

RESOLUTION NUMBER R- 287278

ADOPTED ON MAY 06 1996

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING SUBMISSION OF AN APPLICATION FOR A SECTION 108 LOAN GUARANTEE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the City of San Diego has determined that a need exists within the Southeastern Economic Development Corporation's ("SEDC") area of influence for economic development activities that will provide for job creation and for new public recreation facilities; and

WHEREAS, SEDC is proposing the following three (3) projects that meet the objectives for funding from the United States Department of Housing and Urban Development ("HUD") Section 108 Loan Guarantee program, which projects are set out more fully in the Section 108 Loan Guarantee Application, attached hereto as Attachment A, and incorporated herein by this reference: the Potter Track project, the Chollas Creek project, and the Mountain View Community Center project; and

WHEREAS, under the Section 108 Loan Guarantee program, the City can borrow up to five (5) years of its annual Community Development Block Grant ("CDBG") allocation, and take up to twenty (20) years to repay the principal and interest on the borrowed amount; and

WHEREAS, in order to accomplish the above-named projects, the City now wishes to submit an application to HUD for a Section 108 Loan Guarantee; NOW THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the City Manager, or his designee, is hereby authorized to submit the Section 108 Loan Guarantee application and amendment thereto, and all understandings and assurances contained therein to the United States Department of Housing and Urban Development, and to act on behalf of the City in providing such additional information as may be required in conjunction therewith.

2. That once approved, the City Council accepts and transfers up to six million eight hundred thirty-five thousand three hundred eighty dollars (\$6,835,380) of Section 108 Loan Funds to the Redevelopment Agency of The City of San Diego.

3. That the City Council authorizes the following Community Development Block Grant allocations as repayment: (a) six hundred fifty thousand dollars (\$650,000) from Council District Four for a term of three (3) years; (b) continue the allocation from the Fourth District in the amount of five hundred thousand dollars (\$500,000) for a term of seventeen (17) years; and (c) one hundred fifty thousand dollars (\$150,000) for a term of seventeen (17) years from the City-wide allocation beginning in the year 2000.

4. That it hereby approves the certifications included in Attachment A, and authorizes the City Manager, or his designee, to execute the certifications.

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn L. Thomas  
Deputy City Attorney

ALT:pev:lc  
04/23/96  
Or.Dept:SEDC  
Aud.Cert:9601079  
R-96-1191  
Form=r+t

APR 23 1996  
CITY OF SEASIDE  
CLERK

**DRAFT**  
**CITY OF SAN DIEGO**  
**SECTION 108 LOAN GUARANTEE APPLICATION**

Submitted to:

US Department of Housing and Urban Development

Submitted by:

City of San Diego  
City Administration Building  
202 C Street  
San Diego, California 92101

April 16, 1996

**ATTACHMENT A**

R-287278

**CITY OF SAN DIEGO  
SECTION 108 LOAN GUARANTEE FOR  
THREE PROJECT SITES**

**LOAN REQUEST**

The City of San Diego is requesting \$6,835,380 in Section 108 Loan Guarantee funds to assist with property acquisition, relocation, demolition, site mediation and construction of public facilities for three (3) sites, two of which are within designated City Redevelopment Project Areas. The three projects are entitled the Potter Tract, Chollas Creek, and the Mountain View Community Center. All of the sites are located in the southeastern area of the City (see Exhibit A). The Potter Tract site will be privately developed with commercial, office and industrial uses. The Section 108 requested amount is within the maximum loan amount of five times the City's Block Grant allocation of approximately \$19.5 million for the 1995-96 program year. It is also under the five year cap when added to the City's existing approved Section 108 Loans. The City will transfer the Section 108 funds to the Southeastern Economic Development Corporation (SEDC), an independent non-profit Corporation established by the City Redevelopment Agency to oversee development in the southeastern area of the City.

**PROJECT HISTORY'S AND DESCRIPTION**

The southeastern area of the City reflects some of the same economic issues facing most older large cities. Over the years many businesses have left the inner city for the suburban offices and industrial space. Recent immigrants have joined the ranks of the original residents who remained, changing the ethnic make-up of the area. Freeway construction has disrupted neighborhoods and contributed to the physical blight in some areas. There is a dearth of neighborhood retail uses for goods and services for local residents. This is particularly true regarding recreation facilities for use by teens and younger residents in the area. In addition, the area contains older housing stock, much of it in need of rehabilitation.

The proposed Section 108 projects are located within the Southeastern Economic Development Corporation's (SEDC) Sphere of Influence (see Exhibit B). Within this area there are fifteen neighborhoods made up of a population of approximately 110,000. The current population represents 18 different ethnic backgrounds speaking 6 different languages. According to the 1990 Census, the majority of the census tracts within SEDC's Sphere of Influence were over 50% low/moderate income. In fact, at least 80% of the residents in six of the fifteen census tracts are at or below the low/moderate income levels, while in another six of the census tracts, at least 70% of the residents meet the low/moderate income criteria. A recent study of the housing conditions within several of the neighborhoods indicated that of the 2,384 properties surveyed, approximately 41% of the residential properties were in need of some level of rehabilitation. Fifteen percent needed extensive rehabilitation.

