Attachment 1
RA 08-15
RTC 08-072

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

CENTRE CITY DEVELOPMENT CORPORATION

PROPOSED PROJECT BUDGET
PROPOSED ADMINISTRATIVE BUDGET

FISCAL YEAR 2009

Centre City Development Corporation

Attachment 1
RA-08-15
RTC-08-072

REPORT NO.: CCDC-08-14

DATE ISSUED: May 14, 2008

ATTENTION: Honorable Chair and Members of the Redevelopment Agency Docket of May 20, 2008

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Fiscal Year 2008-2009 Budget for the Redevelopment Projects Administered by the Centre City Development Corporation – Centre City and Horton Plaza Redevelopment Projects

COUNCIL DISTRICTS: Districts 2 and 8

REFERENCE: None

STAFF CONTACT: Frank Alessi, Vice President and Chief Financial Officer, 619-533-7130

REQUESTED ACTION: That the Redevelopment Agency ("Agency") approve the Fiscal Year 2008-2009 Budget ("FY09 Budget") for the Redevelopment Projects Administered by Centre City Development Corporation ("CCDC") and the Administrative Budget for CCDC.

STAFF RECOMMENDATIONS: That the Agency approve the FY09 Budget for the Redevelopment Projects Administered by CCDC and the Administrative Budget for CCDC.

SUMMARY: This memorandum, combined with the attachments, represents the proposed FY09 Budget for the Centre City and Horton Plaza Redevelopment Projects. The FY09 Budget totals $235.5 million.

FISCAL CONSIDERATIONS: The FY09 Budget totals $235.5 million and is financed with tax increment, tax allocation bonds, parking revenue bonds, developer proceeds, interest income, and other income.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On March 26, 2008, the Corporation Board voted to approve the FY09 Budget including recommendations submitted by the Centre City Advisory Committee. On April 23, 2008, the Budget/Finance and Administration Committee approved a modification reflecting a $5 million repayment to the City and a $1.5 million increase to the North Embarcadero Visionary Plan project.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: The Centre City Advisory Committee ("CCAC") unanimously approved the proposed FY09 Budget on March 19, 2008. The Budget/Finance Subcommittee ("Subcommittee") of the CCAC discussed the FY09 Budget at its February 19, 2008 meeting and made recommendations for projects that were incorporated into the FY09 Budget. On March 6, 2008, the Subcommittee unanimously approved the proposed FY09 Budget.

OTHER RECOMMENDATIONS: None.

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BACKGROUND: Centre City Development Corporation was created by the City of San Diego in 1975 to plan, implement, and direct redevelopment of San Diego's urban core. Approximately 1,450 acres, which include the Centre City and Horton Plaza Redevelopment Projects, are currently administered by the Corporation.

This memorandum, combined with the attachments, lists elements of the FY09 Budget for review and discussion. Certain schedules have been included by "Project Area" to facilitate the request of the Independent Budget Analyst's office to allow for consistent formatting with the Redevelopment Division of the City and Southeastern Economic Development Corporation. These include a Revenue and Expenditures Summary, a summary of the Fiscal Year 2009 Work Plan (Attachment B) and a Status of Fiscal Year 2008 Work Plan (Attachment C). Chart A summarizes the revenue and expenditures for Fiscal Year 2009. Schedule I is a Revenue and Expenditure summary, Schedule II is Revenue and Expenditure summary by "Project Area," Schedule III is a summary listing activities for the continuance of programs under development and for new project activities. Schedule IV is a detailed listing of revenues. Schedule V is a work plan and detailed listing of expenditures consisting of both carryover amounts from Fiscal Year 2008 and new monies proposed in Fiscal Year 2009. The bold items on Schedule V are projects that are required. Non-bolded items are subject to the Board's discretion and priority. Schedule VI is a three-year outlook for projected revenues and estimated expenditures. Attachment A is the Administrative Budget. Attachment D is a listing of completed residential projects in downtown and Attachment E is a summary of the economic gains from redevelopment.

DISCUSSION: The FY09 Budget consists primarily of five components: Low and Moderate Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, and the Corporation Administrative Budget. The five components of the budget have funding sources derived from tax increment, tax allocation bonds, parking revenue bonds, developer proceeds, interest income, and other income.

Project Budgets ($128.9m)

Project budgets contain multi-year projects and therefore the budget includes adjustments to existing project activities and provisions for new activities. The proposed budget contains a total of $128.9 million of new appropriation for projects and related soft costs. Significant components of the budget include a provision for funding land acquisitions and design cost for Parks/Open Space and Fire Stations. Specifically, the Budget anticipates the design and construction of Two America Plaza Park, and the design and construction of the Bayside Fire station. In addition, design work relating to the "C" Street corridor improvements, a provision for construction of Phase I of the North Embarcadero improvements, the Downtown Quiet Zone project, and a provision for the development of the Seventh & Market Public Parking Facility and Mixed-Use project has been included.

The proposed budget also provides funding for various public improvements in the Cortez, East Village, Little Italy, Gaslamp, and Columbia/Core neighborhoods. These include sidewalk improvements, street lights and park improvements. A listing of these projects is provided in the detailed Schedule V.

In addition to the $128.9 million provision for Fiscal Year 2009 project activities, it is anticipated that prior year funds totaling $205.5 million will be carried over for implementation in Fiscal Year 2009 and/or subsequent years for a total amount of $334.4 million.

The FY09 Budget also provides for a carry forward of revenues for future years. As many of the projects are multi-year in nature, staff felt it was prudent to look at least three years into the future, analyzing potential revenues and expenditure, and planning for those future years in Fiscal Year 2009. The budget contains an amount of $27.8 million for future year's project activity on projects that will carry forward into Fiscal Year 2010 and Fiscal Year 2011. Schedule VI provides a summary of the next three years as staff estimates the revenues and potential expenditures.

Affordable Housing ($27.4m)
The proposed budget provides funding for Affordable Housing in the amount of $27.4 million to be used on various affordable housing projects. A listing of pipeline projects is provided in the detailed Schedule V.

Tax Sharing ($18.0)
The proposed budget includes funding for tax sharing agreements of $18.0 million.

Centre City Development Corporation ($9.877m) and City Services ($1.9m)
The Corporation Administrative Budget totals $9.877 million and represents a $520,500 increase over the current year's budget. The increase consists of a $343,500 increase in Personnel Expense and a $177,000 increase in Non-Personnel Expense. Attachment A is the Administrative Budget. In addition, a provision has been established for City Services in the amount of $1.9 million. Both the Administrative Budget and the provision for the City have amounts allocated to the Affordable Housing component of the Budget.

Long-Term Debt ($50.6m)
The Long-Term Debt Appropriations for Fiscal Year 2009 totals $50.6 million which includes a provision for debt service, in the amount of $45.6 million, on 11 Centre City Redevelopment Project Tax Allocation Bond issues, two Parking Revenue Bonds and four Horton Plaza Redevelopment Project Tax Allocation Bond issues outstanding. Also included is a provision for City repayment, in the amount of $5 million. The detailed amounts for each are described on Page 6 of Schedule V.

ENVIRONMENTAL IMPACT: This activity is not a project, and is therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

CONCLUSION: This memorandum, combined with the attachments, represents the proposed FY09 Budget for the Centre City and Horton Plaza Redevelopment Projects. The proposed FY09 Budget totals $235.5 million and consists primarily of five components, Low and Moderate Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, and the Corporation Administrative Budget. The five components of the budget have funding sources derived from tax increment, tax allocation bonds, parking revenue bonds, developer proceeds, interest income, and other income.

Respectfully submitted,

Frank J. Alessi
Vice President and Chief Financial Officer

Concurred by:

Nancy C. Graham
President

Andrew Phillips
Finance/Accounting Manager

Attachments:
Chart A – Revenue/Expenditures
Schedule I – Preliminary Revenue/Expenditure Summary
Schedule II – Preliminary Revenue/Expenditure Summary by Project Area
Schedule III – Summary of Fiscal Year 2009 Expenditure Budget
Schedule IV – Fiscal Year 2009 Revenue Detail
Schedule V – Fiscal Year 2009 Expenditure Detail
Schedule VI – Three-Year Outlook of Revenue & Expenditures
Attachment A – Administrative Budget
Attachment B – Fiscal Year 2009 Work Plan
Attachment C – Status of Fiscal Year 2008 Work Plan
Attachment D – Completed Residential Projects
Attachment E – Economic Gain

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EXECUTIVE SUMMARY SHEET

REPORT NO.: CCDC-08-14

DATE ISSUED:	May 14, 2008
ATTENTION:	Honorable Chair and Members of the Redevelopment Agency Docket of May 20, 2008
ORIGINATING DEPT.:	Centre City Development Corporation
SUBJECT:	Fiscal Year 2008-2009 Budget for the Redevelopment Projects Administered by the Centre City Development Corporation – Centre City and Horton Plaza Redevelopment Projects
COUNCIL DISTRICTS:	Districts 2 and 8
REFERENCE:	None
STAFF CONTACT:	Frank Alessi, Vice President and Chief Financial Officer, 619-533-7130

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STAFF RECOMMENDATIONS: That the Agency approve the FY09 Budget for the Redevelopment Projects Administered by CCDC and the Administrative Budget for CCDC.

