

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY**

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

FISCAL YEAR 2010 BUDGET
FOR THE REDEVELOPMENT PROJECT AREAS MANAGED BY

REDEVELOPMENT DIVISION
CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT



THE CITY OF SAN DIEGO

DATE ISSUED: April 29, 2009 REPORT NO: RA-09-15

ATTENTION: Honorable Chair and Members of the Redevelopment Agency,
Budget and Finance Committee
Docket of May 7, 2009

SUBJECT: Fiscal Year 2010 Redevelopment Agency Budget for the Redevelopment
Project Areas Managed by the City Redevelopment Division

SUMMARY:

Agency Organization: The Redevelopment Agency of the City of San Diego was created by the City Council in 1958 to alleviate conditions of blight in older, urban areas. The Redevelopment Agency is able to use special legal and financial mechanisms to eliminate blight and improve economic and physical conditions in designated areas of the City. This authority is conferred on the Agency through the state of California's Health and Safety Code (Section 33000-et.seq.), also known as the California Community Redevelopment Law.

The City Council serves as the Board of Directors of the Redevelopment Agency; the Mayor serves as the Executive Director. Project implementation for the Agency is provided by three organizations:

- City Redevelopment Division (City Redevelopment)
- Centre City Development Corporation (CCDC)
- Southeastern Economic Development Corporation (SEDC)

Mission and Goals: The mission of the Redevelopment Agency (Agency) is to revitalize redevelopment project areas through community collaboration, public/private partnerships, public and private development activities and improvements in support of the City's General Plan. To accomplish this mission the Agency has established five goals, as follows:

1. **Eliminate Blight:** To eliminate blight and urban decay.
2. **Improve Public Infrastructure:** To provide, upgrade, restore, and enhance public infrastructure and facilities.



Redevelopment Agency

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City Planning & Community Investment



3. **Increase Housing Opportunities:** To increase the supply of housing, improve housing conditions, and increase affordable housing opportunities.
4. **Economic Development:** To promote economic development activities that retain and expand business and employment opportunities.
5. **Neighborhood Preservation:** To enhance and preserve neighborhood character, and rehabilitate historical properties.

The Agency endeavors to achieve these goals through support of community planning activities, public outreach, and through sound fiscal management practices, including the leveraging of Agency resources and enhancing private investments.

As a means to convey how the Agency's goals are implemented, the budget documents for City Redevelopment, SEDC, and CCDC include Work Plans for each Project Area.

Note: The remainder of this report pertains exclusively to the City Redevelopment Budget. Refer to the reports of SEDC and CCDC for further information budgets and project areas managed by SEDC and CCDC.

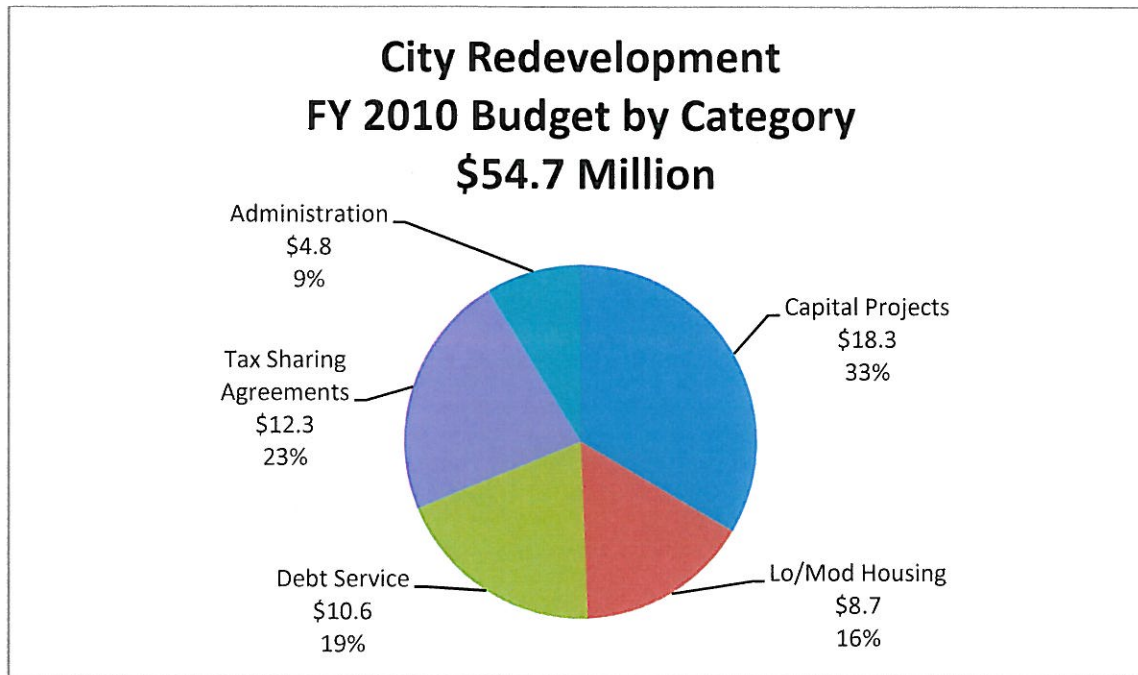
CITY REDEVELOPMENT BUDGET:

Attached for your consideration is the Fiscal Year 2010 Proposed Budget for the eleven Redevelopment Project Areas managed by the City Redevelopment Division as listed below:

- | | |
|----------------------|--------------------------|
| 1. Barrio Logan | 7. Linda Vista |
| 2. City Heights | 8. Naval Training Center |
| 3. College Community | 9. North Bay |
| 4. College Grove | 10. North Park |
| 5. Crossroads | 11. San Ysidro |
| 6. Grantville | |

EXPENDITURES

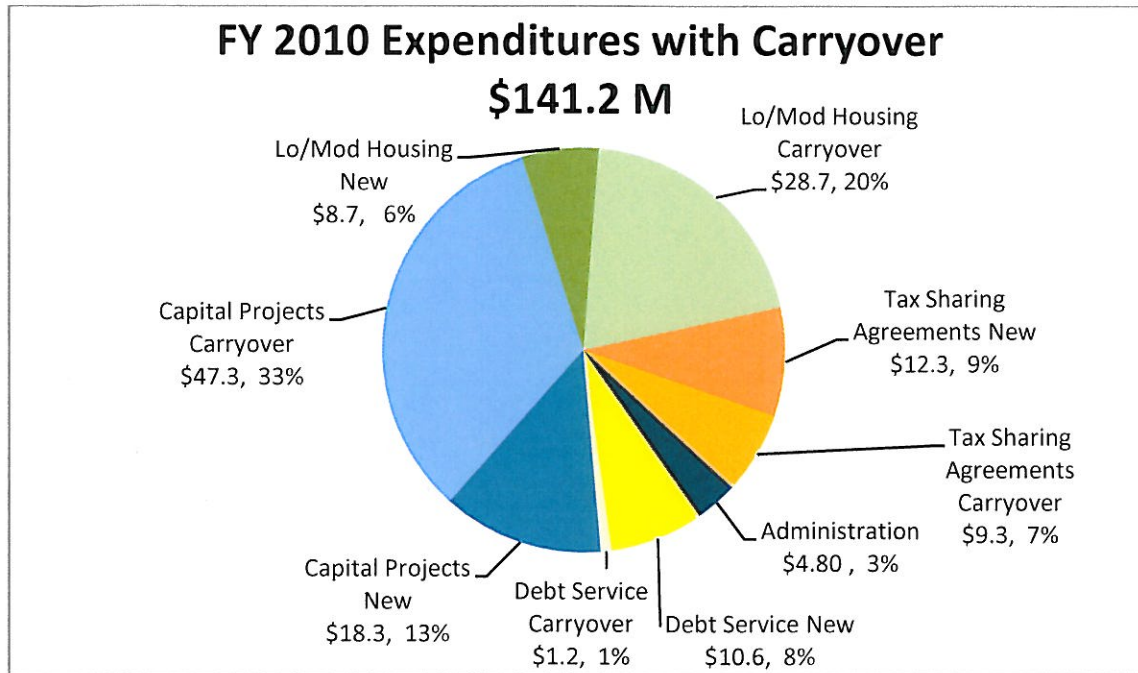
The FY 2010 Proposed Budget for the Redevelopment Project Areas managed by the City Redevelopment Division (City Redevelopment) is \$54.7 Million. The following table depicts the City Redevelopment budget by expense category:



Figures in Millions

CARRYOVER

Due to the size and scope of many redevelopment projects, revenues received in one year are often expended over the course of two, three, or even more years. As a result, the Agency typically has carryover funds that augment the Annual Budget for any given fiscal year. The expenditures by category with carryover is displayed in the chart below. For City redevelopment, the total estimated carryover going into FY 2010 is \$86.6 Million. This carryover is combined with the FY 2010 Budget of \$54.7 Million to result in a consolidated expenditure plan of \$141.2 Million. This is illustrated in the chart on the next page.



EXPENDITURE CATEGORIES

Capital Projects. This category represents the Agency’s investment directly related to the execution of the respective project areas’ Redevelopment Plans. Examples of expenditures include land acquisition, public works, property rehabilitation and a variety of expenditures in support of these activities such as legal and economic analyses, planning and surveys, appraisals, property management, site clearance, and relocation activities. Details of the capital projects expenditures are provided by project area starting on page 5 of the budget document.

Unallocated Projects: Upon examination of the budget document, you will observe that the Capital Projects Budget for each Redevelopment Project Area has a budget line titled Unallocated Projects. This budget line item contains funding for various redevelopment activities under consideration and analysis. This budget category line includes “placeholder” funds for projects and activities to be brought to the Agency for consideration during the fiscal year. The line item provides funding for costs associated with these future “opportunity” projects as well as property acquisitions. As projects and major acquisitions are brought forward and approved by the Agency throughout the year, new budget line items will be created for the “new” projects, essentially transferring funds from the “unallocated projects” line item to the “new” line item.

Low and Moderate Income Housing: Under Redevelopment Law, 20% of Tax Increment funds are to be allocated to activities directly related to the expansion and retention of Low and Moderate Income Housing. These funds are restricted for this purpose. The nature of Low/Mod category expenditures are similar as for Capital Projects category above, with the caveat that such expenditures are directly associated with low and moderate income housing. Details of the low and moderate income housing expenditures are provided by project area starting on page 5 of the budget document.

Housing Enhancement Loan Program: The Housing Enhancement Loan Programs (HELP) fulfill the objectives of the redevelopment plans by advocating for the rehabilitation of existing dwellings to improve physical deficiencies and preserve positive neighborhood characteristics. The Fiscal Year 2010 Budget includes the following allocations of Low and Moderate Income Housing to HELP.

City Heights	\$900,000	(carryover from previous year)
College Grove	\$75,000	(plus \$125,000 carryover from previous year)
Crossroads	\$267,500	
Grantville	\$160,500	
Linda Vista	\$17,293	
North Park	\$250,000	

Debt Service: Over the years, the Agency has issued bonds on various occasions to fund capital and low and moderate income housing projects. The Debt Service category represents the monies set aside for the required debt service payments on the bonds. In addition to bonds, the agency has debt service obligations under credit agreements with banks. The Agency also has number of outstanding loans with private developers. Annual payments for all these items are budgeted as debt service. A schedule of the budgeted debt service items for City Redevelopment is provided on page 19 of the budget document.

