Attachment 3

SEDC
Southeastern Economic Development Corporation

Memorandum

T 619.527.7345
F 619.262.9845

Date Issued: June 9, 2004 Report No. SEDC 04-004

Meeting of: June 15, 2004

To: Honorable Mayor and Members of the City Council
Chair and Members of the Redevelopment Agency

From: Carolyn Y. Smith, President

Subject: Approval of the Southeastern Economic Development Corporation's Proposed Fiscal Year 2004-05 Budget

Reference: None

SUMMARY

Staff Recommendation – That the San Diego City Council and Redevelopment Agency approves Fiscal Year 2004-2005 budget (FY 04-05) in the amount of $23,570,000.

Other Recommendations – At its meeting of April 28, 2004, the SEDC Board of Directors unanimously recommended that the City Council and Redevelopment Agency of the City of San Diego approve the Fiscal Year 2004-2005 budget.

Fiscal Impact – The adoption of SEDC's FY 04-05 budget will enable the Corporation to continue to implement the redevelopment activities within the SEDC Area of Influence.

Environmental Impact – None with this action.

BACKGROUND

Attached for your review and approval is the proposed FY 04-05 Budget for SEDC. The budget components include Administration, Capital Projects, Low and Moderate Income Housing, Business Assistance, Long Term Debt and Continuing Appropriations.

DISCUSSION

The budget as currently presented is based upon revenue, projected tax increment, land sale proceeds and continuing appropriations. It also reflects approximately $1.8 million currently encumbered as part of the litigation with PDP Imperial Partners. When the litigation is completed the budget will be amended to reflect the appropriate revenue.

1. Administrative Budget

Over the past ten years, SEDC has maintained a staff of between 12-14 employees. During the same time period the number and quality of the projects undertaken by the corporation continues to improve and as a result our tax increment has increased 252%.

The FY 04-05 Administrative Budget represents 8% of the total budget of $23.6 million. The total number of positions budgeted this year is 14. Please note that the position of Manager of Projects and Development is budgeted but not funded.

2. Capital Project Budget

The Capital Project Budget for FY 04-05 is $14.6 million. Expenditures in this portion of the budget include City Administration charges and general liability insurance of $208,000. The capital project appropriations will be utilized for the implementation of projects and special programs, which include completion of the Valencia Business Park, implementation of the Imperial Avenue Master Plan, continuation of the Corporation's Economic Development programs, coordination of development along the Market Street Corridor (Boundary to Interstate 805), as well as assisting various residential developments proposed to produce additional housing while maintaining the current jobs/housing balance.

In FY 04-05 we will continue funding a full time City Code Enforcement Officer to work exclusively in the SEDC Area of Influence. This has been a worthwhile investment and has had a very positive impact on the projects in and around our redevelopment project areas.

3. Low and Moderate Income Housing

The utilization of low and moderate housing set-aside funds continues to generate new housing in the area. During FY 04-05 SEDC will focus its efforts on the proposed comprehensive processing of a minimum of three housing developments located in close proximity in the Central Imperial Project Area (1/4 mile), and encourage a mix of attainable housing. In addition, SEDC will continue to fund housing rehabilitation, homeowners assistance and down payment assistance programs in Central Imperial, Mount Hope and Southcrest as well as within the SEDC Area of Influence.

In FY 02-03 SEDC joined with CCDC, the Redevelopment Agency and the Housing Commission in the formation of a housing collaborative for the purpose of producing low-moderate income housing. The result is the issuance of a Notice of Funding Availability (NOFA) making available up to

$55 million for the development of low-moderate income housing. In FY 03-04, SEDC received approval for funding to acquire the 9-acre site at Hilltop Street and Euclid Avenue.

4. Economic Development

Rehabilitation of existing commercial corridors has been identified as a goal that is key to the overall economic growth of businesses located within the SEDC Area of Influence. This program is intended to increase the ability of these businesses to serve the immediate community and remain competitive with new businesses coming into the area.

The Entrepreneur Academy (the Academy), a technical assistance program, was originally designed to compliment the revolving loan fund and exterior enhancement grant programs. The Academy is a comprehensive technical assistance program providing business expertise at no cost to participants. In FY 03-04, the Board of Directors established an Advisory Committee to review the structure and content of the Academy. The Committee has recommended that the Academy focus on advising businesses on "How To" improve relationships with banks and providing short-term workshops to help existing and future business owners succeed.

5. Long Term Debt

The repayment of long-term debt in the form of City loans is as follows:

Appropriations for Long Term Debt	FY 04-05 Total Appropriations
Project Area	
Central Imperial	$ 611,000
Gateway Center West	272,000
Mount Hope	1,796,000
Southcrest	2,573,000
Total Long Term Debt	$5,252,000

6. Continuing Appropriations

This category includes land sale proceeds, bond proceeds, CDBG, debt service reserves and other City loans budgeted in FY 03-04 and carried over to FY 04-05 to fund continuing projects and special programs.

CONCLUSION

The Summary of Accomplishments highlighted in Attachment A illustrates how SEDC's approach to redevelopment continues to yield positive results. During the past decade SEDC has experienced significant growth of activity within its project areas. We have been successful in achieving many of the goals identified during our initial years. The quality of life for the residents of southeastern San Diego is and continues to be our priority.

Submitted by
Dante Dayacap
Director of Finance

Approved by
Carolyn Y. Smith
President

CYS:kk
Attachment

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION

SUMMARY OF ACCOMPLISHMENTS
FY 2003/2004

CORPORATE HIGHLIGHTS

Corporate Financing

Tax Increment Financing

Our tax increment continues to exceed projections for the ninth consecutive year. Between Fiscal Year 1994/95 and budgeted Fiscal Year 2003/2004, our tax increment has increased by 252%

Community Development Block Grant (CDBG)

The Fourth Council District continued its allocation of $500,000 in CDBG funding. This funding is used to repay the $6.8 million Section 108 Loan that was secured in 1998.

Section 108 Loan

SEDC worked with staff from the City of San Diego to complete a second Section 108 Loan in the amount of $3.1 million. Three Million Thirty Thousand Dollars ($3,030,000) will be utilized to assist with the development of a senior center in the Martin L. King, Jr. Community Park and $101,000 will be used to install certain public improvements in the Mount Hope Redevelopment Project Area. The award of funds occurred in the third quarter of FY 2004.

PROJECT AREAS

Central Imperial

- The public improvements required for the Valencia Business Park were completed in the final quarter of FY 2003. These improvements were necessary to facilitate the subsequent development of the industrial uses.

- SEDC conveyed Lot 1 in the Valencia Business Park in the second quarter of FY 03/04. The United States Postal Service (USPS) began construction in the third quarter of FY 2004.

- SEDC entered into a Disposition and Development Agreement (DDA) with a private developer for the development of Lots 2-7 in the Valencia Business Park. The proposed development will result in an additional 60,000 square

feet of light-industrial space. In FY 03/04 the Developer secured a site development permit. Construction of Lots 2-7 is scheduled to begin the first quarter of FY 04/05.

- An Exclusive Negotiation Agreement was approved by the SEDC Board of Directors in the fourth quarter of FY 2004 for a 170 unit development proposed at Hilltop Street & Euclid Avenue. The entitlement process for this housing project will begin in the fourth quarter of FY 2004.

- The consultant team was selected to prepare a Master Plan for Imperial Avenue. The first phase of the Master Plan will be completed in the final quarter of FY 2004.

- The construction of Home Depot was completed in FY 2002/03 in the first phase of construction for the 30-acre retail center known as Imperial Marketplace. The innovative financing for this project included a loan from the developer to the Agency. In FY 2004 Home Depot was joined by Subway, Verizon, Washington Mutual, Kentucky Fried Chicken and Long John Silver. The western portion of site is being developed as a 100,000 square-foot office park with the South Metro Career Center (a division of the San Diego Workforce Partnership) and Concord Career Institute which opened December 2003. There is one additional pad that can accommodate approximately 40,000 square feet.

- In January 2004 SEDC relocated its corporate offices to the Imperial Marketplace located in the Central Imperial Project Area from Gateway Center East Business Park in the Mount Hope Redevelopment Project Area.

Gateway Center West Redevelopment Project Area

- SEDC continued to work on the Gateway Center West acquisition project that is designed to provide additional land area for employment generating businesses.

- Began coordinating the construction of an office building which will be built by SDG&E under its existing Owner Participation Agreement (OPA) with SEDC. In addition, SDG&E plans a significant reorganization of the exterior yard.

Mount Hope Redevelopment Project Area

- In an effort to redevelop the Market Street Corridor between Boundary Street and Interstate 805, SEDC purchased and demolished the former Urban League structures located on Market Street. SEDC is currently responding to Developer letters of interest.

Southcrest Redevelopment Project Area

- The construction of the public improvements for the 62 homes in the Southcrest Park Estates began in March 2003. It is anticipated that the construction of model homes will be complete in the fourth quarter of FY 2004. Currently, the developer has compiled a waiting list of over 1200 potential buyers. The homes range in price range from $189,900 to $289,900.

- SEDC conveyed nine acres to the City of San Diego for development of a park in the 252 Corridor. SEDC also provided $500,000 to assist with the funding of construction. The City has secured a park design consultant and is currently seeking additional funding for development of the park.

- Construction began and was completed on an additional 2,400 square feet of commercial space at Southcrest Park Plaza.

- A developer has optioned a 5-acre parcel at 43rd Street and National Avenue for the development of one hundred ten 3-4 bedroom for-sale condominiums. The Community Plan initiation was approved during the second quarter of 2004. SEDC entered into an Exclusive Negotiating Agreement with the developer to accomplish the required amendment to the Southcrest Redevelopment Plan.

GENERAL MARKETING AND ADMINISTRATION

- Produced the groundbreaking for Phase II of the Residential Development (62 homes) in the 252 Corridor. This represents the final phase of development within the Corridor.

- Produced the groundbreaking for the new Encanto Post Office. This event was well attended and was a significant step towards providing the long anticipated post office. The 25,000 square feet facility will replace the 5,000 square foot temporary facility currently located on Euclid Avenue. The post office is scheduled to be completed in the second quarter of 2004/05.

- SEDC continues to conduct the bi-monthly redevelopment tours for members of the general public. The tours are designed to provide interested individuals with an overview of the redevelopment process generally and SEDC's unique approach to that process.

