

**SPECIAL REDEVELOPMENT AGENCY MEETING  
JULY 7, 2009**

The meeting called to order as the City Council at 2:05 p.m. by Council President Pro Tem Faulconer with Council President Hueso not present.

Roll Call      Lightner, Faulconer, Gloria, Young, DeMaio,  
Fyre, Emerald

Andrea Tevlin, Independent Budget Analyst  
Mary Jo Lanzafame, City Attorney  
Elizabeth Maland, City Clerk

Excused:      Council President Hueso

The meeting adjourned as the City Council at 3:58 p.m.

The meeting reconvened as the Special Redevelopment Agency at 3:58 p.m. by Chair Pro Tem Faulconer with Chair Hueso not present.

**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.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-JULY 7, 2009

**Adoption**

**2. 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, and Housing Authority Agenda for Companion Item no. 2.

Michele St. Bernard, Project Manager, presented staff report and slide presentation.

Public testimony in favor by Jay Powell; Rich Kacmar and Anna Daniels did not speak in favor.

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

Ulysses Panganiban, (619) 236-6261

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900869

Motion by Member Emerald to Adopt (Chair Hueso not present)

Seconded by Member Young

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04425 and D-04425; R-04426, R-04427 and D-04427; R-04428, and City Council Resolution number R-305064.**

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**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)**

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.

(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.

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**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)

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

Krissy Toft, Project Manager, Redevelopment Agency, presented staff report and slide presentation.

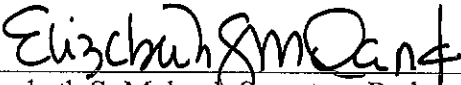
Staff: Krissy Toft, (619) 236-6534  
James Davies, (619) 236-6540  
Agency Counsel: Kendall Berkey  
Auditor Certificate Number: AC 2900911

Motion by Member Gloria to Adopt (Chair Hueso not present)  
Seconded by Member Young  
Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04429 and D-04429; R-04430 and D-04430a (Owner Participation Agreement); D-04430b (Basic Concept Drawings).**

**Adjournment**

The meeting adjourned as the Special Redevelopment Agency at 4:10 p.m.

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