EXECUTIVE SUMMARY: This memorandum, combined with the attachments, represents the proposed FY09 Budget for the Centre City and Horton Plaza Redevelopment Projects. The FY09 Budget totals $235.5 million. The FY09 Budget consists primarily of five components: Low and Moderate Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, and the Corporation Administrative Budget. The five components of the budget have funding sources derived from tax increment, tax allocation bonds, parking revenue bonds, developer proceeds, interest income, and other income.

FISCAL CONSIDERATIONS: The FY09 Budget totals $235.5 million and is financed with tax increment, tax allocation bonds, parking revenue bonds, developer proceeds, interest income, and other income.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On March 26, 2008, the Corporation Board voted to approve the FY09 Budget including recommendations submitted by the Centre City Advisory Committee. On April 23, 2008, the Budget/Finance and Administration Committee approved a modification reflecting a $5 million repayment to the City and a $1.5 million increase to the North Embarcadero Visionary Plan project.

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KEY STAKEHOLDERS & PROJECTED IMPACTS: All downtown residences and businesses will benefit from an enhanced quality of life resulting from the public improvements implemented with this budget.

Respectfully submitted,

Frank J. Alessi
Vice President and Chief Financial Officer

Concurred by:

Nancy C. Graham
President

Andrew Phillips
Finance/Accounting Manager

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REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECT AREAS FY 2008-2009 BUDGET

Prepared By:
Centre City Development Corp. (CCDC)
April 28, 2008

Redevelopment Agency of the City of San Diego
Centre City & Horton Plaza Project Areas

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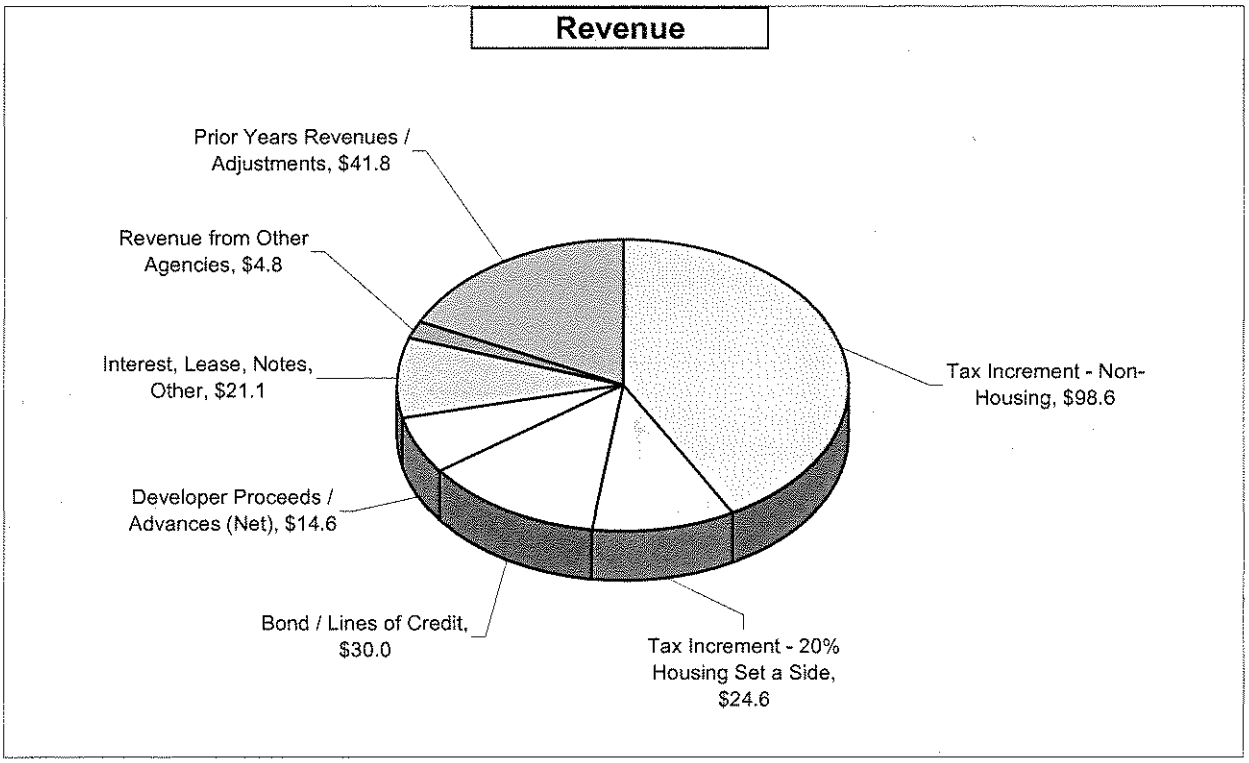
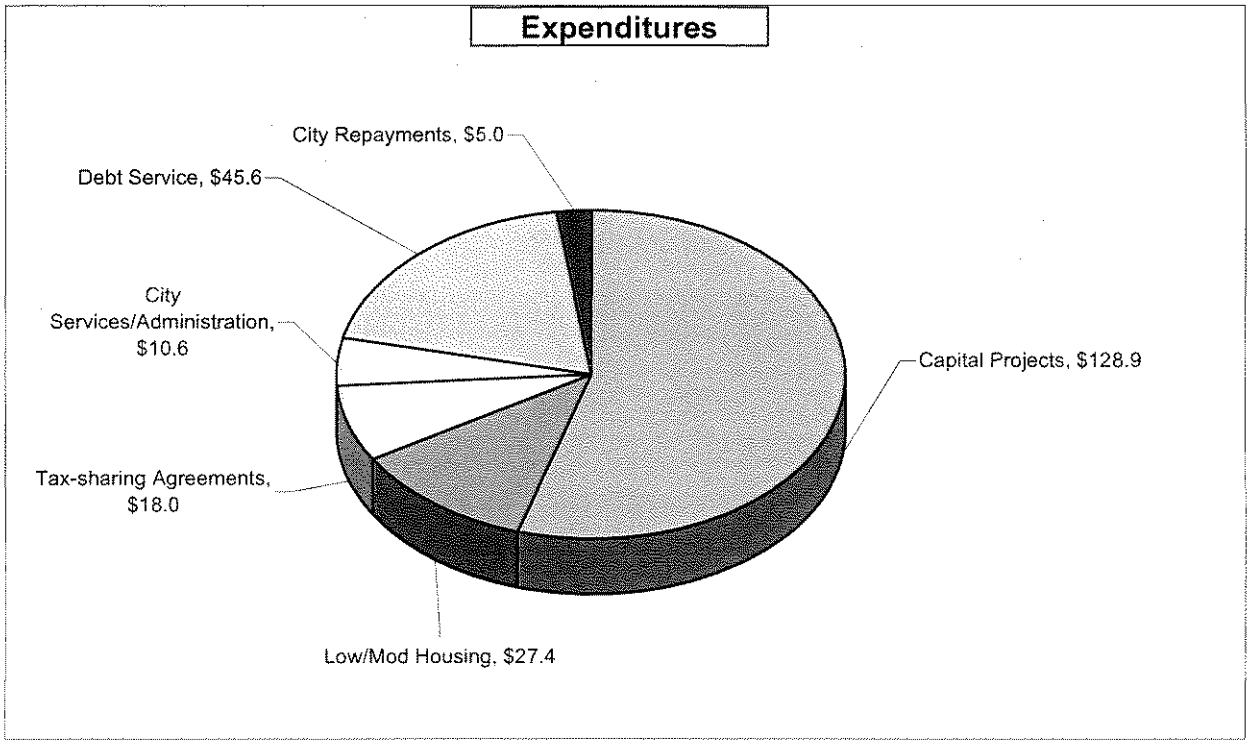
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET SUMMARY
REVENUE AND EXPENDITURES
$235.5 (In Millions)





CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET SUMMARY
REVENUE AND EXPENDITURES
(In Millions)

