

FOURTH IMPLEMENTATION PLAN  
FOR THE  
COLLEGE COMMUNITY REDEVELOPMENT PLAN

For the Period  
July 2009 – June 2014

Adopted Pursuant to Resolution No:  
Date of Final Passage:  
Document No.



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College Community Redevelopment Project Area

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**Project Area Profile**  
**College Community Project Area**

**Land Area:** Approximately 130 acres

**Boundary:** College Avenue on the east, the SDSU campus and Alvarado Road to the north, 55<sup>th</sup> Street on the west, and Montezuma Road from 55<sup>th</sup> Street to The Language Academy on the south.

<b>Land Use:</b>	Residential	28%
	Commercial/Parking	13%
	Office	9%
	Institutional	9%
	Vacant	1%
	Open Space	1%
	Public Right-of-Way	39%

**Date Adopted:** November 30, 1993

<b>Date of Amendment:</b>	First Amendment	November 28, 1994
	Second Amendment	November 22, 1999
	Third Amendment	June 27, 2006
	Fourth Amendment	July 18, 2006

**Time Limit for Effectiveness of Redevelopment Plan:** November 30, 2034

**Time Limit for use of Eminent Domain:** June 27, 2017

**Time Limit for Incurring Debt:** June 30, 2019

**Time Limit for Repayment of Debt:** November 30, 2044

**Tax Increment Limit:** \$307,000,000

**Current Tax Increment:** \$1,090,000

## I. INTRODUCTION

This document contains the five-year Implementation Plan for the period July 2009 – July 2014 for the College Community Redevelopment Project Area (Project Area), administered by the Redevelopment Division of the San Diego City Planning & Community Investment Department. The Implementation Plan is being prepared and adopted in accordance with the 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: the Centre City Development Corporation, the Southeastern Economic Development Corporation and the Redevelopment Division of the 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 College Community, including Barrio Logan, City Heights, College Grove, Crossroads, Grantville, Linda Vista, Naval Training Center, North Bay, North Park and San Ysidro.

### B. College Community Project Area

The College Community Project Area was adopted on November 30, 1993 by Ordinance O-18018. The Project Area encompasses approximately 130 acres located immediately adjacent to the southern boundary of San Diego State University (SDSU). Generally, the boundaries of the Project Area include College Avenue to the east, the SDSU campus and Alvarado Road on the north, 55<sup>th</sup> Street on the west, and Montezuma Road from 55<sup>th</sup> Street to the Language Academy (former Montezuma Elementary School) on the south. For planning purposes, the Project Area is divided into five sub-areas including the Core, 55th Street, Alvarado Road, Lot A, and Montezuma School site.

The Redevelopment Plan has been amended four times since the adoption of the Project Area. The first amendment was adopted by the City Council on November 28, 1994, by Ordinance No. O-18121. The first amendment extended the effectiveness of the Redevelopment Plan to June 30, 2019, and the time limit to receive tax increment and repay loans, advances and indebtedness to June 30, 2029. On November 22, 1999, the City Council adopted Ordinance No. O-18722. This ordinance further extended the effectiveness of the Redevelopment Plan to November 30, 2033 and the time limit to receive tax increment and repay loans, advances and indebtedness to November 30, 2043. On June 27, 2006, the City Council adopted Ordinance No. O-19503 which removed three State-owned parcels which had been redeveloped within the Project Area, extended the Agency's authority to use eminent domain with the Project Area by 12 years, and deleted certain land use and development provisions in the Redevelopment Plan. On July 18, 2006, Ordinance No. O-19511 was adopted which extended by one year the plan effectiveness, repayment of debt and tax increment receipt time limits.

## **II. DESCRIPTION OF PROJECT AREA BLIGHTING CONDITIONS**

The Project Area continues to exhibit blighting conditions, including the following: 1) Subdivided lots of inadequate size for proper usefulness and development; 2) Inadequate public improvements throughout the area, including lack of public open space for recreational purposes; an overburdened traffic system; and inadequate public facilities; 3) A prevalence of depreciated values and impaired investments; 4) Property values that 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 that are substantially older and in deteriorated condition; and 6) A development pattern that creates significant land use conflicts.

