

FOURTH IMPLEMENTATION PLAN  
FOR THE  
BARRIO LOGAN REDEVELOPMENT PLAN

For the Period  
July 2009 – June 2014

Approved Pursuant to Agency Resolution No:  
Date of Final Passage:  
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The Redevelopment Agency of the City of San Diego



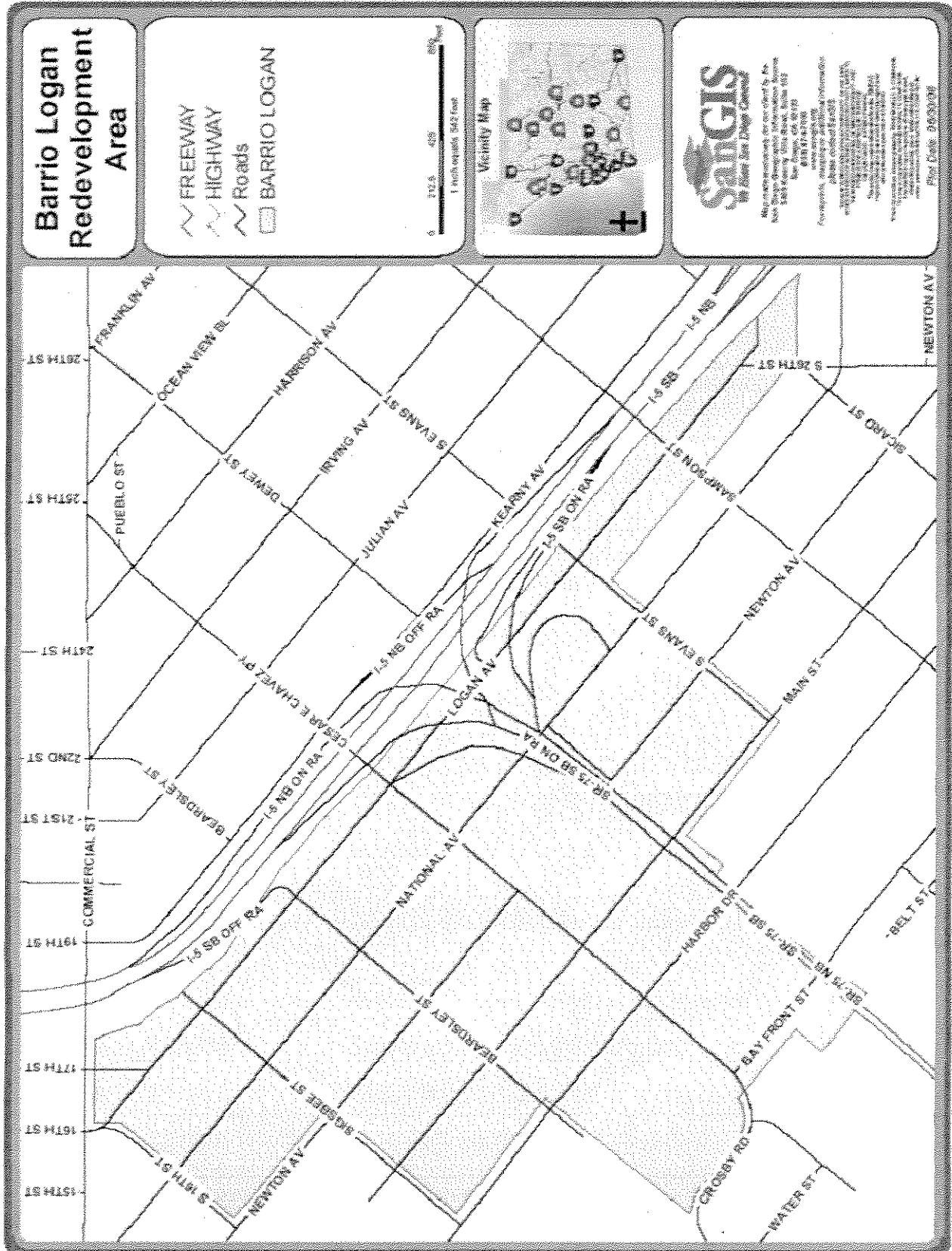
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# MAP OF PROJECT AREA



**Project Area Profile  
Barrio Logan Project Area**

**Land Area:** Approximately 133 acres

**Boundary:** The Project Area is located immediately adjacent to the southern boundary of East Village beginning with Commercial Street and 16<sup>th</sup> Street as the Northern boundary, I-5 on the Eastern boundary, Newton Avenue on the Northwestern Boundary with a deviation of Sigsbee Street on the Northern Boundary, Harbor Drive on the Western Boundary with a Westerly deviation up Cesar E. Chavez Parkway to a South direction on Main Street for the continued Western Boundary and South Evans Street as the Southern boundary and the dead end of Logan Avenue as the continued Southern Boundary.