Against this backdrop SEDC has undertaken the massive job of instituting a process to turn things around. It involves bringing corporate strength to the community economic development process. The process revolves around SEDC's twin pillars strategy of redevelopment: improvement of the physical plant and infrastructure occurring simultaneously with programs to improve business development. As a result, SEDC has put together the Gateway Center East industrial park and capitalized on a community effort to halt construction of a proposed freeway. Instead of a freeway there is a Lucky grocery store, the first supermarket available to area residents in over a quarter of a century. We need this loan to assist in our efforts to continue this type of aggressive problem solving which has proven so successful.

The three proposed projects are located within two Census Tracts (31.02 and 33.00). Two of the projects (Chollas Creek and Mt. View Community Center) are located in Census Tract 33.0. The Potter Tract project is located in Census Tract 31.02. The latter project is located within the Central Imperial Redevelopment Project Area. Exhibit C provides a breakout of some of the 1990 census data on the three Census Tracts.

The 1990 census data indicate the two Census Tracts, include a population of 28,118, which represent 26% of the total population contained in SEDC's Sphere of Influence. The poverty levels

in the two tracts ranged from a low of 13.0% to a high of 38.9%. One of the tracts (33.0) contain poverty levels exceeding 32%. The tracts contain 93% minority population, which includes over 52.23% Asian, 55% Hispanic, and 68.21% African American. Based on the 1990 census data, the unemployment in the tracts averaged 11%.

The housing stock within the designated census tracts is older, with units being in critical need of rehabilitation. Half (50.4%) of the housing units were constructed prior to 1970. Another telling factor of the area is that 51% of the housing units are renter occupied.

In its continuing efforts to turn around the southeastern area, the City and Redevelopment Agency created SEDC, which for the past 15 years, has been developing programs to deal with many of the problems facing the area. Redevelopment funds, private investments and other City, State and Federal programs have resulted in successful projects such as the Gateway Center East and West Business Parks; Gateway Center Plaza; the Mt. Hope, Southcrest Plaza and Central Imperial First Time Homebuyers Assistance Program; and, the Mt. Hope Housing Rehabilitation Program. Through the direct efforts of SEDC, a total of approximately 980,000 square feet of new commercial and industrial space has been developed and over 1,950 permanent jobs have been created. Projects such as the 90,000 square foot Southcrest Park Plaza, which includes the community's first full service grocery store in decades, Kings Row homes, 53 unit single family home development, and the success of the 120 acre Gateway Center East and West Industrial Parks, are indications that public/private partnership can be implemented in Southeastern San Diego.

The three projects which are the subject to this application were chosen because of their potential to act as catalysts for the SEDC's effort to redevelop and revitalize the neighborhoods of Southeastern San Diego, and to provide much needed active and passive recreation facilities for area residents. The recreation facilities will also provide a positive alternative to crime for the youth in the area.

All of the project locations are located within a State designated Enterprise Zone and the qualifying Federal Enterprise Community boundaries established in the City's request for designation.

The proposed three projects will meet established community development objectives by providing the following:

- Commercial Services: One of the projects includes the development of a new neighborhood retail that will provide needed retail services.
- Employment Opportunities: Two of the projects are a new retail and industrial development that will create new employment opportunities.
- Removal of Blight: Dilapidated and blighted properties will be improved as a result of the projects.
- Recreational Facilities: Needed passive and active recreational facilities will become available with the implementation of one of the projects.

The following describes in detail each of the three projects, including the identification of the eligible activity, national objective, and funding level requested. A compilation of the three projects and the preliminary budget numbers are included in Exhibit D.

### Potter Tract

Amount Of Section 108 Funds Requested: \$2,516,951

Project Description: This project is a vacant property located within the Valencia Park Neighborhood. The subject property is generally bounded by the Trolley tracks on the north, 54th Street to the west, and Imperial Highway to the South. The majority of the property is covered in vegetation consisting of coastal brush, grasses and weeds. Currently, the majority of the site is undevelopable since it is located within the 100-year flood plain. The 14.7 acre site is zoned industrial and it is anticipated that the site will be developed for use by light industrial users. The Section 108 funds will be used to mitigate the flood plain problem and provide public improvements (streets, sewers, etc.) so that approximately 7 acres can be used for 150,000 square feet of new industrial development.

National Objective: The proposed project site is located in the designated Central Imperial Redevelopment Project Area. The proposed improvements would take the unusable property and make a portion of it into a development site that would create an economic benefit and job opportunity for the residents of the area. The property is currently economically blighted due to the flood plain designation. The Central Imperial Redevelopment Plan specifically mentions the need to correct and deal with the flood issues created by Chollas Creek within the project area. Additionally, the end result of the effort will be the development of new industrial sites which will lead to the creation of low and moderate income jobs.

The proposed project is being implemented under the CDBG national objective 570.208 (a) Activities benefiting low and moderate income persons (4) - Job creation or retention activities.

