



THE CITY OF SAN DIEGO  
Redevelopment Agency's Report

DATE ISSUED: June 9, 2004 REPORT NO. RA- 04 - 16

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Docket of June 15, 2004

SUBJECT: Public Hearings for the Adoption of Third Five-Year Implementation  
Plans for Seven (7) Redevelopment Project Areas: City Heights, College  
Community, Barrio Logan, College Grove, Linda Vista, Centre City and  
Horton Plaza.

REFERENCE: California Community Redevelopment Law (CRL), California Health and  
Safety Code Section 33490.

**SUMMARY:**

Issues: Should the Redevelopment Agency conduct the public hearing and hear testimony to review and adopt the Third Five-Year Implementation Plans for seven (7) Redevelopment Project Areas: City Heights, College Community, Barrio Logan, College Grove, Linda Vista, Centre City and Horton Plaza.

Executive Director's Recommendation: Conduct the public hearing and hear testimony to review, evaluate, and to adopt the Third Five-Year Implementation Plans for seven (7) Redevelopment Project Areas: City Heights, College Community, Barrio Logan, College Grove, Linda Vista, Centre City and Horton Plaza.

Fiscal Impact: No fiscal impact associated with this action.

**BACKGROUND:**

California Community Redevelopment Law ("Law"), California Health and Safety Code Section 33490, requires each redevelopment agency to adopt a five-year implementation plan that contains specific goals and objectives for each adopted redevelopment project. A new implementation plan is required to be adopted every five years. The amendment also requires redevelopment agencies to conduct a public hearing to hear testimony to review and evaluate the redevelopment plan and corresponding implementation plan for each redevelopment project during the five-year life of the plan and in conjunction with adoption of new implementation plans.

In June 1994, the Redevelopment Agency adopted the First Five-Year Implementation Plans for the following project areas: City Heights, College Community, Barrio Logan, College Grove, Linda Vista, Centre City and Horton Plaza. The Second Five-Year

Implementation Plans were adopted July 20, 1999, with the exception of the City Heights Implementation Plan which was adopted September 14, 1999. In accordance with the Law, the Third Implementation Plans need to be adopted this year because the five-period for the second implementation plans ends June 30, 2004. The Third Implementation Plans will cover the five-year period from July 1, 2004 to June 30, 2008 (i.e., Fiscal Years 2005-2009).

Each implementation plan identifies specific programs and estimated expenditures proposed to be made during the five-year period, explains how the goals and objectives, programs and expenditures of each implementation plan will eliminate blight within the project area and implement the requirements of the Law with respect to low and moderate-income housing. However, implementation plans only provide an estimate as to what is anticipated to occur over the five-year period. As specific projects are initiated, they will follow the prescribed process for community review/project approval. Adoption of an implementation plan does not constitute an approval of any specific program, project, or expenditure and does not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or the community.

#### DISCUSSION:

Since the Second Implementation Plans expire June 30, 2004, each of the above-mentioned project areas must adopt new Five-Year Implementation Plans this year. The proposed Third Five-Year Implementation Plans have been prepared with community coordination and review. Redevelopment Agency staff has worked with the residents, community/planning groups, and/or Project Area Committees (PACs) in an effort to ensure that the goals and visions of the respective project area residents have been incorporated in the updated Implementation Plans. PACs are not required to be established in every project area. PACs exist in four of the seven project areas affected by this action. They are as follows: City Heights, Community College, Barrio Logan and Centre City. The PAC members have reviewed and recommended approval of the proposed Third Five-Year Implementation Plans for these project areas.

On March 17, 2004, the Barrio Logan PAC unanimously approved the proposed Third Five-Year Third Implementation Plan.

On April 6, 2004 the College Community PAC conceptually approved the second draft of the Third Five-Year Implementation Plan. The final draft will incorporate slight changes in project descriptions as well as information related to affordable housing. The PAC is expected to approve the final Third Five-Year Implementation Plan at their regularly scheduled meeting June 1, 2004. Staff will report the PAC's vote on this issue at the June 15, 2004 Agency Hearing.