REVENUES

Tax Increment - Non-Housing	$ 98.6
Tax Increment - 20% Housing Set a Side	24.6
Bond / Lines of Credit	30.0
Developer Proceeds / Advances (Net)	14.6
Interest, Lease, Notes, Other	21.1
Revenue from Other Agencies	4.8
City Loans/Reloans	-
Prior Years Revenues / Adjustments	41.8
Total Revenues	$ 235.5

EXPENDITURES

Project Activities (Schedule V, Page 10)	$ 128.9
Low/Mod Projects Activities (Schedule V, Page 15)	27.4
Tax Sharing Payments (Schedule V, Page 15)	18.0
City Services/Administration (Schedule V, Page 15)	10.6
Debt Service (Schedule V, Page 16)	45.6
City Repayments (Schedule V, Page 16)	5.0
Total Expenditures	$ 235.5

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET SUMMARY
REVENUE AND EXPENDITURES
(In Millions)

	Centre City	Horton Plaza	**FY 2009 Budget**
Revenue			
Tax Increment	$ 95.8	$ 2.9	**$ 98.6**
Tax Increment - 20% Housing	22.9	1.7	**24.6**
Tax Allocation Bond / Line of Credit	30.0	-	**30.0**
Developer Proceeds/Advances	12.6	2.0	**14.6**
Interest, Lease, Note, Other Revenue	20.3	0.8	**21.1**
Revenue From Other Agencies	4.8	-	**4.8**
City Loans/Reloans	-	-	**-**
Priory Year Revenues/Adjustments	41.2	0.6	**41.8**
Total Revenue	$ 227.6	$ 7.9	**$ 235.5**
Expenditures			
Capital Projects	$ 126.7	$ 2.2	**$ 128.9**
Low/Mod Housing	26.7	0.7	**27.4**
Tax-sharing Agreements	18.0	-	**18.0**
City Services/Administration	9.5	1.1	**10.6**
Debt Service	41.7	3.9	**45.6**
City Repayments	5.0	-	**5.0**
Total Expenditures	$ 227.6	$ 7.9	**$ 235.5**

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

CONSOLIDATED CENTRE CITY PROJECTS

FISCAL YEAR 2009 EXPENDITURE BUDGET

(In Thousands)

		Est. FY08 Carryover	**FY09 New**	Available Budget
1	Parks and Open Space	$ 35,648	**$ 19,907**	$ 55,555
2	Fire Stations	1,425	**28,140**	29,565
3	North Embarcadero	10,735	**8,700**	19,435
4	C St. Corridor	2,653	**1,200**	3,853
5	Downtown Quiet Zone	16,979	**1,000**	17,979
6	Ped. Bridge and At Grade Track Improvement	27,727	**-**	27,727
7	Library	63,804	**-**	63,804
8	Columbia/Core Neighborhood	765	**3,964**	4,729
9	Cortez Neighborhood	3,377	**(2,387)**	990
10	East Village Neighborhood	10,677	**27,936**	38,613
11	Gaslamp Neighborhood	125	**-**	125
12	Little Italy Neighborhood	3,028	**-**	3,028
13	Marina Neighborhood	5,256	**(1,925)**	3,331
14	Community Outreach	104	**887**	991
15	Community Plan Implementation	3,354	**2,920**	6,274
16	Educational Facilities	3,504	**(3,156)**	348
17	Land Acquisition and Remediation	2,231	**4,870**	7,101
18	Plans and Studies	300	**100**	400
19	Public Art	1,032	**1,824**	2,856
20	Public Infrastructure	4,669	**(412)**	4,257
21	Social Services	3,000	**3,000**	6,000
22	Horton Plaza Project	4,165	**1,549**	5,714
23	Other Consultant Costs	957	**3,000**	3,957
24	Future Year Project Carry forward	-	**27,762**	27,762
	Total Projects Expenditures	$205,515	**$128,879**	$334,394
25	Affordable Housing	52,200	**27,397**	79,597
26	Tax Sharing Agreements	513	**18,000**	18,513
27	City Services/Administration	-	**10,600**	10,600
28	Debt Service	-	**45,624**	45,624
29	City Repayment	-	**5,000**	5,000
	Total FY 2008 Budget	$258,228	**$235,500**	$493,728

REVENUE DETAILS

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
REVENUE DETAIL (In Thousands)

Description	Centre City	CCRP Low/Mod	Horton Plaza	Horton Low/Mod	Total	Comments
REVENUES						
TAX INCREMENT REVENUE						
Centre City	$91,761				$91,761	
Horton Plaza	$4,000		$2,859		$6,859	Findings to use Horton Plaza funds in CC for Fire Station
Total Tax Increment Revenues	**$95,761**	**$0**	**$2,859**	**$0**	**$98,620**	
TAX INCREMENT - 20% Housing Set-a-Side						
Centre City		$22,940			$22,940	
Horton Plaza				$1,715	$1,715	
Total Tax Increment Revenues	**$0**	**$22,940**	**$0**	**$1,715**	**$24,655**	
TAX ALLOCATION BOND PROCEEDS						
Centre City (Series 2008)-Prior Year		$10,000			$10,000	In excess of FY08 Budget
Centre City (Series 2009 Parking Revenue Bond)	$20,000				$20,000	
Total Bond Proceeds	**$20,000**	**$10,000**	**$0**	**$0**	**$30,000**	
DEVELOPER PROCEEDS / PASS THRUS / OTHER (NET)						
					$0	
Westfield Horton Plaza-Payment Agreement			$1,950		$1,950	Annual participation payment
Developer Impact Fees-Parks	$3,930				$3,930	
Developer Impact Fees-Fire	$420				$420	
JMI	$900				$900	Landing for Ped Bridge
Marriott Renaissance Hotel	$0				$0	
Seventh & Market (Related/CityLink)	$6,000				$6,000	Net proceeds
Smart Corner Sales Participation	$1,350				$1,350	Includeds prior year proceeds
					$0	
Total Developer Proceeds	**$12,600**	**$0**	**$1,950**	**$0**	**$14,550**	

Updated: 4/28/08

SCHEDULE IV - REVENUE DETAIL

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
REVENUE DETAIL (In Thousands)

Description	Centre City	CCRP Low/Mod	Horton Plaza	Horton Low/Mod	Total	Comments
INTEREST / LEASE / NOTES / OTHER REVENUE						
Interest Earnings						
Interest Income Centre City	$10,000				$10,000	
Interest Income Horton			$400		$400	
Interest Income Centre City-Low Mod		$1,700			$1,700	
Interest Income Horton- Low Mod				$60	$60	
Interest Income Centre City-debt service funds	$1,000	$125			$1,125	
Interest Income Horton-debt service funds			$250	$35	$285	
Lease / Note Receivable Income						
Chinese Historical Museum	$4				$4	
Church Lofts		$87			$87	
Columbia Tower	$43				$43	
Corner Stone	$2				$2	
Heritage		$120			$120	
Horton Fourth Ave				$41	$41	
Horton House Rental	$14				$14	
Yale Loft Lease		$18			$18	
Yale Loft Loan		$23			$23	
Lind A-1 Loan		$20			$20	
Lind C-2 Loan		$1			$1	
Herrman Trust-Receivable	$33				$33	
Villa Harvey Mandel		$14			$14	
Rental/Other Income						
Horton House - In-Lieu Property Tax	$92				$92	
Lions Manor - In-Lieu Property Tax	$124				$124	
Marina Mortgage Pyts & 1% lien	$50				$50	
Renaissance 1% lien	$75				$75	
Kettner Row Homes	$2				$2	
GSA - Lease to Agency (Broadway Day Care)	$255				$255	
Multicultural Festival	$80				$80	
East Village acquisition - rent income	$54				$54	
Popular Market	$60				$60	
Misc Rental Income	$62				$62	
Surface Parking Lot Income	$950				$950	
Tailgate Park Lease Income	$320				$320	
Parking Meter Revenue	$1,500				$1,500	
6th & Market Parking - NOI before DS	$1,900				$1,900	
6th & K Parkade - NOI before DS	$1,600				$1,600	
Total Interest /Rent/Other	**$18,220**	**$2,108**	**$650**	**$136**	**$21,114**	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
REVENUE DETAIL (In Thousands)