Anticipated Bonding: The Agency is currently working on a proposal to issue bonds for the North Park Redevelopment Project Area. The proposed bond issuance will replace existing line of credit financing which will expire on July 31, 2009. A proposal for the bond issuance is being prepared for the Agency's consideration in June, 2009. The details of the proposed issuance were not available in time for inclusion in the proposed budget. As such, a budget amendment will be proposed in concert with the Agency's consideration of the bond issuance proposal. Once the North Park bond issue is completed, the Agency anticipates refinancing the remainder of its credit agreements with

bond issuances. These proposals will be submitted for Agency approval during the upcoming fiscal year.

Debt Repayment to the City: The Agency fully recognizes the importance and need for developing a comprehensive repayment schedule for debt owed the City and had fully intended to include debt repayment to the City as a part of this year's budget.

Community Development Block Grant (CDBG) is a major component of the Agency's debt to the City. The development of the debt repayment plan has been delayed due to Agency CDBG repayment issues, as follows:

In December, 2008, the Office of Inspector General of the United States Department of Housing and Urban Development (OIG) issued a report to the City pertaining to the City's Community Development Block Grant (CDBG) Program. Among the findings, the report calls for repayment of CDBG funds utilized in redevelopment project areas booked as Agency debt to the City. The repayment of these CDGB funds has historically been assumed for repayment in the "sunset" years of a project, when greater tax increment would be available and the project implementation activities requiring Agency assistance would be complete. The repayment of the CDBG debt has been accelerated pursuant to OIG and HUD-Los Angeles Office direction, and the Agency is currently developing a comprehensive debt repayment plan. It is anticipated the CDBG Repayment Proposal will be considered by the Agency and the City in mid-summer. Accordingly, the Agency requests that the overall issue of debt repayment to the City be deferred until the CDBG Repayment Proposal and the impact to the implementation of the redevelopment plans is considered.

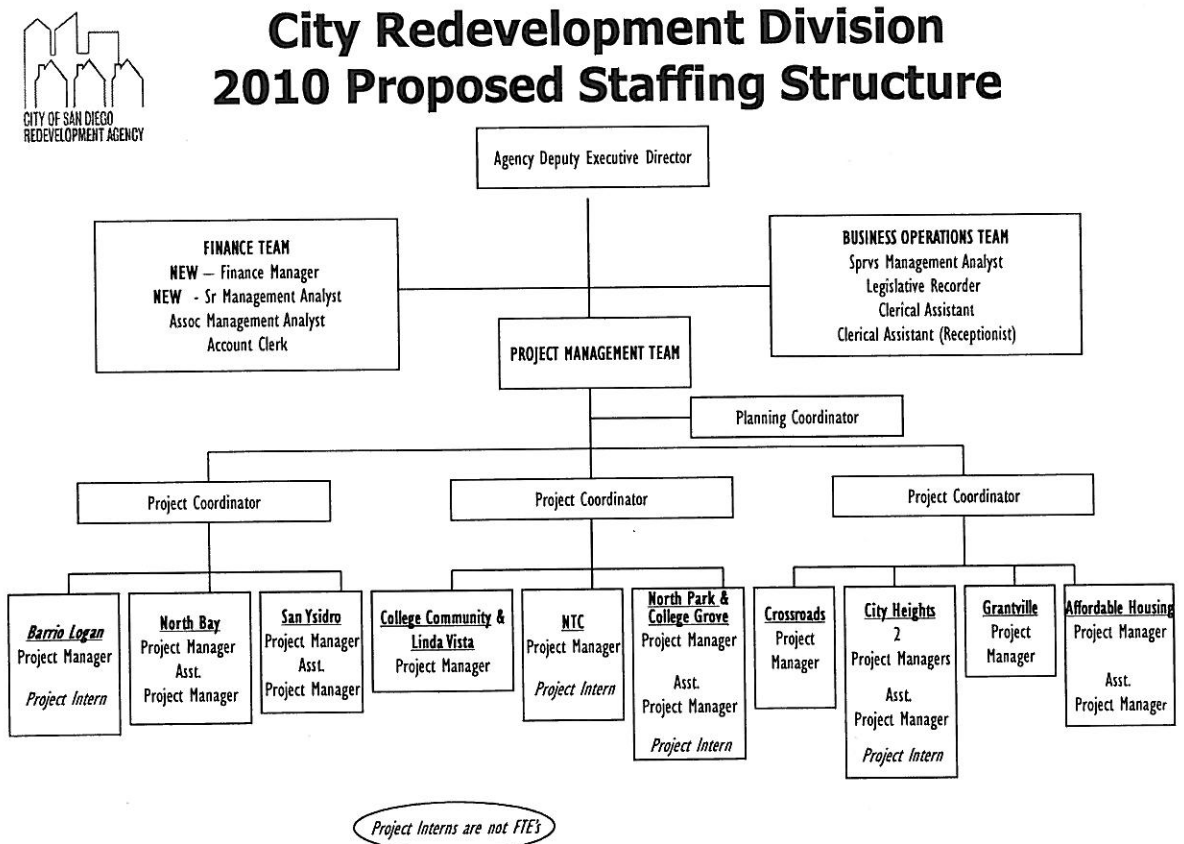
Tax Sharing Agreements: As required under Redevelopment Law, the Agency is required to share a portion of Tax Increment revenue with other local government agencies. The required payments to these agencies is budgeted in this category.

Administration: This category represents the administrative costs of the City Redevelopment Division and consists primarily of Division staff cost and the cost of services provided by City Departments. A detail of these costs are provided on page 16 of the budget document and a staffing schedule is provided on page 17.

Agency Finance Staffing: The administrative budget includes a proposal to strengthen the Division's finance section, which is currently staffed by only 3 persons tasked to perform the Agency's finance, budget, procurement, debt management, insurance, and statutory reporting functions. The proposal increases the total Division staffing by 1 position, achieved by adding a Finance Manager and Senior Management Analyst to the

Finance Section, combined with the deletion of a vacant Information Systems Technician. The Agency will receive its information technology (IT) support from existing IT resources within the City Planning & Community Investment Department via an established agreement that will reimburse the City's General Fund for these costs.

These changes to the Finance Section will enable segregation of the Agency's procurement and finance functions, strengthening internal controls while enabling improved focus, accountability and oversight in the areas of equal opportunity contracting, consultant contracting, and procurement. Finance functions will be performed by the **Finance Team** and procurement, contracting, equal opportunity contracting, and legislative recording functions will be performed by the **Business Operations Team**. The chart below illustrates the proposed organizational structure.

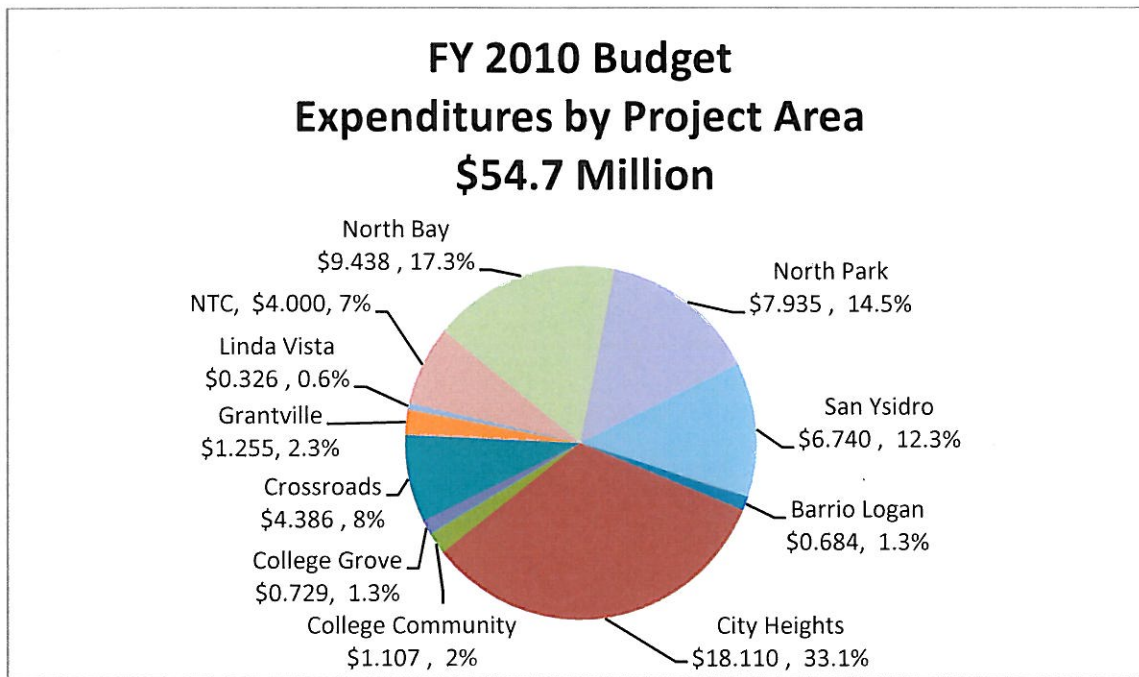


City Services: The Administration Category includes the costs of services provided to the Agency by City Departments. A summary of these costs are provided on page 18 of the Budget Document.

Code Enforcement: City Services for Fiscal Year 2010 includes Agency funding of two (2) City Zoning Investigators, one each for the Crossroads and City Heights Redevelopment Project Areas. The investigators will play a pivotal role in eliminating blight by the enforcement of Land Development Code regulations, monitoring of multi-family housing conditions, addressing vacant foreclosed properties, and other related tasks.

