

ATTACHMENT 2

**Transition and Management Plan
Redevelopment Agency Activities/Assets**

Group One - Existing Affordable Housing (10 properties)

- A. Due Diligence Cost Per Property - \$24,000
- B. Due Diligence Cost Total - \$216,000
- C. Schedule – 60 Days
- D. Staffing Needs – See Table Below

Staff Positions	Staff Per Project	Existing Salary and Benefits	Allocated Cost per Project
Real Estate Director	0.02%	\$129,019	\$ 2,580.38
Real Estate Manager	0.10%	\$109,903	\$ 10,990.30
Assistant Real Estate Manager	0.10%	\$95,567	\$ 9,656.70
Financial Analyst	0.05%	\$76,868	\$ 3,843.40
Administrative Assistant	0.05%	\$59,645	\$ 2,982.25
Compliance Monitoring	0.10%	\$101,410	\$ 10,141.00
Portfolio Management		\$118,253	\$ -
Procurement		\$79,533	\$ -
Communications	0.05%	\$66,871	\$ 3,976.64
Fiscal Staff		\$53,801	
Information Technology		\$51,297	
Total Amount			\$ 44,170.67

Group 2 – Affordable Housing Sites for Future Development – (21 properties)

- E. Due Diligence Cost Per Asset - \$41,000
- F. Due Diligence Cost Total - \$861,000
- G. Schedule – 150 Days
- H. Staffing Needs - See Table Below

Staff Positions	Staff Per Project	Existing Salary and Benefits	Allocated Cost per Project
Real Estate Director	0.03%	\$129,019	\$ 3,870.57
Real Estate Manager	0.20%	\$109,903	\$ 21,980.60
Assistant Real Estate Manager	0.20%	\$95,567	\$ 19,313.40
Financial Analyst	0.10%	\$76,868	\$ 7,686.80
Administrative Assistant	0.05%	\$59,645	\$ 2,982.25
Compliance Monitoring	0.10%	\$101,410	\$ 10,141.00
Portfolio Management		\$118,253	\$ -

Procurement		\$79,533	\$ -
Communications	0.05%	\$66,871	\$ 3,343.56
Fiscal Staff		\$53,801	
Information Technology		\$51,297	
Total Amount			\$ 69,318.18

Group 3 – Non Affordable Housing RDA Assets – 105 properties

- I. Recommend to Council not to transfer these assets as they are outside SDHC’s core business of Affordable Housing, and are better managed by the City of San Diego’s Real Estate Assets Department.

Group 4 – RDA Affordable Housing Loans; Total Number – TBD

- J. Due Diligence Cost Per Loan - \$26,000
- K. Due Diligence Cost Total- Unknown
- L. Schedule to close- Approximately 10 loans per month
- M. Staffing Needs- See below

Staff Positions	Staff Per Project	Existing Salary and Benefits	Allocated Cost per Project
Real Estate Director	0.01%	\$129,019	\$ 1,290.19
Real Estate Manager	0.10%	\$109,903	\$ 10,990.30
Assistant Real Estate Manager	0.10%	\$95,567	\$ 9,656.70
Financial Analyst	0.05%	\$76,868	\$ 3,843.40
Administrative Assistant	0.05%	\$59,645	\$ 2,982.25
Compliance Monitoring	0.10%	\$101,410	\$ 10,141.00
Portfolio Management		\$118,253	\$ -
Loan Management		\$72,105	\$ -
Procurement		\$79,533	\$ -
Communications	0.05%	\$66,871	\$ 3,343.56
Fiscal Staff		\$53,801	\$ 53,801.00
Information Technology		\$51,297	\$ 51,297.00
Total Amount			\$ 158,353.00

Listing of Assets by Group

GROUP #1			
PROJECT AREA	ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	PROPERTY USE
Barrio Logan	538-511-01 through-09 538-672-05	Mercado Site	Vacant Lots
Centre City	533-327-21	1536 India Street	Existing Low/Moderate Housing Development
Centre City	533-382-01	1601-1623 5 th Avenue-Cedar Gateway	Low/Moderate Housing Development – Cedar Gateway under construction
Centre City	533-538-03 – 533- 538-04	904 State Street (Columbia Tower)	Existing Low/Moderate Housing
Centre City	534-013-31; 534- 041-01; 534-041-06	750 Beech Street	Existing Low/Moderate Housing
Centre City	534-331-01; 534- 331-15	901 9 th Avenue	Existing Low/Mod Housing – Affordable for sale housing units
Centre City	535-064-16	606 3 rd Avenue	Existing Low/Moderate Housing
Centre City	535-074-12	438 3 rd Avenue	Existing Senior Low/Moderate Housing
Centre City	535-096-16	333 G. Street	Existing Senior low/moderate Housing
Centre City	534-064-11	1050 B Street	Low/Moderate Housing – Ten Fifty B