Description	Centre City	CCRP Low/Mod	Horton Plaza	Horton Low/Mod	Total	Comments
Revenues From Other Agencies						
Port of San Diego	$2,000				$2,000	For NEVP Ph I design
Federal Grant-SAFTELOU	$800				$800	Grant for Ped Bridge
Federal Grant-Smart Growth	$2,000				$2,000	Grant for Ped Bridge
Cal Trans					$0	
Total Revenue from Other Agencies	**$4,800**	**$0**	**$0**	**$0**	**$4,800**	
City Loans / Reloans						
					$0	
					$0	
					$0	
Total City Loans / Reloans	**$0**	**$0**	**$0**	**$0**	**$0**	
PRIOR YEAR REVENUE / ADJUSTMENTS						
Est. Rental/Other Income in excess of FY07 Budget	($76)	$0	$0	$0	($76)	
Est. Parking NOI in excess of FY07 Budget					$0	
Net TI in Excess of Projected FY08	$12,598	$3,149	$146	$37	$15,930	
Net TI in Excess of Projected-additional from FY 07	$6,042	$1,510	$179	$44	$7,775	
Interest Income Pr. Yr thru FY 08 Adj.	$5,400	$1,800	$200	($400)	$7,000	
Westfield Retail/Parking Excess for Dec 2007			$110		$110	
Misc. Pr. Yr. Adjustments	$0	$0	$0	$0	$0	
Multicultural Festival Funds avail from FY08					$0	
655 Broadway Participation buy-out	$3,448				$3,448	
Broadway Lofts Note Payoff	$3,066				$3,066	
7th & Market DDA Deposits	$250				$250	
6th & K Excess Bond Proceeds/Interest Earnings	$400				$400	
Refund of Horton 1996 B TI Funds			$283		$283	
East Village Adjustments	$3,575				$3,575	
Total Prior Year Revenue	**$34,702**	**$6,460**	**$918**	**($319)**	**$41,761**	
TOTAL REVENUES	**$186,083**	**$41,508**	**$6,377**	**$1,532**	**$235,500**	

Updated: 4/28/08

SCHEDULE IV - REVENUE DETAIL

EXPENDITURE DETAILS

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
	MAJOR PROJECTS				
1	Parks and Open space				
	Acquisitions				
	East Village Green				In process
	Post Office Square				
	St. Joseph's Park				In process
	Total Acquisitions	$31,600	$5,907	$37,507	Includes funding from DIFs & trans fm Marina and Cortez
	14th & Island Park design, art and construction	$3,281	$0	$3,281	Developer's Funds (Pinnacle)
	East Village GreenWest Block - Improvements	$267	$0	$267	
	Dog Leash-free Park - design	$100	$400	$500	Feasibility and design
	Navy Broadway Park 1A	$100	$200	$300	Conceptual desig, design and contract admin
	Two America Plaza Park Design and Const.	$300	$13,300	$13,600	Includes budget transfer of $50K from Core/Columbia
	Children's Park Renovation	$0	$100	$100	Potential additional renovations
	Park Needs Assessment	$0	$0	$0	
	Total	$35,648	$19,907	$55,555	
2	Fire Stations				
	Bayside Fire Station - Acq, design and imp	$159	$18,000	$18,159	$1.4M+ funded with Horton Plaza funds with findings
	East Village Fire Station/Mixed Use Site - Design	$1,266	$0	$1,266	$1.2M+ funded with Horton Plaza funds with findings
	Fire Station #1 Acquisition & Design	$0	$10,140	$10,140	Partially funded with Horton Plaza funds with findings
	Total	$1,425	$28,140	$29,565	
3	North Embarcadero				
	Design	$104	$200	$304	Phase I
	Construction	$10,631	$8,500	$19,131	Provision for a portion of Ph I construction
		$10,735	$8,700	$19,435	
	C Street Corridor-Environmental and Design	$2,653	$1,200	$3,853	Start of const .docs. $2M funded with HP funds w/findings
4		$2,653	$1,200	$3,853	
	Downtown Quiet Zone (12 crossings)	$16,979	$1,000	$17,979	Increased costs due to refinement of plan - des. & const.
5		$16,979	$1,000	$17,979	
6	Pedestrian Bridge and At Grade Track Improvement				
	Pedestrian Bridge	$20,922	$0	$20,922	Construction bid awarded FY08
	At Grade Track Improvement at Park & Harbor	$6,805	$0	$6,805	Design & Construction
	Total	$27,727	$0	$27,727	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
7	Library	$63,804	$0	$63,804	
		$63,804	$0	$63,804	Originally programmed for multiple years
	NEIGHBORHOOD				
8	Columbia/Core Neighborhood				
	Smart Corner	$1,000	($1,000)	$0	DDA contingency
	Civic Center Planning	($539)	$3,139	$2,600	Planning - consultant services
	Core Street Lights Ph II - construction	$159	$0	$159	
	County Courthouse	$25	$0	$25	
	Fifth & Broadway Traffic Signal	$0	$350	$350	Design and construction
	Walker Scott Annual Payment	$0	$220	$220	Pursuant to DDA obligations
	Pacific Highway & C St Traffic Signal	$0	$30	$30	Design. Construction maybe done by developer
	Navy Broadway Complex	($378)	$878	$500	Development agreement
	B St. Pedestrian Corridor	$460	$0	$460	Complete design and start construction
	Two America Plaza	($12)	$137	$125	HOA
	Two America Plaza Park Design/Const.	$50	($50)	$0	Transfer budget to Parks
	Kettner & A Traffic Signal	$0	$260	$260	Design and construction
	Total	$765	$3,964	$4,729	
9	Cortez Neighborhood				
	Cortez Streetlight Ph I	$0	$265	$265	Construction Ph I Contingency
	Cortez Streetlights Ph II	$0	$200	$200	Design
	Cortez Hill Park/Tweet St. - construction	$2,877	($2,877)	$0	Transfer budget and expenditure to Parks
	Coach Bus Route Study	$0	$25	$25	Study
	Front & Cedar Traffic Signal & Popout	$500	$0	$500	
	Total	$3,377	($2,387)	$990	
10	East Village Neighborhood				
	Ballpark Remediation/EIR Mitigation	$1,348	($348)	$1,000	
	Ballpark Village OPA	$228	$0	$228	
	City College Public Improvements (B and C Streets)	$500	$0	$500	Design
	Island Ave Pop-outs (6th -17th) Ph II & sidewalk gap	$200	$1,300	$1,500	Design and construction
	Market Street Public Improvement Study	$100	($100)	$0	
	Market Street Median & Improvements	$0	$100	$100	
	9th & Market Traffic Signal	$250	$10	$260	Design and construction
	Park & Island Traffic Signal	$0	$260	$260	Design and construction
	Park & J Traffic Signal	$0	$260	$260	Design and construction
	Park & Russ Traffic Signal/Improvements	$0	$285	$285	Design and construction
	Seventh & Market Public Parking Facility	$4,290	$29,000	$33,290	Remediation & Design
	Simon Levi Bldg. Pub Imp., J and 7th	$350	$0	$350	Complete des. and start const., historic bldg. grant
	6th & K Parkade	$3,331	($2,831)	$500	Lobby enhancement
	Southblock	$80	$0	$80	Reim. to Oliver McMillin for remediation - DDA obligation
	Total	$10,677	$27,936	$38,613	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
11	Gaslamp Neighborhood				
	Gaslamp Streetscape	$221	($96)	$125	
	Marriott Renaissance - legal expense	($96)	$96	$0	Developer's funds - DDA obligations
	Total	$125	$0	$125	
12	Little Italy Neighborhood				
	Date Street Storm Drains from India to Kettner	$450	$0	$450	Complete design and start construction
	Kiosks & Parking Program	$232	$0	$232	
	Little Italy Public Improvement Program	$1,440	$0	$1,440	Complete design and start construction
	Little Italy Streetlights	$182	$0	$182	$1.733M enc for construction, 95% design and const.
	State & Elm Pop-outs	$724	$0	$724	Complete design and start construction
	Total	$3,028	$0	$3,028	
13	Marina Neighborhood				
	Asian Lights & Sidewalk Construction - Ph I	$2,071	$0	$2,071	Complete design and start construction
	Asian Lights & Sidewalk Construction - Ph II	$0	$500	$500	Design
	Children's Museum Park	$3,030	($3,030)	$0	Transfer budget and expenditure to Parks
	MLK Promenade @ Front Street Pedestrian Way	$0	$0	$0	Install LED's - design and construction
	Kettner & G Pop-outs	$0	$100	$100	
	Navy Broadway Complex	($95)	$95	$0	
	Union & Market Traffic Signal	$0	$260	$260	Design and construction
	Third & Market Traffic Signal	$250	$150	$400	Design and construction
	Total	$5,256	($1,925)	$3,331	
14	Community Outreach				
	Downtown Art Participation Program	$15	$7	$22	Business Attraction/Paradise in Progress/Spec Ev.
	Economic Development Marketing Program	$0	$500	$500	
	Educational Forums	$0	$255	$255	
	Multicultural Festival	$20	$70	$90	Anticipates $80K from other sources
	Paradise in Progress Program	$38	$38	$76	
	Project-Related Events	$31	$17	$48	
		$104	$887	$991	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
AREAWIDE					
15	Community Plan Implementation				
	Community Plan Implementation				Various consultants and studies
	Community outreach consultant	$150	$0	$150	
	I-5 Downtown Transportation Imp Plan	$500	$0	$500	
	CEQA - SOHO Historic Relocation Study	$100	$0	$100	
	Lighting Study	$400	$0	$400	
	Neighborhood Design Guidelines	$14	$0	$14	Little Italy and East Village are priorities
	Comprehensive Parking Plan	$0	$0	$0	Parking meter revenue (incl $50 for Cortez)
	Streetscape Manual	$250	$0	$250	
	Sustainable Development Guidelines	$500	$0	$500	
	Total	$1,914	$0	$1,914	
	Historic Mitigation per Community Plan	$0	$2,000	$2,000	Rehabilitate historic buildings - Capital
	Areawide Wayfinding System - Design	$0	$200	$200	
	Other Plan Implementation Costs	$1,280	$720	$2,000	Board directed funds, additional EIR studies
	Public Workshops & Community Forums	$160	$0	$160	
	Total	$3,354	$2,920	$6,274	
16	Educational Facilities	$3,504	($3,156)	$348	
		$3,504	($3,156)	$348	
17	Land Acquisition and Remediation				
	Demolition on Agency owned property (as-needed)	$400	$0	$400	
	General Land Acquisition for Development	$898	$4,870	$5,768	
	Remediation Fund	$933	$0	$933	
	Total	$2,231	$4,870	$7,101	
18	Plans and Studies				
	African American Thematic District	$50	$0	$50	Implementation of thematic district
	Recycling Study	$0	$100	$100	For Construction
	Pedestrian Scramble Studies	$0	$100	$100	
	Open Space Needs Assessment Study	$250	($100)	$150	
		$300	$100	$400	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
19	Public Art				
	Public Art - Misc.	$78	$200	$278	
	Public Art - 2% Ordinance (set aside)	$854	$1,624	$2,478	Derived from CIP projects
	Urban Art Trail & Fault Line Linear Park Art Projects	$100	$0	$100	
	Total	$1,032	$1,824	$2,856	
20	Public Infrastructure				
	Areawide Sidewalks Assessment and Improvement Ph I EV	$100	$1,400	$1,500	Assessment study inc. construction
	Community Plan Traffic Mitigation	$300	($150)	$150	Required traffic mitigation per Master EIR
	I-5 Bridge Street Lights	$859	($339)	$520	Complete design and start construction
	Litter Receptacles	$30	$30	$60	
	New Parking Technology	$350	$1,000	$1,350	Parking meter revenue
	Park to Bay	$1,968	($1,968)	$0	
	Freeway Lids	$0	$200	$200	Study only
	Relocate/underground utilities	$400	$0	$400	For future potential projects
	Reserve for Public Improvement	$77	$0	$77	
	Traffic Signals	$585	($585)	$0	Various locations - construction
	Total	$4,669	($412)	$4,257	
21	Social Services Capital Needs	$3,000	$3,000	$6,000	Project selection by competitive process
		$3,000	$3,000	$6,000	
22	HORTON PLAZA				
	Balboa Theatre	$98	$849	$947	3rd & 4th Floor build out
	Horton Park Renovation	$1,500	$0	$1,500	
	Horton Plaza Master Plan Development	$200	$300	$500	
	Lyceum Theatre	$817	$400	$1,217	Life Safety, sound equipment/lobby improvements
	Community Outreach	$0	$0	$0	
	Sidewalks and other public improvements	$1,550	$0	$1,550	
	Total	$4,165	$1,549	$5,714	
OTHER					
23	Other Consultant Costs				
	Centre City General Engr., Finance, Legal, Prop. Mgmt.	$907	$2,800	$3,707	Includes $50K in Horton Plaza
	Horton Plaza General Engr., Finance, Legal, Prop. Mgmt.	$0	$200	$200	
	SUSMP Consulting	$50	$0	$50	Storm Water Issues, as needed
		$957	$3,000	$3,957	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
	Future Year Project Carryfoward				
	Centre City	$0	$27,351	$27,351	
	Horton Plaza	$0	$411	$411	
24		$0	$27,762	$27,762	
	TOTAL FY2008 PROJECTS	$205,515	$128,879	$334,394	
	AFFORDABLE HOUSING				
25	**Affordable Housing**				
	Administration/Consultants/City Services Centre City	$0	$1,875	$1,875	Estimate
	Administration/Consultants/City Services Horton Plaza	$0	$225	$225	Estimate
	Pipeline Priority Projects:				
	Cortez Hill Family Center - Phase II				Construction of dining room and playground
	Homeless Senior Rental Assistance				Vouchers
	Hotel Metro SRO Rehabilitation				Potential supportive housing project
	13th & Market Acquisition				Two parcels to assemble, 25,000 sq. ft. site
	Supportive Housing				
	Permanent Homeless Shelter				
	Cedar Gateway				
	Comm 22				
	Agency Owned Sites:				Developer selection process
	9th & Broadway Development				25,000 square foot site
	1625 Newton Ave. Development				98,000 square foot site
	13th & Broadway Development				20,000 square foot site
	13th & Market Development				25,000 square foot site
	Downtown Affordable Housing RFQP				Project selection by competitive process
	Available for Projects Centre City	$52,200	$24,788	$76,988	
	Available for Projects Horton Plaza	$0	$509	$509	
	Provision for New Bond Proceeds	$0	$0	$0	
	Total	$52,200	$27,397	$79,597	
	ADMINISTRATION/MISCELLANEOUS				
26	**Tax Sharing Agreements**				
	Centre City	$513	$18,000	$18,513	
	Horton Plaza	$0	$0	$0	
	Total	$513	$18,000	$18,513	
27	**City Services/Administration**				
	City Services				
	Centre City	$0	$1,600	$1,600	
	Horton Plaza	$0	$200	$200	
	Total	$0	$1,800	$1,800	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
FISCAL YEAR 2009 BUDGET
WORK PLAN & EXPENDITURE DETAIL (In Thousands)