Eligible Activity: The proposed project will be implemented under the following CDBG eligibility categories: 570.201 (b) Disposition (c) Public facilities and improvements.

Program Income: The Potter Tract project will generate program income based on SEDC entering into a Disposition and Development Agreement with a developer who will purchase the property and be responsible for the development of the industrial facilities. The income from the sale of the property will be committed to paying a portion of the annual Section 108 loan repayment.

Chollas Creek

Amount of Section 108 Funds Requested: \$819,429

Project Description: The proposed project involves a portion of Chollas Creek adjacent to a 30 acre vacant parcel (the North Creek site), located between Imperial Avenue, 47th Street and Oceanview Boulevard, across the street from the San Diego Community College Education Cultural Complex. The project site and a buffer zone surrounding it, have been dedicated to the City as open space. The North Creek site is currently being proposed to be developed into a 300,000 square foot commercial/retail and entertainment complex. The improvements to the Creek and the adjacent

buffer zone, and the potential mitigation of potential flooding is crucial and in fact, is one of the major contingencies for the proposed commercial development.

Chollas Creek is both an asset and a potential detriment to the revitalization of the Southeastern San Diego communities. In some parts of the community, the Creek provides needed open space and an opportunity for enhancement of the community. In other parts, the overflow from the Creek results in periodic flooding and renders some potentially valuable land undevelopable. The Section 108 funds will be used to help mitigate flooding adjacent to the south end of the North Creek property, within the dedicated public property rights-of-way.

National Objective: The proposed project will provide open space and passive recreation uses, while mitigating periodic flooding to adjacent residential neighborhoods. The project is located in Census Tract 33.0, where 73.8% of the population is at or below the low/moderate income level. The national objective under which the proposed project is being implemented is **570.208 (a) - Activities benefiting low and moderate income persons (1) - Area benefit activities.**

Eligible Activity: The proposed project is being implemented under the follow eligible activity category: **570.201(c) - Public facilities and improvements.**

Mountain View Community Center

Amount of Section 108 Funds Requested: \$3,500,000

Project Description: The Mountain View Community Center project site is located east of Boundary Street and approximately 200 feet south of Hemlock Street in the neighborhood of Mt. View. The vacant four (4) acre site is City owned and is located just north of an existing senior citizen center and just east of Mountain View Park. The Section 108 funds would be used to construct a 17,820 square foot structure that will include 6,300 square feet of multi-purpose recreation uses, a 1,400 square foot dance studio, a weight room, and 1,500 square feet of community meeting rooms, a computer room, arts and crafts facilities, a kitchen and a number of other uses. Exhibit E includes

floor plans and elevations of the proposed facility. In addition to providing needed recreational and community facilities, this project is an integral part of the City's effort to implement the "Seed" side of the Federal Weed and Seed program.

**National Objective:** The proposed community center will be located in Census Tract 33.0, which has a low and moderate income level of 73.8%. The national objective under which the proposed project is being implemented is 570.208 (a) - Activities benefiting low and moderate income persons (1) - Area benefit activities.

**Eligible Activity:** The proposed project will be implemented under the following CDBG eligibility category: 570.201 (c) - Public facilities and improvements

### **TERM AND REPAYMENT OF LOAN**

The term of the repayment of the Section 108 Loan Guarantee funds is 20 years. The City and SEDC will be responsible for the 108 Loan repayment. The repayment will come partially from the City's annual CDBG allocation from net property tax increment to SEDC, and from the land sale proceeds to be generated by two of the projects. The spread sheet included as Attachment F shows the fixed repayment schedule. The schedule reflects that the City will have two draw downs of the Section 108, approximately six months apart. The 20 year principal repayment period was selected based on the City's ongoing commitments to their CDBG funded projects. The annual average repayment of a little over \$830,000 is the maximum the City can afford to give up without having a significant impact on its CDBG programs. The sources of the Section 108 repayment are provided as Exhibit G.

The City is aware that the fixed interest rate for the Section 108 funds will be established at the time HUD sells the public offering on the market and just prior to the City execution of the notes with HUD. The City will establish a separate bank account into which the loan repayments will be deposited. From this account, the required twice yearly payments will be made to HUD, with an interest payment in February and a principal and interest payment in August of each year.

As part of this application, the City is requesting that they have the right to repay the unpaid Section 108 loan balance anytime during and after the tenth year.

### **ADDITIONAL LOAN SECURITY**

While the City and SEDC are pledging CDBG funds and land sale proceeds for the repayment of the 108 Loan, they are aware that HUD will require a formal pledge agreement guaranteeing additional sources of revenues that will be available for the repayment should the CDBG program be terminated. The City/SEDC will provide a joint pledge agreement that will identify these additional sources, which will include tax increment and Agency owned property.

### **CERTIFICATIONS**

The City Council conducted a public hearing on April 16, 1996, on the Section 108 Application. The City Council authorized the submittal of the Section 108 Loan Guarantee Application and adopted the resolution included as Exhibit H. All of the required program certifications are included as an Exhibit to the City Council Resolution.

If you have any questions regarding this Application for Section 108 Loan Guarantee funds, please contact Ms. Carolyn Y. Smith, President, SEDC at (619) 527-7345.