- Co-hosted a visitor's tour and information exchange with the Centre City Development Corporation (CCDC) for the Tampa Bay Chamber of Commerce. A capacity bus spent an entire afternoon with SEDC viewing development solutions for San Diego's urban center.

- SEDC has maintained a strong relationship with the San Diego Unified School District. The Corporation is represented on the Lincoln/Gompers Redevelopment Committee. This Committee was formed to provide recommendations for the new Lincoln High School (a $70 million facility that is a result of Proposition MM) and the transition of Gompers from a Jr. /Senior High School to a Middle School. Lincoln High School is scheduled to re-open Fall 2006.

- The *connection* newsletter continues to be an effective tool for local community information and outreach.

ECONOMIC DEVELOPMENT

- During FY 03/04 SEDC entered into a Memorandum of Understanding with the City of San Diego Economic Development Department formally transferring the Revolving Loan Program to maximize the City's staff resources and expanded marketing capabilities. Southeastern businesses will benefit significantly from this partnership.

- In FY 2004 the SEDC Board of Directors established a Committee to review the Entrepreneurial Academy, its curriculum and participants. The recommendations proposed by the Committee will improve the effectiveness of the Academy and will allow for smaller focused workshops in addition to the series.

- SEDC will continue to work with the Diamond Business Improvement District.

IMPLEMENTATION OF SEDC HOUSING POLICY

Coordinated Housing Opportunities

- The City Council approved the Housing Collaborative Notice of Funding Availability (NOFA) in FY 2003. The City of San Diego Housing Commission, Redevelopment Agency of the City of San Diego, Centre City Development Corporation and SEDC worked together and developed this comprehensive strategy to produce affordable housing. The NOFA process has set a goal for the number of housing units that could be built, based upon the level of funding available through the NOFA.

- Continued implementation of the Mount Hope and Southcrest Housing Rehabilitation Programs in coordination with the San Diego Housing Commission.

Low/Moderate Income Housing Policy

- Continue utilization of the SEDC's comprehensive multi-family guidelines. The document guides multi-family developments which require some type of Agency assistance.

- Continued to conduct SEDC's successful homebuyer workshops. The workshops are free and offered four times per year. The goal of the workshops is to provide the technical assistance needed to aid first-time homebuyers with the home buying process.

LOOKING FORWARD

The FY 04/05 fiscal year will have both opportunities and challenges. The opportunity for SEDC to actively participate in the production of truly affordable housing comes with the challenge of convincing the community of the benefits of well planned density. The opportunity to bring additional services to the community comes with the challenge of identifying sites with the least amount of disruption to residents and businesses. The strategy of utilizing passed over sites is one that as we are more successful must be modified due strictly to diminished inventory.

The opportunity to continue to attract quality developers comes with the challenge of identifying incentives and timely processing.

SEDC has established a track record that confirms our ability to maximize resources for the betterment of the entire community.

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION
4393 IMPERIAL AVENUE, SUITE 200 • SAN DIEGO, CA 92113
(619) 527-7345 • FAX: 262-9845

WORK FORCE REPORT

Name of Company: Southeastern Economic Development Corporation
AKA/DBA: SEDC
Address (Corporate Headquarters, where applicable): 4393 Imperial Avenue, Suite 200
City San Diego County San Diego State CA Zip 92113
Telephone Number: (619) 527-7345 FAX Number: (619) 262-9845
Name of Company CEO: Carolyn Y. Smith
Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):
Address: Same as above
City Same as above County Same as above State/Zip Same as above
Telephone Number: (619) Same as above FAX Number: (619) Same as above
Type of Business: Redevelopment Corporation Type of License: N/A
The Company has appointed: Kimberly King
as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate, and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:
Address: 4393 Imperial Avenue, Suite 200, San Diego, CA 92113
Telephone Number: (619) 527-7345 FAX Number: (619) 262-9845

For Firm's: ☐ San Diego Work Force and/or ☐ Managing Office Work Force

I, the undersigned representative of Southeastern Economic Development Corporation
(Firm Name)
San Diego, California
(County) *(State)*
hereby certify that information provided herein is true and correct. This document was executed on this day of April 14, 2004.

Carolyn Y. Smith, President
(Authorized Signature) *(Print Authorized Signature Name)*

(Revised 2/98)

WORK FORCE REPORT - Page 2

NAME OF FIRM: Southeastern Economic Development Corporation DATE: April 14, 2004

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force.

Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

(1) African-American, Black
(2) Latino, Hispanic, Mexican-American, Puerto Rican
(3) Asian, Pacific Islander
(4) American Indian, Eskimo
(5) Filipino
(6) Caucasian
(7) Other Ethnicities; not falling into other groups

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Executive, Administrative, Managerial	2	1							1					
Professional Specialty		1				1						2		
Engineers/Architects														
Technicians and Related Support														
Sales														
Administrative Support/Clerical		3		1										
Services														
Precision Production, Craft and Repair														
Machine Operators, Assemblers, Inspectors														
Transportation and Material Moving														
Handlers, Equipment Cleaners, Helpers and Nonconstruction Laborers*														

*Construction labors and other field employees are not to be included on this page

TOTALS EACH COLUMN	2	5		1		1			1			2		

GRAND TOTAL ALL EMPLOYEES	12

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED														

NON-PROFIT ORGANIZATIONS ONLY:

BOARD OF DIRECTORS	3	2				1					2	1		
VOLUNTEERS														
ARTISTS														

Southeastern Economic Development Corporation
Program Summary by Entity
FY 2005
(In Thousands)

Program Staffing	**14.0**
Administration	$1,843 *
Capital Projects	14,571 **
Low/Mod Housing	1,902
Debt Service/Loan Repayment	5,252
Total	**$23,568**

Includes project management costs of $83,000.

****Includes City Administration charges of $207,000.***

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION
ADMINISTRATIVE BUDGET
FISCAL YEAR 2005

Description	Current FY 2004	Proposed FY 2005	Budget Variance	%
SALARIES AND BENEFITS				
Corporation Staff	$ 968,000	$ 990,000	$ 22,000	2.3%
Benefits	228,000	248,000	20,000	8.8%
Subtotal Salaries	**$ 1,196,000**	**$ 1,238,000**	**$ 42,000**	3.5%
OVERHEAD				
Office Space	$ 151,100	$ 183,200	$ 32,100	21.2%
Equipment Rental	3,300	2,500	(800)	-24.2%
Equipment Lease	23,300	23,300	-	0.0%
Leasehold Improvements	120,000	-	(120,000)	-100.0%
Telephone	15,600	15,800	200	1.3%
Utilities	12,000	12,000	-	0.0%
Moving expenses	7,000	-	(7,000)	100.0%
Photography & Blueprinting	4,000	3,300	(700)	-17.5%
Reproduction	9,700	9,500	(200)	-2.1%
Office Supplies	25,000	24,900	(100)	-0.4%
Postage	16,400	14,000	(2,400)	-14.6%
Publications & Subs.	2,700	2,700	-	0.0%
Brochures & Printing	21,900	31,600	9,700	44.3%
Advertising	27,300	27,100	(200)	-0.7%
Business Expense	20,300	19,600	(700)	-3.4%
Title & Fees	2,600	2,600	-	0.0%
Travel	14,500	15,500	1,000	6.9%
Membership Dues	4,800	5,100	300	6.3%
Conference, Training & Seminars	11,300	11,500	200	1.8%
Tuition Reimbursement	7,400	6,900	(500)	-6.8%
Auto Expenses	5,400	5,400	-	0.0%
Mileage	3,100	3,100	-	0.0%
Parking	2,500	2,400	(100)	-4.0%
Promotions/Special Events	11,800	11,800	-	0.0%
Security	1,900	1,100	(800)	-42.1%
Repair/Maint., Bldg & Equip.	5,000	5,400	400	8.0%
Liability Insurance	2,000	2,000	-	0.0%
Janitorial Services	1,500	5,500	4,000	266.7%
Messenger Service	2,500	2,900	400	16.0%
Payroll Processing	2,200	2,200	-	0.0%
Data Processing	24,300	24,300	-	0.0%
Equip/Comp/Furniture Purchases	65,900	15,400	(50,500)	-76.6%
Subtotal Overhead	**$ 628,300**	**$ 492,600**	**$ (135,700)**	-21.6%
CONSULTANTS				
Legal Consultants	$ 27,500	$ 28,100	$ 600	2.2%
Financial Consultants/Audits	11,000	11,000	-	0.0%
Other Contractural Serv	75,200	67,800	(7,400)	-9.8%
Director Fees	5,000	5,000	-	0.0%
Subtotal Consultants	**$ 118,700**	**$ 111,900**	**$ (6,800)**	-5.7%
TOTAL OVERHEAD/CONSULTANTS	**$ 747,000**	**$ 604,500**	**$ (142,500)**	-19.1%
TOTAL ADMINISTRATIVE BUDGET	**$ 1,943,000**	**$ 1,842,500**	**$ (100,500)**	-5.2%

Southeastern Economic Development Corporation
Capital Projects
FY 2005
(In Thousands)

	Contin'g Approp.	FY 2005 Approp.	Proposed FY 2005
Central Imperial			
Central Imperial - General	781	189	970
Chollas Creek	21	0	21
Imperial Marketplace (North Creek)	1,259	(761)	498
Mt. View Community Center	0	0	0
Jacobs Foundation	(27)	0	(27)
Valencia Business Park (Potter Tract)	2,962	(503)	2,459
Subtotal Central Imperial	**$4,996**	**($1,075)**	**$3,921**
Dells/Imperial			
Study Area	0	0	0
Subtotal Dells/Imperial	**$0**	**$0**	**$0**
Gateway Center West			
Gateway Center West - General	584	-107	477
2.5 Acres - Acquisition & Development	508	0	508
Subtotal Gateway Center West	**$1,092**	**($107)**	**$985**
Mount Hope			
Mt. Hope - General	5,398	295	5,693
Market Street Demonstration	1,097	5	1,102
Subtotal Mount Hope	**$6,495**	**$300**	**$6,795**
Southcrest			
Southcrest - General	314	198	512
Linear Park	501	(484)	17
Alpha St - Res. Phase I & II	2,214	(59)	2,155
Subtotal Southcrest	**$3,029**	**($345)**	**$2,684**
Commercial Rehab./Entrepreneur Academy			
All Areas	171	0	171
Subtotal	**$171**	**$0**	**$171**
Subtotal Capital Projects:	**$15,783**	**($1,227)**	**$14,556**
Special Projects			
Business Dev.	0	0	0
Bridge Lights	15	0	15
Subtotal Special Projects	**$15**	**$0**	**$15**
Grand Total:	**$15,798**	**($1,227)**	**$14,571**

Southeastern Economic Development Corporation
FY 2005 Low and Moderate
Income Housing Activities
(In Thousands)

Central Imperial **$431**

Tax increment funds will be set-aside for the purpose of crating and rehabilitating low and moderate income housing. Funding of the home-buyer assistance and housing rehabilition programs will continue. In addition, the low/moderate housing developments located in the Central Imperial Redevelopment Project Area are eligible for funds made available through the Agency 's Notice of Funding Availability (NOFA) Collaboration.