<b>Land Use:</b>	Residential	14.4%
	Commercial	7.9%
	Light Industrial	25.4%
	Heavy Industrial	2.4%
	Open Space/Park	2.3%
	Public Facilities and Right-of-Ways	40.9%
	Vacant Land/Other	6.7%

**Date Adopted:** May 20, 1991 by Ordinance O-17644

**Date of Amendments:** First Amendment July 28, 2003  
by Ordinance O-19202

Second Amendment August 1, 2007  
by Ordinance O-19651

**Time Limit for Effectiveness of Redevelopment Plan:** May 20, 2032

**Time Limit for use of Eminent Domain:** May 20, 2015

<b>Time Limit for Incurring Debt:</b>	May 20, 2032
<b>Time Limit for Repayment of Debt:</b>	May 20, 2042
<b>Tax Increment Limit:</b>	\$ 307,000,000
<b>Current Tax Increment:</b>	\$ 2,457,087

## I. INTRODUCTION

This document contains the five-year Implementation Plan for the period July 2009 – June 2014 for the Barrio Logan Redevelopment Project Area (Project Area), administered by Redevelopment Division of the City of San Diego Department of City Planning & Community Investment. The Implementation Plan is being prepared and adopted in accordance with State Health and Safety Code Section 33490 and related sections. These sections outline the purpose and requirements of the Implementation Plan as follows:

- Agencies were required to adopt their first five-year Plan(s) for existing Project Areas by December 1994.
- Each Plan must state the Agency's goals and objectives for the Project Area, identify specific programs and expenditures over the next five years, and describe how these goals and objectives, programs, and expenditures will alleviate blight.
- Each Plan must identify approaches to increase, improve and preserve the supply of low and moderate income housing. The Plan must further incorporate a plan to meet mandated housing production, affordability, and targeted income requirements.
- Each Plan may be adopted only after a noticed public hearing has been conducted. The adoption of the Plan does not constitute a "project" within the meaning of the California Environmental Quality Act.

### A. Redevelopment Division

The Redevelopment Agency of the City of San Diego was established by the City Council in 1958. The City Council is the Board of Directors of the Agency. Project implementation and administration for the Agency are provided by three separate and distinct organizations: Centre City Development Corporation, Southeastern Economic Development Corporation and the Redevelopment Division of the City's City Planning & Community Investment Department. The Redevelopment Division performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records. The Division also administers eleven project areas which, in addition to Barrio Logan, include City Heights, College Community, College Grove, Crossroads, Grantville, Linda Vista, Naval Training Center, North Bay, North Park and San Ysidro.

### B. Barrio Logan Project Area

The Barrio Logan Project Area was adopted on May 20, 1991 by Ordinance O-17644. The Project Area encompasses approximately 133 acres located immediately adjacent to the southern boundary of East Village beginning with Commercial Street and 16<sup>th</sup> Street as the Northern boundary, I-5 on the Eastern boundary, Newton Avenue on the Northwestern Boundary with a deviation of Sigsbee Street on the Northern Boundary, Harbor Drive on the Western Boundary with a Westerly deviation up Cesar E. Chavez Parkway to a South direction on Main Street for the continued Western Boundary and South Evans Street as the Southern boundary and the dead end of Logan Avenue as the continued Southern Boundary. For planning purposes, the Project Area does not include the tide lines or the San Diego Port District.

The Redevelopment Plan has been amended two times since the adoption of the Project Area. The first amendment was adopted by the City Council on July 28, 2003 by Ordinance No. O-19202. The first amendment extended the Agency's authority to use eminent domain within the Project Area by 12 years. On August 1, 2007, the City Council adopted Ordinance No. O-19651 to revise the Generalized Land Use Map to reflect a change to the Community Plan Land Use Map.

## II. DESCRIPTION OF PROJECT AREA BLIGHTING CONDITIONS

Conditions of project blight have been consistently addressed by the development of the Mercado del Barrio Apartments, the Chuey's Restaurant Project, the Gateway Family Apartments Project, the La Entrada Family Apartments Project, the Los Vientos Family Apartments Project, the Cesar E. Chavez Parkway Widening Project and the Barrio Logan Parking Permit Program. The project continues to exhibit blighting conditions, including the following:

- 1) Lots have been subdivided in an inadequate size for proper usefulness and development;
- 2) Inadequate public improvements exist throughout the area, including lack of open space for recreational purposes and overburdened traffic system, and inadequate public facilities;
- 3) There is a prevalence of depreciated values and impaired investments, and the Project Area exhibits social and economic maladjustment;
- 4) Property values have not kept pace with other areas of the City due to existing conditions, but are high enough to inhibit private investment without redevelopment assistance;
- 5) Structures are substantially older and in deteriorated condition; and
- 6) The development pattern of the area creates significant land use conflicts.