GROUP #2			
PROJECT AREA	ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	PROPERTY USE
Central Imperial	542-480-03, 10 and 12 542-480-09 542-480-14 542-480-16 542-480-18 542-480-20	5012-5012 ½ Hilltop Drive 932 Euclid Avenue 942 Euclid Avenue 922 Euclid Avenue 1034 and 1036 Euclid Avenue 1038-1040 Euclid Avenue	Vacant land for Future Low/Moderate Housing
Centre City	533-442-02 & 533-442-06 533-442-04 – 533-442-05	310 Ash St. Fifth Avenue	Future Park Site
Centre City	534-205-08	1320 Broadway (13 th & Broadway)	Vacant land for future For sale – Low/Mod Housing; Fire Station
Centre City	535-112-01 thru 03; 535 112-05 thru 11	7 th & Market	Interim Public Parking Lot
Centre City	535-134-01 – 535-134-13	1101 G Street	Surface parking held for future development
Centre City	535-152-01; 535-152-02 535-152-04 535-152-05	1301 Market Street 533 13 th Street 529 13 th Street 1325-1333 Market	Future For Sale – Low/Mod Housing

	535-152-11		
Centre City	538-210-23	1625 Newton Avenue	For Sale – Low/Mod Housing
Centre City	533-451-02, 11 and 16	1453-1457 4 th Avenue; 1434 Fifth Avenue	Low/Moderate Housing – Former Atmosphere site
City Heights	447-202-31 and 447-202-32	El Cajon Blvd/40 th St.	Vacant Lots
Southcrest	551-231-04 551-231-05 551-231-35	3947-53 Z Street 3963 Z Street 40 th & Alpha (NE Corner)	Future Residential Development
GROUP #3			
PROJECT AREA	ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	PROPERTY USE
Barrio Logan	538-270-18	917 Crosby Street	Vacant Lot
Central Imperial	547-403-22	4100 Block of San Pascual	Remnant Parcel
Central Imperial	547-625-45	4000 block Ocean View Blvd.	Vacant Lot
Central Imperial	548-060-21 thru 28; 548-090-17	Imperial Avenue and Valencial Parkway (Potter Tract)	Vacant Lot
Central Imperial	548-150-07	101 50 th Street	Vacant Commercial
Central Imperial	548-242-30	5003 Imperial Avenue	Vacant Commercial

Central Imperial	549-140-16	6395-97 Imperial Av.	Vacant Commercial
Centre City	533-321-01 and 02	1595 Pacific Highway	Future Fire Station
Centre City	533-358-12	475 W. Broadway	Existing Daycare Facility
Centre City	533-382-05	1620 6 th Avenue (Chapel)	Historic Bldg being marketed for reuse
Centre City	533-474-08	1111 Kettner Blvd.	Two America Plaza – future development opportunity
Centre City	533-525-05	1023 4 th Avenue	Public Parking Garage – former Walker Scott building
Centre City	534-341-10	901 Park Blvd (Popular Market)	Existing Commercial buildings being held for future mixed use development
Centre City	535-054-08; 535-056-	Horton Heirs	Street
Centre City	535-074-02	404 3 rd Avenue (Chinese Mission)	Museum
Centre City	535-076-03; 535-076-10 and 11; 535-076-16 and 17; 535-043-09; 535-550-21; 534-345-	King Promenade	Promenade
Centre City	535-106-13	6 th & Market	Public Parking Garage
Centre City	535-123-12; 535-124-	1185 Market Street	Public Improvements
Centre City	535-142-01 and 02 535-142-04 and 05	753 & 777 13 th St. 1330 and 1340 G St.	