Gateway Center West **$237**

Tax increment funds are set aside to create home ownership, rental and/or rehabilitation opportunities for low and moderate income residents.

Mount Hope **$678**

Tax increment funds are set aside for the purpose of creating and rehabilitating low and moderate income housing. As of June 30, 2000, the Redevelopment Agency/SEDC has committed approximately $2.2 million of the 20% housing set-aside and of the 1995 tax allocation bond to low and moderate housing activities. In Fy04-05, included in the continuing appropriation, $435,000 of the set-aside funds will be used for street improvements for Phase II of the Southcrest Park Estates (62 for-sale units).

Southcrest **$556**

Tax increment funds are set aside for the purpose of creating or rehabilitating low and moderate income housing.

In FY 02-03, $10,982 of the Southcrest Houisng Trust Fund continuing appropriation was designated for the Phase II residential development (Phase III Public Improvements). In FY03-04, $130,000 has been identified for the housing rehabilitation program and $240,000 is encumbered in Mount Hope Low/Mod Housing Fund for first-time homebuyers' assistance for Southcrest Park Estates.

Total Low/Mod Housing Activities	**$1,902**

Southeastern Economic Development Corporation
Debt Service/Loan Repayment Expenditures
by Project Area
FY 2004 to FY 2005

	Estd Actual FY 2003	Current FY 2004	Budget FY 2005	Remaining Years
Central Imperial	$257	$495	$611	$26,438
Dells Imperial (Study)	0	0	0	0
Gateway Center West	148	272	272	23,366
Mount Hope	2,840	4,060	1,796	29,049
Southcrest	154	1,273	2,573	22,952
Total	**$3,399**	**$6,100**	**$5,252**	**$101,805**

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION
POSITION AND SALARY SCHEDULE
SUMMARY

CORPORATION STAFF POSITION	BUDGETED POSITIONS CURRENT FY 2004	BUDGETED POSITIONS PROPOSED FY 2005	SALARY RANGE CURRENT			SALARY RANGE PROPOSED		
President	1.0	1.0	$130,000	to	$160,000	$130,000	to	$160,000
Vice- President of Operation	1.0	1.0	95,000	to	115,000	95,000	to	115,000
Director of Corporate Communications	1.0	1.0	75,000	to	95,000	75,000	to	95,000
Director of Finance	1.0	1.0	75,000	to	95,000	75,000	to	95,000
Mgr of Projects/Development	1.0	1.0	75,000	to	95,000	75,000	to	95,000
Senior Accountant	1.0	1.0	55,000	to	71,000	55,000	to	71,000
Projects Coordinator	1.0	1.0	49,000	to	60,000	49,000	to	60,000
Executive Assistant	1.0	1.0	42,000	to	57,000	42,000	to	57,000
Assistant Projects Coordinator	1.0	1.0	40,000	to	52,000	40,000	to	52,000
Staff Accountant	1.0	1.0	38,000	to	48,000	38,000	to	48,000
Communications Coordinator	1.0	1.0	35,000	to	42,000	35,000	to	42,000
Administrative Support Coordinator	1.0	1.0	35,000	to	42,000	35,000	to	42,000
Research Coordinator	1.0	1.0	30,000	to	40,000	30,000	to	40,000
Receptionist	1.0	1.0	25,200	to	31,000	25,200	to	31,000
Clerk Messenger	0.5	0.0	11,000	to	14,000	11,000	to	14,000
Total Positions	**14.5**	**14.0**						

Regular Salaries	$880,000	$907,000
Misc. Salaries & Wages	40,000	35,000
Allow. For Overtime/Bonus/Merit	48,000	48,000
Total Salaries & Wages	$968,000	$990,000

Southeastern Economic Development Corporation
FY 2005 Expenditures
By Project Area
(Thousand)

	Capital Projects	Low/Mod Housing	Administration SEDC	Debt Service/ Loan Repay	Total
Central Imperial	3,921	431	1,142	611	6,105
Dells Imperial Study	0	0	0	0	0
Gateway Center West	985	237	56	272	1,550
Mount Hope	6,795	678	216	1,796	9,485
Southcrest	2,684	556	429	2,573	6,242
Commercial Rehab.	171	0	0	0	171
Bridge Lights	15	0	0	0	15
Total	**$14,571 ***	**$1,902**	**$1,843 ***	**$5,252**	**$23,568**

**** A total of $207,000 in City Administration charges are included in the capital projects.***
A total of $83,000 in project management costs are included in SEDC administration

Southeastern Economic Development Corporation

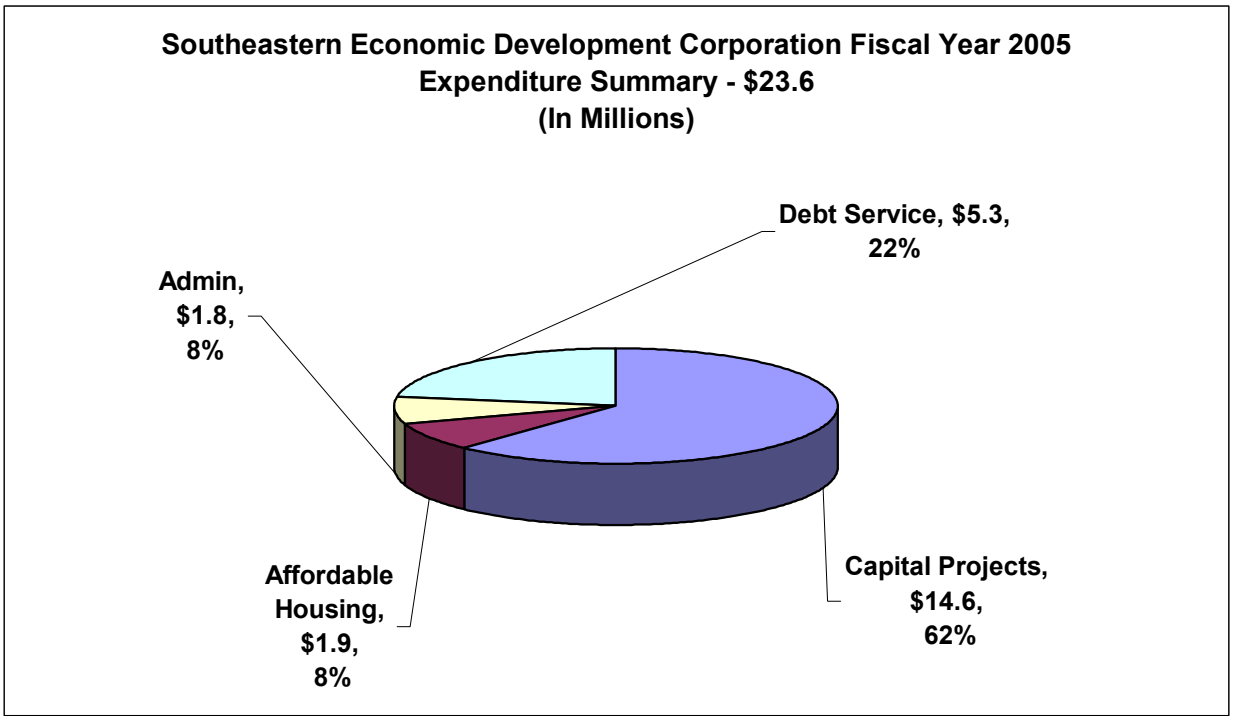
Gross Tax Increment
by Project Area
FY 2004 - FY 2005
(In Thousands)

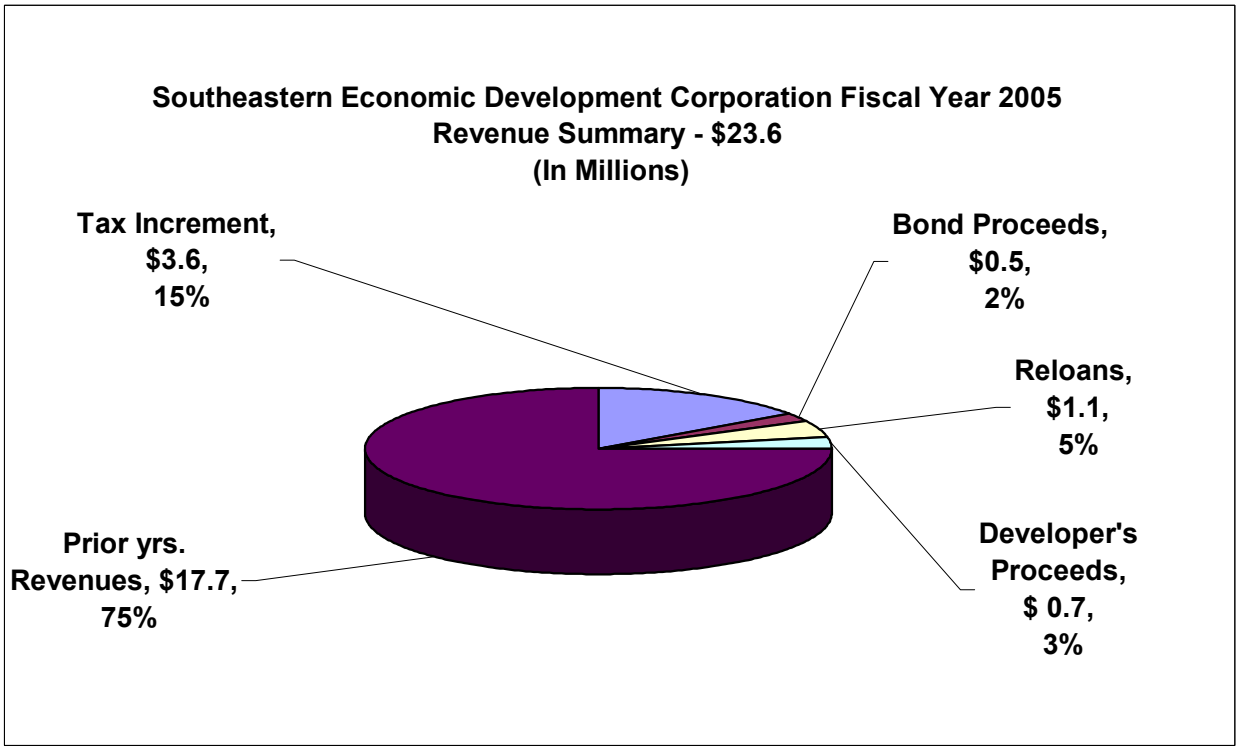
	Actual FY 2003	Current FY 2004	Budget FY 2005
Central Imperial	$961	$782	$1,016
Gateway Center West	257	395	247
Mount Hope	1,167	1,470	1,214
Southcrest	795	893	1,077
Total	**$3,180**	**$3,540**	**$3,554**