In the northern section of the Project Area, near the border between Barrio Logan and downtown, many properties are sources of environmental contamination and blight: hazardous waste clean up yards and/or storage, automotive yards, junk yards, recyclers, dismantlers, metal forming and similar uses. Many residential structures are in need of rehabilitation or replacement. Several dilapidated businesses and abandoned properties are located near Perkins Elementary School. Along the 16<sup>th</sup> Street boundary between the Barrio Logan and Centre City Redevelopment Project Areas there are vacant parcels, some of which are used for illegal encampments, and large occupied deteriorated commercial properties.

In the middle section of the Project Area, along Cesar E. Chavez Parkway, there are two vacant city blocks designated for a mixed-use redevelopment project. Logan Avenue has been identified as a major business corridor in need of revitalization of its several uses: commercial, light industrial and residential. Although some redevelopment has occurred and some properties of the business corridor have been rehabilitated, there still exists many blighted properties.

In the southern portion of the Project Area there are many abandoned properties that attract crime, calls for service and pose health and safety hazards. Also, there are issues concerning traffic congestion and problematic commercial truck routing due to the lack of freeway connections.

### III. PROJECT AREA GOALS AND OBJECTIVES

The Project Area was adopted to eliminate conditions of blight in the Project Area by new construction, development of affordable housing, revitalization and upgrading of existing residential, commercial, office, and public properties and facilities within the Project Area. The specific goals and objectives of the Redevelopment Plan are as follows:

1. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area;
2. Protect existing single family and multi-family housing stock (inside or outside the Project Area) including opportunities for property owners to benefit from housing rehabilitation programs;
3. Expand the community's supply of housing (inside or outside the Project Area), with priority on opportunities for very low, low- and moderate-income households;
4. Encourage the preservation and enhancement of the distinctive character of the community and promote the development of the community's cultural and ethnic qualities;
5. Provide an environment conducive to the health, safety and well being of community residents and employees;
6. The provision of facade improvements of commercial sites through private and public efforts;
7. Reconstitute the community as a viable mixed-use area with compatible land use patterns;
8. Encourage a high level of concern for urban design and land use principles;
9. Abatement of litter and illegal encampments along public right of ways;
10. The achievement of an environment reflecting a high level of concern for the cultural land use principles appropriate for attainment of the objectives of the Redevelopment Plan;
11. The preservation of the Project Area's existing employment base and the creation of new job opportunities;
12. The planning, redesign, and development of areas which are stagnant or improperly utilized;
13. Promote the creation of an I-5 Freeway Connector for truck traffic routing outside the Project Area;
14. Relocate incompatible uses and provide relocation assistance when necessary.



**IV. GOALS AND OBJECTIVES, PROPOSED PROJECTS, AND CONTRIBUTION TO BLIGHT ALLEVIATION FOR THE FIVE-YEAR PERIOD**

**A. Goals and Objectives**

The goals and objectives for the Project Area continue to be the replacement of blighted parcels with new development and the creation of affordable housing for very low and low to moderate income households as well as waterfront employees. Other objectives include the creation of new commercial developments, new jobs for Project Area displaced workers and residents, infrastructure improvements and neighborhood revitalization.

**B. Proposed Private Projects**

The following table describes proposed private projects and their contribution to blight removal:

<b>Project</b>	<b>Project Description</b>	<b>Contribution to Blight Removal</b>
La Entrada Family Apartments	85 new 2 to 4 bedroom affordable housing project	To replace substandard structures with housing
Los Vientos Family Housing	89 new 2 to 4 bedroom affordable housing project	To replace contaminated sites and junkyards with housing
Mercado Commercial Project	New commercial and housing mix that brings needed affordable housing, community amenities and jobs	To develop vacant city blocks with a new commercial center
Logan Avenue Revitalization	Continued rehabilitation and/or new development of housing and commercial sites along Logan Avenue	To replace deteriorated and abandoned residential and commercial sites
Area wide zoning compliance project	Encourage efforts to bring non compliant residential sites, outdoor storage and operation sites and others into compliance with existing ordinance	To bring out of compliance properties up to neighborhood code compliance standards
Continued housing development and rehabilitation	Continuity of efforts to attract developers of affordable housing and rehabilitation of exiting single family and multi family sites	To replace blighted parcels and remove blight presented by existing dilapidated structures

**C. Proposed Public Improvements**

The following table describes proposed public improvement projects and their contribution to blight removal:

Project	Project Description	Contribution to Blight Removal
Cesar E. Chavez Continuing Education Center	New Community College District structure	To replace a vacated commercial site
Public right of way improvements	Engage public agencies to provide for rock gardens and/or other landscaping along public right of ways	To mitigate issues with brush abatement, litter removal and illegal encampments
Harbor Drive – Trolley Buffer Project	Facilitate the creation of new landscaping and tree planting along the Trolley and Harbor Drive corridor	Improve public transit corridors
Sampson Bridge Improvements	Permanent public art installation as part of the Logan Avenue Revitalization Project	To improve existing dilapidated conditions and to discourage graffiti and littering
Paradise Senior Center Improvements	Improvements to the Paradise Senior Center in Barrio Logan	To improve existing dilapidated site conditions, improve parking and prevent transient trespassing

#### D. Proposed Expenditures

The development projects and programs identified in this Plan are dependent upon attracting qualified property owners and developers and obtaining the funds to finance the projects or programs. The expenditures projected for the next five years are anticipated to include costs for Agency Project administration and implementation (i.e., property acquisition, relocation, new development, site preparation, transportation/infrastructure projects or improvements, and the provision of affordable housing) and debt service payments related to the issuance of debt.

Affordable Housing subsidized funding, private support and tax increment revenue is expected to represent the major funding source for Agency programs. In FY 2014 the Agency expects to receive approximately \$644,000 in net new tax increment from the Project Area. Net tax increment is the amount available for new programs after tax-sharing payments, and County administrative fees. The Agency expects this figure to rise approximately 2% annually over the next five years. Based on this assumption, the Agency can expect to receive approximately \$3.1million in net tax increment over the next five years. Private support will include business and foundation support towards the public improvement projects while subsidized funding will provide needed support toward continued affordable housing efforts.

Tax increment growth over the five years of this Plan, which is based on recently updated financial projections are estimated as follows for the five years of this Plan:

Fiscal Year	Gross Tax Increment	Tax Sharing Payments	Net Tax Increment
2010	\$662,996	\$67,917	\$595,079
2011	\$676,256	\$69,275	\$606,981
2012	\$689,781	\$70,661	\$619,120
2013	\$703,577	\$72,074	\$631,503
2014	\$717,648	\$73,516	\$644,132

Twenty percent (20%) of annual tax increment revenue is required to be set-aside in the Low and Moderate Income Housing Fund for the development of housing affordable to very low, low and moderate income households. Over the next five years, the Agency anticipates having approximately \$700,000 available in the housing fund.

Fiscal Year	Gross Tax Increment	Tax Sharing Payments	Net Tax Increment	
			Non-Housing Funds	Housing Funds
2010	\$662,996	\$67,917	\$460,879	\$134,200
2011	\$676,256	\$69,275	\$470,097	\$136,884
2012	\$689,781	\$70,661	\$479,498	\$139,622
2013	\$703,577	\$72,074	\$489,089	\$142,414
2014	\$717,648	\$73,516	\$498,870	\$145,262

The Agency has entered into agreements with the affected local taxing agencies which provide for annual tax-sharing payments according to the following terms:

Taxing Entity	Tax Sharing Agreement			
	Annual TI < \$1,045,000	Annual TI \$1,045,000-\$3,812,999	Annual TI \$3,813,000-\$8,554,599	Annual TI > \$8,554,600
San Diego Unified School District	2.68%	5.36%	8.94%	13.40%

Taxing Entity	Tax Sharing Agreement		
	FY 2001 – FY 2011	FY 2012 – FY 2021	FY 2022 – FY2042
County of San Diego	3.93%	6.54%	9.16%

Taxing Entity	Tax Sharing Agreement		
	Annual TI < \$1,036,000	Annual TI \$1,036,000 - \$6,547,000	Annual TI > \$6,547,000
San Diego Community College District	.75%	1.65%	1.78%

**V. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE PROJECT BLIGHTING CONDITIONS**

The on-going project goals and objectives will help ensure continued progress toward alleviation of existing conditions of blight and will facilitate continued re-investment in the Project Area and surrounding community. With input from the Project Area Committee, periodic reassessment of existing and planned projects will insure that the Redevelopment Plan achieves the objectives stated in Section III of this Plan. Specifically, the current and proposed projects will eliminate blighting conditions in the Project Area in the following ways:

- Remove or improve deficient structures and noncompliant land uses throughout the Project Area
- Provide housing opportunities for very low, low and moderate income individuals
- Replace or rehabilitate haphazard residential, office, and community-serving land uses throughout the area
- Provide a continued focus for housing and mixed-use activity as well as providing space for community-serving activities
- Provide public improvements to correct current parking and transportation problems, provide improved access through and within and surrounding the Project Area and visually improve the image of the community and Project Area

Projects include public improvements that will incrementally alleviate existing blighting conditions throughout the Project Area. An emphasis will be placed on the successful development of the Mercado Commercial Center, the provision of affordable housing and public improvements along major public right of ways.

**VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT PROJECT HOUSING REQUIREMENTS (Housing Compliance Plan)**

California's Community Redevelopment Law requires that not less than twenty percent (20%) of all tax increment generated by the Project Area shall be used for the purpose of increasing the community's supply of very low, low and moderate income housing. Additionally, affordable dwelling units must remain affordable for not less than the period of land use controls

established in the project plan (currently 45 years for for-sale units and 55 years for for-rent units). The on-going goal for the Project Area is to develop housing in compliance with current legislation and available Project Area resources.

#### A. Comprehensive Affordable Housing Strategy

The Redevelopment Agency, comprised of the City's Redevelopment Division, Centre City Development Corporation (CCDC) and Southeastern Economic Development Corporation (SEDC), has formed a collaborative with the San Diego Housing Commission to accelerate and encourage new affordable housing development citywide. This collaborative is referred to as the Affordable Housing Collaborative. In January 2003, leveraging Redevelopment set-aside funds, the Affordable Housing Collaborative issued a Notice of Funding Availability (NOFA) announcing the availability of \$55 million of secured assets to provide gap financing for very low, low and moderate income housing. The Agency has committed the entirety of this \$55 million to eleven projects in various project areas, resulting in 722 affordable units and 1055 affordable bedrooms.

Although the initial funding of the NOFA has been exhausted, affordable housing development proposals requesting local subsidies in the City of San Diego continue to be submitted through different channels to the Redevelopment Agency and/or San Diego Housing Commission. The Affordable Housing Collaborative continues to meet to review projects seeking funding under the Affordable Housing Opportunity Fund and to ensure affordable housing goals are being met by the Agency and the Housing Commission.

In June 2006, the Redevelopment Division obtained four bank lines of credit in an aggregate amount of \$34 million which was dedicated to an affordable housing "Opportunity Fund" to continue to assist with the creation and rehabilitation of affordable housing for low- and moderate-income households and to leverage other affordable housing financial sources. Proposed projects in the Project Area may request funding assistance from the Opportunity Fund.

To provide consistency among the three branches of the Redevelopment Agency (Redevelopment Division, CCDC and SEDC) and streamline the negotiation and approval process for affordable housing projects funded by the Agency, the Affordable Housing Collaborative developed the "Expenditure of Low and Moderate Income Housing Fund Policy and Transaction Guidelines" to be utilized in reviewing affordable housing development proposals. These Policy and Transaction Guidelines were approved by the Agency Board on May 20, 2008 via resolution R-04282 and are reviewed on a periodic basis to reflect changing policies and economic conditions.

#### B. Projects & Expenditures to be Made During the Next Five Years

The Project Area's Low and Moderate Income Housing Fund (Housing Fund) has approximately \$710,000 as of the beginning of FY 2009. No Housing Funds have been expended since the Project Area was adopted due to the insufficient amount available to assist in any residential developments. Projections of annual Housing Funds anticipated to be generated by the Project Area over the next five years are shown in the following table:

<b>Fiscal Year</b>	<b>Low/Mod Fund</b>
<b>2009-10</b>	\$134,200
<b>2010-11</b>	\$136,884
<b>2011-12</b>	\$139,622
<b>2012-13</b>	\$142,414
<b>2013-14</b>	\$145,262
<b>TOTAL</b>	<b>\$698,382</b>

It is anticipated that the Project Area's Housing Fund will increase by approximately \$700,000. All units developed with Agency assistance from the Housing Fund will be restricted to very low, low, or moderate income households. These funds will be used to generate housing within the Project Area as opportunities for housing assistance are identified.

1. Projected Housing Units to be Developed in the Next Five Years

California Community Redevelopment Law requires that the Agency prepare an estimate of the number of new, rehabilitated and price-restricted dwelling units to be developed in the Project Area. These numbers also include the inclusionary housing requirements: units for very low, low and moderate income households. The inclusionary housing requirements state that fifteen percent (15%) of all new or rehabilitated dwelling units developed by public or private activities, other than the Agency, in a redevelopment project area shall be affordable to low and moderate income households. Forty percent (40%) of the 15% inclusionary housing units shall be at affordability levels for very low income households.

The number of units developed in the project area will depend upon the cost of the units, availability of pertinent and feasible opportunities for collaboration with housing developers, and the ability of the Agency to leverage funds. The Housing Fund expenditures will include costs for housing development, administration, and debt service payments. The Agency anticipates issuing tax allocation bonds or other financial instruments to fund affordable housing projects.