# EXHIBIT A

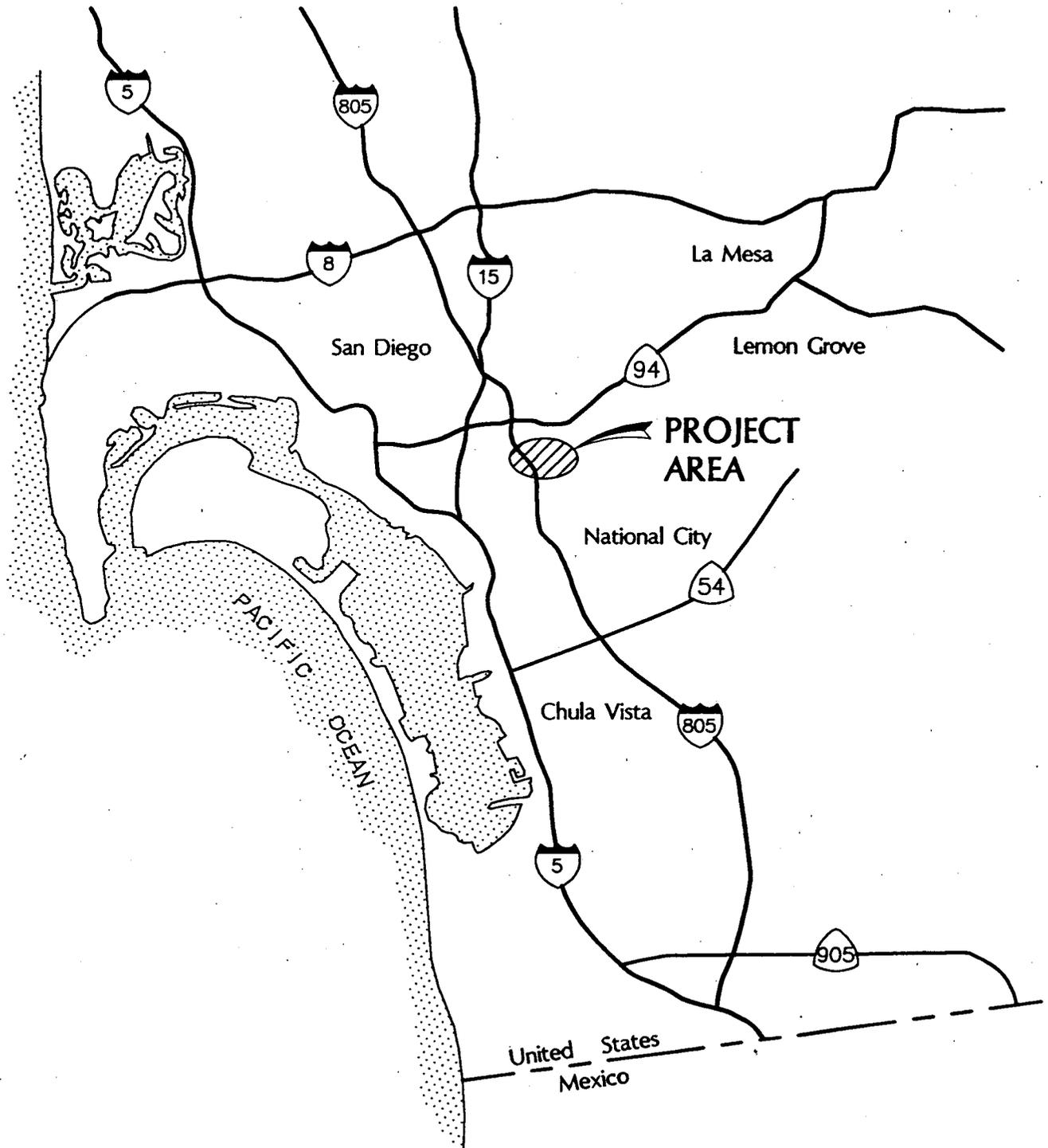


REGIONAL AND VICINITY MAPS





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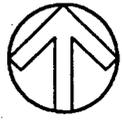