## **III. PROJECT AREA GOALS AND OBJECTIVES**

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

- The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area;
- The mitigation of traffic and parking congestion within the Project Area and the surrounding neighborhoods through the provision of high quality housing and retail services in a pedestrian-oriented development directly adjacent to the San Diego State University campus;
- The provision of a living environment adjacent to the University which will attract University students who now commute to campus creating traffic and parking congestion or reside in single-family homes in neighborhoods adjacent to the campus which are ill suited for student housing purposes;
- The achievement of an environment reflecting a high level of concern for architecture, landscape, urban design, and land use principles appropriate for attainment of the objectives of the Redevelopment Plan;

- The creation of development of local job opportunities and the preservation of the area's existing employment base;
- The planning, redesign, and development of areas which are stagnant or improperly utilized; and
- Expand the community's supply of housing (inside or outside the Project Area), including opportunities for very low, low- and moderate-income households.

**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 removal of substandard and deteriorated properties, the provision of much needed public improvements and the development of high density housing with commercial uses to serve the community as well as the university. The Agency is currently in litigation with San Diego State University Research Foundation (SDSU Foundation) regarding contractual obligations between the two parties. However, the Agency will continue to assist property owners and developers in advancing projects that will alleviate blighting conditions and increase student housing in the Core Sub-Area.

B. Proposed Private Projects

Although the Paseo Project as described in the previous (third) implementation plan was never realized, the Agency is committed to pursuing a high-density mixed-use development adjacent to the SDSU trolley station within the Core Sub-Area and assisting owners with the redevelopment of their properties.

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

Project	Project Description	Contribution to Blight Removal
Core Sub-Area Mixed-Use Project	High density housing with community/university-serving commercial uses.	Replace substandard structures; mitigate overburdened traffic system; eliminate development pattern that creates significant land use conflicts.
Wesley Foundation Student Housing	47 efficiency apartments for students aged-out of the foster care system, with student-serving office space.	Replace deteriorated and substandard structures.



Project	Project Description	Contribution to Blight Removal
6195 Montezuma Road	Proposed 40-unit multifamily residential development along Montezuma Road.	Replace deteriorated and substandard structures.
Aztec Court Apartments	Proposed development of 25 apartments along Montezuma Road.	Replace deteriorated and substandard structures.
Student Housing Complex	Proposed 650 bed student housing development	Replace deteriorated and substandard structures.
5566 Lindo Paseo	Proposed 26 bed fraternity house	Replace deteriorated and substandard structures.

C. Proposed Public Improvements

As developments are approved by the City, developers may be required to upgrade infrastructure facilities adjacent to and serving the respective developments. Until the Agency’s financial obligations to the SDSU Foundation have been resolved, the Agency will not have available tax increment revenue for public improvement projects. Based on current projections, it is estimated that the Agency’s outstanding debt obligation with the SDSU Foundation will not be satisfied until fiscal year 2014.

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, payments to the taxing agencies, debt obligations, and implementation of affordable housing projects.

Tax increment revenue is the major funding source for Agency programs. In FY 2010 the Agency expects to receive approximately \$1.2 million 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 the Project Area’s assessed valuation to increase approximately 2% annually over the next five years. Based on this assumption, the Agency can expect to receive approximately \$5.4 million in net tax increment over the next five years.

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

<b>Fiscal Year</b>	<b>Gross Tax Increment</b>	<b>Taxing Agency Payments</b>	<b>Net Tax Increment</b>
2010	\$1,219,200	\$187,500	\$1,031,700
2011	\$1,251,900	\$192,500	\$1,059,400
2012	\$1,285,100	\$197,600	\$1,087,500
2013	\$1,319,000	\$202,900	\$1,116,100
2014	\$1,353,600	\$208,200	\$1,145,400

Twenty percent (20%) of annual tax increment revenue is required to be set-aside in the Low and Moderate Income Housing Fund (“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 \$1.3 million available in the Housing Fund.

<b>Fiscal Year</b>	<b>Gross Tax Increment</b>	<b>Taxing Sharing Payments</b>	<b>Net Tax Increment</b>	
			<b>Non-Housing Funds</b>	<b>Housing Funds</b>
2010	\$1,219,200	\$187,500	\$787,900	\$250,400
2011	\$1,251,900	\$192,500	\$802,000	\$257,400
2012	\$1,285,100	\$197,600	\$823,000	\$264,500
2013	\$1,319,000	\$202,900	\$844,300	\$271,800
2014	\$1,353,600	\$208,200	\$866,100	\$279,300

Currently, the Agency’s Non-Housing Funds less an amount for Agency administration are committed to repayment of the Agency’s debt of approximately \$3.1 million to the SDSU Foundation for the cost of adopting the Project Area. The Project Area was adopted at the request of the SDSU Foundation (acting on behalf of the university) pursuant to an agreement whereby the SDSU Foundation provided approximately \$1.5 million to cover a portion of the Agency’s project adoption costs which are to be repaid from tax increment revenue generated by new development in the Project Area. Due to the amount of property removed from the tax rolls by the SDSU Foundation, the Project Area has not generated sufficient tax increment to meet this debt obligation. Based on current projections, it is estimated that the Agency’s debt obligation with the SDSU Foundation will not be satisfied until fiscal year 2014.

