

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
SUPPLEMENTAL AGENDA FOR  
SPECIAL REDEVELOPMENT AGENCY MEETING  
TUESDAY, NOVEMBER 30, 2010 AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

**To Address Redevelopment Agency on an Agenda Item:** Speaker forms are available in the Council Chambers prior to each meeting. Fill out a speaker slip “In Favor” or “In Opposition” to the Recommendation listed first on the Docket for the subject item, and submit the form to the City Clerk. Speakers will be called by name to address the Redevelopment Agency when the item is heard. Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes; moreover, collective testimony by those who support or oppose an item shall be limited to no more than fifteen (15 minutes to per side).

Members of the public wishing to address the Agency must submit a “Request to Speak” form to the City Clerk **prior** to the agenda item being called. Please note that “Request to Speak” forms will **not** be accepted once the item is called. Speaker slip on any item should be submitted at the **beginning** of each Agency meeting.

**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.

**Reports and Attachments:** See the links below in the agenda for these documents.

**Adoption**

**S40. First Implementation to Agreement to the Disposition and Development Agreement for the Mercado Del Barrio Project, and First Implementation Agreement to the Affordable Housing Agreement for the Estrella del Mercado Apartments (District 8)**

[\(RA-2011-45\)](#)

Item 1. Approve the First Implementation Agreement to the Disposition and Development Agreement between the Agency and Shea Mercado, LLC for implementation of the Mercado del Barrio Project.

Item 2. Approve the First Implementation Agreement to the Affordable Housing Agreement between the Agency and Mercado CIC, L.P. for implementation of the Estrella del Mercado Apartments.

On July 6, 2010, the Agency certified Addendum No. 203874 to the Barrio Logan Redevelopment Project Area Environmental Impact Report No. 90-0133/SCH No. 90010287, and adopted the Mitigation Monitoring and Reporting Program, in accordance with Section 15164 of the California Environmental Quality Act Guidelines.

Housing Impact: The Estrella del Mercado Apartments will create 91 affordable housing rental units (plus one manager unit) for households earning between 30-60% of the Area Median Income. The units shall remain affordable for 55 years.

Redevelopment Agency Report no. [RA-10-48](#) dated, November 24, 2010.

[Item Summary](#)

[Attachment 1 Locator Map](#)

[Attachment 2 Rendering of Mercado del Barrio Project](#)

[Attachment 3 First Implementation Agreement Disposition and Development Agreement](#)

[Attachment 4 First Implementation Agreement Affordable Housing Agreement](#)

[Attachment 5 Key Stakeholders](#)

[Equal Opportunity Contracting Program Evaluation Shea Mercado and Mercado CIC LP](#)

Staff: Xavier Del Valle, 236-6260

Robert Chavez, 236-6263

Agency Counsel: Monique Tayyab

**Adoption**

**S41. Loan Modification Agreement for the El Pedregal Family Apartments (District 8)**

[\(RA-2011-46\)](#)

Approve and authorize the Executive Director, or designee, to enter into a Loan Modification Agreement between the Agency and SYEP Associates, a California limited partnership, for the El Pedregal Family Apartments.

The City of San Diego has previously certified the information contained in a Mitigated Negative Declaration (MND) for this Project, referenced by MND No. 106926. The project was adequately addressed in the MND, and there is no substantial change in circumstance, additional information or Project changes to warrant additional environmental review.

Housing Impact: The EL Pedregal Family Apartments have created 44 affordable housing rental units (plus one manager unit) for households earning between 30-60% of the Area Median Income. The units shall remain affordable for 55 years.

Redevelopment Agency Report no. [RA-10-49](#) dated, November 24, 2010.

[Item Summary](#)

[Attachment 1 El Pedregal Family Apartments Graphics](#)

[Attachment 2 Loan Modification Agreement](#)

[Attachment 3 Ownership List](#)

[Work Force Analysis Report SYEP Associates LP](#)

[Equal Opportunity Contracting Program Evaluation](#)

Staff: Xavier Del Valle, 236-6260

Robert Chavez, 236-6263

Agency Counsel: Elisa Cusato

**Adoption**

**S42. Approval of the Owner Participation Agreement and Associated Actions for the Mission Apartments Project within the North Bay Redevelopment Project Area (District 2)**

[\(RA-2011-40\)](#)

- Item 1. Approve the Owner Participation Agreement (OPA) and authorize the Executive Director or designee to execute the OPA with the AMCAL Mission Fund, L.P. (Developer) for the implementation of the Mission Apartments Project.
- Item 2. Authorize the City Chief Financial Officer, or designee to appropriate and expend up to \$6.0 million pursuant to the Owner Participation Agreement associated with the Mission Apartments Project from North Bay Redevelopment Project Area 20% Low and Moderate Income Housing Funds, contingent on certification by the City Comptroller that funds are available for this purpose in the City Treasury.
- Item 3. Approve the Basic Concept Drawings for the Mission Apartments Project.
- Item 4. Amend the FY 2011 North Bay Redevelopment Project Area Budget (Capital Projects Fund) to include \$75,000 designated for “North Bay Unallocated Projects” and accept the Developer’s payment of \$75,000 as a non-refundable contribution for costs pertaining to the Owner Participation Agreement.

This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and therefore is not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c)(2). A Mitigated Negative Declaration Number 52078 was prepared in accordance with the CEQA Guidelines and certified by City Council concurrently with the approval of the Community Plan Amendment and Planned Development Permit for the Mission Apartments Project on July 12, 2010.

Redevelopment Agency Report no. [RA-10- 44](#) dated, November 17, 2010.

[Item Summary](#)

[Attachment 1 Site Map](#)

[Attachment 2 Basic Concept Drawings](#)

[Attachment 3 Owner Participation Agreement Mission Apartment](#)

[Equal Opportunity Contracting Developer Agreement](#)

[AMCAL Equal Employment Opportunity Policy and Procedures](#)

[Equal Opportunity Contracting Program Evaluation](#)

Council Companion Item no. 336, and Housing Authority Item no. 4

Staff: Krissy Toft, 236-6259

Robert Chavez, 236-6263

Agency Counsel: Charles Jagolinzer

Comptroller Certificate Number: [CC3000003733](#)