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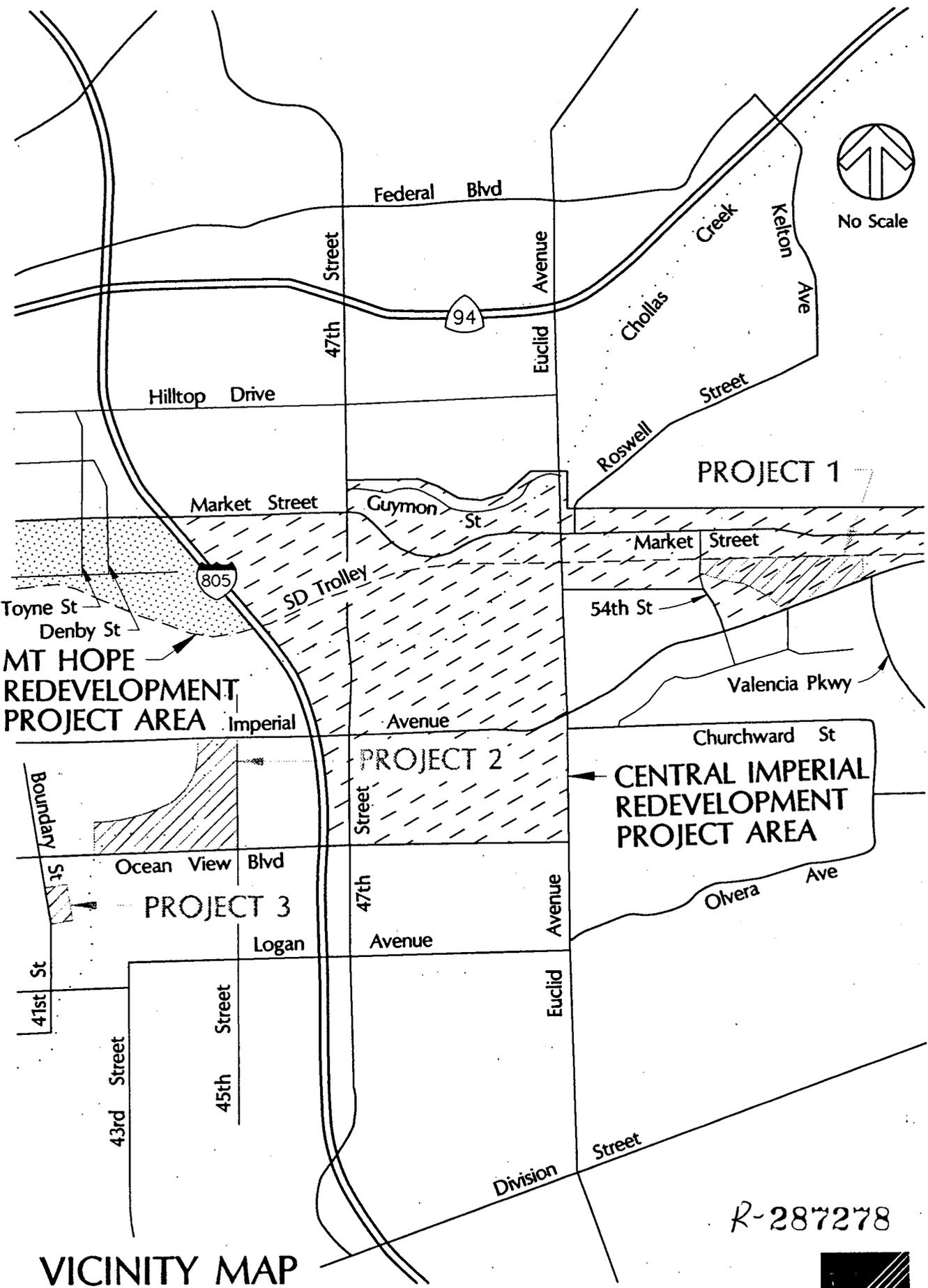
REGIONAL MAP

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MT HOPE REDEVELOPMENT PROJECT AREA

CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA

PROJECT 1

PROJECT 2

PROJECT 3

VICINITY MAP

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# EXHIBIT B

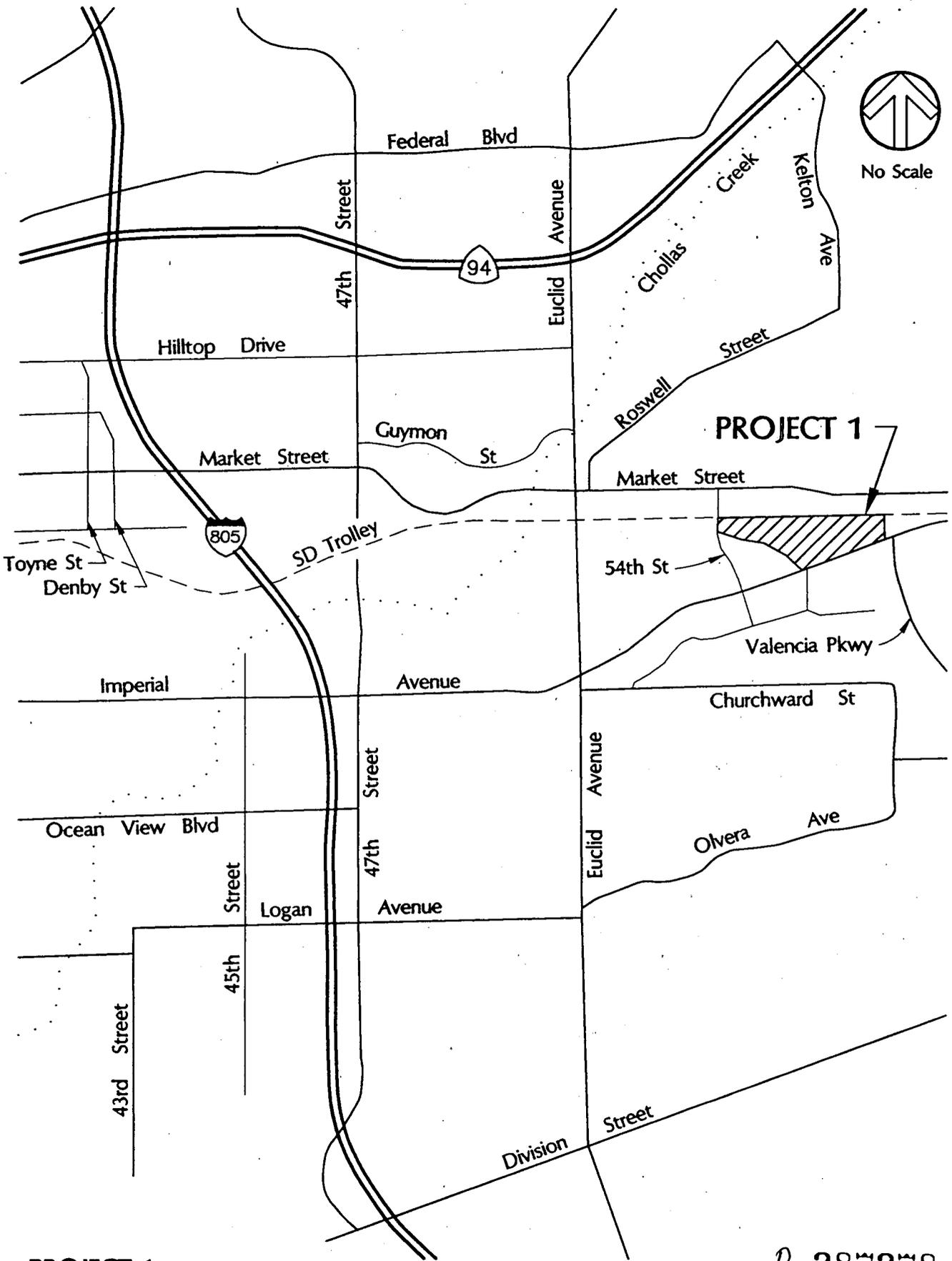


## PROJECT LOCATIONS MAP





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**PROJECT 1  
POTTER TRACT**

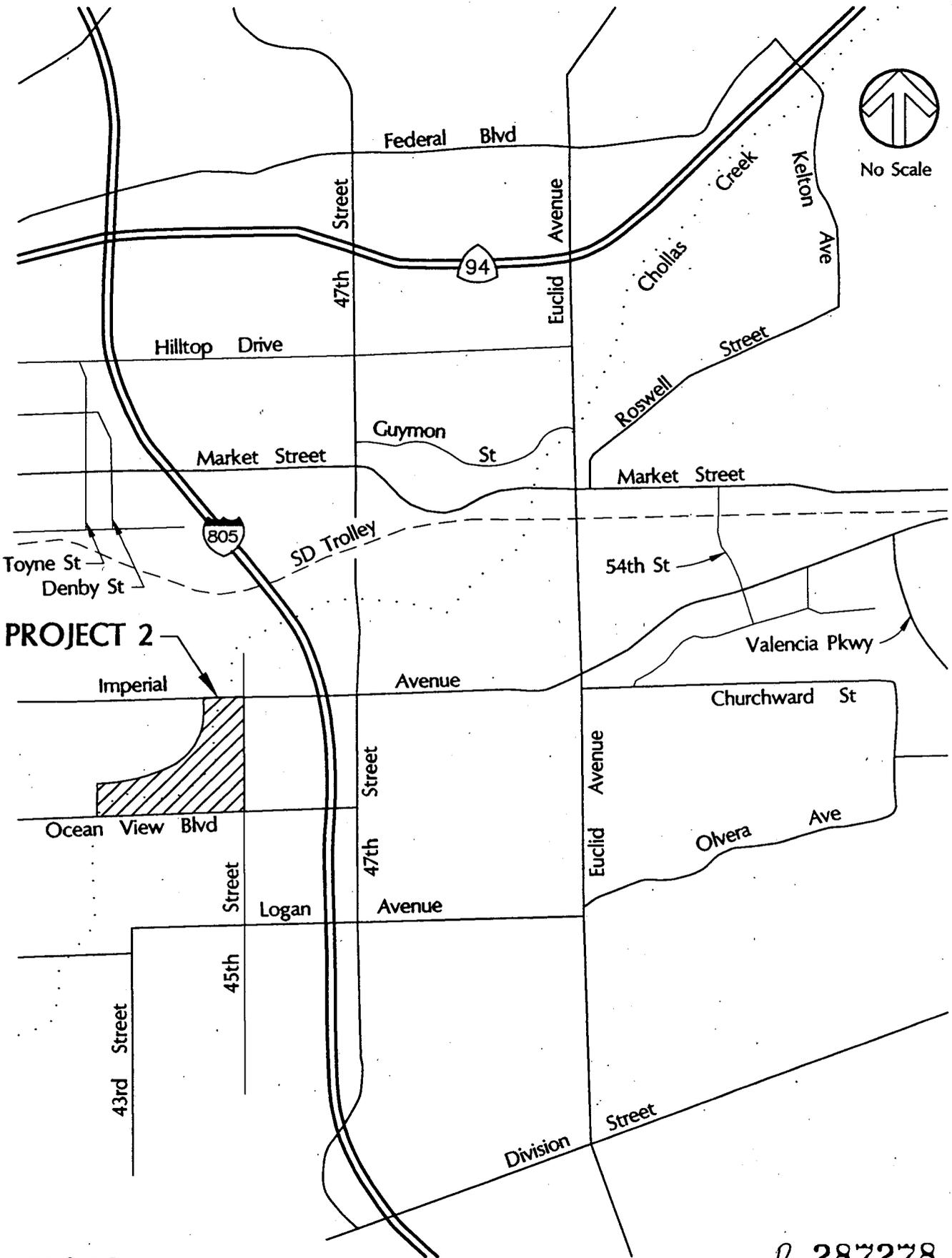
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**SEDC**