EXPENDITURES BY PROJECT AREA

The following table depicts the FY 2010 City Redevelopment expenditures by Project Area:

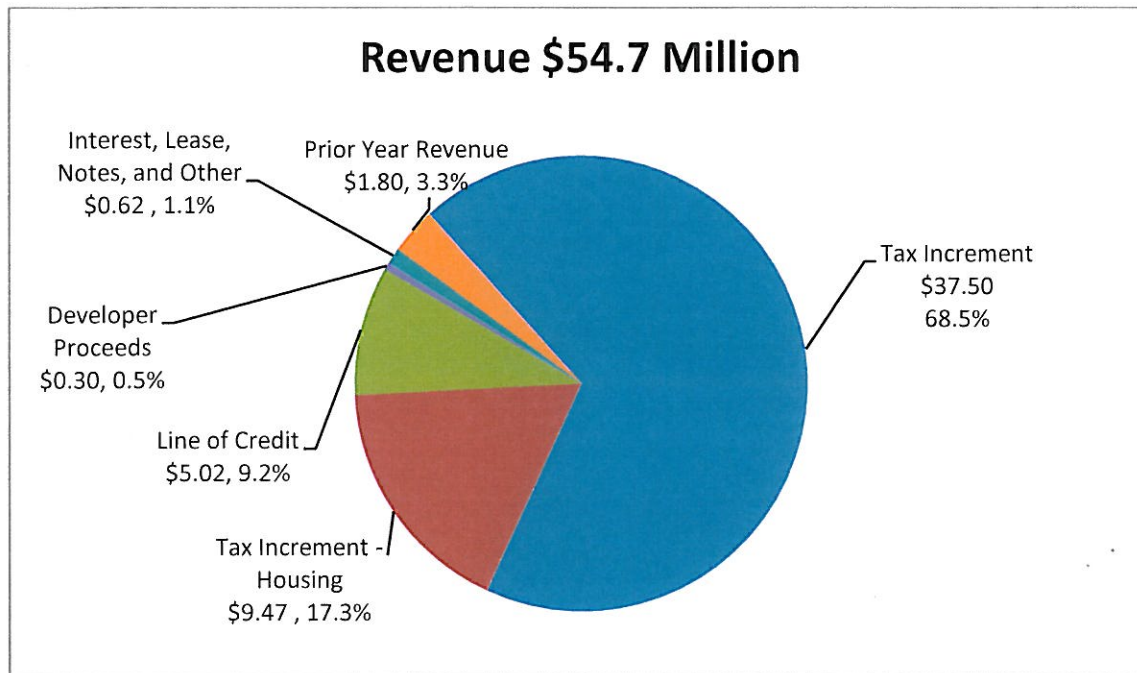


In millions

A detail of the expenditures for each project area is provided starting on page 5 of the budget document.

REVENUE

The consolidated revenue for the project areas managed by City Redevelopment is depicted in the table below:



Figures in Millions

Tax Increment: The Agency's major source of revenue is tax increment, which is generated from the growth in the assessed value of properties within each project area. The table above displays the split of tax increment between that which is statutorily restricted for low and moderate income housing purposes (**Tax Increment – Housing**) and the unrestricted tax increment.

Line of Credit: This year's budget includes appropriation for draws totaling \$5.02 million against an existing line of credit with San Diego National Bank. These draws would be available as specific projects under development become ready for Agency approval and for funding.

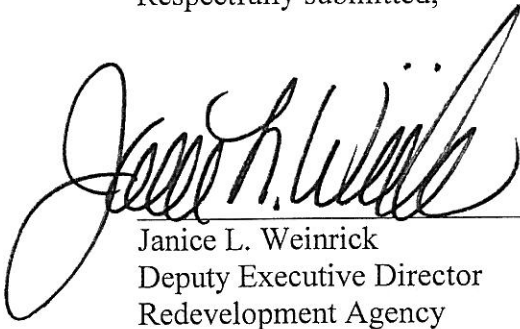
Prior Year Revenue: This category accounts for revenue received during Fiscal Year 2009 in excess of budget. This is predominately tax increment received in excess of budget.

Developer Proceeds: This category accounts for anticipated developer proceeds associated with the negotiation of Agency development agreements. Developer deposits typically fund

necessary Agency consulting costs during negotiations and provide "good faith" deposits through project completion.

Interest/Lease/Notes/Other: This category accounts for other miscellaneous revenue received by the Agency, typically interest, lease revenue, or notes due to the Agency.

Respectfully submitted,



Janice L. Weinrick
Deputy Executive Director
Redevelopment Agency

Attachment: Fiscal Year 2010 Proposed Budget for the redevelopment project areas managed by the City Redevelopment Division.



REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

FISCAL YEAR 2010 BUDGET
FOR THE REDEVELOPMENT PROJECT AREAS MANAGED BY

REDEVELOPMENT DIVISION
CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT



REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

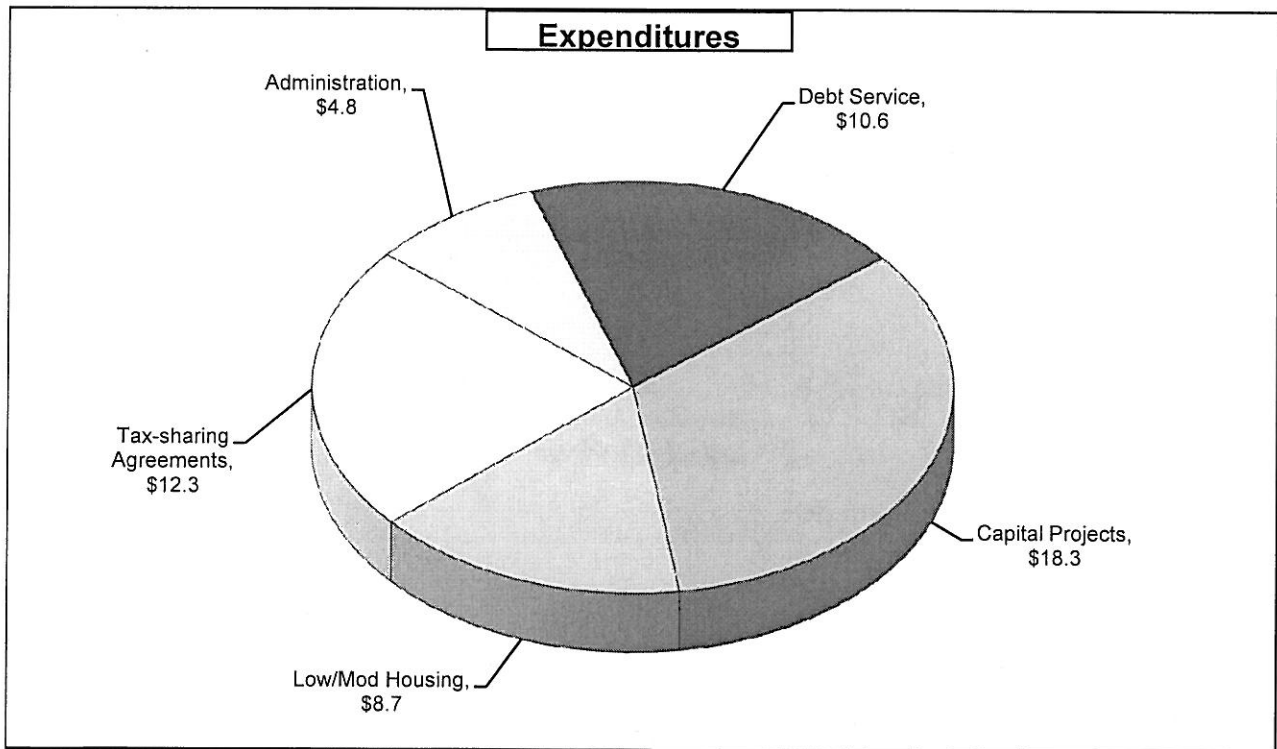
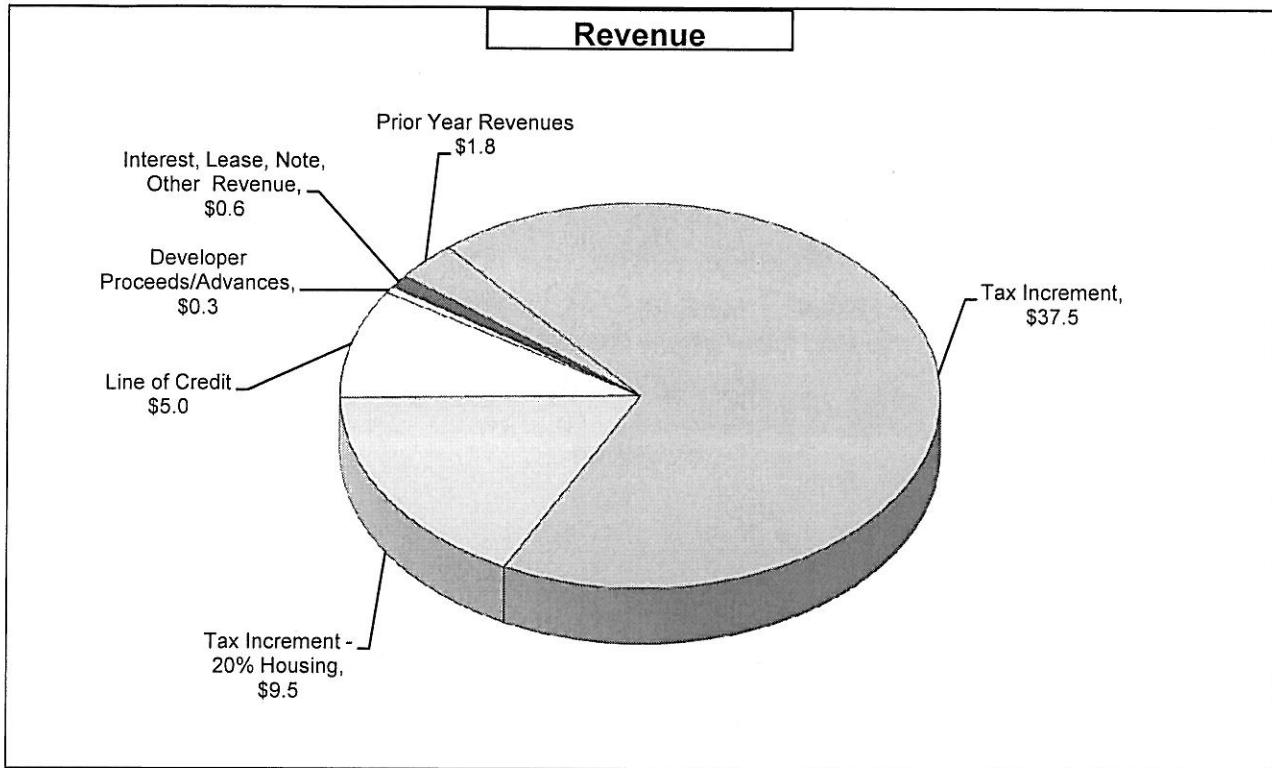
FISCAL YEAR 2010 BUDGET
FOR THE PROJECT AREAS MANAGED BY

REDEVELOPMENT DIVISION
CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT

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**CITY REDEVELOPMENT
FISCAL YEAR 2010 BUDGET SUMMARY
REVENUE AND EXPENDITURES
\$54.7 (In Millions)**



**CITY REDEVELOPMENT
FISCAL YEAR 2010 BUDGET SUMMARY
REVENUE AND EXPENDITURES**
(In Thousands)

REVENUES

Tax Increment - Non-Housing	\$ 37,501.5
Tax Increment - 20% Housing Set a Side	9,465.9
Lines of Credit	5,023.7
Developer Proceeds / Advances	302.0
Interest, Lease, Notes, Other	618.6
Prior Years Revenues / Adjustments	1,798.9
Total Revenues	<u>\$ 54,710.7</u>

EXPENDITURES

Capital Project Activities	\$ 18,283.8
Low/Mod Projects Activities	8,731.8
Tax Sharing Payments	12,280.3
Administration (Page 16)	4,793.3
Debt Service (Page 19)	10,621.6
Total Expenditures	<u>\$ 54,710.7</u>

CITY REDEVELOPMENT
FISCAL YEAR 2010 BUDGET SUMMARY
REVENUE AND EXPENDITURES
(In Thousands)

