

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
SPECIAL REDEVELOPMENT AGENCY MEETING  
TUESDAY, JULY 7, 2009, AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Public 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 the Disabled:** 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 (TT) 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 to agendas and reports is available at:**  
<http://www.san.diego.gov/redevelopment-agency/index.shtml>

**Adoption**

**1. Grantville Redevelopment HELP Program (District 7)**

That the Redevelopment Agency:

(RA-2009-129)

Item 1. Approving the Grantville Redevelopment Housing Enhancement Loan Program (HELP) Guidelines.

(RA-2009-127)

Item 2. Adopting Findings of Benefits regarding the use of Grantville Redevelopment Project Area low-and moderate-income housing set-aside funds to fund the HELP program outside of the Grantville Redevelopment Project Area.

(RA-2009-128)

Item 3. Approving the Agreement by and between the Redevelopment Agency of the City of San Diego and the San Diego Housing Commission to administer and manage the HELP program and authorizing the Agency Executive Director, or designee, to execute the Agreement.

**Adoption**

**1. Grantville Redevelopment HELP Program (District 7)**

(Continued)

(RA-2009-134)

Item 4. Authorizing the expenditure and transfer of \$160,000 to the San Diego Housing Commission for administration and management of the HELP program, of which approximately \$136,000 is for rehabilitation loans and not to exceed \$24,000 is to be used for administrative costs.

This activity is not a “project” within the meaning of the California Environmental Quality Act (CEQA), specifically CEQA Guideline section 15378, and thus is not subject to CEQA pursuant to CEQA Guideline section 15060(c)(3).

Redevelopment Agency Report no. RA-09-19 and RTC-09-072, dated July 1, 2009

Council Companion Item no. 334, see Housing Authority Agenda for Companion Item no.

Staff: Michele St. Bernard, (619) 236-6531

Ulysses Panganiban, (619) 236-6261

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900869

**2. Approval of the Owner Participation Agreement and Associated Actions for the Fairmount 26 Affordable Housing Project in the City Heights Redevelopment Project Area (District 3)**

That the Redevelopment Agency:

(RA-2009-143)

Item 1. Approve the Replacement Housing Plan for the Fairmount 26 Project.

(RA-2009-144)

Item 2. Approve the Owner Participation Agreement (OPA) and authorize the Executive Director or designee to execute the OPA with the Fairmount 26, L.P. (Developer) for the Fairmount 26 Project.

Item 3. Authorize the City Comptroller to establish an appropriation in the amount of \$3,015,000 designated “Fairmount 26 Project” through the transfer of \$3,015,00 from “City Heights Lo/Mod Unallocated Funds”.

Item 4. Authorize the City Comptroller to expend City Heights Housing Line of Credit proceeds of up to \$3,015,000 “Fairmount 26 Project” as residual receipts loan to Developer for the Fairmount 26 Project.

**Adoption**

2. **Approval of the Owner Participation Agreement and Associated Actions for the Fairmount 26 Affordable Housing Project in the City Heights Redevelopment Project Area (District 3)**

(Continued)

(RA-2009-144)

Item 5. Amend the FY2010 City Heights Redevelopment Project Area Budget (Capital Projects Fund) to include \$45,000 designated for “City Heights Unallocated Projects” and accept the Developer’s payment of \$45,000 as a non-refundable contribution for costs pertaining to the Owner Participation Agreement.

Item 6. Approve the Basic Concept Drawings submitted by the Developer relating to the Owner Participation Agreement for the Fairmount 26 Project.

In accordance with the State of California Environmental Quality Act (CEQA) Guidelines, the Redevelopment Agency, as the Lead Agency, as determined the project is categorically exempt from the (CEQA) pursuant to CEQA guidelines Section 15332 (infill development project).

Redevelopment Agency Report no. RA-09-24, dated July 1, 2009

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