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**PROJECT 2**

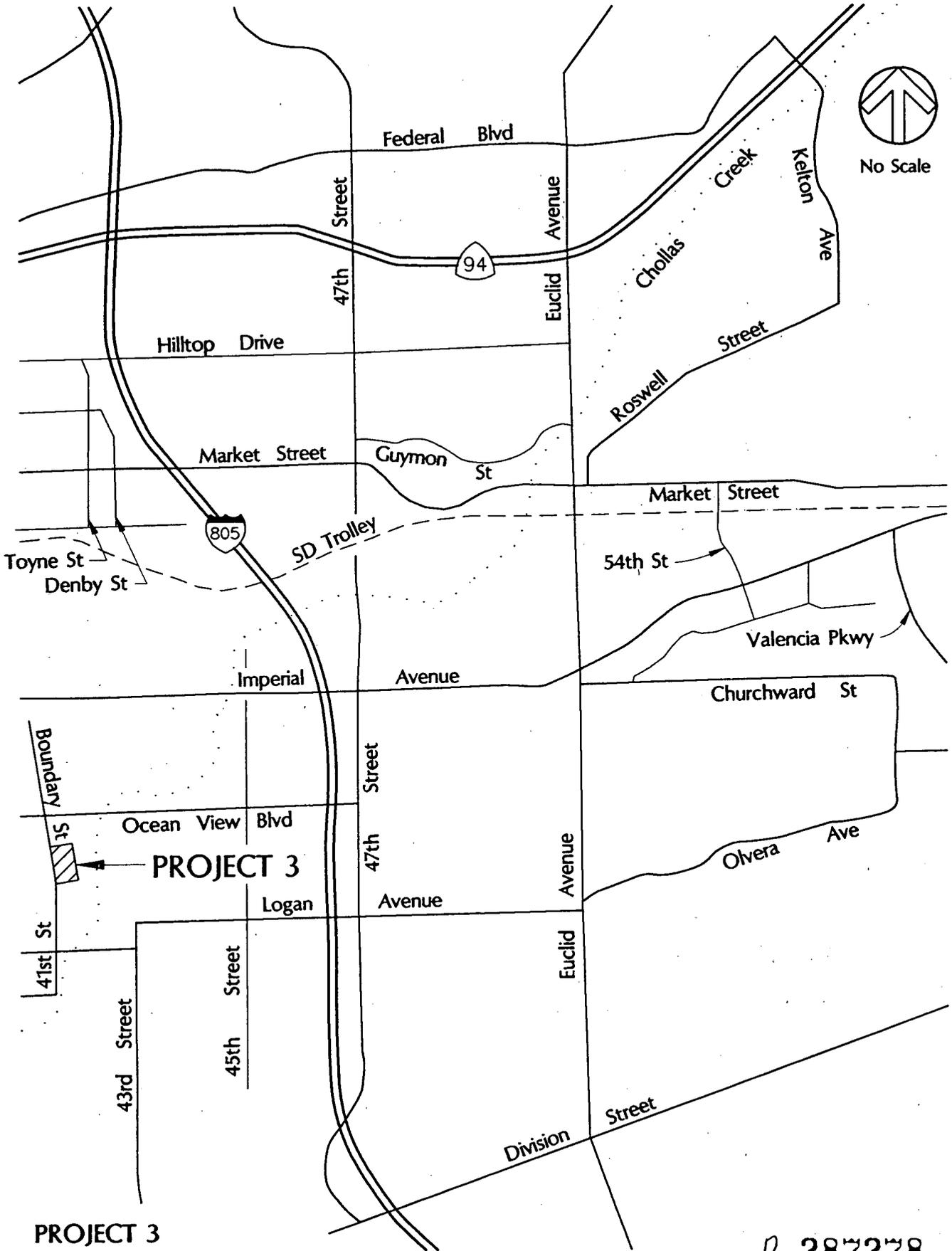
**PROJECT 2  
CHOLLAS CREEK**

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**PROJECT 3  
MOUNTAIN VIEW  
RECREATION CENTER**

