

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, DECEMBER 4, 2007 AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for Persons with Disabilities: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.sandiego.gov/redevelopment-agency

1. Approval of the minutes:

October 9, 2007, special
October 16, 2007, adjourned
October 22, 2007, special adjourned
October 23, 2007, adjourned
October 29, 2007, special
October 30, 2007

Adoption

2. **Crossroads Housing Enhancement Loan Program (HELP) (District 7)**

(RA-2008-59)

- Item 1. Authorize the expenditure of \$250,000 in low-and-moderate income housing funds For the administration of the program and to fund the housing enhancement loan Program for owner-occupants within the Crossroads Redevelopment Project Area.
- Item 2. Approve a \$250,000 increase in the FY 2008 Redevelopment Agency budget to provide low-and-moderate housing income housing funds for the housing program.

This activity is not a project, and is therefore not subject to CEQA per CEQA Guidelines Section 15060 (c)(3).

Redevelopment Agency.

Staff: Tracy Reed, (619) 236-6543
James Davies, (619) 236-6540
Agency Counsel: Carol Leone
Auditor Certificate Number: AC 2800344

3. **Second Rehabilitation Grant Agreement with NTC (District 2)**

(RA-2008-62)

- Item 1. Authorize the Executive Director or designee to execute the Second Rehabilitation Grant Agreement between the Redevelopment Agency of the city of San Diego and NTC Foundation..

This activity is not a project, and therefore is exempt from CEQA pursuant to the CEQA Guidelines Section 15060 (c)(3).

See Redevelopment Agency Report no. RA-07-35, dated, November 28, 2007.

Staff: Maureen Ostrye, (619) 236-6270
Libby Day, (619) 236-6272
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800388

Adoption

4. Extension of the Mayor's designation as Executive Director of the Redevelopment Agency (Districts 2, 3, 4, 5, 6, 7 & 8)

(RA-2008-66)

Designate the Mayor as the Executive Director of the Redevelopment Agency through June 30, 2008.

This activity is not a "project" and therefore is exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (c)(3).

Redevelopment Agency.

Companion to Redevelopment Item no. 5

Staff: Janice Weinrick, (619) 236-6250
Agency Counsel: Huston Carlyle

5. Discussion of Policy Issues related to Restructuring the Redevelopment Agency

The City Council of the San Diego's Land Use and Housing Committee has made the following recommendation to the Redevelopment Agency Board for discussion and policy direction

- Item 1. A discussion be docketed for December 4, 2007 Redevelopment Agency meeting, on Policy issues related to restructuring the Redevelopment Agency, as a companion item to the reappointment of the Mayor as interim Agency Executive Director; also scheduled to be heard at the December 4, 2007 Redevelopment Agency meeting.
- Item 2. The Mayor to bring to the Redevelopment Agency a proposal in January 2008 on Restructuring the Redevelopment Agency by establishing a new Redevelopment Commission or other independent Agency model; and by directly hiring Redevelopment Agency staff, independent of the City's civil system or not;
- Item 3. Detailed comparative analyses to included for both the fiscal and public accountability aspects of the restructuring proposal.
- Item 4. The Land Use and Housing Committee forward a request to the Redevelopment Agency for hiring an independent Redevelopment Agency Executive Director.

Companion to Redevelopment no. 4

Staff: Elyse Lowe, (619) 533-5897
Aimee Faucett, (619) 236-6677

Adoption

6. **Acceptance of Pedestrian Easement Agreement for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2008-43)

That the Redevelopment Agency accept and execute the Pedestrian Easement Agreement.

This activity is not a project, and therefore, not subject to the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15060 (c)(3).

See Centre City Development Corporation Report no. CCDC-07-42, dated, November 28, 2007.

Staff: Gary J. Bosse, (619) 533-7163

Agency Counsel: Carol Leone

7. **Cortez Hill Streetscape Rehabilitation Project–Request to Bid–Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2008-47)

That the Redevelopment Agency ("Agency"):

- Item 1. Authorize Centre City Development Corporation ("Corporation"), on behalf of the Agency, to advertise and receive bids for the construction of the streetscape rehabilitation Project;
- Item 2. Authorizes the Executive Director of the Agency, or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.
- Item 3. Authorize the corporation, on behalf of the Agency, to administer and contract.
- Item 4. Make certain findings that the proposed improvements benefit the Centre City Project Area ("Project Area") or the immediate neighborhood in which the Cortez Hill Streetscape Rehabilitation Project ("Project") is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds of such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plan adopted for Project Area pursuant to Health and Safety Code 33490.

This activity is categorically exempt from review under the California Environmental Quality Act ("CEQA"), class 1, pursuant to CEQA Guidelines Section 15302.

See Centre City Development Corporation Report no. CCDC-07-40 and CCDC-07-22, dated November 28, 2007.

Council Companion Item no. 333

Staff: Susan Diekman, (619) 533-7142

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2800264

Adoption

8. Transitional Housing for Seniors Program-Funding-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)

(RA-2008-61)

That the Redevelopment Agency (“Agency”):

- Item 1. Authorize the expenditure of up to \$282,000 from the Horton Plaza Low and Moderate Income Housing fund to cover leasing costs and program administration for the Transitional Housing for Seniors Program.

- Item 2. Make certain findings that the Program is of benefit to the Horton Plaza Redevelopment Project.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (c)(2).

See Centre City Development Corporation Report no. CCDC-07-47, dated, November 28, 2007.

Council Companion Item no. 332

Staff: A.J. Magana, (619) 533-7125

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2800370