The community groups in College Grove, Oak Park Community Council and the Eastern Planning Committee reviewed the proposed Implementation Plan and the members provided suggestions which were incorporated into the document. Oak Park board members wrote a letter in support of the new version of the document, while Eastern Planning Committee voted to approve it at the meeting held May 12, 2004. Public outreach efforts in the Linda Vista project area included the participation and input of the Linda Vista Community Planning Committee (LVPC) throughout the revision process of the Implementation Plan. The LVPC will meet June 14, 2004 to make final recommendations on this plan. Staff will report on their recommendations at the June 15, 2004 hearing.

The City Heights Redevelopment PAC is the largest of the seven project areas undergoing an Implementation Plan update at this time. Redevelopment staff and the City Heights PAC initiated the revision process of the Third Implementation Plan by forming an Implementation Plan Subcommittee. In an effort to make the plan comprehensive for all the residents of City Heights, extra efforts were made to ensure that the voice of the community was considered during the process. The Subcommittee members, along with staff, prepared and mailed out a survey to project area residents, business organizations and community organizations to solicit ideas regarding projects, goals, and other recommendations they envisioned for their community. In addition, the Subcommittee organized a community workshop to create a forum where residents were able to share more of their ideas and goals for the upcoming years. The results of the survey and workshop provided the subcommittee members with the perspective of the project area residents and assisted with determining the direction of the new Implementation Plan, while keeping it consistent with the existing Redevelopment Plan. On May 10, 2004 the City Heights PAC approved the Subcommittee's recommendation to adopt the proposed Third Five-Year Implementation Plan and directed them to meet with the City Attorney's office regarding questionable items highlighted by staff to ensure they were eligible for inclusion in the plan.

Members of the subcommittee and staff met with the City Attorney on those items. The City Attorney advised staff and members of the subcommittee that the following items were not appropriate for inclusion in the implementation plan which have been excluded from the draft plan's Program and Project Matrix: 1. Alcohol Sales Reduction by purchasing Alcoholic Beverage Control (ABC) licenses; 2. Fund a Code Compliance position; 3. Fund a Landlord/Tenant Mediation service, and; 4. Re-establish Mid-City Development Corporation (MCDC).

The subcommittee also objected to the inclusion of the paragraph including the Notice of Funding Availability (NOFA). They state, "We believe that it commits the PAC to prior approval of financing activity that has not been reviewed by the PAC, and we believe that the NOFA will lead to increasing concentrations of Very Low and Low income families in the poor communities contrary to the requirements of the Council Policy on balanced communities."

On April 14, 2004, the PAC and the Centre City Advisory Committee reviewed the Third Five Year Implementation Plan and voted in favor of the Implementation Plan for Centre City and Horton Plaza. In addition, on April 21, 2004, the Centre City Development Corporation (CCDC) Board reviewed and also recommended approval of the new Plan.

Attached to this report are the proposed Third Five-Year Implementation Plans for the seven (7) Redevelopment Project Areas: City Heights, College Community, Barrio Logan, College Grove, Linda Vista, Centre City and Horton Plaza. The attachments provide an overview of the Implementation activities.

ALTERNATIVE:

- A. Delay adoption of the Third Five-Year Implementation Plans for the seven (7) Redevelopment Project Areas: City Heights, College Community, Barrio Logan, College Grove, Linda Vista, Centre City and Horton Plaza pending further public review. This alternative is not recommended.

Respectfully submitted,

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Redevelopment Agency

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Approved: Hank Cunningham  
Assistant Executive Director,  
Redevelopment Agency

CUNNINGHAM/Kennedy/ml

Attachments:

1. Proposed Third Five-Year Implementation Plans the seven (7) Redevelopment Project Areas: City Heights, College Community, Barrio Logan, College Grove, Linda Vista, Centre City and Horton Plaza.