Net Tax Increment for Capital Projects
FY 2005
(Thousand)

Gross Tax Increment *(1)*	**$3,554**
Less:	
Housing Set-aside (Net of DS)	421
Tax-sharing Agreements and ERAF	392
County Service Fee	26
Debt Service	1,441
Total Deductions	**$2,280**
Net Tax Increment	**$1,274**

(1) Excludes interest earnings


Southeastern Economic Development Corporation Fiscal Year 2005
Expenditure Summary - $23.6
(In Millions)
Debt Service, $5.3, 22%
Admin, $1.8, 8%
Affordable Housing, $1.9, 8%
Capital Projects, $14.6, 62%


Southeastern Economic Development Corporation Fiscal Year 2005
Revenue Summary - $23.6
(In Millions)
Tax Increment, $3.6, 15%
Bond Proceeds, $0.5, 2%
Reloans, $1.1, 5%
Developer's Proceeds, $ 0.7, 3%
Prior yrs. Revenues, $17.7, 75%

Southeastern Economic Development Corporation
Revenue and Expenditures
FY 2004 to FY 2005
(In Thousands)

	Est'd Actual FY 2003	Current FY 2004	Budget FY 2005
Revenue:			
Tax Increment	$3,540	$3,540	$3,554 *
Bond Proceeds	2,200	126	547
Reloans	135	135	1,094 *
Interest/Rent/Misc	320	338	130
Developer Proceeds	0	1,249	71 *
City Loans	0	0	0 *
Other	600	20,855	18,172
Total Revenue	**$6,795**	**$26,243**	**$23,568**
Expenditures:			
Capital Projects	1,900	$17,000	$14,571
Low/Mod Housing	180	1,800	1,902
Administration	1,537	1,943	1,843
Debt Service/Loan Repayment	1,576	5,500	3,628
Total Expenditures	**$5,193**	**$26,243**	**$21,944**
Carryover	**$1,602**	**$0**	**$1,624**

Includes prior year's appropriation adjustment.

Summary of Central Imperial Redevelopment Area
Revenue and Expenditures
(In Thousands)

		Total FY2005	
Revenue			
Tax Increment	$	1,016	*
Bond Proceeds		76	
Reloans		1,094	
Interest/Rent/Misc.		78	
Developer Proceeds		0	
CIty Loans		0	
Other		3,841	
Total Revenue		**$6,105**	

Expenditures		
Admin/Legal/Planning	$	2,736
Real Estate Acquisition		0
Public Improv./Engineering		1,995
Rehab/Property Mgt/Other		1,374
Total Expenditures		**$6,105**

Additional Information

Central Imperial Expenditures by Objective	
Capital Projects	$3,921
Low/Mod Housing	431
Administration	1,142
Debt Service/Loan Repayment	611
Total Expenditures	**$6,105**

Statutory and contractual obligations dictate the use of portions of tax increment, as shown below, which reduces the amount available for projects

Gross Tax Increment	*(1)*	**$1,016**
Less:		
Housing Set-Aside		151
Tax-sharing Agreements		119
County Fee		10
Debt Service/Loan Repayment		257
Subtotal Deductions		**$537**
Net Tax Increment		**$479**

(1) Excludes interest earnings

**** Includes prior year adjustment.***

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 98770

DESCRIPTION/ACTIVITIES: Central Imperial Redevelopment Project Area – the project area is approximately 580 acres. The programs and projects of this redevelopment plan are designed to provide limited public assistance to convert unproductive land to viable urban uses, serve many of the unmet commercial and retail needs of the community, rehabilitate, construct and preserve low and moderate income housing stock and create various employment opportunities.

The Central Imperial Project Area has been the location of numerous public/private partnerships resulting in the creation of new services in the area. In FY 02-03 the public improvements for the 30-acre retail center known as Imperial Marketplace were completed. The center, anchored by Home Depot continues to be leased by national tenants. In FY 03-04, the office component to the center added approximately 60,000 sq. ft. of office space to the area. The opportunity remains for an additional 50,000 sq. ft. Market Creek Plaza was originally conceived as a 19-acre retail center. The development is anchored by Food-4-Less and includes several small businesses. In FY 03-04 the City of San Diego designated the balance of the site as one of the City's Pilot Urban Villages. This designation changes the retail use to one that includes a mixed-use concept.

Light industrial opportunities are available in the Valencia Business Park as well as a two-acre site located on Market Street at 54th Street. The Agency completed the necessary public improvements for Valencia Business Park in FY 02-03. The vertical construction began in June 2004 with the Encanto Post Office and approximately 65,000 square feet of space began the final quarter of FY 03-04.

In FY 04-05, $1,094,003 of CDBG funds will be re-loaned from the Mount Hope and Southcrest Redevelopment Project Areas to augment the Central Imperial Redevelopment projects ($255,000 is appropriated for Fund No. 98770).

(Budget detail table continued on page 13)

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 98770

Budget detail table

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 683	Tax Increment	$ -	$ 607	$ 607
34	Bond Proceeds	-	-	-
2,660	Reloans	-	255	255
64	Interes/Rent/Other	-	2	2
1,827	Developer Proceeds	-	-	-
2,174	City Loans	-	-	-
-	Other Agencies	-	-	-
880	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	781	-	781
$ 8,322	**TOTAL REVENUES**	$ 781	$ 864	$ 1,645
	EXPENDITURE			
$ 3,811	Admin/Legal/Planning	$ 657	$ 823	$ 1,480
1,742	Real Estate Acquisition	-	-	-
37	Public Improv/Engineering	72	-	72
1,951	Rehab/Property Mgt/Other	52	41	93
$ 7,541	**TOTAL EXPENDITURES**	$ 781	$ 864	$ 1,645
$ 781	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMEPRIAL FUND 98780 (CIP 52-677.0)

DESCRIPTION/ACTIVITIES: Imperial Marketplace (formerly known as North Creek) – Located south of Imperial Avenue generally between 40th and 45th Streets, this 30-acre site is the location of an approximately 300,000 square foot retail center anchored by Home Depot. The site was added to the Central Imperial Redevelopment Project Area as a part of the Second Amendment to the Redevelopment Plan. A Disposition and Development Agreement was approved in FY 98-99 and construction started in the third quarter of FY 99-00. On March 30, 1999, Resolution No. R-291447 was adopted by the Council of the City of San Diego amending the FY 99 CIP budget to add CIP 52-677.0, Imperial Avenue/Ocean View Boulevard Street Improvements. The expenditures in the amount not to exceed $300,000 in FY 98-99 (TransNet Funds), $2,123,963 in FY 99-00 (TransNet Funds) and $1,576,037 in SANDAG issued commercial paper backed by TransNet Funds were approved.

In FY 01-02 the Agency received $2,629,939 in developer contributions for the development of on-site improvements. There was $4,000,000 of TransNet funds budgeted for all off-site improvements. The Agency appropriated $1,000,000 of bond proceeds. The total expenditure for street improvements (CIP 52-677.0) is $9.1 million as of February 2004.

In FY 02-03 a reloan of $678,082 was included from the FY 01-02 tax allocation bond issuance to augment the street improvements.

In the FY 04-05, Fund No. 98780 includes $140,000 from reloan from the Mount Hope Redevelopment Project Area to augment this project.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 325	Tax Increment	$ -	$ -	$ -
807	Bond Proceeds	-	-	-
5,519	Reloans	-	87	87
4	Interest/Rent/Other	-	-	-
3,550	Developer Proceeds	-	(761)	(761)
-	City Loans	-	-	-
-	Other Agencies	-	-	-
324	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	1,224	35	1,259
$ 10,529	**TOTAL REVENUES**	$ 1,224	$ (639)	$ 585
	EXPENDITURE			
$ 2,358	Admin/Legal/Planning	$ 320	$ 119	$ 439
1,194	Real Estate Acquisition	-	-	-
635	Public Improv/Engineering	1	-	1
5,083	Rehab/Property Mgt/Other	903	(758)	145
$ 9,270	**TOTAL EXPENDITURES**	$ 1,224	$ (639)	$ 585
$ 1,259	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUNDS 98779/987702/87705

DESCRIPTION/ACTIVITIES: The Valencia Business Park (formerly known as Potter Tract) – This project is located within the Central Imperial Redevelopment Project Area. It consists of 14.7 gross acres and is bound by the San Diego Trolley line to the north, 54th Street to the west and Imperial Avenue to the south. The site is currently zoned industrial (I-1). Construction of the public improvements for the site began in FY 01-02 and was completed in FY 02-03. A major portion of the site was located within the 100-year flood plain and has been elevated as a result of the Agency's public improvements. In FY 02-03, a reloan from the Mt. Hope Project Area combined with FY 01-02 tax allocation bond proceeds were utilized to complete the necessary improvements.

In FY 03-04, construction began on the Encanto Post Office, a 25,000 square foot facility that will service the 92114 zip code. Approximately 65,000 square feet of light industrial space is planned on the balance of the site.

