



THE CITY OF SAN DIEGO

DATE ISSUED: July 15, 2009 Report NO: RA-09-20

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of July 21, 2009

SUBJECT: Agreements with Urban Corps of San Diego County and
Community HousingWorks to Implement the Community
Enhancement Program in the Barrio Logan, San Ysidro, and City
Heights Redevelopment Project Areas

REFERENCE: None

REQUESTED ACTIONS

Sub-item A (Agreement with Urban Corps of San Diego County)

- 1) Approve the Agreement by and between the Redevelopment Agency of the City of San Diego and Urban Corps of San Diego County to implement the Community Enhancement Program in the Barrio Logan Redevelopment Project Area and the San Ysidro Redevelopment Project Area for an amount not to exceed \$450,000 over two years from the date of execution of the Agreement and authorize the Agency Executive Director or designee to execute the Agreement.
- 2) Authorize the Executive Director, or designee, to expend over two years from the date of execution of the Agreement up to \$150,000 for the Barrio Logan Redevelopment Project Area for the implementation of the Community Enhancement Program, with up to \$75,000 committed the first year, and funds for subsequent years contingent on approval of the annual budget by the Agency Board and on the Comptroller first furnishing a certificate demonstrating that funds necessary for expenditure are, or will be, on deposit in the City Treasury.
- 3) Authorize the Executive Director, or designee, to expend over two years from the date of execution of the Agreement up to \$300,000 for the San Ysidro Redevelopment Project Area for the implementation of the Community Enhancement Program, with up to \$150,000 committed the first year, and funds for subsequent years contingent on approval of the annual budget by the Agency Board and on the Comptroller first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

Sub-item B (Agreement with Community HousingWorks)

- 4) Approve the Agreement by and between the Redevelopment Agency of the City of San Diego and Community HousingWorks to implement the Community Enhancement Program in the City Heights Redevelopment Project Area for an amount not to exceed \$472,875 over three years from the date of execution of the Agreement and authorize the Agency Executive Director or designee to execute the Agreement.
- 5) Authorize the Executive Director, or designee, to expend over three years from the date of execution of the Agreement up to \$472,875 for the City Heights Redevelopment Project Area for the implementation of the Community Enhancement Program, with up to \$150,000 committed the first year, and funds for subsequent years contingent on approval of the annual budget by the Agency Board and on the

Redevelopment Agency

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City Planning & Community Investment



Comptroller first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

STAFF RECOMMENDATION:

Approve the Requested Actions.

SUMMARY:

The purpose of the Community Enhancement Program is to improve communities within the redevelopment project areas administered by the Redevelopment Division of the City of San Diego's City Planning & Community Investment Department (Redevelopment Division) on behalf of the Redevelopment Agency of the City of San Diego (Agency) by enhancing the housing stock and beautifying the public right-of-ways in redevelopment project areas. The Program has a two prong approach and encompasses 1) home improvements occupied by income qualified households and 2) community improvements. Both home improvements and community improvements utilize volunteers to maximize the impact of the program upon the community. Similar home and community improvement efforts have been implemented successfully and have received wide community support in the City Heights Redevelopment Project Area and the Barrio Logan Redevelopment Project Area.

On March 9, 2009, the Redevelopment Agency released a Request for Proposals (RFP) to implement the Community Enhancement Program in the Barrio Logan, San Ysidro, and City Heights Redevelopment Project Areas. The RFP also included the option to implement the program on an "as needed" basis in the other eight redevelopment project areas administered by the Redevelopment Division. The RFP announcement was emailed to over 100 firms including local non profits. The Agency also advertised the RFP in the San Diego Daily Transcript and the Agency's website at www.sandiego.gov/redevelopment-agency/index.shtml.

The Agency received three proposals from local firms by the April 10, 2009 deadline. The selection process involved rating each proposal against criteria included in the RFP. The selection criteria included: specialized experience and competence of the firm and record of performance; proposed methods and overall strategic plan; quantity and extent of services proposed based on funding availability; community presence; experience and ability to incorporate volunteer outreach and community involvement into services; and the firm's ability to leverage matching funds. Agency staff received proposals from Urban Corps of San Diego County, Rebuilding Together San Diego, and Community HousingWorks. Based on the stated criteria, the evaluation team selected Urban Corps of San Diego County to implement the Community Enhancement Program in the Barrio Logan and San Ysidro Redevelopment Project Areas AND Community HousingWorks to implement the Community Enhancement Program in the City Heights Redevelopment Project Area. Rebuilding Together San Diego and Urban Corps of San Diego County were short listed to provide services to the other eight redevelopment project areas on an "as needed" basis.

A two year agreement with Urban Corps of San Diego County is proposed given the Agency has never entered into an agreement with Urban Corps of San Diego County for

the implementation of home and community improvements. The proposed agreement with Urban Corps of San Diego County is included in this report as Attachment A.

A three year agreement with two 1-year options to renew with Community HousingWorks is proposed due to Community HousingWorks' long track record in successfully executing home and community improvements in City Heights. Pursuant to the terms of the Agreement, in order to exercise the option to renew, the Agreement shall be brought back to the Agency Board for approval. In addition, the Agency entered into two separate agreements with Community HousingWorks for the implementation of community and home improvements in the City Heights Redevelopment Project Area on July 10, 2006 and then again on December 31, 2007. The proposed agreement with Community HousingWorks is included in this report as Attachment B.