	535-142-06	728 14 th St.	Future Park – EV Green West Block Future Park – EV Green East Block
	535-142-09	764 14 th St.	
	535-142-10	705 13 th Street	
	535-143-05 thru 08	705 - 719 14 th Street	
	535-171-01; 535-171-11; 535-171-13		
Centre City	535-356-01 thru 05; 535-356-09	6 th & K	Public Parking Garage
Centre City	535-375-02 thru 04; 535-375-04; 535-376-02 and 03; 535-601-01 and 04 thru 09; 535-601-10; 535-602-01 and 02	1300 L Street (Tailgate Park)	Public Surface Parking – Tailgate Park
Centre City	535-563-11	Eat Village MTDB	Pedestrian Bridge
Centre City	535-076-11	Children’s Park	Public Park
Centre City	535-094-19	638 Sixth Street	Easement for use as ingress/egress off Sixth Avenue for 611 Fifth
City Heights	454-763-14	4108-4122 ½ 41 st Street	Commercial
City Heights	454-763-15	4102-16 University Avenue	Commercial
City Heights	454-763-16	4118-22 University Avenue	Commercial
City Heights	471-452-40	4300 Block 43 rd Street	Vacant Lot
City Heights	471-652-03	4300 Block Landis Street	Mid-City Police Station

Gateway Center West	545-061-11	Pickwick & 33 rd Street (SE Corner)	Vacant Lot
Gateway Center West	545-061-27	Pickwick & 33 rd Street (NW)	Vacant Lot
Gateway Center West	545-061-28	Pickwick & 33 rd Street (Southside)	Vacant Lot
Gateway Center West	545-062-03	836 33 rd Street	Vacant Lot
Gateway Center West	545-071-18 and 19 545-071-31	3517 E Street Pickwick & 33 rd Street (Northeast Side)	Vacant Lot
Horton Plaza	533-610-03	Balboa Theatre	Historic performing arts theatre
Horton Plaza		79 Horton Plaza (Lyceum Theatre)	Theatre
Linda Vista	431-320-15-00	6901 Linda Vista Road	Vacant
Linda Vista	431-320-19-00	6907 Linda Vista Road	Commercial/Recreation
Linda Vista	431-320-22-00	Linda Vista Road (between Ulric and Comstock)	Designated Open Space
Mount Hope	547-012-11 thru 14	4260-4276 Market Street	Vacant Lot
Mount Hope	547-102-02 thru 04 and 38	4261-4271 Market Street	Vacant Lot
Naval Training Center	450-841-05-00	Truxtun Rd (no site address number listed) Bldg 6/7	Commercial – Office or School

Naval Training Center	450-841-06-00	Truxton Rd. (no site address number listed) Bldg 195	Commercial – Office or School
Naval Training Center	450-841-07-00	Rosecrans St. (no site address number listed)	Golf – Sail Ho
Naval Training Center	450-830-25	Laning Rd (no site address number listed) Bldg 623	Conference Center
Naval Training Center	450-830-26 thru 29, 33	Laning Rd (no site address number listed)	Commercial – Retail
Naval Training Center	450-830-30	Laning Rd (no site address number listed)	USS Recruit
Naval Training Center	450-830-31 and 32	Laning Rd (no site address number listed)	West Side Hotel
Naval Training Center	450-830-8 thru 14	Lee Court	East Side Hotel
Naval Training Center	450-840-05-00	Rosecrans Rd (no site address number listed) Bldg 198	NTC Foundation
Naval Training Center	450-840-06	Rosecrans Rd (no site address number listed)	Vacant Lot
Naval Training Center	450-840-07-00	Rosecrans Rd (no site address number listed) Bldg 176	NTC Foundation
Naval Training Center	450-840-08-00	Truxton Rd (no site address number listed) Bldg 35 Luce	NTC Foundation

		Auditorium	
Naval Training Center	450-840-09-00	Dewey Rd (no site address number listed) Bldg 175	NTC Foundation
Naval Training Center	450-840-10 thru 13	Truxton Rd (no site address number listed) Marketplace	Commercial - Retail
Naval Training Center	450-840-14-00	Roosevelt Rd(no site address number listed) Bldg 178	NTC Foundation
Naval Training Center	450-840-15-00	Dewey Rd (no site address number listed) Bldg 177	NTC Foundation
Naval Training Center	450-840-16-00	Decatur Rd (No site address number listed) Bldg 201	NTC Foundation
Naval Training Center	450-840-17-00	Decatur Rd (No site address number listed) Bldg 200	NTC Foundation
Naval Training Center	450-840-18-00	Dewey Rd (no site address number listed) Bldg 202	NTC Foundation
Naval Training Center	450-840-19	Roosevelt Road Promenade Lot A	Open Space
Naval Training Center	450-840-20	Roosevelt Road Bldg 210	Commercial
Naval Training Center	450-840-21	Ingram Plaza	Open Space
Naval Training Center	450-841-01-00	Rosecrans St (no site address number listed) Officer	NTC Foundation