Included in FY 04-05, Fund No. 98779 includes $699,003 from the reloan from the Southcrest Redevelopment Project Area to augment this project.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 270	Tax Increment	$ -	$ -	$ -
1,729	Bond Proceeds	-	-	-
2,529	Reloans	-	239	239
17	Interes/Rent/Other	-	-	-
2,798	Developer Proceeds	-	(83)	(83)
2,897	City Loans	-	(400)	(400)
-	Other Agencies	-	-	-
681	Trans FM Other Project	-	-	-
-	Prior Years	2,874	88	2,962
$ 10,921	**TOTAL REVENUES**	$ 2,874	$ (156)	$ 2,718
	EXPENDITURE			
$ 1,890	Admin/Legal/Planning	$ 284	$ 265	$ 549
241	Real Estate Acquisition	-	-	-
4,808	Public Improv/Engineering	2,383	(483)	1,900
1,020	Rehab/Property Mgt/Other	207	62	269
$ 7,959	**TOTAL EXPENDITURES**	$ 2,874	$ (156)	$ 2,718
$ 2,962	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 98783

DESCRIPTION/ACTIVITIES: Las Chollas Creek – This project includes that portion of Las Chollas Creek (Creek) that lies generally south of Imperial Avenue, west of 45th Street and north of Ocean View Boulevard across the street from the Educational Cultural Complex, adjacent to the Imperial Marketplace property. The Creek and the land surrounding it are dedicated open space. This project mitigated the flood plain and developed an area adjacent to the Creek into a passive trail that provides for the community an improved open space. The development at the Creek is a model for improvements that have been identified in the Las Chollas Creek Enhancement Plan. In addition, there are eight homes that have benefited from the Agency's work up-stream. The eight homeowners will no longer be required to carry flood insurance upon acceptance and receipt of the Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) since the area was elevated out of the 100-year flood plain.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
-	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
820	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	16	5	21
$ 820	**TOTAL REVENUES**	$ 16	$ 5	$ 21
	EXPENDITURE			
$ 346	Admin/Legal/Planning	$ 10	$ 5	$ 15
-	Real Estate Acquisition	-	-	-
391	Public Improv/Engineering	-	-	-
62	Rehab/Property Mgt/Other	6	-	6
$ 799	**TOTAL EXPENDITURES**	$ 16	$ 5	$ 21
$ 21	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 987771

DESCRIPTION/ACTIVITIES: Market Creek Plaza – In FY 01-02, the Redevelopment Agency approved an Owner Participation Agreement (OPA) with the Jacobs Center for NonProfit Innovation (Developer). The project is located on the property formerly known as the Langley site, which is on Euclid Avenue, south of Market Street and is divided by Las Chollas Creek. It is one of the seventeen properties removed as part of the First Amendment to the Central Imperial Redevelopment Plan in 1995. In FY 00-01 SEDC amended the Central Imperial Redevelopment Plan to expand the project area to include this site.

The Developer is currently completing the eastern portion of the center consisting of approximately 142,000 square feet, which is anchored by the Food-4-Less Supermarket. A food court for local entrepreneurs as well as general commercial and specialty shops has been created by this development. The western portion of the site is planned for development and is part of the Village Center at Euclid and Market has been designated as one of the City of San Diego's Pilot Village demonstration projects. The Pilot village concept reduces the amount of retail and increases the amount of housing in and around the Euclid Avenue Market Street corridors.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
-	Reloans	-	-	-
86	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	(27)	-	(27)
$ 86	**TOTAL REVENUES**	$ (27)	$ -	$ (27)
	EXPENDITURE			
$ 112	Admin/Legal/Planning	$ (27)	$ -	$ (27)
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
1	Rehab/Property Mgt/Other	-	-	-
$ 113	**TOTAL EXPENDITURES**	$ (27)	$ -	$ (27)
$ (27)	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL LOW AND MODERATE INCOME HOUSING FUND 98775

DESCRIPTION/ACTIVITIES: Low and Moderate Income Housing – Tax increment funds will be set-aside for the purpose of creating and rehabilitating low and moderate income housing. Funding of the home-buyer assistance and housing rehabilitation programs will continue. In addition, the low/moderate housing developments located in the Central Imperial Redevelopment Project Area are eligible for funds made available through the Agency's Notice of Funding Availability (NOFA) Collaboration.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 481	Tax Increment	$ -	$ 100	$ 100
92	Bond Proceeds	-	73	73
-	Reloans	-	-	-
76	Interes/Rent/Other	-	40	40
-	Developer Proceeds	-	-	-
53	City Loans	-	-	-
-	Other Agencies	-	-	-
32	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	208	40	248
$ 734	**TOTAL REVENUES**	$ 208	$ 253	$ 461
	EXPENDITURE			
$ 417	Admin/Legal/Planning	$ 21	$ 179	$ 200
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	22	22
69	Rehab/Property Mgt/Other	187	52	239
$ 486	**TOTAL EXPENDITURES**	$ 208	$ 253	$ 461
$ 248	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 98786

DESCRIPTION/ACTIVITIES: Hilltop and Euclid Housing – In FY 03-04, the SEDC Board of Directors approved an Exclusive Negotiating Agreement (ENA)with Barone Galasso & Associates for the development of approximately 170 residential units for the property located on Euclid Avenue, north of Hilltop Drive, in the Chollas View Neighborhood, within the Central Imperial Redevelopment Project Area (Site). The largely vacant 9.43 acre site is zoned for single-family residential development (SF 5000) in the adopted Southeast San Diego Community Plan and the Central Imperial Redevelopment Plan.

The Developer is proposing to develop the Site with 120 affordable multi-family rental units and 50 market rate single-family, for-sale attached units. The ENA negotiated with the Developer includes a provision that requires the Developer to assign his/her rights, title and interest in the Site to the Agency.

SEDC has secured a recommendation for approval from the Agency's NOFA Collaborative to acquire the Site for the purpose of developing affordable housing.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ 30	$ 30
-	Developer Proceeds	-	-	-
-	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	-	-	-
$ -	**TOTAL REVENUES**	$ -	$ 30	$ 30
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ 24	$ 24
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
-	Rehab/Property Mgt/Other	-	6	6
$ -	**TOTAL EXPENDITURES**	$ -	$ 30	$ 30
$ -	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 98787

DESCRIPTION/ACTIVITIES: Market Creek Housing – As a City of Villages Pilot Village Program Project, approved by the City Council during FY 02-03, the Village Center at Euclid and Market, located adjacent to Market Creek Plaza, proposes to construct approximately 839 residential units. The proposed project will require an amendment to the Central Imperial Redevelopment Plan during the FY 04-05. The proposed project will also require an amendment to the Owner Participation Agreement (OPA) with the Jacobs Center for NonProfit Innovation (Developer), approved in FY 00-01 by the Redevelopment Agency.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ 8	$ 8
-	Developer Proceeds	-	-	-
-	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	-	-	-
$ -	**TOTAL REVENUES**	$ -	$ 8	$ 8
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ 6	$ 6
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
-	Rehab/Property Mgt/Other	-	2	2
$ -	**TOTAL EXPENDITURES**	$ -	$ 8	$ 8
$ -	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL FUND 98788

DESCRIPTION/ACTIVITIES: Mar Vista Mixed Use – In FY 03-04, Tyler-Smith Communities, in conjunction with the M.W. Steele Group, Inc., proposed to develop a mixed use project for the vacant 7.1 acre site located at 47th and Market Streets (Site). The Site is currently zoned light industrial (I-1) and requires a rezone to provide for mixed-use. The new zone would allow for a mixture of residential, commercial and light industrial uses on the site.

The proposed development also requires an amendment to the Central Imperial Redevelopment Plan to reflect the amended Community Plan and a rezoning from I-1 to CC-5-3 (Commercial – Community).

The residential component of this project would produce approximately 135 large family, for-sale condominiums that would be built upon light industrial space.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ 14	$ 14
-	Developer Proceeds	-	39	39
-	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	-	-	-
$ -	**TOTAL REVENUES**	$ -	$ 53	$ 53
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ 50	$ 50
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
-	Rehab/Property Mgt/Other	-	3	3
$ -	**TOTAL EXPENDITURES**	$ -	$ 53	$ 53
$ -	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL TAX ALLOCATION BONDS – (SERIES 2000, TAX EXEMPT)
FUND 99034/990333

DESCRIPTION/ACTIVTIES: Tax Allocation Bonds – In FY 99-00, the Agency/SEDC issued tax allocation bonds to finance a major portion of its project budget. This budget provides for the estimated debt service on the Series 2000 Bonds. In FY 04-05 the debt service payment will total $256,495.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ 257	$ 257
256	Bond Proceeds	-	(36)	(36)
-	Reloans	-	-	-
179	Interes/Rent/Other	-	36	36
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
844	Trans FM/(TO) Other Project	-	72	72
-	Prior Years	-	197	197
$ 1,279	**TOTAL REVENUES**	$ -	$ 526	$ 526
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
1,082	Rehab/Property Mgt/Other	-	329	329
$ 1,082	**TOTAL EXPENDITURES**	$ -	$ 329	$ 329
$ 197	Bond Reserve Requirements	$ -	$ 197	$ 197

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

CENTRAL IMPERIAL SPECIAL DEBT SERVICE FUND 98782

DESCRIPTION/ACTIVITIES: Special Debt Service – On August 15, 1995, the Agency purchased the property located at 49th and Imperial Avenue. A Loan Agreement in the amount of $960,502 was signed and it is payable no later than June 30, 2026. On June 27, 1997, a Memorandum of Understanding (MOU) was executed between the City of San Diego (City) and the Redevelopment Agency canceling the loan agreement dated August 15, 1995. In exchange for canceling the Agency debt, the Agency agreed to convey approximately 9-acres of Agency owned property to the City of San Diego for the development of a park in the Southcrest Redevelopment Project Area (252 Corridor) and provide up to $554,000 for a portion of the park construction.