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 million	Annual TI \$1 million - \$3 million	Annual T > \$3 million
San Diego County Office of Education	.16%	.16%	.28%
San Diego Unified School District	3.57%	3.57%	7.15%
San Diego Community College District	.65%	.65%	1.16
County of San Diego	8%	11%	13%

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

Due to the Agency’s financial obligations, for the period of this plan, the elimination of blight in the Project Area will continue to be dependent upon attracting qualified developers with sufficient financial resources to complete projects that will generate tax increment revenue. With input from the Project Area Committee, periodic reassessment of existing and planned projects will insure that the objectives stated in Section III of this Plan are achieved. Specifically, the current and proposed projects will eliminate blighting conditions in the Project Area in the following ways:

- Remove deficient structures and incompatible land uses from the Core Sub-Area
- Provide housing opportunities for very low, low and moderate income individuals
- Replace a mix of incompatible and haphazard residential, office, and community-serving land uses
- Provide a new focus for housing and mixed-use activity as well as providing space for community-serving activities in the Core Sub-Area
- Provide improved, appropriately designed sites for the Campus Religious Centers to administer their services
- Provide public improvements to correct current parking and transportation problems, provide improved access through and within the Project Area and College Community, and visually improve the image of the community and Project Area
- Improve housing opportunities for students and relieve the ill suited residential or "mini-dorm" problems that exist in the community surrounding the Project Area

Projects beyond this five-year plan will provide for development of the remainder of the Core Sub-Area and the remaining Sub-Areas. These Projects include public improvements and will incrementally alleviate existing blighting conditions throughout the Project Area. An emphasis will be placed upon providing housing for University students and the creation of properly designed space for University-serving community services and retail activities.

**VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT PROJECT HOUSING REQUIREMENTS AGENCY/CITY WIDE (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. In January 2003, leveraging the Agency's Housing Funds, the collaborative (known as 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 1,055 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>	\$250,400
<b>2010-11</b>	\$257,400
<b>2011-12</b>	\$264,500
<b>2012-13</b>	\$271,800
<b>2013-14</b>	\$279,300
<b>TOTAL</b>	\$1,323,400

It is anticipated that the Project Area's Housing Fund will increase by approximately \$1.3 million over the next five years. 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, 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 supplementing Project Area Housing Funds with revenue in the Housing Opportunity Fund to provide financial assistance to affordable housing projects in the Project Area.

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.

<b>Fiscal Year</b>	<b>New Units</b>	<b>Rehabilitated Units</b>	<b>Housing Fund Expenditures</b>
<b>2010</b>	47		\$700,000
<b>2011</b>			
<b>2012</b>	65		\$708,000
<b>2013</b>			
<b>2014</b>			
<b>Total</b>	112		\$1,408,000

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:

<b>Projects</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>
<b>Non-Agency Assisted</b>		51	625	65	
<b>Proposed Agency Assisted</b>	47		65		
<b>Total</b>	47	51	690	65	

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

<b>Housing Category</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>
<b>Market Rate</b>		51	625	65	
<b>Low to Moderate Income</b>			65		
<b>Very Low Income</b>	47				
<b>Total</b>	47	51	690	65	

## 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**

The estimated number of new dwelling units that could be developed in the Project Area over the life of the Redevelopment Plan (2033) is 1,864 units. Based on this projection, the number of affordable units to be constructed over the life of the Redevelopment Plan is anticipated to be 280. The actual number of units (affordable and market rate) developed over the life of the Redevelopment Plan will depend on market conditions and be determined as specific projects are pursued.

It is estimated that up to 47 new, substantially rehabilitated or price-restricted residential units will be developed in the Project Area in Fiscal Year 2010. Beginning in Fiscal Year 2011, through Fiscal Year 2019, the total number of new, substantially rehabilitated or price-restricted residential units to be developed is estimated to be 65.