FISCAL CONSIDERATIONS:

Sub-item A (Agreement with Urban Corps of San Diego County)

The total amount of the agreement with Urban Corps of San Diego County is not to exceed \$450,000 over a two-year period, allocated as follows:

Barrio Logan Redevelopment Project Area

	Home Improvements	Community Improvements	Total
Year 1	\$50,000	\$25,000	\$75,000
Year 2	\$50,000	\$25,000	\$75,000
Total	\$100,000	\$50,000	\$150,000

Of the total \$150,000 to be expended during the two-year period for the Barrio Logan Redevelopment Project Area, up to \$100,000 of low to moderate income housing tax increment funds will be used to fund home improvements.

San Ysidro Redevelopment Project Area

	Home Improvements	Community Improvements	Total
Year 1	\$100,000	\$50,000	\$150,000
Year 2	\$100,000	\$50,000	\$150,000
Total	\$200,000	\$100,000	\$300,000

Of the total \$300,000 to be expended during the two-year period for the San Ysidro Redevelopment Project Area, up to \$200,000 of low to moderate income housing tax increment funds will be used to fund home improvements.

Funds in the amount of \$75,000 for the Barrio Logan Redevelopment Project Area and \$150,000 for the San Ysidro Redevelopment Project Area are available at this time and are proposed to be committed the first year; funding for subsequent years will be contingent on approval of the annual budget by the Agency Board and on the Comptroller first furnishing a certificate that funds are, or will be, on deposit in the City Treasury. All payments made for services provided under this agreement will be made from Agency revenues. The City of San Diego's General Fund is not obligated under this agreement.

Sub-item B (Agreement with Community HousingWorks)

The total amount of the agreement with Community HousingWorks is not to exceed \$472,875 over a three-year period, allocated as follows:

City Heights Redevelopment Project Area

	Home Improvements	Community Improvements	Total
Year 1	\$120,000	\$30,000	\$150,000
Year 2	\$126,000	\$31,500	\$157,500
Year 3	\$132,300	\$33,075	\$165,375
Total	\$378,300	\$94,575	\$472,875*

*includes up to 5% annual cost of living adjustment

Of the total \$472,875 to be expended during the three-year period for the City Heights Redevelopment Project Area, up to \$378,300 of low to moderate income housing tax increment funds will be used to fund home improvements.

Funds in the amount of \$150,000 for the City Heights Redevelopment Project Area are available at this time and are proposed to be committed for the first year. Subsequent annual funding may be adjusted by up to 5% per year based on cost documentation submitted by Community HousingWorks and upon review and recommendation by Agency staff, and contingent on approval of the annual budget by the Agency Board and on the Comptroller first furnishing a certificate that funds are, or will be, on deposit in the City Treasury. All payments made for services provided under this agreement will be made from Agency revenues. The City of San Diego's General Fund is not obligated under this agreement.

ENVIRONMENTAL IMPACT:

This activity is not a "project" within the meaning of the California Environmental Quality Act [CEQA], specifically CEQA Guidelines section 15378, and thus is not subject to CEQA pursuant to CEQA Guidelines section 15060(c) (3).

EQUAL OPPORTUNITY CONTRACTING:

This agreement is not subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708).

This agreement is subject to the City's Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None.

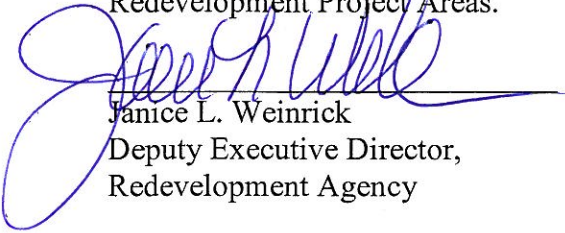
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On May 20, 2009, the Barrio Logan Project Area Committee (PAC) voted 11-0-0 to recommend the Agency enter into an agreement with Urban Corps of San Diego County to implement the Community Enhancement Program in the Barrio Logan Redevelopment Project Area. On June 30, 2009, the San Ysidro Project Area Committee (PAC) will be asked to make a recommendation for the Agency to enter into an agreement with Urban Corps of San Diego County to implement the Community Enhancement Program in the San Ysidro Redevelopment Project Area; voting results will be shared with the Agency


Board during the Agency Board meeting. On May 11, 2009, the City Heights Project Area Committee (PAC) voted 15-0-0-1 to recommend the Agency enter into an agreement with Community HousingWorks to implement the Community Enhancement Program in the City Heights Redevelopment Project Area. In addition, Agency staff sought and received input from the City Heights PAC and the City Heights PAC Housing Subcommittee on the Scope of Work included in the Community Enhancement RFP for the City Heights Redevelopment Project Area.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

Residents, visitors, and merchants in the Barrio Logan, San Ysidro and City Heights Redevelopment Project Areas.



Janice L. Weinrick
Deputy Executive Director,
Redevelopment Agency



William Anderson
Assistant Executive Director,
Redevelopment Agency

Attachments:

- A-Financial Assistance Agreement for the Community Enhancement Program by and between the Redevelopment Agency of the City of San Diego and Urban Corps of San Diego County
- B- Financial Assistance Agreement for the Community Enhancement Program by and between the Redevelopment Agency of the City of San Diego and Community HousingWorks