In FY 02-03, the site was conveyed to the City along with $500,000. The park planning begun in FY 03-04.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
-	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
372	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	85	-	85
$ 372	**TOTAL REVENUES**	$ 85	$ -	$ 85
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
287	Rehab/Property Mgt/Other	85	-	85
$ 287	**TOTAL EXPENDITURES**	$ 85	$ -	$ 85
$ 85	Continuing to Next Year	$ -	$ -	$ -

Summary of Dells/Imperial Study Area
Revenue and Expenditures
(In Thousands)

	Total FY 2005
Revenue	
Tax Increment	$0
Reloans	0
Interest/Rent/Misc.	0
Developer Proceeds	0
CIty Loans	0
Other	0
Total Revenue	**$0**

Expenditures	
Admin/Legal/Planning	0
Real Estate Acquisition	0
Public Improv./Engineering	0
Rehab/Property Mgt/Other	0
Total Expenditures	**$0**

Additional Information

Dells/Imperial Expenditures by Objective	
Capital Projects	$0
Low/Mod Housing	0
Administration	0
Debt Service/Loan Repayment	0
Total Expenditures	**$0**

Statutory and contractual obligations dictate the use of portions of tax increment, as shown below, which reduces the amount available for projects

Gross Tax Increment	*(1)*	**$0**
Less:		
Housing Set-Aside		0
Tax-sharing Agreements		0
Debt Service/Loan Repayment		0
Subtotal Deductions		**$0**
Net Tax Increment		**$0**

(1) Excludes interest earnings

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

DELLS/IMPERIAL FUND 98630

DESCRIPTION/ACTIVITIES: The Dells/Imperial Study Area. The Dells/Imperial Redevelopment Study Area consists of approximately 960 gross acres. The area includes two designated historic districts (Sherman Heights and Grant Hill). There have been periodic enhancements throughout the area such as street lights and street trees. This area will remain a study area in FY 04-05. Projects in the area are reviewed for compliance with the Southeast Planned District Ordinance (PDO).

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
723	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	-	-	-
$ 723	**TOTAL REVENUES**	$ -	$ -	$ -
	EXPENDITURE			
$ 626	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
97	Rehab/Property Mgt/Other	-	-	-
$ 723	**TOTAL EXPENDITURES**	$ -	$ -	$ -
$ -	Continuing to Next Year	$ -	$ -	$ -

Summary of Gateway Center West Redevelopment Area
Revenue and Expenditures
(In Thousands)

	Total FY 2005
Revenue	
Tax Increment	$247 *
Bond Proceeds	(4)
Reloans	0
Interest/Rent/Misc.	(220)
Developer Proceeds	0
CIty Loans	0
Other	1,527
Total Revenue	**$1,550**

Expenditures	
Admin/Legal/Planning	$554
Real Estate Acquisition	0
Public Improv./Engineering	43
Rehab/Property Mgt/Other	953
Total Expenditures	**$1,550**

Additional Information

Gateway Center West Expenditures by Objective	
Capital Projects	$985
Low/Mod Housing	237
Administration	56
Debt Service/Loan Repayment	272
Total Expenditures	**$1,550**

Statutory and contractual obligations dictate the use of portions of tax increment, as shown below, which reduces the amount available for projects

Gross Tax Increment	***(1)***	**$247**
Less:		
Housing Set-Aside		19
Tax-sharing Agreements and ERAF		10
County Fee		5
Debt Service/Loan Repayment		148
Subtotal Deductions		**$182**
Net Tax Increment		**$65**

(1) Excludes interest earnings
**** Includes prior year adjustment.***

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

GATEWAY CENTER WEST FUND 98350

DESCRIPTION/ACTIVITIES: Gateway Center West Redevelopment Project Area – SEDC's Gateway Center West Redevelopment Project Area was originally known as the Dells Redevelopment Project Area when it was adopted in 1976. The project area encompasses approximately 59-acres in an area designated for industrial use. It is bound on the west by 32nd Street, by Highway 15 to the east, to the south by Market Street and to the north by Martin Luther King, Jr. Freeway (Highway 94).

Beginning in December of 1984 and as recently as 2002 with the completion of the construction of the Padre Janitorial building, seven businesses have been built on Agency-owned property. The new industrial development commenced in December 1984 on Agency-owned property. The Redevelopment Agency/SEDC will continue to acquire additional property in an effort to assemble sites large enough to attract additional employment generating businesses.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 1,480	Tax Increment	$ -	$ 80	$ 80
87	Bond Proceeds	-	-	-
-	Reloans	-	-	-
65	Interes/Rent/Other	-	(137)	(137)
457	Developer Proceeds	-	-	-
7,637	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-		-
-	Prior Years	398	186	584
$ 9,726	**TOTAL REVENUES**	$ 398	$ 129	$ 527
	EXPENDITURE			
$ 3,543	Admin/Legal/Planning	$ 380	$ 88	$ 468
3,019	Real Estate Acquisition	-	-	-
1,565	Public Improv/Engineering	11	27	38
1,015	Rehab/Property Mgt/Other	7	14	21
$ 9,142	**TOTAL EXPENDITURES**	$ 398	$ 129	$ 527
$ 584	Continuing to Next Year	$ -	$	$

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

GATEWAY CENTER WEST FUND 983501

DESCRIPTION/ACTIVITIES: Land Acquisition and Assembly – This project consists of the Redevelopment Agency/SEDC acquiring additional property to assemble and develop 2.5 acres to facilitate additional businesses wanting to locate in the Gateway Center West Industrial Park.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 59	Tax Increment	$ -	$ -	$ -
910	Bond Proceeds	-	-	-
105	Reloans	-	-	-
27	Interes/Rent/Other	-	-	-
105	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	508	-	508
$ 1,206	**TOTAL REVENUES**	$ 508	$ -	$ 508
	EXPENDITURE			
$ 464	Admin/Legal/Planning	$ 62	$ -	$ 62
164	Real Estate Acquisition	-	-	-
17	Public Improv/Engineering	5	-	5
53	Rehab/Property Mgt/Other	441	-	441
$ 698	**TOTAL EXPENDITURES**	$ 508	$ -	$ 508
$ 508	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

GATEWAY CENTER WEST LOW AND MODERATE INCOME HOUSING FUND 983512

DESCRIPTION/ACTIVITIES: Low and Moderate Income Housing – Tax increment funds are set aside to create home ownership, rental and/or rehabilitation opportunities for low and moderate income residents.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 940	Tax Increment	$ -	$ 19	$ 19
269	Bond Proceeds	-	(4)	(4)
-	Reloans	-	-	-
334	Interes/Rent/Other	-	(82)	(82)
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
	Trans FM/(TO) Other Project	-		-
-	Prior Years	224	87	311
$ 1,543	**TOTAL REVENUES**	$ 224	$ 20	$ 244
	EXPENDITURE			
$ 371	Admin/Legal/Planning	$ 4	$ 20	$ 24
124	Real Estate Acquisition	-	-	-
151	Public Improv/Engineering	-	-	-
586	Rehab/Property Mgt/Other	220	-	220
$ 1,232	**TOTAL EXPENDITURES**	$ 224	$ 20	$ 244
$ 311	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

GATEWAY CENTER WEST TAX ALLOCATION BONDS – SERIES 1995 (TAXABLE)
FUNDS 983507/983510

DESCRIPTION/ACTIVITIES: Tax Allocation Bonds – In FY 95-96, the Agency/SEDC issued tax allocation bonds to finance a major portion of its project budgets. The budget provides for the estimated debt service on the Series 1995 Bonds. In FY 04-05 the estimated debt service payment with principal and interest is $147,863.

Cumulative Prior Yrs		Contin'g Approp	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 1,393	Tax Increment	$ -	$ 148	$ 148
173	Bond Proceeds	-	-	-
-	Reloans	-	-	-
74	Interes/Rent/Other	-	1	1
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	-	120	120
$ 1,640	TOTAL REVENUES	$ -	$ 269	$ 269
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
1,520	Rehab/Property Mgt/Other	-	148	148
$ 1,520	TOTAL EXPENDITURES	$ -	$ 148	$ 148
$ 120	Bond Reserve Requirements	$ -	$ 121	$ 121

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

GATEWAY CENTER WEST LOAN REPAYMENTS FUND 98351

DESCRIPTION/ACTIVITIES: Loan Repayment – City, HUD Section 108 and CDBG funds have been loaned to the Agency for public improvements and acquisition in the Gateway Center West Project Area. Included in FY 01-02, the Agency appropriated $400,000 to repay a portion of the CDBG loans owed to the City. The repayment of $400,000 was borrowed back by the Agency to augment the Project Budget for activities being undertaken in the Southcrest Redevelopment Project Area.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 809	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
-	Reloans	-	-	-
298	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
702	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	4	-	4
$ 1,809	**TOTAL REVENUES**	$ 4	$ -	$ 4
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
1,805	Rehab/Property Mgt/Other	4	-	4
$ 1,805	**TOTAL EXPENDITURES**	$ 4	$ -	$ 4
$ 4	Bond Reserve Requirements	$ -	$ -	$ -

Summary of Mount Hope Redevelopment Area
Revenue and Expenditures
(In Thousands)

	Total FY 2005
Revenue	
Tax Increment	$1,214 *
Bond Proceeds	403
Reloans	0
Interest/Rent/Misc.	28
Developer Proceeds	0
CIty Loans	0
Other	7,840
Total Revenue	**$9,485**

Expenditures	
Admin/Legal/Planning	$843
Real Estate Acquisition	1,276
Public Improv./Engineering	2,035
Rehab/Property Mgt/Other	5,331
Total Expenditures	**$9,485**

Additional Information

Mount Hope Expenditures by Objective	
Capital Projects	$6,795
Low/Mod Housing	678
Administration	216
Debt Service/Loan Repayment	1,796
Total Expenditures	**$9,485**

Statutory and contractual obligations dictate the use of portions of tax increment, as shown below, which reduces the amount available for projects

Gross Tax Increment	***(1)***	**$1,214**
Less:		
Housing Set-Aside (Net of D/S)		120
Tax-sharing Agreements and ERAF		51
County Fee		5
Debt Service/Loan Repayment		613
Subtotal Deductions		**$789**
Net Tax Increment		**$425**

(1) Excludes interest earnings
**** Includes prior year adjustment.***

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

MOUNT HOPE FUND 98360

DESCRIPTION/ACTIVITIES: The Mount Hope Redevelopment Project Area – The Mount Hope Redevelopment Project was adopted in 1982 and consists of approximately 210 gross acres. The project area is located to the north and south of Market Street between Interstate 805 (I-805) and Interstate 15 (I-15). Located within the redevelopment project area is the 66-acre Gateway Center East business park which is bound by I-15, Martin Luther King, Jr. Freeway, Boundary and Market Streets. Gateway Center East is home to approximately 1,200 employees and 33 businesses including Wallace Commercial Press, Costco and Figi & Market & Company.

