



Memorandum

Date Issued: June 9, 2004 Report No. SEDC 04-005

Meeting of: June 15, 2004

To: Chair and Members of the Redevelopment Agency

From: Carolyn Y. Smith, President

Subject: Approval of the Third Implementation Plans (2004-2009) for the Central Imperial, Gateway Center West, Mount Hope and Southcrest Redevelopment Project Areas

Reference: None

SUMMARY

Staff Recommendation - That the Redevelopment Agency of the City of San Diego (Agency) approves the Third Implementation Plans (2004-2009) for the Central Imperial, Gateway Center West, Mount Hope and Southcrest Redevelopment Project Areas pursuant to California State Assembly Bill 1290 (AB 1290) and Senate Bill 732 (SB 732).

Other Recommendations – On May 25, 2004, the Central Imperial Project Area Committee recommended that the Southeastern Economic Development Corporation (SEDC) Board of Directors forward the Third Implementation Plan (2004-2009) for the Central Imperial Redevelopment Project Area to the Agency for approval.

On May 26, 2004, the SEDC Board of Directors approved staff's recommendation to forward the Third Implementation Plans (2004-2009) for the Central Imperial, Gateway Center West, Mount Hope and Southcrest Redevelopment Project Areas to the Agency for approval.

Fiscal Impact – None with this action.

BACKGROUND

In June 1994, the Redevelopment Agency of the City of San Diego (Agency) approved implementation plans for all eleven of its redevelopment projects, in accordance with Section 33490 of the California Redevelopment Law (CRL). This included Implementation Plans for SEDC's four adopted Redevelopment Project Areas. The Implementation Plans are prepared in

five year increments with the initial plans covering the period from June 1994 to June 1999. The plans contain specific goals and objectives as well as the specific redevelopment activities and programs that are anticipated to be "implemented" during the five-year period. In addition, the plans include the projected expenditures associated with the redevelopment activities and programs, and a description of how specific activities will alleviate blight and how the plan complies with CRL's low/moderate income housing requirements.

Following the adoption of the Initial Implementation Plans, redevelopment agencies are required to review and adopt updated implementation plans every five years. Accordingly, in July of 1999, the Agency approved the Second Implementation Plan for the Central Imperial, Gateway Center West, Mount Hope and Southcrest Redevelopment Projects.

In September 2000, the Second Implementation Plan for the Central Imperial Redevelopment Project Area was amended to reflect the significant changes to the redevelopment plan anticipated as a result of the third amendment to the Redevelopment Plan.

DISCUSSION

The Redevelopment Agency has initiated the process required for approval of the Implementation Plans for all eleven including the Central Imperial, Gateway Center West, Mount Hope and Southcrest Redevelopment Project Areas. Draft versions of the Third Implementation Plans are attached as Attachments A, B, C and D respectively. These plans have been revised to include the redevelopment activities and programs that are anticipated to be implemented over the five-year period from July 2004 to June 2009.

Of special note, is the increase in housing projected in the Central Imperial Redevelopment Project Area. This is a direct result of the planning currently underway along the Imperial Avenue corridor, the Hilltop Street and Euclid Avenue site and the recently designated Pilot Village located in and around Market Creek Plaza.

CONCLUSION

In June 2004, the Agency will conduct the required public hearing for the Implementation Plans for all of the redevelopment project areas administered by independent corporations and the Redevelopment Agency.

Submitted by
Sherry Brooks
Assistant Projects Coordinator

Approved by
Carolyn Y. Smith
President

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Attachment: Third Implementation Plans for the Central Imperial, Gateway Center West,
Mount Hope and Southcrest Redevelopment Project Areas