		Quarters D	
Naval Training Center	450-841-02-00	Rosecrans St (no site address number listed) Officer Quarters C	NTC Foundation
Naval Training Center	450-841-03-00	Rosecrans St (no site address number listed) Officer Quarters B	NTC Foundation
Naval Training Center	450-841-04-00	Rosecrans St (no site address number listed) Officer Quarters A	NTC Foundation
Naval Training Center	450-841-08	Truxtun Rd (no site address number listed) Gate 1 Bldg 21	Commercial – Retail
Naval Training Center	450-841-09	Historic Decatur Road Gate 1 Bldg 20	Commercial – Retail
Naval Training Center	450-841-10	Historic Decatur Road	Vacant Lot – Common maintenance area grass
Naval Training Center	450-841-11	Truxtun Rd (no site address number listed) Sellers Plaza	Open Space
Naval Training Center	450-842-05	Dewey road Bldg 5	NTC Foundation
Naval Training Center	450-842-06	Truxtun Road Bldg 4	NTC Foundation
Naval Training Center	450-842-07	Truxtun Road Bldg 3	NTC Foundation

Naval Training Center	450-842-08	Truxtun Road Bldg 2	NTC Foundation
Naval Training Center	450-842-09	Dewey Road Bldg 17	NTC Foundation
Naval Training Center	450-842-30	Sims Road Bldg 12	NTC Foundation
Naval Training Center	450-842-01	Truxtun Rd (no site address number listed) Bldg 18	NTC Foundation
Naval Training Center	450-842-02	Truxtun Rd (no site address number listed) Bldg 25	NTC Foundation
Naval Training Center	450-842-10	Historic Decatur Road Bldg 16	NTC Foundation
Naval Training Center	450-842-11	Historic Decatur Road Bldg 15	NTC Foundation
Naval Training Center	450-842-12	Historic Decatur Road Bldg 14	NTC Foundation
Naval Training Center	450-842-13 and 16	Sims Road Bldg 1 & 23	Commercial – Retail
Naval Training Center	450-842-14	Historic Decatur Road Bldg 19	NTC Foundation
Naval Training Center	450-842-15, 17, 18	Perry Road Bldgs 11, 8 & 194	Commercial - Retail
Naval Training Center	450-842-19	Dewey Road Bldg 193	Commercial - Retail
Naval Training Center	450-842-03	Truxtun Rd (no site address number listed)	Parking Lot
Naval Training	450-842-04	Truxtun Rd (no site address number	NTC Foundation

Center		listed) Bldg 26	
North Park	453-152-03	3067 University Ave	Commercial Space
North Park	446-162-30-03	4332 30 th Street	Commercial Space
North Park	453-122-12-01; 453-122-14-00	2929 University Avenue	Parking Garage
Southcrest	550-462-46	38 th Street	Vacant Lot
Southcrest	550-600-73	Beta Street	Vacant Lot
Southcrest	551-150-27	Boston Avenue	Vacant Lot
Southcrest	551-630-09 thru 10	Alpha Street	Vacant Lot

Schedule

Transition Plan Draft	Friday, May 13
City of San Diego Ad Hoc Committee Meeting	Monday, May 16
SDHC Real Estate Committee Meeting	August 2011
SDHC Board Approval.....	September 2011
City Council Approval.....	Fall 2011
Legal Work.....	Fall 2011
Group 1 Asset Transfer	October 2011 – December 2011
Group 2 Asset Transfer	December 2011 –April 2012
Group 4 Asset Transfer	Beginning April 2012

ATTACHMENT 2 - Exhibit A

Transition Plan Due Diligence Budget & Procurement Forecast

RDA Assets	Cost Per Asset	No. RDA Assets	Total Due Diligence Cost	Approval Required
EXISTING AFFORDABLE HOUSING ASSETS				
Title Review	\$0	10	\$0	
Legal Review	\$10,000	10	\$100,000	HC CEO
Environmental Review	\$5,000	10	\$50,000	HC CEO
ADA Compliance Review	\$2,000	10	\$20,000	HC CEO
Miscellaneous Studies / Analysis	\$4,000	10	\$40,000	HC CEO
	\$21,000	10	\$210,000	

FUTURE AFFORDABLE HOUSING ASSETS				
Title Review	\$0	21	\$0	
Legal Review	\$15,000	21	\$315,000	HC
Environmental Review	\$5,000	21	\$105,000	HC
ADA Compliance Review	\$3,000	21	\$63,000	HC CEO
ALTA Survey	\$10,000	21	\$210,000	HC
Miscellaneous Studies / Analysis	\$5,000	21	\$105,000	HC
	\$38,000	21	\$798,000	