It should also be noted that the City of San Diego Municipal Code (Chapter 14, Article 2, Division 13) places an inclusionary (affordable) housing obligation on new development. While these new affordable units can not be counted as production under the Redevelopment Agency's definitions, they are, for all intents and purposes, housing units available to low and moderate income households.

The following table indicates the estimated number of units that will be assisted and the estimated expenditures from the Housing Fund in each of the next five years:

Fiscal Year	New Units	Rehabilitated Units	Housing Fund Expenditures
2010	174	0	\$134,200
2011	0	2	\$136,844
2012	81	0	\$139,622
2013	0	2	\$142,414
2014	0	2	\$145,262
<b>Total</b>	255	6	\$698,382

The following table indicates the estimated number of Agency assisted and non-Agency assisted units that will be developed in each of the next five years:

Projects	FY2010	FY2011	FY2012	FY2013	FY2014
Non-Agency Assisted	14	14	30	60	100
Proposed Agency Assisted	174	0	81	0	0
<b>Total</b>	188	14	111	60	100

The following table indicates the estimated number of units by income level that will be developed in each of the next five years:

Housing Category	FY2010	FY2011	FY2012	FY2013	FY2014
Market Rate	16	14	30	54	90
Low to Moderate Income	50	0	25	3	5
Very Low Income	122	0	56	3	5
<b>Total</b>	188	14	111	60	100

## 2. Agency-Developed Units

As required by Section 33490 of the California Community Redevelopment Law, the Implementation Plan must contain an estimate of the number of Agency-developed residential units, if any, which will be developed during the next five years and governed by Section 33413(b)(1) and the number, if any, of Agency developed units for very low, low, and moderate income households that will be developed by the Agency during the next five years to meet the requirements of Section 33413(b)(1). Section 33413(b)(1) states that for units developed by the Agency, thirty percent (30%) of all new and rehabilitated dwelling units shall be affordable for low and moderate income households, and not less than fifty percent (50%) of the 30%

affordable units shall be affordable to very low income households. The Agency does not anticipate developing any residential units during the next five years.

C. Housing Unit Estimates for the Next Ten Years and the Life of the Plan

It is estimated that up to 319 new, substantially rehabilitated or price-restricted residential units will be developed in the Project Area over the next ten years, beginning in Fiscal Year 2010 through Fiscal Year 2019.

The following table illustrates the anticipated breakdown of total new dwelling units developed for very low, low and moderate income households over the next ten years as required by Section 33413(b)(2) of the California Community Redevelopment Law.

<b>Fiscal Year</b>	<b>Total Units</b>	<b>Low &amp; Moderate Income (15%)</b>	<b>Very Low Income (40% of 15%)</b>
<b>2010</b>	172	50	122
<b>2011</b>	0	0	0
<b>2012</b>	81	21	60
<b>2013</b>	0	0	0
<b>2014</b>	0	0	0
<b>2015</b>	0	0	0
<b>2016</b>	0	0	0
<b>2017</b>	0	0	0
<b>2018</b>	0	0	0
<b>2019</b>	0	0	0
<b>TOTAL</b>	253	71	182

The estimated number of new or substantially rehabilitated dwelling units that could be developed in the Project Area over the life of the Redevelopment Plan (2032) is 900 units. The total new dwelling units envisioned to be developed for very, low and moderate income households over the life of the Redevelopment Plan as required by Section 33490 (a)(2)(B)(ii) of the California Community Redevelopment Law is estimated at 253. The actual number of units developed will depend on market conditions and be determined as specific projects area pursued.

D. Very Low, Low and Moderate Income Units Developed in the Project Area

Table A - Details of Housing Production provides a summary of the Project Area's housing production including the number of units that were produced and the amount of Housing Funds used to assist the production of very low, low and moderate income units in the Project Area for the period of the previous implementation plan (2004-2009).



The following table provides the number of units that were produced for families with children and the amount of Housing Funds used to assist the production of such units for the period of the previous implementation plan (2004-2009).

Project	Housing Type	Location	Total Units	Affordable Units	Income Level	Housing Funds
Gateway Family Apartments	Multi-family	1605 Logan Ave.	42	41	30-60% AMI	N/A

E. Replacement of Dwelling Units Destroyed or Removed

Where Redevelopment activities are planned, the redevelopment will destroy a small number of very low, low, moderate and market-rate income units and replace these units with a greater number of very low and low income units. Therefore, it is expected that units removed or destroyed will be replaced to a greater extent than required by California Community Redevelopment Law. (See Table A)

F. Compliance with Housing Element and Regional Housing Share Requirements

The City of San Diego's regional share of housing need for persons of very low, low, and moderate income is published in the Housing Element of the City's General Plan. According to City's FY 2005-2010 Housing Element, the proportional share of housing need in San Diego is 23% very low income (10,645 units city-wide), 18% low income (8,090 units city-wide), 19% moderate income (8,645 units city-wide) and 40% above moderate income (18,362 units city-wide).

