8, “Sports Arena: Negotiate and execute an Agreement for the City Owned properties in the Midway/Sports Arena District.”
- At Page 9, “Washington Street Median Project: Complete the installation of the Washington Street Median Project.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-4267 and incorporated herein by reference.

B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate-income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: NORTH PARK REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the North Park Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks and storm drains along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the North Park Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area in that:

A. The Improvements will improve public safety and health conditions.

- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscapes, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the Project Area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks within the public right-of-way and improve accessibility and mobility to pedestrians.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will allow greater utilization of open space areas in a park deficient area in the City of San Diego.
- I. The Improvements will allow greater accessibility to and within residential and business districts of the Project Area and improve accessibility to park and open space areas.

## II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

### City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears

to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.

- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.

- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for construction of the Improvements is consistent with the North Park Five-Year Implementation Plan for the Project Area adopted on July 26, 2007 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
- At Page 4 – "Support the improvement of parking, vehicular mobility and mass transportation facilities that are compliant with ADA regulations."
  - At Page 4 – "Support the expansion of, and improvements to, park and recreational facilities and open spaces."
  - At Page 7 – "Commence construction of park on property behind the North Park Theatre."

- At Pages 7, 8, 9 and 10 – “Monitor and coordinate other public sector activities within the Project Area sponsored by the City of San Diego and other public agencies including business outreach and marketing, housing programs, streetscape and lighting, and landscaping improvements.”
- At Page 8 – “Complete development of park on property behind the North Park Theatre.”
- At Page 10 – “The Plan proposes to alleviate the adverse conditions evident in the Project Area by encouraging reinvestment and improving traffic and parking conditions in the Project Area community.”
- At Page 11, “Other objectives of this Plan include improving the quality of non-vehicular transportation alternatives through the creation and improvement of non-vehicular transportation routes throughout the Project Area; enhancing infrastructure facilities which improve the community and support public safety, health and local vitality; and undertaking such public improvements as needed to eliminate both physical and economic conditions of blight.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04182.

- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: SAN YSIDRO REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the San Ysidro Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) health and safety related improvements: the installation, repair and replacement of sidewalks, curbs, gutters driveways, and new road lane along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, median landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of traffic signals and streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other transportation and traffic improvements;

(2) Public Facilities, which include, without limitation, the design and construction of the San Ysidro Public Library.

(3) Parking Facilities, which include, without limitation, the acquisition of land and related improvements for the Intermodal Transit Center; and

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the San Ysidro Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

A. The Improvements will improve public safety and health conditions.

- B. The Improvements will increase the quality of life for San Ysidro residents, visitors and businesses by improving the surface improvements.
- C. The Improvements will replace inadequate public improvements by the replacement of dilapidated sidewalks, curbs, and gutters within the public right-of-way.
- D. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- E. The Improvements will improve the public health and safety of pedestrians by the creation of enhanced lighting, and pedestrian and traffic improvements.
- F. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and businesses to establish and expand operations.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high

unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.

- D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.
- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City

Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.

H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for construction of the Improvements is consistent with the Third Five-Year Implementation Plan for the Project Area adopted on September 19, 2006 ("Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 5, "Eliminate and prevent the spread of blight and deterioration."
- At Page 6, "Conserve, rehabilitate and redevelop the Project Area."
- At Page 6, "Improve, promote, and preserve the positive neighborhood characteristics in San Ysidro while correcting its physical and economic deficiencies."
- At Page 6, "Improve, support, and promote the growth and vitality of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area."
- At Page 6, "Increase parking, enhance the quality of mobility, and improve transportation facilities, which support the vitality, safety, and viability of San Ysidro."
- At Page 6, "Expand and improve park and recreational facilities, green belts, and open space opportunities."
- At Page 6, "Enhance infrastructure facilities."
- At Page 6, "Provide a full range of employment opportunities and public facilities."
- At Page 6, "Preserve and rehabilitate cultural resources and urban environments."

- At Page 13, “Support the development of a new branch library which will feature at least 15,000 square feet that will accommodate a computer center, community meeting space, and homework center.”
- At Page 14, “Various feasibility and planning studies will be initiated for purposes of developing the blighted 700-block of E. San Ysidro Boulevard with a large mixed-use development and transportation center.”
- At Page 16, “Coordinate with the City, CALTRANS, GSA and Metropolitan Transit System (“MTS”) for purposes of implementing various streetscape improvements including Camino de la Plaza and E. San Ysidro Boulevard improvements.”
- At Page 17, “Coordinate with the City, CALTRANS, GSA and Metropolitan Transit System (“MTS”) for purposes of implementing various streetscape improvements including streetlights in commercial and residential areas.”
- At Page 18, “Monitor and coordinate other public sector activities within the Project Area that are sponsored by the City of San Diego and other public agencies, such as streetscaping, lighting, landscaping improvement activities, PDO rescission and community plan update.”

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405b and incorporated herein, by reference

B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area and/or provide housing for low- or moderate- income persons and to facilitate the objectives of the Redevelopment Plan for the Project Area.