ITEM	DESCRIPTION	FY08 CARRYOVER	FY09 NEW	AVAILABLE BUDGET	COMMENTS
	Administration				
	Centre City	$0	$7,900	$7,900	
	Horton Plaza	$0	$900	$900	
	Total	$0	$8,800	$8,800	
	Total City Services/Administration	$0	$10,600	$10,600	
	Total Administration/miscellaneous	$513	$28,600	$29,113	
	DEBT SERVICE				
28	**Debt Service**				
	Centre City Parking Revenue Bonds, Series 1999 A	$0	$958	$958	
	Centre City Parking Revenue Bonds, Series 2003 B	$0	$1,508	$1,508	
	Centre City Tax Allocation Bonds, Series 1999 A&B	$0	$1,986	$1,986	
	Centre City Tax Allocation Bonds, Series 1999 C	$0	$794	$794	
	Centre City Tax Allocation Bonds, Series 2000 A	$0	$445	$445	
	Centre City Tax Allocation Bonds, Series 2000 B	$0	$1,458	$1,458	
	Centre City Tax Allocation Bonds, Series 2001 A	$0	$2,567	$2,567	
	Centre City Tax Allocation Bonds, Series 2003 A	$0	$3,972	$3,972	
	Centre City Tax Allocation Bonds, Series 2004 A&B	$0	$8,820	$8,820	
	Centre City Housing Bonds, Series 2004 C&D	$0	$2,954	$2,954	
	Centre City Tax Allocation Bonds, Series 2006 A	$0	$4,356	$4,356	
	Centre City Housing Bonds, Series 2006 B	$0	$2,641	$2,641	
	Centre City Housing Bonds, Series 2008 A	$0	$9,250	$9,250	
	Horton Plaza Tax Allocation Bonds, Series 1996	$0	$1,125	$1,125	
	Horton Plaza Tax Allocation Bonds, Series 2000	$0	$1,353	$1,353	
	Horton Plaza Tax Allocation Bonds, Series 2003 A&B	$0	$639	$639	
	Horton Plaza Housing Bonds, Series 2003 C	$0	$798	$798	
	Total	$0	$45,624	$45,624	
29	**City Repayments**				
	Centre City	$0	$5,000	$5,000	
	Horton Plaza	$0	$0	$0	
	Total City Repayments	$0	$5,000	$5,000	
	TOTAL FY2009 PROPOSED BUDGET	$258,228	$235,500	$493,728	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
(Administered by Centre City Development Corp.)
REVENUE & EXPENDITURES
THREE YEAR OUTLOOK
(In Millions)