Section 33334.4(a) of the California Community Redevelopment law requires that the Agency expend Low and Moderate Income Housing funds to assist in the development of housing for persons of very low, low and moderate income in at least the same proportion as the total number of housing units needed for each of those income groups within the community as each of those needs have been identified in the most recent determination pursuant to Government Code Section 65584 (i.e., the regional share of the statewide housing need). Using this definition and a denominator based upon the need for affordable units (total of 27,380 units), the threshold for the expenditure of low- and moderate income housing funds is 39% very-low income (10,645 units), 29% low income (8,090 units), and 32% moderate income (8,645 units).

In addition, Section 33334.4(b) of the California Community Redevelopment Law states, "Each agency shall expend, over the duration of each redevelopment implementation plan, the monies in the Low and Moderate Income Housing Fund to assist housing that is available to all persons regardless of age in at least the same proportion as the number of low-income households with a member under the age of 65 years bears to the total number of low-income households of the community as reported in the most recent census of the United States Census Bureau.

According to the 2000 census, there are 450,691 households in the City of San Diego. Of those households, 81,124 are "Senior Head of Household". Of those, "Senior Head of Household", 39,751 (49%) are low and moderate income. The total number of low and moderate income

households in San Diego is 181,572. Therefore, the ratio of low and moderate income senior households to the total number of low and moderate income households is 21.89% (39,751/181,572).

The Agency will expend Housing Funds in the proportions cited above to ensure compliance with Redevelopment Law. The following table provides the proposed percentages of housing funds the Agency anticipates spending from the Project Area Housing Fund for housing to match the City’s proportional share of housing need for the next five years. The minimum percentages are the least amount the Agency may spend, and the maximum percentages are the most the Agency may spend for the categories of income and age.

Household Type	No. Of Households	Percentage of Housing Funds to be Expended	
<b>Income</b>			
Very Low Income	10,645	39%	Minimum
Low Income	8,090	29%	Minimum
Moderate Income	8,645	32%	Maximum
TOTAL	27,380		
<b>Age</b>			
LM Households Under Age 65	141,821	78%	Minimum
LM Household Over Age 65	39,751	22%	Maximum
TOTAL	181,572		

Table B – Housing Expenditures and Proportionality, documents the amount of Housing Fund revenue used during the prior Five-Year Implementation Plan period and for the Project Area since inception for these income categories and for families and seniors. Based upon the expenditures to date, the Agency has been meeting its target requirements in the Project Area.

**VII. SUMMARY**

The Implementation Plan for the Barrio Logan Redevelopment Project presents projects planned for the Project Area during the next five years, in accordance with California Community Redevelopment Law. The plan provides for the creation of jobs and affordable housing in the Project Area. In addition, the Plan describes catalyst projects, a major mixed-use commercial project, housing developments and continued public improvements. The objective of this Plan is to remove blight throughout the Project Area through public and private investment in the community.

**TABLE A**  
**DETAILS OF HOUSING PRODUCTION**  
**BARRIO LOGAN REDEVELOPMENT PROJECT AREA**  
**1991-2009**  
 City of San Diego - Redevelopment Agency

