

**REDEVELOPMENT AGENCY MEETING
MARCH 4, 2008**

The meeting was called to order as the City Council at 2:07 p.m. by Council President Peters with Council President Pro Tem Madaffer, Council Members Faulconer and Hueso not present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
Madaffer, Hueso and Council President Peters

Andrea Tevlin, Independent Budget Analyst
Karen Heumann, City Attorney
Huston Carlyle, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 3:14 p.m.

The meeting reconvened as the Redevelopment Agency at 3:14 p.m. by Chair Peters with all Agency Members present.

Adoption

2. Home in the Heights First-Time Homebuyer Program-City Heights Redevelopment Project (Districts 3, 4 & 7)

(RA-2008-71)

Item 1. Approve the Home in the Heights Homebuyer Assistance Program Guidelines.

(RA-2008-73)

Item 2. Approve the findings relating to the use of housing set-aside funds outside of the City Heights Redevelopment Project Area.

(RA-2008-72)

Item 3. Approve the Agreement By and Between the Redevelopment Agency of the City of San Diego and Community Housing Works for Consultant Services.

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

Redevelopment Agency Report no. RA-08-01 and RTC Report no. RTC-08-21, dated February 27, 2008.

Council Companion Item no. 334

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

James Davies, (619) 236-6540

Agency Counsel: Kendall Berkey

REDEVELOPMENT AGENCY MEETING MINUTES – MARCH 4, 2008

Adoption

2. **Home in the Heights First-Time Homebuyer Program-City Heights Redevelopment Project (Districts 3, 4 & 7)**

(Continued)

No one spoke in opposition to this item.

Motion by Member Atkins to Adopt

Second by Member Young

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04240 and D-04240, R-04241, R-04242; and City Council Resolution number R-303464.

1. **Transfer of Limited Partnership Interest in Hacienda Townhomes Ltd.-East Village District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)**

(RA-2008-82)

That the Redevelopment Agency of the City of San Diego approve the transfer of limited partnership interest in Hacienda Townhomes, Ltd. from Fannie Mae (formerly known as Federal National Mortgage Association) to San Diego Community Housing Corporation, a California nonprofit public benefit corporation.

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

Centre City Development Corporation Report no. CCDC-08-05, dated February 27, 2008.

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

Agency Counsel: Alex Sachs

No one spoke in opposition to this item.

Motion by Member Hueso to Adopt

Second by Member Faulconer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution number R-04243.

REDEVELOPMENT AGENCY MEETING MINUTES – MARCH 4, 2008

Adoption

3. Funding for the Barrio Logan Redevelopment Project Area (Districts 4 & 8)

(RA-2008-64)

Item 1. Amend the Fiscal Year 2008 budget of the Southcrest Redevelopment Project Area to increase the appropriation and authorize expenditures of \$675,000 of taxable bond proceeds for the repayment of a loan to the City of San Diego.

(RA-2008-63)

Item 2. Accept the transfer of \$675,000 from the City of San Diego as an interest bearing loan to be used for the Barrio Logan Redevelopment Project Area.

Item 3. Amend the Fiscal Year 2008 budget for the Barrio Logan Redevelopment Project Area (Fund 98900) to increase the appropriation authorize expenditures up to \$675,000 for the purposes and benefit of the Project Area.

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

Redevelopment Agency Report no. RA-08-02 and RTC Report no. RTC-08-22, dated February 27, 2008.

Council Companion Item no. 333

Public testimony in favor, Joy Sunyada.

No one spoke in opposition to this item.

Staff: Scott Mercer, (619) 236-6242

Dante Dayacap, (619) 527-7345

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800389

Motion by Member Hueso to Adopt

Second by Member Young

Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-04244 and R-04245; and City Council Resolution number R-303463.

REDEVELOPMENT AGENCY MEETING MINUTES – MARCH 4, 2008

The meeting adjourned as the Redevelopment Agency at 3:23 p.m.

The meeting reconvened as the City Council at 3:32 p.m. by Council President Peters with all Council Members present.

Council President Peters recused from Redevelopment Agency Item no. 4 and Council Companion Item no. 337.

The meeting adjourned as the City Council at 3:23 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Pro Tem Madaffer all Agency Members present and Chair Peters recused.

Joint Public Hearing

4. Disposition and Development Agreement and Associated Actions for the El Pedregal Family Apartments Project (District 8)

(RA-2008-77) (Cor. Copy)

Item 1. Terminate the El Pedregal Owner Participation Agreement (OPA) dated July 10, 2007.

~~(RA-2008-74)~~

~~Item 2. State for the record that the final Mitigated Negative Declaration (No. 106926) has been reviewed and considered prior to approving the project.~~

(RA-2008-79) (Cor. Copy)

Item 3. Approve the Basic Concept Drawings.

(RA-2008-76) (Cor. Copy)

Item 4. Authorize the Executive Director or designee to execute a Disposition and Development Agreement (DDA) with SYEP Associates for the El Pedregal Family Apartments Project.

That the Agency finds and determines that the City of San Diego has previously certified the information contained in Mitigated Negative Declaration (MND) for this Project, referenced by Project No. 106926 and SCH No. 2007041131, that this Project is adequately addressed in said MND, and that is no substantial change in circumstance, additional information, or project changes to warrant additional environmental review.

(RA-2008-75) (Cor. Copy)

Item 5. Approve findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area.

REDEVELOPMENT AGENCY MEETING MINUTES – MARCH 4, 2008

Joint Public Hearing

4. Disposition and Development Agreement and Associated Actions for the El Pedregal Family Apartments Project (District 8)

(Continued)

(RA-2008-78) (Cor. Copy)

Item 6. Authorize the expenditure of funds for the El Pedregal Family Apartments Project in an amount not to exceed \$3,606,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds for possible land acquisition and as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources:
1) \$3,206,000 from Naval Training Center Housing Line of Credit funds and 2) \$400,000 from San Ysidro Project Area.

(RA-2008-80) (Cor. Copy)

Item 7. That the Agency authorize the Executive Director or Designee to make contingent offers for acquisition of properties for the El Pedregal Family Apartment Project.

This activity is covered under El Pedregal Apartment, Project No. 106926. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section 15060 (c) (3).

Redevelopment Agency Report no. RA-08-03 and RTC Report no. RTC-08-23, dated February 27, 2008.

Council Companion Item no. 337

Staff: Xavier DelValle, (619) 236-6260

Robert Chavez, (619) 236-6263

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2800570

Motion by Member Hueso to continued March 25, 2008 (Chair Peters recused)

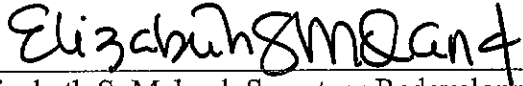
Second by Member Young

Passed by the following Vote: 7-0

REDEVELOPMENT AGENCY MEETING MINUTES – MARCH 4, 2008

Adjournment

The meeting adjourned as the Redevelopment Agency at 3:25 p.m.



Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego (jis)