	Barrio Logan	City Heights	College Community	College Grove	Crossroads	Grantville	Linda Vista	Naval			North Bay	North Park	San Ysidro	FY 2010 Budget
								Training Center						
Revenue														
Tax Increment	\$ 528.8	\$ 11,160.6	\$ 876.8	\$ 553.7	\$ 3,299.1	\$ 791.8	\$ 63.2	\$ 3,091.2	\$ 6,651.7	\$ 5,910.7	\$ 4,573.8	\$ 37,501.5	\$	
Tax Increment - 20% Housing	134.2	2,817.3	221.4	140.8	832.5	200.7	17.7	782.2	1,676.8	1,490.3	1,152.0	9,465.9	\$	
Line of Credit	-	3,769.3	-	-	-	-	-	-	780.0	474.4	-	5,023.7	\$	
Developer Proceeds/Advances	-	227.0	-	-	-	-	-	-	75.0	-	-	302.0	\$	
Interest, Lease, Note, Other Revent	5.4	112.7	8.9	5.6	33.3	8.0	240.7	31.3	67.1	59.6	46.1	618.6	\$	
Prior Year Revenues	16.3	22.7	-	28.6	221.6	254.3	4.8	95.8	187.1	-	967.8	1,798.9	\$	
Total Revenue	\$ 684.6	\$ 18,109.7	\$ 1,107.0	\$ 728.7	\$ 4,386.4	\$ 1,254.9	\$ 326.4	\$ 4,000.5	\$ 9,437.7	\$ 7,935.0	\$ 6,739.7	\$ 54,710.7	\$	
Expenditures														
Capital Projects	\$ 114.5	\$ 5,465.0	\$ -	\$ 407.6	\$ 2,010.9	\$ 408.2	\$ 269.3	\$ 860.8	\$ 3,394.6	\$ 2,165.3	\$ 3,187.6	\$ 18,283.8	\$	
Low/Mod Housing	134.2	1,462.4	221.6	140.8	832.5	200.7	17.7	625.3	2,454.3	1,490.3	1,152.0	8,731.8	\$	
Tax-sharing Agreements	67.9	4,229.4	143.9	107.8	1,068.3	250.9	-	989.7	2,119.5	1,862.9	1,440.0	12,280.3	\$	
Administration	368.0	1,223.5	252.1	72.6	474.8	395.0	39.4	363.3	406.8	568.8	628.8	4,793.3	\$	
Debt Service	-	5,729.4	489.5	-	-	-	-	1,161.3	1,062.6	1,847.6	331.3	10,621.6	\$	
Total Expenditures	\$ 684.6	\$ 18,109.7	\$ 1,107.0	\$ 728.7	\$ 4,386.4	\$ 1,254.9	\$ 326.4	\$ 4,000.5	\$ 9,437.7	\$ 7,935.0	\$ 6,739.7	\$ 54,710.7	\$	

CITY REDEVELOPMENT
CONSOLIDATED CITY REDEVELOPMENT PROJECTS
FISCAL YEAR 2010 EXPENDITURE BUDGET
(In Thousands)

	<u>Est. FY2009 Carryover</u>	<u>FY2010 Proposed</u>	<u>Available Budget</u>
Capital Projects			
Barrio Logan	\$ 502.3	\$ 114.5	\$ 616.8
City Heights	17,483.4	5,465.0	22,948.4
College Community	-	-	-
College Grove	1,206.4	407.6	1,614.0
Crossroads	3,382.5	2,010.9	5,393.4
Grantville	618.6	408.2	1,026.8
Linda Vista	809.1	269.3	1,078.4
Naval Training Center	7,122.9	860.8	7,983.7
North Bay	9,479.9	3,394.6	12,874.5
North Park	4,355.5	2,165.3	6,520.8
San Ysidro	2,387.3	3,187.6	5,575.0
Total Capital Projects Expenditures	<u>\$ 47,348.0</u>	<u>\$ 18,283.8</u>	<u>\$ 65,631.8</u>
Affordable Housing	28,678.5	8,731.8	37,410.2
Tax Sharing Agreements	9,314.5	12,280.3	21,594.8
Administration	-	4,793.3	4,793.3
Debt Service	1,185.4	10,621.6	11,807.0
Total FY 2010 Budget	<u><u>\$ 86,526.5</u></u>	<u><u>\$ 54,710.7</u></u>	<u><u>\$ 141,237.2</u></u>

CITY REDEVELOPMENT
BARRIO LOGAN REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Barrio Logan Unallocated Projects	\$ 45,000	\$ 114,486	\$ 159,486
Mercado	457,321	-	457,321
Total Capital Projects	<u>502,321</u>	<u>114,486</u>	<u>616,807</u>
Affordable Housing			
Administration	-	9,549	9,549
Barrio Logan Low/Mod Unallocated Projects	389,184	124,651	513,835
Total Affordable Housing	<u>389,184</u>	<u>134,200</u>	<u>523,384</u>
Tax Sharing Agreements	45,574	67,917	113,491
Administration	-	368,030	368,030
Debt Service	-	-	-
Total FY 2010 Budget	<u>\$ 937,079</u>	<u>\$ 684,633</u>	<u>\$ 1,621,712</u>

CITY REDEVELOPMENT
CITY HEIGHTS REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	<u>Est. FY2009 Carryover</u>	<u>FY2010 New</u>	<u>Available Budget</u>
Capital Projects			
City Heights Unallocated Projects	\$ 15,483,404	\$ 4,965,021	\$ 20,448,425
Public Improvements	2,000,000	-	2,000,000
Storefront Improvements Program	-	500,000	500,000
Total Capital Projects	<u>17,483,404</u>	<u>5,465,021</u>	<u>22,948,425</u>
Affordable Housing			
Administration	-	28,525	28,525
City Heights Low/Mod Unallocated Funds	4,076,144	433,828	4,509,972
Home in the Heights	-	1,000,000	1,000,000
Housing Enhancement Loan Program (H.E.L.P)	900,000	-	900,000
Verbena - San Ysidro Project Area	1,280,000	-	1,280,000
Total Affordable Housing	<u>6,256,144</u>	<u>1,462,353</u>	<u>7,718,497</u>
Tax Sharing Agreements	3,976,032	4,229,402	8,205,434
Administration	-	1,223,508	1,223,508
Debt Service	-	5,729,382	5,729,382
Total FY 2010 Budget	<u>\$ 27,715,580</u>	<u>\$ 18,109,667</u>	<u>\$ 45,825,247</u>

CITY REDEVELOPMENT
COLLEGE COMMUNITY REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects	\$ -	\$ -	\$ -
Total Capital Projects	-	-	-
Affordable Housing			
Administration	-	4,775	4,775
College Community Low/Mod Unallocated Projects	926,220	216,789	1,143,009
Total Affordable Housing	926,220	221,564	1,147,784
Tax Sharing Agreements	92,388	143,892	236,280
Administration	-	252,123	252,123
Debt Service	1,185,445	489,466	1,674,911
Total FY 2010 Budget	<u>\$ 2,204,053</u>	<u>\$ 1,107,045</u>	<u>\$ 3,311,098</u>

CITY REDEVELOPMENT
COLLEGE GROVE REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Chollas Park Comfort Station	\$1,152,885	\$ -	\$ 1,152,885
College Grove Unallocated Projects	45,425	15,676	61,101
North Chollas Park Improvements	8,099	141,901	150,000
Public Improvements	-	250,000	250,000
Total Capital Projects	<u>1,206,409</u>	<u>407,577</u>	<u>1,613,986</u>
Affordable Housing			
Administration	-	1,836	1,836
College Grove Low/Mod Unallocated Projects	-	63,983	63,983
Housing Enhancement Loan Program (H.E.L.P.)	125,000	75,000	200,000
Village Green Project	397,000	-	397,000
Total Affordable Housing	<u>522,000</u>	<u>140,819</u>	<u>662,819</u>
Tax Sharing Agreements	138,420	107,774	246,194
Administration	-	72,575	72,575
Debt Service	-	-	-
Total FY 2010 Budget	<u><u>\$1,866,829</u></u>	<u><u>\$ 728,745</u></u>	<u><u>\$ 2,595,574</u></u>

CITY REDEVELOPMENT
CROSSROADS REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	<u>Est. FY2009 Carryover</u>	<u>FY2010 New</u>	<u>Available Budget</u>
Capital Projects			
Crossroads Unallocated Projects	\$ 2,541,962	\$ 814,900	\$ 3,356,862
Public Improvements	840,568	946,018	1,786,586
University Avenue Sidewalks	-	250,000	250,000
Total Capital Projects	<u>3,382,530</u>	<u>2,010,918</u>	<u>5,393,448</u>
Affordable Housing			
Administration	-	8,692	8,692
Crossroads Low/Mod Unallocated Projects	147,875	556,268	704,143
Housing Enhancement Loan Program (H.E.L.P.)	-	267,500	267,500
Total Affordable Housing	<u>147,875</u>	<u>832,460</u>	<u>980,335</u>
Tax Sharing Agreements	595,089	1,068,277	1,663,366
Administration	-	474,784	474,784
Debt Service	-	-	-
Total FY 2010 Budget	<u>\$ 4,125,494</u>	<u>\$ 4,386,439</u>	<u>\$ 8,511,933</u>

CITY REDEVELOPMENT
GRANTVILLE REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Grantville Master Plan Update	\$ 776	\$ 333,014	\$ 333,790
Grantville Unallocated Projects	-	42,988	42,988
Public Improvements	600,000	-	600,000
Storefront Improvement Program	17,824	32,176	50,000
Total Capital Projects	<u>618,600</u>	<u>408,178</u>	<u>1,026,778</u>
Affordable Housing	-	-	-
Administration	-	10,161	10,161
Grantville Low/Mod Unallocated Projects	102,374	30,059	132,433
Housing Enhancement Loan Program (H.E.L.P.)	-	160,500	160,500
Total Affordable Housing	<u>102,374</u>	<u>200,720</u>	<u>303,094</u>
Tax Sharing Agreements	238,992	250,919	489,911
Administration	-	395,049	395,049
Debt Service	-	-	-
Total FY 2010 Budget	<u>\$ 959,966</u>	<u>\$ 1,254,867</u>	<u>\$ 2,214,833</u>

CITY REDEVELOPMENT
LINDA VISTA REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Housing Enhancement Loan Program (H.E.L.P.) Administration	\$ -	\$ 2,588	\$ 2,588
Linda Vista Unallocated Projects	430,590	181,832	612,422
Property Maintenance (6905-21 Linda Vista Rd)	25,000	-	25,000
Property Management Services (6905-21 Linda Vista Rd)	4,357	34,043	38,400
Public Improvements	349,180	50,820	400,000
Total Capital Projects	<u>809,127</u>	<u>269,283</u>	<u>1,078,410</u>
Affordable Housing	-	-	-
Administration		367	367
Housing Enhancement Loan Program (H.E.L.P.)	-	17,293	17,293
Total Affordable Housing	<u>-</u>	<u>17,660</u>	<u>17,660</u>
Tax Sharing Agreements	-	-	-
Administration	-	39,426	39,426
Debt Service	-	-	-
Total FY 2010 Budget	<u>\$ 809,127</u>	<u>\$ 326,369</u>	<u>\$ 1,135,496</u>