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>	47		47
<b>2011</b>			
<b>2012</b>	65	65	
<b>2013</b>			
<b>2014</b>			
<b>2015</b>			
<b>2016</b>			
<b>2017</b>			
<b>2018</b>			
<b>2019</b>			

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

Table A - Details of Housing Production (p. 13) 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 the Project Area for the period of the previous implementation plan (2004-2009).

For the period of the previous implementation plan (2004-2009) no units were produced in the Project Area for families with children; therefore, no Housing Funds were used to assist the production of such units.

#### E. Replacement of Dwelling Units Destroyed or Removed

The Redevelopment activities outlined in this Plan do not remove or destroy any housing units currently restricted to low or moderate income families. Where Redevelopment activities are planned, the redevelopment will destroy a small number of market-rate rental units and replace these units with a greater number of market-rate and very low, low, and moderate 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 as follows: 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.

<b>Household Type</b>	<b>No. Of Households</b>	<b>Percentage of Housing Funds to be Expended</b>	
<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	181,573		

The Agency is required to document the amount of Housing Fund revenue used during the prior Five-Year Implementation Plan period and for the Project Area since inception for very low, low, and moderate income categories and for families and seniors. The expenditures for these income categories are to be in the proportions shown on the table above. The prior Five-Year Implementation Plan projected the expenditure of Housing Funds for affordable housing in the proposed high-density mixed use Paseo Project. Since the Paseo Project as originally conceived was not realized, the Agency has yet to provide assistance for affordable housing in the Project Area. Based upon the lack of expenditures to date, the Agency will need to target its Housing Funds for all of the above income groups in order to meet the legal requirements for expenditures in proportion to the community's housing needs by income category for the 10-year period.

**TABLE A - DETAILS OF HOUSING PRODUCTION  
COLLEGE COMMUNITY REDEVELOPMENT PROJECT AREA  
1993 FORMATION  
City of San Diego Redevelopment Agency**

TOTAL HOUSING PRODUCTION <sup>1</sup>	AFFORDABLE HOUSING (for Low & Moderate Income)												
	Required			Produced / To Be Produced			Less Replacement Units <sup>3</sup>			Net Surplus/Deficit			
	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	
<b>PREVIOUS 10-YEAR PERIOD (1998 - 2008)</b>													
Agency Assisted	0	-	0	0	0						0	0	0
	0	-	0	0							0	0	0
Non-Agency Assisted													
FY08		-	0	0									
FY07		-	0	0									
FY06		-	0	0									
FY05	71	5	6	11									
FY04		-	0	0									
FY03		-	0	0									
FY02	121	8	11	19									
FY01		-	0	0									
FY00		0	0	0									
FY99	66	4	6	10									
FY98		-	0	0									
Outside Project Area					0	0	0	0	0	0	0	0	0
<b>SUBTOTAL<sup>2</sup></b>	<b>258</b>	<b>16</b>	<b>23</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(16)</b>	<b>(23)</b>	<b>(39)</b>
<b>CURRENT 10-YEAR FORECAST (2008-2018)</b>													
Agency-Assisted (Estimates)													
Wesley Student Residences	47	4	4	8		47	47						
Student Housing Complex	650	40	58	98	0	65	65						
Non-Agency Assisted (Estimates)													
Aztec Court	25	2	2	4	0	0	0						
6195 Montezuma	40	3	3	6	0	0	0						
Sorority Row	65	4	6	10	0	0	0						
5566 Lindo Paseo	26	2	2	4	0	0	0						
Outside Project Area (Estimates)					0	0	0						
<b>SUBTOTAL</b>	<b>853</b>	<b>52</b>	<b>76</b>	<b>128</b>	<b>0</b>	<b>112</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(52)</b>	<b>36</b>	<b>(16)</b>
<b>CUMULATIVE TOTAL<sup>4</sup></b>	<b>1,111</b>	<b>67</b>	<b>100</b>	<b>167</b>	<b>-</b>	<b>112</b>	<b>112</b>						

Redevelopment Plan Production Goal 1,864  
Affordable Housing Goal 280

<sup>1</sup> Total Housing Production data based upon prior Implementation Plans. 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. The "cumulative total" is not the sum of the subtotals, but rather the straight 15% and 40% calculation based upon 900 units produced.  
<sup>3</sup> Replacement units do not count toward the inclusionary obligation of the redevelopment agency/redevelopment project area and are not counted for the purpose of reporting progress in meeting the project area's inclusionary production requirements.  
<sup>4</sup> Black shaded areas indicate progress toward cumulative goals to-date (no progress to date)