In FY 01-02, tax allocation bonds were secured by the Redevelopment Agency/SEDC to provide additional public improvements in the project area and provide for additional property acquisition along the Market Street Corridor. In addition, Section 108 financing has been approved by HUD for additional public improvements that will be installed in FY 04-05.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 5,339	Tax Increment	$ -	$ 482	$ 482
2,521	Bond Proceeds	-	-	-
1,045	Reloans	-	-	-
3,167	Interest/Rent/Other	-	-	-
4,535	Developer Proceeds	-	-	-
7,862	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	5,398	-	5,398
$ 24,469	**TOTAL REVENUES**	$ 5,398	$ 482	$ 5,880
	EXPENDITURE			
$ 6,630	Admin/Legal/Planning	$ 405	$ 353	$ 758
1,299	Real Estate Acquisition	1,276	-	1,276
5,784	Public Improv/Engineering	1,625	(196)	1,429
5,358	Rehab/Property Mgt/Other	2,092	325	2,417
$ 19,071	**TOTAL EXPENDITURES**	$ 5,398	$ 482	$ 5,880
$ 5,398	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

MOUNT HOPE FUND 983616

DESCRIPTION/ACTIVITIES: Market Street Demonstration Project – The demonstration block is currently one block with the opportunity to expand beyond the block in the future. The Redevelopment Agency/SEDC has acquired two-thirds of one block north and two-thirds of another block south of Market Street. The site is the former location of the San Diego Urban League, which with the assistance of SEDC relocated into the Gateway Center East Business Park.

In FY 04-05, the Redevelopment Agency/SEDC will continue to acquire property and identify developers interested in developing along the Market Street Corridor.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 339	Tax Increment	$ -	$ -	$ -
2,734	Bond Proceeds	-	-	-
-	Reloans	-	-	-
1,302	Interes/Rent/Other	-	5	5
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	1,087	10	1,097
$ 4,375	**TOTAL REVENUES**	$ 1,087	$ 15	$ 1,102
	EXPENDITURE			
$ 528	Admin/Legal/Planning	$ 53	$ 10	$ 63
1,531	Real Estate Acquisition	-	-	-
8	Public Improv/Engineering	182	-	182
1,211	Rehab/Property Mgt/Other	852	5	857
$ 3,278	**TOTAL EXPENDITURES**	$ 1,087	$ 15	$ 1,102
$ 1,097	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

MOUNT HOPE LOW AND MODERATE INCOME HOUSING FUND 98362

DESCRIPTION/ACTIVITIES: Low and Moderate Income Housing – Tax increment funds are set aside for the purpose of creating and rehabilitating low and moderate income housing. As of June 30, 2000, the Redevelopment Agency/SEDC has committed approximately $2.2 million of the 20% housing set-aside and of the 1995 tax allocation bond to low and moderate housing activities. In FY 04-05 included in the continuing appropriation, $435,000 of the set-aside funds will be used for street improvements for Phase II of the Southcrest Park Estates (62 for-sale units).

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 2,656	Tax Increment	$ -	$ 120	$ 120
938	Bond Proceeds	-	172	172
-	Reloans	-	-	-
664	Interes/Rent/Other	-	7	7
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	408	-	408
$ 4,258	**TOTAL REVENUES**	$ 408	$ 299	$ 707
	EXPENDITURE			
$ 741	Admin/Legal/Planning	$ 30	$ 43	$ 73
81	Real Estate Acquisition	-	-	-
1,307	Public Improv/Engineering	117	256	373
1,721	Rehab/Property Mgt/Other	261	-	261
$ 3,850	TOTAL EXPENDITURES	$ 408	$ 299	$ 707
$ 408	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

MOUNT HOPE TAX ALLOCATION BONDS (SERIES A FY 2002 TAX EXEMPT)
FUND 983650

DESCRIPTION/ACTIVTIES: Tax Allocation Bonds – The Agency/SEDC issued tax allocation bonds to finance a major portion of the project budgets. This budget provides for debt service. In FY 04-05 the debt service interest is $153,000.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 453	Tax Increment	$ -	$ 153	$ 153
604	Bond Proceeds	-	(309)	(309)
-	Reloans	-	-	-
-	Interes/Rent/Other	-	13	13
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years		297	297
$ 1,057	**TOTAL REVENUES**	$ -	$ 154	$ 154
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
760	Rehab/Property Mgt/Other	-	154	154
$ 760	**TOTAL EXPENDITURES**	$ -	$ 154	$ 154
$ 297	Bond Reserve Requirements	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

MOUNT HOPE TAX ALLOCATION BONDS (SERIES A – TAX EXEMPT & B TAXABLE 1995) FUNDS 983607/983610/983627/983630

DESCRIPTION/ACTIVITIES: Tax Allocation Bonds – The Agency/SEDC issued tax allocation bonds to finance a major portion of the project budgets. This budget provides for the estimate for debt service. In FY 04-05 the debt service payment of interest and principal is $95,048 for Series A 1995 Tax Exempt Bonds and $364,800 for Series B 1995 Taxable Bonds.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 3,755	Tax Increment	$ -	$ 459	$ 459
789	Bond Proceeds	-	-	-
-	Reloans	-	-	-
269	Interes/Rent/Other	-	3	3
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years		496	496
$ 4,813	**TOTAL REVENUES**	$ -	$ 958	$ 958
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
4,317	Rehab/Property Mgt/Other	-	460	460
$ 4,317	**TOTAL EXPENDITURES**	$ -	$ 460	$ 460
$ 496	Bond Reserve Requirements	$ -	$ 498	$ 498

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

MOUNT HOPE LOAN REPAYMENTS FUND 98361

DESCRIPTION/ACTIVITIES: Loan Repayments – A combination of city, Community Development Block Grant (CDBG) and HUD Section 108 funds were used for public improvements and acquisition in the Mount Hope Redevelopment Project Area. In FY 02-03, $2,559,456 was borrowed back to fund the Southcrest ($850,000) and Central Imperial ($1,709,456) Redevelopment Project Areas.

Included in the FY 04-05, $395,000 will be borrowed back to fund the Central Imperial Redevelopment Project Area.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 1,335	Tax Increment	$ -	$ -	$ -
3,289	Bond Proceeds	-	540	540
-	Reloans	-	-	-
297	Interes/Rent/Other	-	-	-
7,128	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	(1875)	(1875)
-	Prior Years	2,019	-	2,019
$ 12,049	**TOTAL REVENUES**	$ 2,019	$ (1335)	$ 684
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
10,030	Rehab/Property Mgt/Other	2,019	(1335)	684
$ 10,030	**TOTAL EXPENDITURES**	$ 2,019	$ (1335)	$ 684
$ 2,019	Continuing to Next Year	$ -	$ -	$ -

Summary of Southcrest Redevelopment Area
Revenue and Expenditures
(In Thousands)

	Total FY 2005
Revenue	
Tax Increment	$1,077 *
Bond Proceeds	68
Reloans	(645)
Interest/Rent/Misc.	24
Developer Proceeds	71
CIty Loans	0
Other	5,647
Total Revenue	**$6,242**

Expenditures	
Admin/Legal/Planning	1,102
Real Estate Acquisition	0
Public Improv./Engineering	1,492
Rehab/Property Mgt/Other	3,648
Total Expenditures	**$6,242**

Additional Information

Southcrest Expenditures by Objective	
Capital Projects	$2,684
Low/Mod Housing	556
Administration	429
Debt Service/Loan Repayment/Bond Reserves	2,573
Total Expenditures	**$6,242**

Statutory and contractual obligations dictate the use of portions of tax increment, as shown below, which reduces the amount available for projects

Gross Tax Increment *(1)*	**$1,077**
Less:	
Housing Set-Aside	130
Tax-sharing Agreements and ERAF	212
County Fee	6
Debt Service/Loan Repayment	423
Subtotal Deductions	**$771**
Net Tax Increment	**$306**

(1) Excludes interest earnings

**** Includes prior yearadjustment.***

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST FUND 98330

DESCRIPTION/ACTIVITIES: The Southcrest Redevelopment Project Area – The Southcrest Project Area was adopted in 1986. The project area consists of approximately 301 acres. The area is bound on the west by Highway 15 and Interstate 5, 44th Street to the east, south by Gamma Street and Vesta Streets and to the north by Logan Avenue. The primary focus of the redevelopment plan is the redevelopment of the 252 Corridor (66 acres) located in the rescinded freeway corridor located between Interstates 5 and 805.

As a result of redevelopment, the corridor now includes Southcrest Park Plaza, Phase I (33 homes) of Southcrest Park Estates, the Cesar Chavez Elementary School and a neighborhood park. Construction of Phase II (62 homes), began in the fourth quarter of FY 03-04 and is scheduled for completion in FY 04-05. The City of San Diego began the park design in FY 03-04, and construction is scheduled for FY 04-05.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 1,673	Tax Increment	$ -	$ 524	$ 524
4,753	Bond Proceeds	-	-	-
1,534	Reloans	-	(200)	(200)
183	Interes/Rent/Other	-	(14)	(14)
173	Developer Proceeds	-	128	128
2,122	City Loans	-	-	-
-	Other Agencies	-	-	-
775	Trans FM Other Project	-	(114)	(114)
-	Prior Years	241	187	428
$ 11,213	**TOTAL REVENUES**	$ 241	$ 511	$ 752
	EXPENDITURE			
$ 4,316	Admin/Legal/Planning	$ 217	$ 461	$ 678
3,347	Real Estate Acquisition	-	-	-
188	Public Improv/Engineering	-	40	40
2,934	Rehab/Property Mgt/Other	24	10	34
$ 10,785	**TOTAL EXPENDITURES**	$ 241	$ 511	$ 752
$ 428	Continuing to Next Year	$ -	$ ()	$ ()

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST FUND 98335

DESCRIPTION/ACTIVITIES: Community Park – The Redevelopment Agency/SEDC has provided a 8.5 acre site to be developed as a community park within the 252 Corridor. The community is working with the City of San Diego (City) to create a design. The site was conveyed to the City in the third quarter of FY 02-03. The funding for this project is included in the continuing appropriations (CDBG reloan in the amount of $554,000).

