

**REDEVELOPMENT AGENCY MEETING  
JULY 14, 2009**

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

Roll Call      Lightner, Faulconer, Gloria, Young, DeMaio,  
Fyre, Emerald, Council President Hueso

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

The meeting adjourned as the City Council at 3:00 p.m.

The meeting reconvened as the Redevelopment Agency at 3:10 p.m. by Chair Hueso with all Agency Members present.

**Adoption**

**2. Agreement with Community Housing Works 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.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 14, 2009

**Adoption**

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

(Continued)

- 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: Kimberly Kaelin

Auditor Certificate Number: AC 2900868

Motion by Member Gloria to Adopt

Seconded by Member Young

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04431, R-04432 and D-04432; and City Council Resolution number R-305089.**

---

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 14, 2009

The meeting adjourned as the Redevelopment Agency at 3:12 p.m.

The meeting reconvened as the City Council at 3:12 p.m. by Council President Hueso with all Council Members present.

The meeting adjourned as the City Council at 3:12 p.m.

The meeting reconvened as the Redevelopment Agency at 3:13 p.m. by Chair Hueso with all Agency Members present.

**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)(Rev.Copy)

- 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

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 14, 2009

**Adoption**

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

(Continued)

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

Motion by Member Young to Adopt with Direction Authorizing Repayment of the Portion of Section 108 Loan No. B-03-MC-06-0542 for the Mount Hope Public Improvements.

Seconded by Member Fyre

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04433; and City Council Resolution number R-305090.**

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

That the Redevelopment Agency:

(RA-2009-137)(Cor.Copy)

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

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 14, 2009

**Adoption**

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

(Continued)

Motion by Chair Pro Tem Faulconer to Adopt  
Seconded by Member Emerald  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution numbers R-04434, R-04435; and City Council Resolution numbers R-305091, R-305092.**

The meeting adjourned as the Redevelopment Agency at 3:32 p.m.

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

The meeting adjourned as the City Council at 3:33 p.m.

The meeting reconvened as the Redevelopment Agency at 3:33 p.m. by Chair Hueso with all Agency Members present.

**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)**

That the Redevelopment Agency:

(RA-2009-130)(Cor.Copy)

- 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.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 14, 2009

**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)

- 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.

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

Motion by Chair Pro Tem Faulconer to Adopt  
Seconded by Member Emerald  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04436; and City Council Resolution  
numbers R-305093, R-305094.**

The meeting adjourned as the Redevelopment Agency at 3:36 p.m.

The meeting reconvened as the City Council at 3:36 p.m. by Council President Hueso with all Council Members present.

---

REDEVELOPMENT AGENCY MEETING MINUTES- JULY 14, 2009

The meeting adjourned as the City Council at 4:59 p.m.

The meeting reconvened as the Redevelopment Agency at 5:00 p.m. by Chair Hueso with all Agency Members present.

1. Approval of the minutes:

May 5, 2009, special  
May 12, 2009

Motion by Member Young to Approve  
Seconded by Chair Pro Tem Faulconer  
Passed by the following Vote: 8-0

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 5:00 p.m.



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