CITY REDEVELOPMENT
NAVAL TRAINING CENTER (NTC) REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	<u>Est. FY2009 Carryover</u>	<u>FY2010 New</u>	<u>Available Budget</u>
Capital Projects			
Aquatic Center	\$ 467,000	\$ -	\$ 467,000
Bond Financial Advisor	35,000	-	35,000
NTC Foundation - 2nd Rehabilitation	937,334	-	937,334
NTC Park Phase 2	1,442,666	-	1,442,666
NTC Unallocated Projects	3,763,009	338,681	4,101,690
Public Improvements	477,871	522,129	1,000,000
Total Capital Projects	<u>7,122,880</u>	<u>860,810</u>	<u>7,983,690</u>
Affordable Housing			
Administration	-	9,182	9,182
El Pedregal - San Ysidro Project Area	571,000	-	571,000
Homeless Agreement	743,597	-	743,597
NTC Low/Mod Unallocated Projects	4,703,294	616,131	5,319,425
Verbena - San Ysidro Project Area	<u>2,394,000</u>	<u>-</u>	<u>2,394,000</u>
Total Affordable Housing	<u>8,411,891</u>	<u>625,313</u>	<u>9,037,204</u>
Tax Sharing Agreements	362,181	989,717	1,351,898
Administration	-	363,319	363,319
Debt Service	-	1,161,297	1,161,297
Total FY 2010 Budget	<u><u>\$ 15,896,952</u></u>	<u><u>\$ 4,000,457</u></u>	<u><u>\$ 19,897,409</u></u>

CITY REDEVELOPMENT
NORTH BAY REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Citylink Developer Payment	\$ -	\$ 100,000	\$ 100,000
MTDB Public Use Lease	-	300,000	300,000
North Bay Unallocated Projects	8,362,915	1,994,567	10,357,482
Public Improvements	500,000	1,000,000	1,500,000
Storefront Improvement Program	42,000	-	42,000
YMCA Peninsula Agreement	575,000	-	575,000
Total Capital Projects	9,479,915	3,394,567	12,874,482
Affordable Housing			
Administration	-	10,823	10,823
Los Vientos - Barrio Logan Project Area	1,244,700	-	1,244,700
Mission Apartments	500,000	1,600,000	2,100,000
North Bay Low/Mod Unallocated Projects	-	63,509	63,509
Verbenia - San Ysidro Project Area	1,280,000	-	1,280,000
Veterans Village Project	84,000	780,000	864,000
Total Affordable Housing	3,108,700	2,454,332	5,563,032
Tax Sharing Agreements	1,620,039	2,119,451	3,739,490
Administration	-	406,805	406,805
Debt Service	-	1,062,568	1,062,568
Total FY 2010 Budget	\$ 14,208,654	\$ 9,437,722	\$ 23,646,376

CITY REDEVELOPMENT
NORTH PARK REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Boundary Street Public Improvements	\$ -	\$ 120,000	\$ 120,000
Five Star Parking Contract	60,000	-	60,000
La Boheme Debt Service	900,000	-	900,000
North Park Unallocated Projects	2,383,532	1,770,300	4,153,832
Parking Garage Art Project	-	75,000	75,000
Renaissance Commerical Space Improvements	300,000	-	300,000
Storefront Improvement Program	212,000	200,000	412,000
Streetscape/Lighting Public Improvements	500,000	-	500,000
Total Capital Projects	<u>4,355,532</u>	<u>2,165,300</u>	<u>6,520,832</u>
Affordable Housing			
Administration	-	15,058	15,058
Boulevard Apartments	430,000	-	430,000
Housing Enhancement Loan Program (H.E.L.P.)	-	250,000	250,000
Los Vientos - Barrio Logan Project Area	1,244,700	-	1,244,700
North Park Low/Mod Unallocated Projects	3,205,682	1,225,282	4,430,964
Verbena - San Ysidro Project Area	930,000	-	930,000
Total Affordable Housing	<u>5,810,382</u>	<u>1,490,340</u>	<u>7,300,722</u>
Tax Sharing Agreements	1,171,102	1,862,947	3,034,049
Administration	-	568,846	568,846
Debt Service	-	1,847,609	1,847,609
Total FY 2010 Budget	<u>\$ 11,337,016</u>	<u>\$ 7,935,043</u>	<u>\$ 19,272,059</u>

CITY REDEVELOPMENT
SAN YSIDRO REDEVELOPMENT PROJECT
FISCAL YEAR 2010 EXPENDITURE BUDGET

	Est. FY2009 Carryover	FY2010 New	Available Budget
Capital Projects			
Public Improvements	\$ 2,000,000	\$ -	\$ 2,000,000
Redevelop Plan Update	50,000	-	50,000
San Ysidro Business Association Agreement	40,000	10,000	50,000
San Ysidro Unallocated Projects	297,328	3,177,629	3,474,957
Total Capital Projects	<u>2,387,328</u>	<u>3,187,629</u>	<u>5,574,957</u>
Affordable Housing			
Administration	-	16,356	16,356
El Pedregal	1,436,639	15,000	1,451,639
Home Rehabilitation Program	100,000	-	100,000
San Ysidro Low/Mod Unallocated Projects	550,079	1,070,643	1,620,722
Verbena	917,000	50,000	967,000
Total Affordable Housing	<u>3,003,718</u>	<u>1,151,999</u>	<u>4,155,717</u>
Tax Sharing Agreements	1,074,721	1,440,003	2,514,724
Administration	-	628,814	628,814
Debt Service	-	331,260	331,260
Total FY 2010 Budget	<u><u>\$ 6,465,767</u></u>	<u><u>\$ 6,739,706</u></u>	<u><u>\$ 13,205,473</u></u>

**CITY REDEVELOPMENT
ADMINISTRATIVE COST SUMMARY
FISCAL YEAR 2010**

CITY REDEVELOPMENT DIVISION COSTS

These costs are to be incurred by the City and reimbursed by the Agency out of the project budgets of the respective City Redevelopment Project Areas. These costs are contained in the City's Budget within the City Planning & Community Investment Department.

SALARIES AND BENEFITS

Personnel	\$2,099,075 ¹
Intern Program / Overtime	90,000
Fringe Benefits	1,037,500
Subtotal	<u>\$3,226,575</u>

OVERHEAD

Rent	\$143,127
Telephone Services / Voice Network	12,331
Office Supplies / Equipment	12,290
Postage	6,321
Reproduction Expense	28,718
Advertising	2,400
Auto Expense (Mileage)	13,760
Repairs & Maintenance	900
Computer Hardware	17,650
IT/Computer Systems/Network Support	81,438
City-Directed Transfers	2,554
Other	1,960
Subtotal	<u>\$323,449</u>

SUMMARY

Salaries and Benefits	\$3,226,575
Overhead	323,449
Total City Redevelopment Division Costs:	<u>3,550,024</u>
Reimbursement from CCDC	(100,000) ²
Salary Reduction Savings (Estimated)	(134,910) ³
TOTAL - CITY REDEVELOPMENT DIVISION	<u>3,315,114</u>

AGENCY COSTS

These costs are to be incurred directly by the Agency and are a component of the Capital Projects budgets of the respective Project Areas.

Agency memberships	\$11,900
Professional Development	21,000
Associated Travel	25,000
Insurance	124,000
Consultants (excludes project-specific consultants)	7,000
City Services	1,404,591 ⁴
Subtotal	<u>\$1,593,491</u>

TOTAL - AGENCY ADMINISTRATION **\$4,908,605**

ADMINISTRATIVE COST DISTRIBUTION

Low and Moderate Income Housing Funds	\$115,326
Capital Projects	\$4,793,279
Total	<u>\$4,908,605</u>

¹ Assumes vacancy savings of \$67,703

² Reimbursement from CCDC for the Barrio Logan Community Plan Update (Agency Action R-04131)

³ Estimated cost for recently negotiated salary reductions for City Employees.

⁴ Refer to Page 18

This page displays the administrative costs for City Redevelopment to approximate the structure displayed by SEDC and CCDC. However, significant differences exist between the structure of City Redevelopment and the corporations, resulting in budgets that necessarily have structural differences. As a practical matter, the administrative budget for City Redevelopment is the budget of the City's Redevelopment Division and is contained in the City's budget. All City Redevelopment administrative costs are charged to the Capital Projects and Low and Moderate Income Housing funds as displayed above.

CITY REDEVELOPMENT
POSITION AND SALARY SCHEDULE
FISCAL YEAR 2010

PERSONNEL - BUDGETED IN CITY REDEVELOPMENT FUND (10275)

Class Number	Position Title	Position Years		Salaries		Fringe		
		FY 2009 Position	FY 2010 Positions	Class	Total	Class	Total	Total
1104	Account Clerk	1.0	1.0	\$37,814	\$37,814	\$ 23,304	\$ 23,304	\$ 61,118
1218	Assoc Management Analyst	1.0	1.0	63,595	63,595	30,267	30,267	93,862
2181	Asst. Department Director	1.0	1.0	139,000	139,000	56,153	56,153	195,153
1535	Clerical Assistant II	2.0	2.0	35,402	70,803	23,460	46,920	117,723
1350	Community Development	3.0	3.0	91,191	273,573	41,823	125,469	399,042
1352	Community Development II	5.0	5.0	64,118	320,590	30,354	151,770	472,360
1354	Community Development IV	12.0	12.0	79,413	952,951	38,304	459,652	1,412,603
2217	Financial Operations Manager	-	1.0	110,000	110,000	47,350	47,350	157,350
1401	Info Systems Technician	1.0	-	50,992	-	28,903	-	-
1382	Legislative Recorder I	1.0	1.0	46,882	46,882	25,447	25,447	72,329
1106	Senior Management Analyst	-	1.0	71,273	71,273	32,483	32,483	103,756
1917	Supv Management Analyst	1.0	1.0	80,297	80,297	38,685	38,685	118,982
	Overtime Budgeted							10,000
	Temporary Help/Intern							80,000
	Vacancy Factor							(67,703)
	Salary Reduction Savings (Estimated)							(134,910)
TOTAL PERSONNEL:		28.0	29.0	869,976	2,166,778	416,533	1,037,500	\$3,091,665