	TOTAL HOUSING PRODUCTION <sup>1</sup>				AFFORDABLE HOUSING (for Low & Moderate Income)										Net Surplus/Deficit						
	Agency Assisted		Non-Agency Assisted		Required		Produced / To Be Produced		Less Replacement Units <sup>3</sup>		Very Low		Low & Mod		Very Low		Low & Mod		TOTAL		
	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL
	42	4	46	7	17	5	22	4	0	4	10	1	11								
Gateway Family Apartments	42	4	46	7	17	5	22	4	0	4	10	1	11								
Mercado Family Apartments	144	9	153	22	61	83	144	61	83	144	9	13	22								
FY08	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY07	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY06	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY05	1	0	1	1	0	1	1	0	0	1	(1)	0	(1)	0	0	0	0	0	0	0	0
FY04	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY97	1	0	1	1	0	1	1	0	0	1	(1)	0	(1)	0	0	0	0	0	0	0	0
FY96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY94	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY93	1	0	1	1	0	1	1	0	0	1	(1)	0	(1)	0	0	0	0	0	0	0	0
FY92	1	0	1	1	0	1	1	0	0	1	(1)	0	(1)	0	0	0	0	0	0	0	0
FY91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outside Project Area																					
<b>SUBTOTAL<sup>2</sup></b>	<b>190</b>	<b>12</b>	<b>202</b>	<b>29</b>	<b>78</b>	<b>88</b>	<b>166</b>	<b>65</b>	<b>83</b>	<b>148</b>	<b>1</b>	<b>(12)</b>	<b>(11)</b>								
<b>CURRENT 10-YEAR FORECAST (2009-2019)</b>																					
Agency-Assisted (Estimates)																					
Los Vientos	89	6	95	14	62	26	88	0	0	0	56	18	74								
La Estrada	85	6	91	13	60	24	84	13	0	0	41	17	71								
Other Proposals	81	6	87	13	60	21	81	0	0	0	54	14	68								
Non-Agency Assisted (Estimates)																					
Outside Project Area (Estimates)	5	1	6	1	182	71	253	13	0	0	(1)	0	(1)								
<b>SUBTOTAL</b>	<b>260</b>	<b>16</b>	<b>276</b>	<b>39</b>	<b>182</b>	<b>71</b>	<b>253</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>153</b>	<b>48</b>	<b>214</b>								
<b>DURATION OF PROJECT AREA (1991-2032) COMPARED TO CURRENT PRODUCTION COUNT</b>																					
<b>CUMULATIVE TOTAL<sup>4</sup></b>	<b>900</b>	<b>54</b>	<b>954</b>	<b>135</b>	<b>78</b>	<b>88</b>	<b>166</b>	<b>65</b>	<b>83</b>	<b>148</b>	<b>(41)</b>	<b>(76)</b>	<b>(117)</b>								

<sup>1</sup> Total Housing Production data based upon reports generated from BPIS and PTS data for FY91 - FY08. Errors may occur and may be corrected during subsequent 5-year implementation plan cycle.  
<sup>2</sup> Required housing production for individual line items has been rounded to the nearest whole integer.  
<sup>3</sup> Replacement units do not count toward the inclusionary obligation of the redevelopment agency/development project area and are not counted for the purpose of reporting progress in meeting the project area's inclusionary production requirements.  
<sup>4</sup> The "cumulative total" is not the sum of the subtotals, but rather 15% and 40% of the total estimated units produced during the life span of the Project Area. The shaded areas on this line represent progress to-date toward the overall project area production targets.

**TABLE B**  
**HOUSING EXPENDITURES AND PROPORTIONALITY**  
 Previous 10-Year  
 City of San Diego Redevelopment Agency - Barrio Logan

	\$ by Household Type			Income Category (# of units)			
	No Age Restriction	Seniors		Very Low	Low	Moderate	Total Restricted
FY 09	\$ -	\$ -		0	0	0	0
FY 08	\$ 3,630,000	\$ -		31	10	0	41
FY 07	\$ -	\$ -		0	0	0	0
FY 06	\$ -	\$ -		0	0	0	0
FY 05	\$ -	\$ -		0	0	0	0
FY 04	\$ -	\$ -		0	0	0	0
FY 03	\$ -	\$ -		0	0	0	0
FY 02	\$ -	\$ -		0	0	0	0
FY 01	\$ -	\$ -		0	0	0	0
FY 00	\$ -	\$ -		0	0	0	0
<b>Subtotal - 10 year period</b>							
Units	41	0		31	10	0	41
\$	\$ 3,630,000	\$ -		\$ 2,744,634	\$ 885,366	\$ -	\$ 3,630,000
% of \$ (TO-DATE)	100%	0%		76%	24%	0%	0%
% of Units (TO-DATE)	100%	0%		76%	24%	0%	0%
% (TARGET)	78%	22%		39%	29%	32%	32%
<b>Since Inception 1992 - FY 99</b>							
Units	144	0		61	83	0	144
\$	\$ 3,423,440.00	\$ -		\$ 1,450,207	\$ 1,973,233	\$ -	\$ -
<b>Project Area Total</b>							
Units	185	0		92	93	0	185
\$	\$ 7,053,440	\$ -		\$ 4,194,841	\$ 2,858,599	\$ -	\$ 7,053,440
% of \$ (TO-DATE)	100%	0%		59%	41%	0%	0%
% of Units (TO-DATE)	100%	0%		50%	50%	0%	0%
% (TARGET)	78%	22%		39%	29%	32%	32%
<b>Redevelopment Agency Total (To-Date)</b>							
Units	3098	1130		2925	616	687	4228
\$	\$ 104,200,564	\$ 25,039,043		\$ 89,410,088	\$ 18,829,612	\$ 20,999,908	\$ 129,239,607
% of \$ (TO-DATE)	81%	19%		69%	15%	16%	16%
% of Units (TO-DATE)	73%	27%		69%	15%	16%	16%
% (TARGET)	78%	22%		39%	29%	32%	32%