REVENUES	FY 2009	FY 2010	FY 2011	3 Year Total
Tax Increment - Non-Housing	$ 98.6	104.0	107.4	$ 310.0
Tax Increment - 20% Housing Set a Side	24.7	26.0	26.8	77.5
Bonds / Lines of Credit	30.0	-	-	30.0
Developer Proceeds / Advances (Net)	14.6	5.0	5.0	24.6
Interest, Lease, Notes, Other	21.1	15.0	15.0	51.1
Revenue from Other Agencies	4.8	-	-	4.8
City Loans/Reloans	-	-	-	-
Prior Years Revenues / Adjustments	41.8	10.0	10.0	61.8
Total Revenues	$ 235.5	$ 160.0	$ 164.2	$ 559.7
EXPENDITURES				
Low/Mod Projects Activities	27.4	12.2	13.0	$ 52.6
Tax Sharing Payments	18.0	18.6	37.0	73.6
Admin/Soft Cost	10.6	11.0	11.5	33.1
Debt Service	45.6	45.9	45.9	137.5
City Repayment	5.0	7.5	7.5	20.0
Project Expenditures CIP	101.1	62.2	79.5	242.8
Future Year Project Carry-foward	27.8	2.6	(30.2)	0.1
Total Expenditures	$ 235.5	$ 160.0	$ 164.2	$ 559.7

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

CONSOLIDATED CENTRE CITY PROJECTS

PROJECTED FISCAL YEAR 2009 to 2011 EXPENDITURES

(In Millions)

		Proposed FY 2009	Estimated FY 2010	Estimated FY 2011	Total
1	Parks and Open Space	$ 19.9	$ 1.4	$ 5.0	$ 26.3
2	Fire Stations	28.1	-	32.0	60.1
3	North Embarcadero	8.7	-	7.0	15.7
4	C St. Corridor	1.2	28.2	25.0	54.4
5	Downtown Quiet Zone	1.0	-	-	1.0
6	Ped. Bridge and At Grade Track Improvement	-	-	-	-
7	Library	-	-	-	-
8	Columbia/Core Neighborhood	4.0	0.1	-	4.1
9	Cortez Neighborhood	(2.4)	1.8	0.2	(0.4)
10	East Village Neighborhood	27.9	6.8	2.8	37.5
11	Gaslamp Neighborhood	-	-	-	-
12	Little Italy Neighborhood	-	-	-	-
13	Marina Neighborhood	(1.9)	0.4	-	(1.5)
14	Community Outreach	0.9	0.9	0.9	2.7
15	Community Plan Implementation	2.9	1.0	0.2	4.1
16	Educational Facilities	(3.2)	-	-	(3.2)
17	Land Acquisition and Remediation	4.9	-	-	4.9
18	Plans and Studies	0.1	-	-	0.1
19	Public Art	1.8	0.9	-	2.7
20	Public Infrastructure	(0.4)	14.1	-	13.7
21	Social Services	3.0	3.0	3.0	9.0
22	Horton Plaza Project	1.5	0.5	0.5	2.6
23	Other Consultant Costs	3.0	3.0	3.0	9.0
	Total Projects Expenditures	$ 101.1	$ 62.2	$ 79.5	$ 242.8

CENTRE CITY DEVELOPMENT CORPORATION
FY2008-2009 ADMINISTRATIVE BUDGET

	FY 2007-2008 BUDGET	PROPOSED FY 2008-2009 BUDGET	CHANGE	% CHANGE
SALARIES AND BENEFITS				
Existing Positions	$4,655,500	$4,774,056	$118,556	2.5%
Additional/Annualized Positions		$60,944	$60,944	N/A
Intern Program/Overtime	$92,000	$125,000	$33,000	35.9%
Benefits	$2,087,000	$2,218,000	$131,000	6.3%
subtotal	$6,834,500	$7,178,000	$343,500	5.0%
OVERHEAD				
1 Rent- Office/DIC	$707,000	$799,000	$92,000	
2 Rent- Equipment	$24,000	$26,000	$2,000	
3 Leasehold Improvements	$162,000	$260,000	$98,000	
4 Telephone/Communications	$174,000	$57,000	($117,000)	
5 Photography & Blueprinting	$8,000	$3,000	($5,000)	
6 Office/Graphics/Computer Programs & Supplies	$125,000	$163,700	$38,700	
7 Postage	$43,000	$41,000	($2,000)	
8 Publications	$4,500	$4,800	$300	
9 Reproduction Expense	$70,000	$78,000	$8,000	
10 Advertising/Relocation/Recruiting Expense	$25,000	$25,000	$0	
11 Business Expense	$48,000	$55,000	$7,000	
12 Travel-Board/Corporate	$20,000	$20,000	$0	
13 Auto Expense	$33,000	$33,000	$0	
14 Repairs & Maintenance	$13,000	$11,000	($2,000)	
15 General Memberships & Board ULI Registration	$21,000	$19,000	($2,000)	
16 Professional Development	$85,000	$85,000	$0	
17 Associated Travel	$52,000	$52,000	$0	
18 Memberships	$23,000	$23,000	$0	
19 Insurance	$53,000	$53,000	$0	
20 Equal Opportunity Expense	$55,000	$34,500	($20,500)	
21 Communication Material/Events	$192,500	$218,500	$26,000	
22 F F & E /Computer Equipment	$276,500	$254,000	($22,500)	
23 Directors/Board Expense	$17,000	$13,000	($4,000)	
24 Other	$10,000	$10,000	$0	
subtotal	$2,241,500	$2,338,500	$97,000	4.3%
CONSULTANTS				
25 Legal/Audit/Computer/WebSite/Other	$280,000	$360,000	$80,000	28.6%
TOTAL ADMINISTRATIVE BUDGET	$9,356,000	$9,876,500	$520,500	5.6%

CENTRE CITY DEVELOPMENT CORPORATION

FY2008-2009 ADMINISTRATIVE BUDGET

CORPORATION STAFF	FY 2008 Positions	FY 2009 Positions	CURRENT			PROPOSED		
President & Chief Operating Officer	1.0	1.0	$185,000	to	$248,000	$191,000	to	$255,000
Senior Vice President	0.0	0.0	$134,000	to	$181,000	$138,000	to	$186,000
Vice Pres. & Chief Financial Officer	1.0	1.0	$131,000	to	$177,000	$135,000	to	$182,000
Vice Pres. - Real Estate	1.0	1.0	$125,000	to	$168,000	$129,000	to	$173,000
Vice Pres. - Marketing & Communications	1.0	1.0	$97,000	to	$131,000	$100,000	to	$135,000
Ass't V.P.-Contracts/Arch&Plan/Redevelopment	3.0	3.0	$99,000	to	$133,000	$104,000	to	$137,000
Senior Project Manager	6.0	6.0	$85,000	to	$124,000	$88,000	to	$128,000
Associate Engineer/Public Works	1.0	1.0	$68,000	to	$88,000	$70,000	to	$91,000
Associate Project Manager	**3.0**	**2.0**	$49,000	to	$81,000	$50,000	to	$83,000
GIS/Web Specialist	**0.0**	**1.0**	N/A	to	N/A	$51,000	to	$84,000
Assistant Project Manager/Contracts	1.0	1.0	$48,000	to	$63,000	$49,000	to	$65,000
Equal Opportunity Administrator	1.0	1.0	$48,000	to	$63,000	$49,000	to	$65,000
Manager-Current/Advance Planning	2.0	2.0	$78,000	to	$104,000	$86,000	to	$107,000
Senior Planner	4.0	4.0	$67,000	to	$93,000	$69,000	to	$96,000
Associate Planner	2.0	2.0	$47,000	to	$76,000	$48,000	to	$78,000
Junior Planner	1.0	1.0	$38,000	to	$50,000	$39,000	to	$52,000
Communications Manager	1.0	1.0	$67,000	to	$89,000	$69,000	to	$92,000
External Relations Coodinator	1.0	1.0	$69,000	to	$100,000	$71,000	to	$103,000
Community Relations Manager	1.0	1.0	$60,000	to	$81,000	$62,000	to	$83,000
Graphics/Designer	1.2	**1.5**	$56,000	to	$73,000	$58,000	to	$75,000
Downtown Information Center Manager	1.0	1.0	$60,000	to	$81,000	$62,000	to	$83,000
Communications Specialist	2.0	2.0	$33,000	to	$55,000	$34,000	to	$57,000
Information Technology Manager	1.0	1.0	$72,000	to	$95,000	$74,000	to	$98,000
Finance/Accounting Manager	1.0	1.0	$80,000	to	$99,000	$82,000	to	$102,000
Principal Accountant	1.0	1.0	$71,000	to	$94,000	$73,000	to	$97,000
Senior Accountant/Financial Analyst	1.0	1.0	$67,000	to	$86,000	$69,000	to	$89,000
Human Resoures Manager	1.0	1.0	$71,000	to	$94,000	$73,000	to	$97,000
Accountant/Financial Analyst	1.0	1.0	$56,000	to	$76,000	$58,000	to	$78,000
Accountant	1.0	1.0	$51,000	to	$71,000	$51,000	to	$71,000
Accountant/ Business Mgr.	1.0	1.0	$53,000	to	$69,000	$55,000	to	$73,000
Computer Information Specialist	1.0	1.0	$43,000	to	$59,000	$44,000	to	$61,000
Executive Assistant	2.0	2.0	$52,000	to	$72,000	$54,000	to	$74,000
Administrative Assistant	5.0	**6.0**	$33,000	to	$55,000	$34,000	to	$57,000
Receptionist	1.0	1.0	$28,000	to	$40,000	$29,000	to	$41,000
Administrative Clerical Assistant	1.0	1.0	$27,000	to	$38,000	$28,000	to	$39,000
Clerk/Messenger	1.0	1.0	$26,000	to	$38,000	$27,000	to	$39,000
Clerical Assistant	1.0	1.0	$26,000	to	$36,000	$27,000	to	$37,000
Subtotal Positions & Salaries	**55.2**	**56.5**		$4,655,500			$4,835,000	
Intern Program/Overtime				$92,000			$125,000	
TOTAL POSITIONS & SALARIES	55.2	56.5		$4,747,500			$4,960,000	