## DETERMINATIONS

### (California Health & Safety Code Section 33445)

#### SUBJECT IMPROVEMENTS: SOUTHCREST REDEVELOPMENT PROJECT AREA

The following determinations are for the cost of acquisition of land for and/or the cost of installation and construction of the proposed public improvements located within the Southcrest Redevelopment Project Area. These proposed public improvements (collectively hereinafter referred to as the "Improvements") include the following categories and descriptions of projects, and are more particularly described in the Schedule of Projects attached as Exhibit 1 to that certain "Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects" by and between the Agency and the City of San Diego ("City"):

(1) Public Infrastructure, which include, without limitation, (a) the installation, repair and replacement of sidewalks along streets and other public rights-of-way, (b) the installation of streetscape improvements such as sidewalks, lighting, landscaping and street furniture in and along streets and other public rights-of-way, (c) the installation of streetlights in and along streets and other public rights-of-way, (d) the design and construction of community gateway monuments/signs and neighborhood markers in and along streets and other public rights-of-way, and (e) other multi-modal, public and private vehicular transportation, traffic, bicycle and pedestrian improvements;

(2) Parks and Open Space, which include, without limitation, (a) the design and construction of public park improvements, and (b) the restoration of natural habitat and the creation and enhancement of urban trail systems; and

(3) Historic Preservation and Commercial Opportunities, which include, without limitation, the preservation and rehabilitation of historic resources; and

(4) Urban Art, which include, without limitation, the design and construction of public art improvements

#### I. DETERMINATIONS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the Southcrest Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- A. The Improvements will improve public safety and health conditions.
- B. The Improvements will improve transportation and improve safety and reduce potential conflicts between vehicular, bicycles and pedestrian modes of transportation.
- C. The Improvements will increase the quality of life for residents, visitors and businesses by improving streetscape, improving community and business district identification, and street surface improvements.
- D. The Improvements will increase residential amenities and provide needed public improvements for the area which, in turn, increases the desire for residents to live and business to establish and expand operations.
- E. The Improvements will install or replace missing and inadequate public improvements by the installation of missing sidewalks, transit facilities, bike lanes or replacement of dilapidated sidewalks within the public right-of-way and improve safety, accessibility and mobility to all modes.
- F. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- G. The Improvements will increase lighting which, in turn, will improve pedestrian safety, public safety and deter crime.
- H. The Improvements will reduce crime rates by the clearing of invasive vegetation currently harboring hidden areas for illegal activity.
- I. The Improvements will allow greater utilization of open space areas in a park deficient area in the City of San Diego.
- J. The Improvements will allow greater accessibility to and within residential and business districts of the Project and improve accessibility to park and open space areas.
- K. The Improvements will utilize unproductive land.
- L. The Improvements will create employment opportunities.

M. The Improvements will prevent business out-migration.

N. The Improvements will alleviate depreciated/stagnant property values.

II. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

A. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.

B. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.

C. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.

D. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the

revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- E. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- F. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- G. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- H. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

### III. CONSISTENCY WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the acquisition of land for and/or the installation and construction of the Improvements is consistent with the Southcrest Fourth Five-Year

Implementation Plan for the Project Area adopted on June 19, 2009, including any amendments thereto (“Implementation Plan”) pursuant to section 33490 of the California Health and Safety Code, in that:

A. The Improvements address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:

- At Page 3, “Promote revitalization of the Southcrest community.”
- At Page 3, “Provide incentives for development of new commercial facilities to better serve the community.”
- At Page 3, “Provide incentives for development of under-utilized parcels.”
- At Page 3, “Develop the rescinded Highway 252 corridor with new housing and commercial and industrial businesses.”
- At Page 3, “Maintain the existing residential character along National Avenue.”
- At Page 4, “Ensure maximum business and employment opportunities for local residents.”
- At Page 4, “Provide better lighting, streetscape, traffic, and other public improvements.”
- At Page 4, “Encourage community involvement.”
- At Page 5, “Miscellaneous Multi-Family Development Opportunities to preserve supply of affordable housing provides stability to the Project Area by enhancing the permanent residential base, alleviate crime/lack of public safety, and alleviate depreciated/stagnant property values.”
- At Page 5, “Miscellaneous Single-Family Development Opportunities to preserve supply of affordable housing provides stability to the Project Area by enhancing the permanent residential base, alleviate crime/lack of public safety, and alleviate depreciated/stagnant property values.
- At Page 5, Various Site Acquisitions to utilize unproductive land; preserve supply of affordable housing; provides stability to the Project Area by

enhancing the permanent residential base; serve unmet residential and commercial needs; alleviate crime/lack of public safety; create neighborhood stability; alleviate depreciated/stagnant property values; and create employment opportunities.

- At Page 5, “Various Mixed-Use Development Projects to utilize unproductive land; increase potential for affordable housing, homeownership opportunities, commercial and retail needs and employment opportunities; alleviate crime/lack of public safety; and alleviate depreciated/stagnant property values.
  - At Page 6, “252 Corridor Park Alley Improvements to enhance the potential for new private development by providing and improving the public infrastructure; provide neighborhood amenities; and alleviate crime/lack of public safety.
  - At Page 6, “Southeastern San Diego Community Plan Update: Identify additional funding and coordinate with City of San Diego for an update of community plans to incorporate redevelopment goals and objective. This will utilize unproductive land; increase potential for: affordable housing, homeownership opportunities, commercial and retail needs and employment opportunities; alleviate crime/lack of public safety; create neighborhood stability; assist in the prevention of business out-migration; and alleviate depreciated/stagnant property values.
  - At Page 6, “Various public improvements: Identify funding and install various public improvements in the Project Area to enhance potential for new private development by providing and improving public infrastructure; provide neighborhood amenities; and alleviate crime/lack of public safety.
  - At Page 16, “Details of Housing Production –40<sup>th</sup> & Alpha and Various Multi-Family Development (affordable housing development).”
- B. By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency’s payment thereof are a means to eliminate blight within the Project Area (and/or provide housing for low- or moderate- income persons, if applicable), and to facilitate the objectives of the Redevelopment Plan for the Project Area.