CITY REDEVELOPMENT
CITY SERVICES SUMMARY
FISCAL YEAR 2010

CITY SERVICES	Barrio Logan		City Heights		College Community		College Grove		Crossroads		Grantville		Linda Vista		Naval Training Center		North Bay		North Park		San Ysidro		Budget FY 2010
Comptroller Office	16,975	50,706	8,487	3,264	15,451	18,063	653	16,322	19,238	26,768	29,074	205,000											
City Attorney	30,439	86,522	76,981	5,918	27,715	32,385	26,247	29,271	34,487	47,954	52,080	450,000											
City Clerk	4,679	13,978	2,340	900	4,259	4,979	180	4,499	5,303	7,379	8,015	56,511											
City Treasurer	1,060	3,166	530	204	965	1,128	41	1,019	1,201	1,671	1,815	12,800											
Debt Management	8,476	25,320	4,238	1,630	7,716	9,020	326	8,150	9,606	13,366	14,518	102,367											
General Government																							
Services Billing (GGSB)	20,197	60,331	10,098	3,884	18,384	21,491	777	19,420	22,890	31,849	34,593	243,913											
Neighborhood Code																							
Compliance Department	-	131,000	-	-	131,000	-	-	-	-	-	-	262,000											
Planning Department	5,962	17,809	2,981	1,146	5,427	6,344	229	5,732	6,757	9,401	10,211	72,000											
Total City Services	87,787	388,832	105,655	16,947	210,916	93,410	28,453	84,414	99,482	138,388	150,307	1,404,591											

**CITY REDEVELOPMENT
DEBT SERVICE SCHEDULE
FISCAL YEAR 2010**

PROJECT AREA	Debt Type	Debt Service / Project	Total
City Heights	Bonds	City Heights Redevelopment Project Area, 2003 Housing Set-Aside Tax Allocation Bonds, Series A	315,598
		City Heights Redevelopment Project Area, 2003 Housing Set-Aside Tax Allocation Bonds, Series B	89,369
		City Heights Redevelopment Project Area, Tax Allocation Bonds, Series 1999 A	428,440
		City Heights Redevelopment Project Area, Tax Allocation Bonds, Series 1999 B	699,212
	Line of Credit	City Heights Housing Project, San Diego National Bank - Line of Credit	98,969
		City Heights Non-Housing Project, San Diego National Bank - Line of Credit	242,130
	Loans	City Heights Square	2,280,000
City Heights Urban Village - Town Home & Office Project		1,300,000	
City Heights, HUD Section 108 Loan - Regional Transportation Center		275,665	
City Heights Total			5,729,382
College Community	Loans	College Community Redevelopment Project Area, SDSU Foundation (1991 Agreement)	489,466
College Community Total			489,466
Naval Training Center	Line of Credit	Naval Training Center Housing Project, San Diego National Bank - Line of Credit	156,867
		Naval Training Center Non-Housing Project, San Diego National Bank - Line of Credit	496,494
	Loans	Naval Training Center, HUD Section 108 Loan - NTC Promenade	507,936
Naval Training Center Total			1,161,297
North Bay	Bonds	North Bay Redevelopment Project, Tax Allocation Bonds, Series 2000	895,487
	Line of Credit	North Bay Housing Project, San Diego National Bank - Line of Credit	167,081
North Bay Total			1,062,568
North Park	Bonds	North Park Redevelopment Project, 2003 Tax Allocation Bonds, Series A	543,277
		North Park Redevelopment Project, 2003 Tax Allocation Bonds, Series B	259,332
		North Park Redevelopment Project, Tax Allocation Bonds, Series 2000	482,645
	Line of Credit	North Park Housing Project, San Diego National Bank - Line of Credit	261,017
		North Park, Bank of America - Line of Credit (Tax Exempt)	58,266
		North Park, Bank of America - Line of Credit (Taxable)	243,073
North Park Total			1,847,609
San Ysidro	Loans	San Ysidro - International Gateway of the Americas Project	331,260
San Ysidro Total			331,260
Grand Total			10,621,582

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

FISCAL YEAR 2010 WORK PLAN

FOR THE PROJECT AREAS MANAGED BY

REDEVELOPMENT DIVISION

CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT

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**Redevelopment Agency of the City of San Diego
Barrio Logan Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight

- Execute a Disposition and Development Agreement for and start construction of the Mercado del Barrio project
- Initiate a study for the expansion of the Barrio Logan Redevelopment Project Area

Improve Public Infrastructure

- Establish a Capital Improvement Project for the improvement of the Paradise Senior Center

Increase Affordable Housing

- Start construction of an affordable housing development on the Mercado del Barrio Project site
- Complete construction of the Los Vientos Family Apartments Project, an affordable 89-unit multi-family residential development
- Complete construction of the La Entrada Family Apartments Project, an affordable 85-unit multi-family residential development

Neighborhood Preservation

- Identify a new location for display of Aztec Brewery murals and artifacts
- Execute an agreement with a non-profit organization to perform community improvements, tree planting, graffiti removal, clean-ups of public right-of ways and other community enhancement activities

Economic Development

- Support participation in the Storefront Improvement Program
- Support participation in Federal Renewal Community, Metro Enterprise Zone and other economic development programs.

**Redevelopment Agency of the City of San Diego
City Heights Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight

- Demolish Agency owned building at the northeast corner of University Avenue and Interstate 15.
- Continue studies for use of Caltrans excess parcels at El Cajon Boulevard and Interstate 15 and University Avenue and I-15. Pursue purchase of remaining three City owned properties.
- Continue due diligence and acquire identified available properties for future development.
- Commence construction of the City Heights Square development.
- Fund Code Enforcement Services to address vacant foreclosed properties and stabilize neighborhood.

Improve Public Infrastructure

- Oversee community design and construction of the 5,348 square foot City Heights Square pocket park.
- Purchase and install identified street lights throughout the City Heights Redevelopment Project Area.
- Pursue financing and implementation of public infrastructure.

Increase Affordable Housing

- Continue discussions with the City Heights Community Development Corporation for a proposed affordable housing project.
- Work with property owners and developers in the provision of market rate and affordable housing.

Economic Development

- Manage the City Heights Storefront Improvement Program.
- Obtain Agency Board approval for Community Enhancement program for home and community improvements.

Neighborhood Preservation

- Pursue an Owner Participation Agreement with the property owner for a historic rehabilitation of the Silverado Ballroom.
- Continue to fund the Home in the Heights-First Time Homebuyer Program.
- Continue to fund the Housing Rehabilitation program.

**Redevelopment Agency of the City of San Diego
College Community Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight <ul style="list-style-type: none">• Partner with developer for Core Sub-Area Mixed Use Projects
Increase Affordable Housing <ul style="list-style-type: none">• Solicit developers for affordable student housing projects
Neighborhood Preservation <ul style="list-style-type: none">• Resolve issues related to SDSU 2007 Master Plan

**Redevelopment Agency of the City of San Diego
College Grove Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Improve Public Infrastructure <ul style="list-style-type: none">• Provide funding for installation of street lights along College Avenue and College Grove Drive• Initiate design of improvements in and around Chollas Lake
Economic Development <ul style="list-style-type: none">• Promote use of the College Grove Park & Ride
Neighborhood Preservation <ul style="list-style-type: none">• Implement a Housing Enhancement Loan Program (HELP).

**Redevelopment Agency of the City of San Diego
Crossroads Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight

- Install additional street lights along University Ave.
- Continue to work with City Departments and community to install additional street lights within Project Area.
- Continue to support and assist with pre-development for the Chollas Triangle area with property owners, business owners, community and developers.
- Continue to work with property owners, business owners, community and developers to encourage private development within the Project Area.
- Continue to work with City Departments and community to prepare transportation plans (i.e., corridor or mobility studies) for University Ave. and El Cajon Blvd.
- Continue to pursue opportunity purchases of real property.

Improve Public Infrastructure

- Continue pre-engineering work to repair, replace and construct concrete sidewalks along University Avenue.
- Continue to work with City Departments to repair, replace and construct concrete sidewalks within Project Area.
- Work with City Departments and the community to evaluate short and long term funding to construct the North Chollas Park comfort station.

Increase Affordable Housing

- Continue to assist the developer with the construction of the 47 affordable residential units that are part of the CentrePoint mixed-use project.
- Continue to assist the developer with the rehabilitation of 92 affordable rental units that are part of the Village Green Apartments.
- Continue to work with property owners, business owners and developers to develop or rehabilitate affordable rental units within Project Area.
- Continue to support and fund the Housing Enhancement Loan Program.

Economic Development

- Implement and provide funding for the Renaissance Commercial Program in cooperation with the College Business District per the proposed Agency wide Storefront Improvement Program and guidelines.
- Continue to seek grants/loans for public improvements to supplement Redevelopment Agency funds.

Neighborhood Preservation

- Continue to work with property owners and seek funding to preserve key or historically significant structures.
- Continue to incorporate historic elements into new development/rehabilitation projects.

Redevelopment Agency of the City of San Diego
Grantville Redevelopment Project Area
Fiscal Year 2010 Work Plan

Eliminate Blight

- Continue work with Community Planning, consultants, stakeholders, business owners, property owners and community regarding master plan effort for sub-area A and sub-area B of the Project Area.
- Provide tax increment funds for master plan effort for sub-area A.
- Assess the feasibility of implementing a neighborhood enhancement grant program.

Improve Public Infrastructure

- Continue work to identify short- and long-term financing to fund the realignment of Alvarado Canyon Rd. realignment and implement Mission Gorge Rd./I-8 traffic improvements.
- Continue work to identify short- and long-term financing to fund storm drain improvements for the project area in coordination with property owners and business owners.
- Continue work to identify short- and long-term financing to fund Alvarado Creek studies and enhancements including hydrology.
- Continue work to identify short- and long-term financing to fund San Diego River Park enhancements within the project area.
- Work with County of San Diego to implement the Joint Projects Agreement.

Increase Affordable Housing

- Revise and implement the Housing Enhancement Loan Program for the expenditure of housing funds.
- Work with County of San Diego to implement provisions of the Affordable Housing Credit/ Allocation Agreement.
- Assess the feasibility of implementing a neighborhood enhancement grant program.

Economic Development

- Assess the feasibility of implementing an Enhanced Storefront Improvement Program for small business to make the community more attractive and stimulate private investment.
- Continue to work with the property owners, business owners and developers adjoining the Grantville Trolley Station to effectuate Transit Oriented Development projects.
- Seek out private development opportunities and private investment.

Neighborhood Preservation

- Seek grants/loans for historical preservation to supplement Redevelopment Agency funds.