Note : Bolded positions reflect changes in position increases or decreases

Redevelopment Agency of the City of San Diego
Centre City Redevelopment Project Area
Fiscal Year 2009 Work Plan

Eliminate Blight

- Acquire land for public parks and open space.
- Continue design and studies related to the revitalization of C Street.

Improve Public Infrastructure

- Complete design and begin construction of Bayside Fire Station.
- Continue design of parks and open spaces.
- Begin construction of Two America Plaza Park.
- Begin construction of Pedestrian Bridge at Park Boulevard.
- Award contract for construction of the Quiet Zone.
- Construct improvements to sidewalks and install traffic signals.
- Provide additional public parking with completion of design of a public parking facility.
- Implementation of North Embarcadero Visionary Plan – Completion of Phase 1 construction documents.
- Acquire and install additional new technology parking meters.

Increase Affordable Housing

- Complete construction of Studio 15, providing an additional 273 single-room occupancy units.
- Begin construction on Ten Fifty B (223 units) and Cedar Gateway (65 units), both emphasizing multi-family housing.
- Enter into a DDA for development of an Agency-owned site (Ninth & Broadway).

Economic Development

- Increase community outreach and economic development marketing program.
- Implementation of DDA for mixed-use development (Seventh & Market).

Neighborhood Preservation

- Begin implementation of DDA for the rehabilitation of an historic structure (Cedar Gateway).

Community Planning

- Complete design for Areawide Wayfinding System.
- Complete additional plans and studies for Community Plan implementation.
- Prepare Parks Needs Assessment.
- Complete Comprehensive Parking Plan.
- Prepare Neighborhood Design Guidelines, Lighting Plan and Sustainability Guidelines.

Public Participation

- Continue educational forums and other community outreach, encouraging public participation and involvement.

Fiscal Stewardship

- Encourage affordable housing developers to utilize additional sources of funding, leveraging the Agency's contribution.
- Seek additional sources of funding for infrastructure projects, such as local, state, and federal grants.
- Manage Agency owned properties.

Redevelopment Agency of the City of San Diego
Horton Plaza Redevelopment Project Area
Fiscal Year 2009 Work Plan

Eliminate Blight

- Assist funding for the design of C Street Master Plan, and public infrastructure in close proximity.

Improve Public Infrastructure

- Assist funding for the design and/or construction of Bayside Fire Station, a public facility in close proximity to Horton Plaza Project Area.
- Analyze the feasibility of locating public parking below a public park.

Increase Affordable Housing

- Provide funding for 37 units for homeless seniors.

Economic Development

- Review and process for approval a Master Plan Development for the Horton Plaza Retail Center.

Neighborhood Preservation

- Complete restoration of the Historic Balboa Theatre – 4th floor buildout.

Community Planning

- Administer funds allocated for the completion of the Barrio Logan Community Plan.

Public Participation

- Continue educational forums and other community outreach, encouraging public participation and involvement.

Fiscal Stewardship

- Seek additional sources of funding for infrastructure projects, such as local, state, and federal grants.

Redevelopment Agency of the City of San Diego
Centre City Redevelopment Project Area
Status of FY 2008 Work Plan

Eliminate Blight	**Status**
• Cortez Hill Park "Tweet Street"	Complete
• India Street Public Improvements Phase 2	Complete
• Children's Park Renovation	Complete
• Children's Museum Park	Complete

Improve Public Infrastructure	**Status**
• Gaslamp Rehabilitation – Sidewalk Improvements	Complete
• Park to Bay Link Phase 2	Complete
• Purchase & installation of litter receptacles in various neighborhoods.	Phase 1 complete
• Harbor Drive Pedestrian Bridge	Construction contract out to bid
• Quiet Zone	Construction documents 90% complete
• New Technology Parking Meters	Complete test program

Increase Affordable Housing	**Status**
• Studio 15	Under construction
• Parkside Terrace	Under construction
• Cortez Hill Family Center	Out to bid

Economic Development	**Status**
• Enter into DDA for mixed use development project (Seventh & Market).	In process

Neighborhood Preservation	**Status**
• Purchase of historic chapel in Cortez Hill for rehabilitation (Cedar Gateway).	In process
• Façade Improvement Program	In process

Redevelopment Agency of the City of San Diego
Horton Plaza Redevelopment Project Area
Status of FY 2008 Work Plan

Eliminate Blight • Renovation of the Historic Balboa Theatre	**Status** Complete
Improve Public Infrastructure • Purchase of sound equipment for Lyceum Theatre	**Status** Complete
Increase Affordable Housing • Transitional Senior Housing	**Status** Provided funding for 37 rooms for homeless seniors.
Economic Development • Horton Plaza Master Plan Development	**Status** In process
Neighborhood Preservation • Funding of Barrio Logan Community Plan	**Status** In process

CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS
ADMINISTERED BY CENTRE CITY DEVELOPMENT CORPORATION
COMPLETED RESIDENTIAL PROJECTS

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
HORTON PLAZA REDEVELOPMENT PROJECT						
Horton 4th Ave.	65	51	51	0	0	51
Meridian	172	0	0	0	0	0
Total Horton Plaza	237	51	51	0	0	51
CENTRE CITY REDEVELOPMENT PROJECT						
Columbia Sub Area						
Broadway 655 Apartments	12	0	0	0	0	0
Columbia Tower	150	148	0	2	146	148
Electra	248	0	0	0	0	0
Grande at Santa Fe North	222	0	0	0	0	0
Grande at Santa Fe South	222	0	0	0	0	0
Koll Phase I	24	0	0	0	0	0
Marina Park	120	0	0	0	0	0
Park Row	154	0	0	0	0	0
Treo	326	0	0	0	0	0
YMCA	260	52	0	27	25	52
Subtotal Columbia	1,738	200	0	29	171	200
Core District						
Broadway Lofts	84	0	0	0	0	0
Lofts @ 4C Square	29	0	0	0	0	0
On Broadway	33	0	0	0	0	0
Scripps Lofts	26	10	10	0	0	10
Smart Corner	301	0	0	0	0	0
Southern Hotel	89	50	0	0	50	50
Trolley Lofts	36	27	27	0	0	27
YWCA	59	59	0	0	59	59
Subtotal Core	657	146	37	0	109	146
Cortez District						
Aloft @ Cortez Hill	168	0	0	0	0	0
Apartments at El Cortez	85	0	0	0	0	0
Aria	137	0	0	0	0	0
Cortez Blu	67	0	0	0	0	0
Cortez Hill Family Center	45	45	0	0	45	45
Current	146	0	0	0	0	0
Discovery Hill Condos	199	0	0	0	0	0
Elliot Arms	36	0	0	0	0	0
Heritage Apartments	230	38	38	0	0	38
Mills at Cortez Hill	130	0	0	0	0	0
Palermo	225	0	0	0	0	0
Park at 10th Ave.	32	0	0	0	0	0
Second Ave. Apts.	24	0	0	0	0	0
Soleil Court/Millenium 3	8	0	0	0	0	0
Solara Lofts	77	0	0	0	0	0
Subtotal Cortez	1,609	83	38	0	45	83

CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS
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COMPLETED RESIDENTIAL PROJECTS

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
East Village District						
Angove	11	0	0	0	0	0
Carnation Building	9	0	0	0	0	0
Church Lofts	36	18	18	0	0	18
Coleman Apts	4	0	0	0	0	0
Diamond Terrace	113	0	0	0	0	0
Element	65	0	0	0	0	0
Entrada	172	40	18	22	0	40
Fahrenheit	77	0	0	0	0	0
Hacienda Townhomes	52	51	0	20	31	51
Icon	327	0	0	0	0	0
Island Village	280	280	0	196	84	280
Jacaranda Studios	4	0	0	0	0	0
Lillian Place	74	74	15	14	45	74
Leah Residence	24	23	0	0	23	23
Lofts @ 6th Ave.	97	0	0	0	0	0
Lofts @ 655 Sixth Avenue	106	0	0	0	0	0
Lofts @ 677 Seventh Avenue	153	0	0	0	0	0
Mark	244	0	0	0	0	0
Market Square Manor	200	200	0	0	200	200
Market Street Village	225	0	0	0	0	0
Metrome	184	0	0	0	0	0
Moto Villas	36	0	0	0	0	0
M2i	230	0	0	0	0	0
Neuhaus Ateliers	17	0	0	0	0	0
Pacifica Villas	100	0	0	0	0	0
Park Blvd. East	107	0	0	0	0	0
Park Blvd. West	120	0	0	0	0	0
Park Loft Ph I	120	0	0	0	0	0
Park Terrace	223	0	0	0	0	0
Rachel's Center	9	9	0	0	9	9
Row Homes on F Street	17	0	0	0	0	0
Salvation Army Silvercrest	125	125	0	0	125	125
SDYCS Storefront	5	5	0	0	5	5
Sunburst Apartments	24	23	0	0	23	23
The Legend	183	0	0	0	0	0
Union Square	262	0	0	0	0	0
Villa Harvey Mandel	90	89	0	0	89	89
Village Place	46	46	0	2	44	46
Vista Hill Crisis Center	7	7	0	0	7	7
Yale Hotel	15	14	10	0	4	14
900 F St.	115	86	86	0	0	86
3 in a Rowhomes	3	0	0	0	0	0
Subtotal East Village	4,311	1,090	147	254	689	1,090

CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS
ADMINISTERED BY CENTRE CITY DEVELOPMENT CORPORATION
COMPLETED RESIDENTIAL PROJECTS

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
Gaslamp Quarter Sub Area						
Alta	179	0	0	0	0	0
Cole Bldg.	44	44	0	33	11	44
Gaslamp City Square North	103	0	0	0	0	0
Gaslamp City Square South	120	0	0	0	0	0
Lincoln Hotel	41	41	0	0	41	41
Marston/Hubbell	11	0	0	0	0	0
Metropolitan	54	0	0	0	0	0
Montrose Bldg.	8	0	0	0	0	0
Pipitone Building	12	0	0	0	0	0
Pioneer Warehouse	85	0	0	0	0	0
Samuel Fox Lofts	21	0	0	0	0	0
Simmons	28	0	0	0	0	0
Steele Bldg.	26	0	0	0	0	0
Trellis	149	0	0	0	0	0
William Penn Hotel	18	0	0	0	0	0
Windsor Hotel*	32	0	0	0	0	0
Subtotal Gaslamp	931	85	0	33	52	85
Little Italy District						
Acqua Vista	390	0	0	0	0	0
Allegro Tower	200	0	0	0	0	0
Aperture	86	0	0	0	0	0
Bayview Apartments	79	0	0	0	0	0
Bella Via	41	0	0	0	0	0
Billboard Lofts	24	0	0	0	0	0
Camden Tuscany	163	0	0	0	0	0
Columbia & Elm	21	0	0	0	0	0
Columbia & Fir	16	0	0	0	0	0
Date St. Townhomes	2	0	0	0	0	0
Doma Lofts and Townshome	124	0	0	0	0	0
Ecco	10	0	0	0	0	0
Essex Lofts Apts.	36	0	0	0	0	0
Finestra Lofts	8	0	0	0	0	0
Grape	2	0	0	0	0	0
Hawthorn Place	35	0	0	0	0	0
La Vita	304	0	0	0	0	0
LIND B & C	28	2	2	0	0	2
LIND A-1	37	36	10	18	8	36
LIND A-2	6	0	0	0	0	0
Porta d'Italia	200	0	0	0	0	0
Portico	84	0	0	0	0	0
Porto Siena Condos	88	0	0	0	0	0
Son of Kettner	31	0	0	0	0	0
State St. Condos	3	0	0	0	0	0
Titan	21	0	0	0	0	0
Victorian House	8	0	0	0	0	0
Village Walk Condos	77	0	0	0	0	0
Waterfront Apartments	42	0	0	0	0	0
West Laurel Studios	10	0	0	0	0	0
1631 State St.	7	0	0	0	0	0
350 W. Ast	76	0	0	0	0	0
Subtotal Little Italy	2,259	38	12	18	8	38

CENTRE CITY AND HORTON PLAZA REDEVELOPMENT PROJECTS
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COMPLETED RESIDENTIAL PROJECTS

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
Marina Sub Area						
CCBA	45	44	0	35	9	44
Chinese Regal	24	0	0	0	0	0
Cityfront Terrace	321	0	0	0	0	0
Citywalk	109	0	0	0	0	0
Columbia Place	103	0	0	0	0	0
Cornerstone	42	0	0	0	0	0
Crown Bay Condos	86	0	0	0	0	0
Greystone	37	0	0	0	0	0
Horizons Condos	211	0	0	0	0	0
Horton House	153	150	0	5	145	150
Island Inn	200	197	118	39	40	197
J Street Inn	221	221	177	22	22	221
Lions Manor	131	129	0	1	128	129
Market St. Square	192	40	0	11	29	40
Marina Park	104	0	0	0	0	0
One Harbor Drive	202	0	0	0	0	0
Pacific Terrace	53	0	0	0	0	0
Park Place	178	0	0	0	0	0
Park Row	68	0	0	0	0	0
Pinnacle Museum Tower	182	0	0	0	0	0
Renaissance	221	0	0	0	0	0
SeaBridge	387	0	0	0	0	0
The Brickyard	18	0	0	0	0	0
WaterMark	96	0	0	0	0	0
101 Market Apts.	149	0	0	0	0	0
2nd & Island Lofts	18	0	0	0	0	0
7 on Kettner	7	0	0	0	0	0
600 Front St.	180	0	0	0	0	0
235 Market Condos	57	0	0	0	0	0
Subtotal Marina	3,795	781	295	113	373	781
Total CCRP & Horton Plaza	15,537	2,474	580	447	1,447	2,474
L/M Hsng out Proj Area (50%	277	277	0	0	277	277
Subtotal	15,814	2,751	580	447	1,724	2,751
Replacement Units	-75	-75	0	-4	-71	-75
GRAND TOTAL	15,739	2,676	580	443	1,653	2,676

Low/Mod as a Percentage of Total Market Rate 17% Very Low as a Percentage of Low/Mod 62%

*Excluded from low/mod totals, Windsor Hotel units cannot be counted toward long-term affordability goals due to the limited duration of affordability restrictions.

Shaded area represents units added in FY2008

ECONOMIC GAIN FROM REDEVELOPMENT

Past 33 Years
Centre City and Horton Plaza Redevelopment Projects

PRIVATE INVESTMENT		$ 11.73 billion
PUBLIC INVESTMENT		$ 1.014 billion
Private/Public Investment Ratio		11.5:1
TAXES		
Agency – Tax Increment		$ 791.8 million
City – General Fund Revenue		$ 568.8 million
T.O.T. (since 1984)	$404.5 million	
Sales Taxes (since 1984)	$130.0 million	
Property Taxes (since 1984)	$ 34.3 million	
TOTAL TAXES		$1,360.6 million
ANNUAL TAXES		
Property		$ 106.4 million
Sales		$ 8.1 million
T.O.T.		$ 40.8 million
TOTAL ANNUAL TAXES		$ 155.3 million
ANNUAL YIELD TO CITY		15%
Public Improvements/Infrastructure		$ 447.6 million
Housing Units Developed/Assisted Low/Mod Housing (2,751 units)		15,814 units
Hotel Rooms		7,668 rooms
Office/Retail Space (sq. ft.)		7.65 million
JOBS (estimated)		
Construction		43,850
Permanent		26,000
City Loan Repayments/Transfers/Other		$ 91.34 million

The above does not include the many economic benefits generated from businesses and related job gains.