In FY 03, $445,000 of CDBG was reprogrammed and transferred to Fund 98330/97171. A reloan of $500,000 from the FY 02 tax allocation bond issuance (Mount Hope Project Area) was included in FY 02-03. SEDC transferred the $500,000 to the City to assist with the design/construction of the park. This fund will be closed in FY 05-06.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -		$ -
28	Bond Proceeds	-	-	-
1,054	Reloans	-	(445)	(445)
39	Interes/Rent/Other	-	(39)	(39)
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	501	-	501
$ 1,121	**TOTAL REVENUES**	$ 501	$ (484)	$ 17
	EXPENDITURE			
$ 79	Admin/Legal/Planning	$ 17	$ -	$ 17
4	Real Estate Acquisition	-	-	-
37	Public Improv/Engineering	484	(484)	-
500	Rehab/Property Mgt/Other	-	-	-
$ 620	**TOTAL EXPENDITURES**	$ 501	$ (484)	$ 17
$ 501	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST FUND 983302

DESCRIPTION/ACTIVITIES: Alpha Street Construction Phase II (36th Street through 38th Street) The Redevelopment Agency/SEDC will complete the construction of Alpha Street concurrently with the development of Phase II residential (62 homes). The $1.9 million allocation for the public improvements includes the following funds: $473,000 of FY 2003 continuing appropriations; $109,920 from the Southcrest Housing Trust Fund; $435,000 from Mount Hope Housing Trust Fund; $1,017,181 of FY 00 Southcrest Project Area bond proceeds and $520,000 from the Mount Hope Low/Mod Fund (reprogrammed from Market Street Redevelopment Project Area).

Construction began in the fourth quarter of FY 02-03 and will be completed in FY 04-05. In FY 04-05, $699,003 of the developer proceeds will be transferred to Fund No. 98331 as a re-loan to Central Imperial Project Area.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 385	Tax Increment	$ -	$ -	$ -
3,432	Bond Proceeds	-	106	106
692	Reloans	-		-
210	Interes/Rent/Other	-	57	57
2,732	Developer Proceeds	-	(57)	(57)
-	City Loans	-	-	-
-	Other Agencies	-	-	-
227	Trans FM/ Other Project	-	-	-
-	Prior Years	2,206	8	2,214
$ 7,678	**TOTAL REVENUES**	$ 2,206	$ 114	$ 2,320
	EXPENDITURE			
$ 1,565	Admin/Legal/Planning	$ 84	$ 187	$ 271
205	Real Estate Acquisition	-	-	-
2,994	Public Improv/Engineering	2,047	(847)	1,200
700	Rehab/Property Mgt/Other	75	774	849
$ 5,464	**TOTAL EXPENDITURES**	$ 2,206	$ 114	$ 2,320
$ 2,214	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST LOW AND MODERATE INCOME HOUSING FUND 98332

DESCRIPTION/ACTIVITIES: Low and Moderate Income Housing – Tax increment funds are set aside for the purpose of creating or rehabilitating low and moderate income housing.

In FY 02-03, $10,982 of the Southcrest Housing Trust Fund continuing appropriation was designated for the Phase II residential development (Phase III Public Improvements). In FY 03-04, $130,000 has been identified for the housing rehabilitation program and $240,000 is encumbered in Mount Hope Low/Mod Housing Fund for first-time homebuyers' assistance for Southcrest Park Estates.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 1,410	Tax Increment	$ -	$ 130	$ 130
1,002	Bond Proceeds	-	-	-
-	Reloans	-	-	-
473	Interest/Rent/Other	-	1	1
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	445	4	449
$ 2,885	**TOTAL REVENUES**	$ 445	$ 135	$ 580
	EXPENDITURE			
$791	Admin/Legal/Planning	$86	$50	$136
-	Real Estate Acquisition	-	-	-
505	Public Improv/Engineering	252	-	252
1,140	Rehab/Property Mgt/Other	107	85	192
$ 2,436	**TOTAL EXPENDITURES**	$ 445	$ 135	$ 580
$ 449	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST TAX ALLOCATION BONDS (SERIES 1995, TAX EXEMPT)
FUNDS 983307/983310

DESCRIPTION/ACTIVITIES: Tax Allocation Bonds – In FY 95-96, the Agency/SEDC issued tax allocation bonds to finance a major portion of the projects budget. This budget provides for an estimated amount for debt service. During FY 97-98, $515,000 of bonds was called. In FY 04-05 a debt service payment made in the amount of $269,493.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 2,612	Tax Increment	$ -	$ 269	$ 269
294	Bond Proceeds	-	(1)	(1)
-	Reloans	-	-	-
297	Interes/Rent/Other	-	1	1
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
-	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	-	151	151
$ 3,203	**TOTAL REVENUES**	$ -	$ 420	$ 420
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
3,052	Rehab/Property Mgt/Other	-	269	269
$ 3,052	**TOTAL EXPENDITURES**	$ -	$ 269	$ 269
$ 151	Bond Reserve Requirements	$ -	$ 151	$ 151

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST TAX ALLOCATION BONDS (SERIES 2000, TAX EXEMPT)
FUNDS 99036/990361

DESCRIPTION/ACTIVITIES: Tax Allocation Bonds – In FY 99-00, the Agency/SEDC issued tax allocation bonds to finance a major portion of the project budget. This budget provides for a debt service payment. In FY 04-05 a debt service payment will be paid in the amount of $153,395.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 455	Tax Increment	$ -	$ 153	$ 153
197	Bond Proceeds	-	(37)	(37)
-	Reloans	-	-	-
116	Interes/Rent/Other	-	19	19
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
13	Trans FM/(TO) Other Project	-	21	21
-	Prior Years	-	156	156
$ 781	**TOTAL REVENUES**	$ -	$ 312	$ 312
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
625	Rehab/Property Mgt/Other	-	153	153
$ 625	**TOTAL EXPENDITURES**	$ -	$ 153	$ 153
$ 156	Bond Reserve Requirements	$ -	$ 159	$ 159

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

SOUTHCREST LOAN REPAYMENTS FUND 98331/98334

DESCRIPTION/ACTIVITIES: Loan Repayment – The Agency/SEDC purchased the 252 Corridor right-of-way with an initial payment of $1,005,200. The Agency/SEDC signed a Promissory Note for $2,344,800 at 10.5% annual interest rate. The Agency entered into a Memorandum of Understanding with the City of National City that requires a payment of $3,750,000 to mitigate traffic problems as a result of the 252 Highway Project being rescinded. The CALTRANS Promissory Note was fully paid by SEDC in FY 91-92.

In FY 02-03, a proposed annual payment to National City Traffic Mitigation of $56,000 for five (5) years was included. $200,000 of the CDBG reloan from Market Street is re-programmed and transferred to Fund No. 98330/97171.

In addition, a re-loan of $480,000 from the FY 01-02 tax allocation bond issuance is included in FY 02-03 repayment.

In FY 03-04, $240,000 is included to fund for the outstanding balance due National City. This represents the final payment and interest of $3,750,000.

In FY 04-05, $699,003 is included to fund for the re-loan to Central Imperial Project Area.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 733	Tax Increment	$ -	$ -	$ -
747	Bond Proceeds	-	-	-
1,106	Reloans	-	-	-
39	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
926	City Loans	-	-	-
-	Other Agencies	-	-	-
4,390	Trans FM Other Project	-	699	699
-	Prior Years	1,142	-	1,142
$ 7,941	**TOTAL REVENUES**	$ 1,142	$ 699	$ 1,841
	EXPENDITURE			
$ -	Admin/Legal/Planning	$ -	$ -	$ -
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
6,799	Rehab/Property Mgt/Other	1,142	699	1,841
$ 6,799	**TOTAL EXPENDITURES**	$ 1,142	$ 699	$ 1,841
$ 1,142	Continuing to Next Year	$ -	$	$

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

COMMERCIAL REHABILITATION PROGRAM AND ENTREPRENEUR ACADEMY
FUNDS 98360/98770/983352/983503/983619/987703

DESCRIPTION/ACTIVITIES: Commercial Rehabilitation Program – This program is designed to provide financial assistance to eligible business owners and commercial property owners to upgrade the appearance of buildings in order to stimulate additional economic activity in southeastern San Diego.

The Entrepreneur Academy is a series of workshops that provide novice and experienced business owners about the techniques and strategies for improvement, including growth and a new competitive edge.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ 85	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
226	Reloans	-	-	-
4	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
199	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	171	-	171
$ 514	**TOTAL REVENUES**	$ 171	$ -	$ 171
	EXPENDITURE			
$ 216	Admin/Legal/Planning	$ 42	$ -	$ 42
-	Real Estate Acquisition	-	-	-
1	Public Improv/Engineering	-	-	-
126	Rehab/Property Mgt/Other	129	-	129
$ 343	**TOTAL EXPENDITURES**	$ 171	$ -	$ 171
$ 171	Continuing to Next Year	$ -	$ -	$ -

FISCAL YEAR 2004-05
REDEVELOPMENT AGENCY PROGRAM BUDGET
(In Thousands)

BRIDGE/TREE LIGHTS – SPECIAL PROJECT

DESCRIPTION/ACTIVITIES: Holiday Lights Over Interstate 805 and the Martin L. King, Jr. Freeway – This a decorative lighting project along Interstate 805 and the Martin L. King, Jr. Freeway (State Route 94). The lights are hung on overpasses traversing the Central Imperial, Mount Hope and Southcrest Redevelopment Project Areas. The Holiday Bridge Lights have been a positive display in the Fourth Council District for over seven years. Since this tradition has started, the cities of National City and Chula Vista have joined us to create a continuous chain of lights.

CUMULATIVE PRIOR YRS		CONTIN'G APPROP	FY 2005 APPROP	TOTAL FY 2005
	REVENUE			
$ -	Tax Increment	$ -	$ -	$ -
-	Bond Proceeds	-	-	-
-	Reloans	-	-	-
-	Interes/Rent/Other	-	-	-
-	Developer Proceeds	-	-	-
-	City Loans	-	-	-
-	Other Agencies	-	-	-
155	Trans FM/(TO) Other Project	-	-	-
-	Prior Years	15	-	15
$ 155	**TOTAL REVENUES**	$ 15	$ -	$ 15
	EXPENDITURE			
$ 5	Admin/Legal/Planning	$ 5	$ -	$ 5
-	Real Estate Acquisition	-	-	-
-	Public Improv/Engineering	-	-	-
135	Rehab/Property Mgt/Other	10	-	10
$ 140	**TOTAL EXPENDITURES**	$ 15	$ -	$ 15
$ 15	Continuing to Next Year	$ -	$ -	$ -