RDA Asset Total	Existing Assets	Future Asset Cost	Total Due Diligence Cost	Approval Required
COST PER DISCIPLINE				
Title Review	\$0	\$0	\$0	NA
Legal Review	\$100,000	\$315,000	\$415,000	NA
Environmental Review	\$50,000	\$105,000	\$155,000	HC
ADA Compliance Review	\$20,000	\$63,000	\$83,000	HC CEO
ALTA Survey		\$210,000	\$210,000	HC
Miscellaneous Studies / Analysis	\$40,000	\$105,000	\$145,000	HC
	\$ 210,000	\$ 798,000	\$ 1,008,000	

RDA Loans	Cost Per Loan	Number of RDA Loans	Total Due Diligence Cost	Approval Required
COST PER DISCIPLINE				
Title Review	\$3,000	-	\$0	NA
Legal Review	\$15,000	-	\$0	NA
ADA Compliance Review	\$3,000	-	\$0	HC CEO
Miscellaneous Studies / Analysis	\$5,000	-	\$0	HC
	\$ 26,000	\$ -	\$ -	

ATTACHMENT 2 - Exhibit C

Necessary Activity Based Units Per Unit of Acquisition	No. of Staff Needed Per Project	Estimated Salaries & Benefits	Total Increased Cost Per Project
Group 1			
Real Estate Director	0.02	\$ 98,676	\$ 1,974
Real Estate Manager	0.10	\$ 83,746	\$ 8,375
Assistant Real Estate Manager	0.10	\$ 72,733	\$ 7,273
Financial Analyst	0.05	\$ 56,467	\$ 2,823
Administrative Assistant	0.05	\$ 42,245	\$ 2,112
Compliance Monitoring	0.10	\$ 76,732	\$ 7,673
Portfolio Management		\$ 89,715	\$ -
Procurement			\$ -
Communications	0.05		\$ -
Fiscal			\$ -
Legal			\$ -
IT			\$ -
	\$ 0.47	\$ 520,314	\$ 30,230
Group 2			
Real Estate Director	0.03	\$ 98,676	\$ 2,960
Real Estate Manager	0.20	\$ 83,746	\$ 16,749
Assistant Real Estate Manager	0.20	\$ 72,733	\$ 14,547
Financial Analyst	0.10	\$ 56,467	\$ 5,647
Administrative Assistant	0.05	\$ 42,245	\$ 2,112
Compliance Monitoring	0.10	\$ 76,732	\$ 7,673
Portfolio Management		\$ 89,715	\$ -
Loan Management			\$ -
Procurement			\$ -
Communications	0.05		\$ -
Fiscal			\$ -
Legal			\$ -
IT			\$ -
Group 3			
Real Estate Manager		\$ 98,676	\$ -
Real Estate Manager		\$ 83,746	\$ -
Assistant Real Estate Manager		\$ 72,733	\$ -
Financial Analyst		\$ 56,467	\$ -
Administrative Assistant		\$ 42,245	\$ -
Compliance Monitoring		\$ 76,732	\$ -
Portfolio Management		\$ 89,715	\$ -
Procurement			\$ -
Communications			\$ -
Fiscal			\$ -
Legal			\$ -
IT			\$ -
Group 4			
Real Estate Manager	0.01	\$ 98,676	\$ 987
Real Estate Manager	0.10	\$ 83,746	\$ 8,375
Assistant Real Estate Manager	0.10	\$ 72,733	\$ 7,273
Financial Analyst	0.05	\$ 56,467	\$ 2,823
Administrative Assistant	0.05	\$ 42,245	\$ 2,112
Compliance Monitoring	0.10	\$ 89,715	\$ 8,972
Portfolio Management			\$ -
Loan Management			\$ -
Procurement			\$ -
Communications	0.05		\$ -
Fiscal			\$ -
Legal			\$ -
IT			\$ -
	0.46		
Group 5			
Real Estate Manager	0.03	\$ 98,676	\$ 2,960
Real Estate Manager	0.20	\$ 83,746	\$ 16,749
Assistant Real Estate Manager	0.20	\$ 72,733	\$ 14,547
Financial Analyst	0.10	\$ 56,467	\$ 5,647
Administrative Assistant	0.05	\$ 42,245	\$ 2,112
Compliance Monitoring	0.10	\$ 76,732	\$ 7,673
Portfolio Management		\$ 89,715	\$ -
Loan Management			\$ -
Procurement			\$ -
Communications	0.05		\$ -
Fiscal			\$ -
Legal			\$ -
IT			\$ -

The shaded areas are unknown factors at this time