

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 14, 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.sandiego.gov/redevelopment-agency/index.shtml>

1. Approval of the minutes:

May 5, 2009, special
May 12, 2009

Adoption

2. Agreement with Community HousingWorks to Administer Home in the Heights Program (Districts 3, 4, & 7)

That the Redevelopment Agency:
(RA-2009-141)

Item 1. Adopt Findings of Benefit regarding the use of City Heights Redevelopment Project Area low and moderate income housing set-aside funds to fund the Home in the Heights Homebuyer Assistance Program (HITH) outside of the City Heights Redevelopment Project Area.

(RA-2009-142)

Item 2. Approve the Agreement by and between the City of San Diego Redevelopment Agency (Agency) and Community Housing Works to administer the HITH program in the City Heights Redevelopment Project Area and City Heights Community Planning Area for an amount not to exceed \$180,166 over three years from the date of execution of the Agreement with two 1-year options to renew and authorize the Agency Executive Director, or designee, to execute the Agreement.

Item 3. Authorize the Agency Executive Director, or designee, to expend over three years from the date of execution of the Agreement up to \$180,166, with up to \$57,150 to be the expenditure for the first year, in City Heights tax increment housing set-aside funds for the administration of the HITH program in the City Heights Redevelopment Project Area and City Heights Community Planning Area, provided that the City Comptroller furnishes one or more certificates demonstrating that the funds necessary for expenditure are, or will be on deposit, in the City Treasury.

Item 4. Authorize the Agency Executive Director, or designee, to expend over three years from the date of execution of the Agreement up to \$2,700,000, with up to \$900,000 to be the expenditure for the first year, in City Heights tax increment housing set-aside funds for individual second mortgage loans to first-time homebuyers in the City Heights Redevelopment Project Area and City Heights Community Planning Area, provided that City Comptroller furnishes one or more certificates demonstrating that the funds necessary for expenditure area, or will be on deposit, in the City Treasury.

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-09-18 and RTC-09-067, dated July 8, 2009

Council Companion Item no. 331.

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

Ulysses Panganiban, (619) 236-6261

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900868

Adoption

3. Repayment of that Portion of Section 108 Loan No. B-03-MC-06-0542 for the Mount Hope Public Improvements (District 4)

That the Redevelopment Agency:
(RA-2009-140)

- Item 1. Making certain necessary findings pursuant to California Health and Safety Code Section 33445 for the expenditure of Agency funds to repay principal and interest of the portion of HUD Section 108 Loan No. B-03-MC-06-0542 (Loan) received by the City of San Diego (City) to fund public improvements in the Mount Hope Redevelopment Project Area.
- Item 2. Authorizing the expenditure and transfer of Agency funds in the amount \$101,000 and approximately \$5,000 in interest, to be paid in FY 2010 in the amount not to exceed \$35,660 as allocated in the FY 2010 Agency budget and in FY 2011 and FY 2012 as subsequently budgeted by the Agency, to the City toward the repayment of principal and interest of the portion of the Loan to fund the public streetlight improvements.

This activity to repay a portion of the HUD 108 Loan and the Mount Hope Street Median and Street Light Project for which this loan repayment refers to have been reviewed for compliance in accordance with the California Environmental Quality Act (CEQA) and is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301(c), Existing Facilities, and the National Policy Act (NEPA)

Southeastern Economic Development Corporation Report no. SEDC-09-008, dated June 8, 2009

Council Companion Item no. 332

Staff: Genevieve DePerio Fong, (619) 527-7345 ext. 124

Nancy Lytle, (619) 527-7345 ext. 127

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2100002

Adoption

4. Transitional Housing Program for Homeless Seniors-Program Funding-Horton Plaza Redevelopment Project (District 2)

That the Redevelopment Agency:
(RA-2009-137)

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 Program from July 2009 through June 2010.

(RA-2009-138)

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

Centre City Development Corporation Report no. CCDC-09-20 and CCDC-09-12, dated July 8, 2009.

Council Companion Item no. 333

Staff: Eri Kameyama, (619) 533-7177

Agency Counsel: Krishna F. Jayaram

Auditor Certificate Number: AC 2900851

5. Children's Museum Park (south of Island Avenue between Front and Union streets)-Transfer of Title of the Children's Museum Park Property from the Redevelopment Agency of the City of San Diego to the City of San Diego-Marina Sub Area of the Centre City Redevelopment Project (District 2)

That the Redevelopment Agency:
(RA-2009-130)

Item 1. Authorize the Executive Director of the Agency, or designee, to execute and record a Grant Deed transferring title for the Children's Museum Park ("Park") property to the City of San Diego ("City") in the Official Records of the County of San Diego

Item 2. State for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report (MEIR) and the Subsequent Environmental Impact Report (SEIR) and Secondary Study for the development of the Park, and that no substantial changes or new information of substantial importance within the meaning of CEQA Guidelines Section 15162 would warrant any additional environmental review in connection with approval of the transfer of title from the Agency to the City.

Adoption

5. **Children's Museum Park (south of Island Avenue between Front and Union streets)-
Transfer of Title of the Children's Museum Park Property from the Redevelopment
Agency of the City of San Diego to the City of San Diego-Marina Sub Area of the Centre
City Redevelopment Project (District 2)**

(Continued)

The Agency certified that the Agency had reviewed and considered information in the MEIR/SEIR for the Centre City Redevelopment Project and Environmental Secondary Study for the Park on November 26, 2002, by Resolution No. R-03559. The transfer of title from the Agency to the City is consistent with governing land use plans and regulations, and would not have any significant environmental effects not previously discussed in the MEIR/SEIR and Secondary Study previously certified by the Agency.

Centre City Development Corporation Report no. CCDC-09-17, dated July 8, 2009.

Council Companion Item no. 334

Staff: Eli Sanchez, (619) 533-7121
Agency Counsel: Kimberly Kaelin