**Redevelopment Agency of the City of San Diego
Linda Vista Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight
<ul style="list-style-type: none"> • Development of Agency-owned property
Neighborhood Preservation
<ul style="list-style-type: none"> • Linda Vista Housing Rehabilitation Program
Improve Public Infrastructure
<ul style="list-style-type: none"> • Identify future Public infrastructure needs
Increase Housing Opportunities
<ul style="list-style-type: none"> • Continue Housing Enhancement Loan Program (HELP) funding with Linda Vista Housing Funds
Economic Development
<ul style="list-style-type: none"> • Development of Agency-owned property

**Redevelopment Agency of the City of San Diego
Naval Training Center Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight
<ul style="list-style-type: none"> • Continue NTC Park construction • Continue processing approvals for Public Safety Training Institute • Continue historic rehabilitation within Civic, Arts and Cultural Complex • Continue negotiations with the Regional Water Quality Control Board and the Navy regarding the Boat Channel transfer
Improve Public Infrastructure
<ul style="list-style-type: none"> • Continue off-site infrastructure improvements
Increase Affordable Housing
<ul style="list-style-type: none"> • Continue monitoring Homeless Assistance Agreement • Provide funding to Agency Affordable Housing Opportunity Fund
Economic Development
<ul style="list-style-type: none"> • Continue processing East side hotel approvals
Neighborhood Preservation
<ul style="list-style-type: none"> • Continue support of NTC Foundation to rehabilitate historic buildings

**Redevelopment Agency of the City of San Diego
North Bay Redevelopment Project Area
Fiscal Year 2010 Work Plan**

Eliminate Blight

- Initiate construction of the Peninsula YMCA Improvements
- Begin Urban Corps LEED Recycling Educational Center Improvements

Improve Public Infrastructure

- Start construction on the Five Points Pedestrian Improvements
- Start construction on the Washington Street Median Improvements
- Complete the design of the Clairemont Drive Median Improvements
- Complete the design of the Voltaire Street Bridge Retrofit
- Consider funding for two public improvement projects

Increase Affordable Housing

- Complete construction of Stella at Five Points
- Initiate construction of Veterans Village of San Diego, Phase III
- Consider potential new affordable housing development at the corner of Washington and Hancock Street

Economic Development

- Assist the City in completing the Midway Pacific Highway Corridor and Old Town Community Plan Update
- Assist the City in completing the Uptown Community Plan Update
- Continue the Five Points Traffic Circulation Study
- Continue to market and implement the Morena Blvd. Storefront Improvement Program
- Approve the North Bay Storefront Improvement Program

Neighborhood Preservation

- Assist with the implementation of a Banner District in the Morena Boulevard Business District

Redevelopment Agency of the City of San Diego
North Park Redevelopment Project Area
Fiscal Year 2010 Work Plan

Eliminate Blight

- Provide Agency funds for property improvements along University between Grim and 31st.

Improve Public Infrastructure

- Begin construction of streetscape improvements along 29th Street and North Park Way adjacent to a proposed mini-park
- Provide Agency funds for streetscape improvements on University between Grim and 31st.
- Transfer the Agency owned surface parking lot behind the North Park Theatre to the City of San Diego for construction of a proposed mini-park.

Increase Affordable Housing

- Begin rehabilitation of the North Park Inn (University Avenue west of Pershing) to provide for 17 units of permanent supportive rental housing.
- Enter into an Owner Participation Agreement for 82 units of affordable rental housing (Florida Street south of University).
- Negotiate an Owner Participation Agreement for affordable rental housing (El Cajon and Georgia).

Economic Development

- Implement the enhanced storefront improvement program.
- Improve signage at the North Park Parking Garage.

Neighborhood Preservation

- Recapitalize the Housing Enhancement Loan Program (HELP).
- Begin rehabilitation of the historic Lafayette Hotel (El Cajon Blvd west of Louisiana).
- Negotiate forgivable loans with property owners along University between Grim and 31st for commercial rehabilitation.

Redevelopment Agency of the City of San Diego
San Ysidro Redevelopment Project Area
Fiscal Year 2010 Work Plan

Eliminate Blight

- Consider adopting Plan Amendment to extend Eminent Domain Authority
- Complete Mid-Term Review of San Ysidro Redevelopment Implementation Plan

Improve Public Infrastructure

- Complete first phase of San Ysidro Lighting Project
- Initiate planning and design for second phase of San Ysidro Lighting Project
- Complete Camino de la Plaza Improvement Project
- Complete planning and design of West Camino de la Plaza Improvement Project

Increase Affordable Housing

- Complete construction of the El Pedregal Family Apartments
- Implement Verbena Project (OPA) – subject to developer obtaining financing

Economic Development

- Consider entering into various Owner Participation Agreements with business property owners to fund their Storefront Improvements
- Consider Amendment to Agreement with the San Ysidro Business Association for expanded economic revitalization activities
- Consider approving the 6th Implementation Agreement for development of Las Americas West
- Consider making offer to sale Civic Parcel to ownership of Las Americas West, or release possible Request for Proposal (RFP) for subject property

Neighborhood Preservation

- Consider Agreement with Casa Familiar for targeted marketing and outreach of enhanced Residential Rehabilitation Program
- Consider agreement with a non-profit organization to perform community improvements, tree planting, graffiti removal, clean-ups of public right-of ways and other community enhancement activities
- Assist the City in initiating the San Ysidro Community Plan Update

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

STATUS OF THE FISCAL YEAR 2009 WORK PLAN
FOR THE PROJECT AREAS MANAGED BY

REDEVELOPMENT DIVISION
CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT

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**Redevelopment Agency of the City of San Diego
Barrio Logan Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Execute a Disposition and Development Agreement (DDA) for the Mercado del Barrio project • Complete a study for the expansion of the Barrio Logan Redevelopment Project Area 	<p>Status</p> <ul style="list-style-type: none"> • In progress, the Agency is currently in an Exclusive Negotiating Agreement with a developer, progress is being made towards a DDA • Pending
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Execute an agreement with the San Diego Community College District for the expansion of the Cesar Chavez Continuing Education Center 	<p>Status</p> <ul style="list-style-type: none"> • An agreement with the San Diego Community College District (SDCCD) is no longer necessary as the SDCCD has purchased its own property and plans to independently develop its site
<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Complete construction of the Los Vientos Family Apartments Project, an affordable 89-unit multi-family residential development • Complete construction of the La Entrada Family Apartments Project, an affordable 85-unit multi-family residential development 	<p>Status</p> <ul style="list-style-type: none"> • Under construction • Under construction
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Identify new location for display of Aztec Brewery murals and artifacts 	<p>Status</p> <ul style="list-style-type: none"> • A location for display of the Aztec Brewery murals is still being considered

**Redevelopment Agency of the City of San Diego
City Heights Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Enter into a development agreement for the Northeast Corner of University Avenue and State Route 15. • Initiate studies for use of Caltrans excess parcels at El Cajon Boulevard and Interstate 15 and University Avenue and I-15. • Fund Community Enhancements that are consistent with the City Heights Five Year Implementation Plan. • Pursue the purchase of available properties for future development. • Enter into a Second Implementation Agreement for the City Heights Square development. 	<p>Status</p> <ul style="list-style-type: none"> • Agency did not enter into a development agreement with developer. Subject site is still occupied by two tenants and relocation activities are in process. • Negotiations with Real Estate Assets were completed for two priority parcels. This item is pending Agency Board approval. City and Agency applied to SANDAG for funding for Smart Growth Study • Agency funded 20 bus shelters and benches to be installed along University Avenue. • Due diligence underway or completed for several opportunity purchases. • Agency Board approval December 2, 2008.
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Fund the construction and design of the 5,348 square foot City Heights Square pocket park. 	<p>Status</p> <ul style="list-style-type: none"> • Agency Board approval December 2, 2008. Project design underway.
<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Continue discussions with the City Heights Community Development Corporation for a proposed affordable housing project. • Continue to pursue acquisition rehabilitation projects to create affordable units in City Heights. 	<p>Status</p> <ul style="list-style-type: none"> • Continue discussions with the CHCDC. • Agency funded rehabilitation of 11 housing units for victims of domestic violence.

City Heights – Status of Fiscal Year 2009 Work Plan - Continued

<p>Economic Development</p> <ul style="list-style-type: none"> • Refine and expand the City Heights Adopt-a-Block commercial façade improvement program. • Continue to fund the Community FACELIFT and Project C.L.E.A.N 	<p>Status</p> <ul style="list-style-type: none"> • Finalizing program guidelines for City Heights Storefront Improvement Program. • Request for Proposal for Community Enhancement Program was issued. This item is pending Agency Board approval.
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Enter into an Owner Participation Agreement with the property owner for a historic rehabilitation of the Silverado Ballroom. • Euclid Tower • Continue to fund the Home in the Heights-First Time Homebuyer Program. • Continue to fund the Housing Rehabilitation program. 	<p>Status</p> <ul style="list-style-type: none"> • Continue discussions with property owner to pursue entering into an Owner Participation Agreement for a historic rehabilitation of the Silverado Ballroom. • Expected to be completed April 20, 2009. • Request for Proposal for consultant services was issued. Pending Agency Board approval. • HELP Guidelines approved by Agency Board on January 13, 2009. Funded 13 loans with 9 loans currently in process for FY09.

**Redevelopment Agency of the City of San Diego
College Community Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Partner with developer for Core Sub-Area Mixed Use Projects • Provide support to proposed 55th Street Village project 	<p>Status</p> <ul style="list-style-type: none"> • In process • Developer has cancelled project
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<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Solicit developers for affordable student housing projects 	<p>Status</p> <ul style="list-style-type: none"> • In process
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<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Resolve issues related to SDSU 2007 Master Plan 	<p>Status</p> <ul style="list-style-type: none"> • In litigation
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**Redevelopment Agency of the City of San Diego
College Grove Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Begin construction of improvements at Chollas Lake Park. 	<p>Status</p> <ul style="list-style-type: none"> • An Agency action has been prepared to fund the construction of a comfort station with funds from the Crossroads Project Area
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**Redevelopment Agency of the City of San Diego
 Crossroads Redevelopment Project Area
 Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Complete the installation of up to 40 additional street lights along University Avenue. • Continue to support and assist development within the Chollas Triangle area. • Execute an Exclusive Negotiation Agreement and work with the development team or teams selected for the Chollas Triangle project. • Continue working with property and business owners to encourage private development in the project area. • Continue to work with property owners and business owners to enter into Owner Participation Agreements (OPA) or Disposition Development Agreements (DDA) to effectuate development. • Work with the Community Planning Division and other City Departments to prepare a mobility study for El Cajon Boulevard. • Pursue opportunity purchases of real property. 	<p>Status</p> <ul style="list-style-type: none"> • Work with City Engineering to install street lights. • Agency applied for SANDAG grant to fund Chollas Triangle community plan amendment. • Negotiations for Chollas Triangle ENA have been postponed due to economic conditions. • Continue to work with property and business owners to effectuate new investment. • Respond to inquiries on an ongoing basis. • Working with City Engineering to prepare a Corridor Study or other transportation study for El Cajon Boulevard. • Ongoing
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Continue pre-engineering work to repair, replace and construct sidewalks along University Avenue. • Work with City Departments and the community to evaluate short and long term funding to construct the North Chollas Park comfort station. 	<p>Status</p> <ul style="list-style-type: none"> • Existing conditions report for University Avenue sidewalks completed. City Engineering preparing a corridor study. • Working with City Departments and community to identify and acquire funding for the construction of the North Chollas comfort station.

Crossroads Redevelopment Project Area
Status of Fiscal Year 2009 Work Plan *Continued*

<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Assist with the construction of the 47 affordable for-sale units that are part of the CentrePoint mixed-use project and assist the property owner with obtaining a Prop-1C Infrastructure Grant from the State. • Continue to support, enhance and fund the Housing Enhancement Loan Program (HELP). 	<p>Status</p> <ul style="list-style-type: none"> • Demolition is continuing on the CentrePoint development. Developer is seeking a Fourth Implementation Agreement. • Agency revised and expanded Housing Enhancement Loan Program (HELP) and provided additional funding. Program has provided 6 loans to low and moderate income homeowners. • Agency entered into Exclusive Negotiation Agreement with Wakeland Village Green Apartments LP to rehabilitate and provide 92 affordable rental units within Project Area.
<p>Economic Development</p> <ul style="list-style-type: none"> • Implement and provide funding for the Renaissance Commercial Program in cooperation with the College Business District per the proposed Agency wide Storefront Improvement Program (SIP) and guidelines. • Continue to seek grants/loans for public improvements to supplement Redevelopment Agency funds. 	<p>Status</p> <ul style="list-style-type: none"> • Finalizing guidelines and program requirements. • Seeking grants/loans (i.e., SANDAG, Federal Earmarks) for public improvements to supplement Agency funds.
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Work with property owners and seek funding to preserve key or historically significant structures. • Incorporate historic elements into new development/rehabilitation projects. 	<p>Status</p> <ul style="list-style-type: none"> • Respond to inquiries and seeking opportunities on an ongoing basis. • Work with property and business owners and developers on an ongoing basis.

**Redevelopment Agency of the City of San Diego
Grantville Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> Continue working with Community Planning and Urban Form Divisions regarding a master plan amendment for sub-areas A and B of the project area. 	<p>Status</p> <ul style="list-style-type: none"> Master Plan underway. Agency will be providing funding for master plan effort for Sub-Area A.
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> Assess the feasibility and recommend short- and long-term financing options to fund Mission Gorge traffic improvements, storm drain improvements, Alvarado Creek studies, and San Diego River Park enhancements within the project area in coordination with the Urban Form Division and other City Departments and Public Agencies. 	<p>Status</p> <ul style="list-style-type: none"> Seeking/pursuing with City Departments, Public Agencies and property/business owners to identify short- and long-term financing options in order to fund the realignment of Alvarado Canyon Rd., Mission Gorge Rd./ I-8 traffic improvements, Alvarado Creek storm drain studies & improvements, and San Diego River Park enhancements within the Project Area.
<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> Implement the approved Housing Enhancement Loan Program (HELP) for the expenditure of low and moderate income housing funds that will have a positive impact on adjoining neighborhoods. 	<p>Status</p> <ul style="list-style-type: none"> Refining guidelines and eligibility area.
<p>Economic Development</p> <ul style="list-style-type: none"> Implement the Enhanced Storefront Improvement Program (ESIP) which will make small business and the community more attractive and stimulate private investment in the surrounding area. Work with the Metropolitan Transit System (MTS) to effectuate a Transit Oriented Development (TOD) project at the MTS Grantville Trolley Station. Seek out private development opportunities and private investment. 	<p>Status</p> <ul style="list-style-type: none"> Finalizing guidelines and program requirements. Working with other City Departments and MTS to evaluate a TOD project at the MTS Grantville Trolley Station. Ongoing.
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> Seek grants/loans for neighborhood preservation to supplement Redevelopment Agency funds. 	<p>Status</p> <ul style="list-style-type: none"> Ongoing.

**Redevelopment Agency of the City of San Diego
Linda Vista Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Development of Agency-owned property 	<p>Status</p> <ul style="list-style-type: none"> • Ongoing
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Linda Vista Housing Rehabilitation Program (now called Housing Enhancement Loan Program (HELP)) 	<p>Status</p> <ul style="list-style-type: none"> • Ongoing

**Redevelopment Agency of the City of San Diego
Naval Training Center Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Complete Shoreline Plaza renovation/rehabilitation • Continue NTC Park construction • Process approvals for Public Safety Training Institute (PSTI) • Continue historic rehabilitation within Civic, Arts and Cultural Complex • Continue negotiations with the Regional Water Quality Control Board and the Navy regarding the Boat Channel transfer 	<p>Status</p> <ul style="list-style-type: none"> • Completed • Ongoing • PSTI processing entitlements • Ongoing • Ongoing
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Continue off-site infrastructure improvements 	<p>Status</p> <ul style="list-style-type: none"> • Ongoing
<p>Economic Development</p> <ul style="list-style-type: none"> • Process East side hotel approvals 	<p>Status</p> <ul style="list-style-type: none"> • Hotel developer processing entitlements
<p>Increase Housing Opportunities</p> <ul style="list-style-type: none"> • Continue monitoring Homeless Assistance Agreement • Provide funding to Agency Affordable Housing Opportunity Fund 	<p>Status</p> <ul style="list-style-type: none"> • Ongoing • Ongoing

**Redevelopment Agency of the City of San Diego
North Bay Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Begin Peninsula YMCA Improvements 	<p>Status</p> <ul style="list-style-type: none"> • Continued coordination efforts with the organization regarding rehabilitation of the YMCA
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Complete the Five Points Pedestrian Improvements • Complete the Washington Street Median Improvements • Design the Clairemont Drive Median Improvements • Complete the design of the Voltaire Street Bridge Retrofit 	<p>Status</p> <ul style="list-style-type: none"> • Continued to work with the City to design and construct the Five Points Pedestrian Improvements • Continued to work with the City to design and construct the Washington Street Median Improvements • Partnered with the developer to design and construct the Clairemont Drive Median Improvements • Continued to work with the City to complete the design and construction of the Voltaire Street Bridge Retrofit Project
<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Complete Stella at Five Points • Complete Veterans Village of San Diego, Phase II • Begin Veterans Village of San Diego, Phase III 	<p>Status</p> <ul style="list-style-type: none"> • Continue construction of Stella at Five Points an 85 unit Condo Complex with 13 Affordable Housing Units • Onsite improvements completed; construction of retaining wall underway • Funded Phase III improvements which will include 96 transitional housing units for Homeless Veterans.

North Bay Redevelopment Project Area
Status of Fiscal Year 2009 Work Plan – *Continued*

<p>Economic Development</p> <ul style="list-style-type: none"> • Continue the Midway Pacific Highway Corridor and Old Town Community Plan Update • Begin the Uptown Community Plan Update • Continue the Morena Blvd. Storefront Improvement Program • Begin the North Bay Storefront Improvement Program 	<p>Status</p> <ul style="list-style-type: none"> • Approved funding for the Midway/Old San Diego Community Plan Update. • Continued to work with City staff on the Uptown Community Plan Update • Funded a loan for Bayview Building for Façade Improvements. • Draft guidelines and supporting documentation for proposed program have been completed and are under review
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Midway/Old San Diego Community Plan Update 	<p>Status</p> <ul style="list-style-type: none"> • Approved funding for the Midway/Old San Diego Community Plan Update.

**Redevelopment Agency of the City of San Diego
North Park Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Begin construction of property improvements along University between Grim and 31st. 	<p>Status</p> <ul style="list-style-type: none"> • On hold due to the pending sale and development of 3067 University Avenue.
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Begin construction of streetscape improvements along 29th and North Park Way adjacent to the mini-park. • Begin construction of streetscape improvements on University between Grim and 31st. 	<p>Status</p> <ul style="list-style-type: none"> • \$1.43 million in tax increment funds is being provided to the City to fund the improvements. • On hold due to the pending sale and development of 3067 University Avenue.
<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Negotiate an Owner Participation Agreement for affordable rental housing (El Cajon and Georgia). 	<p>Status</p> <ul style="list-style-type: none"> • Developer applying for State of California Proposition 1C funds to leverage potential Agency assistance.
<p>Economic Development</p> <ul style="list-style-type: none"> • Implement the enhanced storefront improvement program in cooperation with North Park Main Street. • Improve signage at the North Park Parking Garage. 	<p>Status</p> <ul style="list-style-type: none"> • Pending Agency board approval of the program. • Temporary signage has been installed. Permanent signage to be designed along with design of the adjacent mini-park.
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Implement the Housing Enhancement Loan Program (HELP). • Negotiate Owner Participation Agreements with property owners along University between Grim and 31st for commercial rehabilitation. 	<p>Status</p> <ul style="list-style-type: none"> • Program has been implemented • On hold due to the pending sale and development of 3067 University Avenue.

**Redevelopment Agency of the City of San Diego
San Ysidro Redevelopment Project Area
Status of FY 2009 Work Plan**

<p>Eliminate Blight</p> <ul style="list-style-type: none"> • Consider adopting Plan Amendment to extend Eminent Domain Authority • Consider approving re-formation of Project Area Committee (PAC) 	<p>Status</p> <ul style="list-style-type: none"> • Blight study and environmental analysis completed; Amendment to be considered in Summer 2009 • PAC election to be conducted, and ratification of election results to be approved (<i>Anticipated for Spring, 2009</i>)
<p>Improve Public Infrastructure</p> <ul style="list-style-type: none"> • Complete San Ysidro Lighting Project • Initiate construction of Camino de la Plaza Improvement Project • Consider approving West Camino de la Plaza Improvement Project • Enter into Agreement with the San Ysidro Health Clinic (SYHC) for Beyer Street Improvements • Consider sidewalk improvements at San Ysidro Boulevard and Averil Street 	<p>Status</p> <ul style="list-style-type: none"> • 9 pole attachments installed, installation of 20 decorative lights underway, and planning and design complete for 35 cobra lights • Construction underway, and slated for completion in Summer 2009 • Anticipate approval of West Camino de la Plaza Improvement Project (<i>Spring, 2009</i>) • Approved Agreement with SYHC for funding assistance • Planning and design to be addressed in Community Plan Update
<p>Increase Affordable Housing</p> <ul style="list-style-type: none"> • Implement El Pedregal Project (45 units) • Implement Verbena Project (80 Units) • Casas Ochoa ENA (55 units) – consider approving DDA 	<p>Status</p> <ul style="list-style-type: none"> • Construction underway, and slated for completion by July 2010 • Approved 1st Implementation Agreement; developer to apply for first round 2009 tax credits • Proposal was deemed infeasible due to unstable economy and financial markets – ENA expired

**San Ysidro Redevelopment Project Area
Fiscal Year 2009 Work Plan Status - *Continued***

<p>Economic Development</p> <ul style="list-style-type: none"> • Consider Specific/Plan for Pilot Village Implementation Effort • Consider approving enhanced Storefront Improvement Program • Approve Consultant Agreement with the San Ysidro Business Association (SYBA) • Facilitate possible development of Las Americas East & West parcels • Complete appraisal, and consider making offer to sale Civic Parcel to Las Americas ownership • Consider entering into ENA for Las Ventanas Project 	<p>Status</p> <ul style="list-style-type: none"> • “Vision” for Pilot Village to be memorialized in San Ysidro Community Plan Update • Draft guidelines, and supporting documentation have been completed • Approved Agreement with the SYBA for consultant services • Draft 6th Implementation Agreement is underway for development of Las Americas West • Appraisal completed for Civic Parcel; potential sale/or RFP pending sale of Las Americas West • “Vision” for subject parcels to be memorialized in San Ysidro Community Plan Update
<p>Neighborhood Preservation</p> <ul style="list-style-type: none"> • Consider approving enhanced Residential Rehabilitation Program • San Ysidro Community Plan Update 	<p>Status</p> <ul style="list-style-type: none"> • Approved enhanced Residential Rehabilitation Program • Approved funding for the San Ysidro Community Plan Update