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# EXHIBIT C



SECTION 108 PROJECT CENSUS DATE



<b>SEDC SECTION 108 PROJECT CENSUS DATA</b>						
<b>December 15, 1995</b>						
<b>CENSUS DATA (1990)</b>						
	<b>Project 1</b>	<b>%</b>	<b>Projects 2&amp;4</b>	<b>%</b>	<b>Totals</b>	<b>%</b>
	<b>Potter Tract</b>		<b>Chollas Crk.</b>			
			<b>Mt. View</b>			
<b>Census Tract</b>	31.02		33.00			
<b>Population</b>	14,502		13,616		28,118	
Hispanic	3,131	21.6%	4,558	33.48%	7,689	27.35%
Black	5,046	34.8%	7,048	51.76%	12,094	43.01%
Asian	4,702	32.4%	1,225	9.00%	5,927	21.08%
Other	87	0.6%	102	0.75%	189	0.67%
Minority Total Population	12,966	89.4%	12,969	94.98%	25,935	92.24%
<b>Income</b>						
Household (Median)	\$34,692		\$15,380		\$17,203	
% Below Poverty (Families)		13.00%		38.90%		25.95%
% Low/Moderat Income		43.8%		73.8%		58.80%
<b>Age of Housing</b>						
% Prior to 1970		43.2%		42.5%		42.85%
<b>Unemployment</b>		8.7%		13.3%		11.00%

# EXHIBIT D



## SECTION 108 PROJECT SUMMARY & COSTS



<b>SEDC SECTION 108 PROJECT SUMMARY &amp; COSTS</b>				
March 19 1996				
SEDCS1E				
<b>PRELIMINARY COSTS</b>				
	<b>Project 1</b>	<b>Project 2</b>	<b>Project 3</b>	<b>TOTALS</b>
	<b>Potter Tract</b>	<b>Chollas</b>	<b>Mt. View</b>	
		<b>Creek</b>	<b>Comm. Ctr.</b>	
<b>SEDC Administration</b>				
Salaries and Benefits	\$ 15,951	\$ 5,395	\$ 50,000	\$ 71,346
<b>SUBTOTAL:</b>	\$ 15,951	\$ 5,395	\$ 50,000	\$ 71,346
<b>Development Costs:</b>				
Architectural/Engineering			\$ 400,000	\$ 400,000
Construction	\$ 2,175,314	\$ 664,056	\$ 2,500,000	\$ 5,339,370
Property Acquisition			\$ -	\$ -
Demolition			\$ -	\$ -
Relocation			\$ -	\$ -
Capital Equipment			\$ 50,000	\$ 50,000
Consultant Services	\$ 324,686	\$ 106,178	\$ 100,000	\$ 530,864
City Costs			\$ 300,000	\$ 300,000
Site Mitigation				\$ -
Other		\$ 43,800	\$ 100,000	\$ 143,800
<b>SUBTOTAL:</b>	\$ 2,500,000	\$ 814,034	\$ 3,450,000	\$ 6,764,034
<b>TOTAL 108 COSTS</b>	\$ 2,515,951	\$ 819,429	\$ 3,500,000	\$ 6,835,380
<b>LAND SALES PROCEEDS</b>	\$ 1,830,000	\$ -	\$ -	\$ 1,830,000
<b>REMAINING 108 REPAYMENT NOT COVERED BY LAND SALES PROCEEDS</b>				
<b>SALES PROCEEDS</b>	\$ 685,951	\$ 819,429	\$ 3,500,000	\$ 5,005,380
<b>NATIONAL OBJECTIVE</b>	<b>L/M - Jobs</b>	<b>L/M - Area</b>	<b>L/M - Area</b>	
Low/Moderate Benefit \$	\$ 6,835,380			
<b>ELIGIBLE ACTIVITY</b>	<b>Public</b>	<b>Public</b>	<b>Public</b>	
	<b>Facilities &amp;</b>	<b>Facilities &amp;</b>	<b>Facilities</b>	
	<b>Improvements</b>	<b>improvements</b>		
	<b>Disposition</b>			

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# EXHIBIT E



SITE AND FLOOR PLANS FOR COMMUNITY CENTER





*The City of San Diego purchased a site across the street from the existing Mountain View Park for the construction of a new Community Center. The new 17,500 s.f. facility will overlook the present park and become the focal point and "signature" building for this community.*

*The design of the building developed from the ideas and needs that the community expressed through several charrettes. One most important element of concern was that the building be flexible. This criteria set the parameters for a multi-use area able to function for basketball, volleyball and various other court games; a dance studio that can be used for the green room of performances; a multi-functional game area; multi-serving kitchen to the meeting rooms and multi-use space. Other uses consisted of a weight room, arts and crafts room, administration offices and lots of storage. Security was another issue of importance. Colorful burnished masonry blocks, all sloping blue metal roofs and windows and glass block that were vandal resistant highlights the whimsical architecture of this gathering place.*

#### PROJECT DESCRIPTION

OWNER: Patricia Nila, Associate Civil Engineer  
City of San Diego  
Park Development and Open Space Division  
2125 Park Blvd., M.S. 35  
San Diego, CA 92101-4792  
619.525.8229

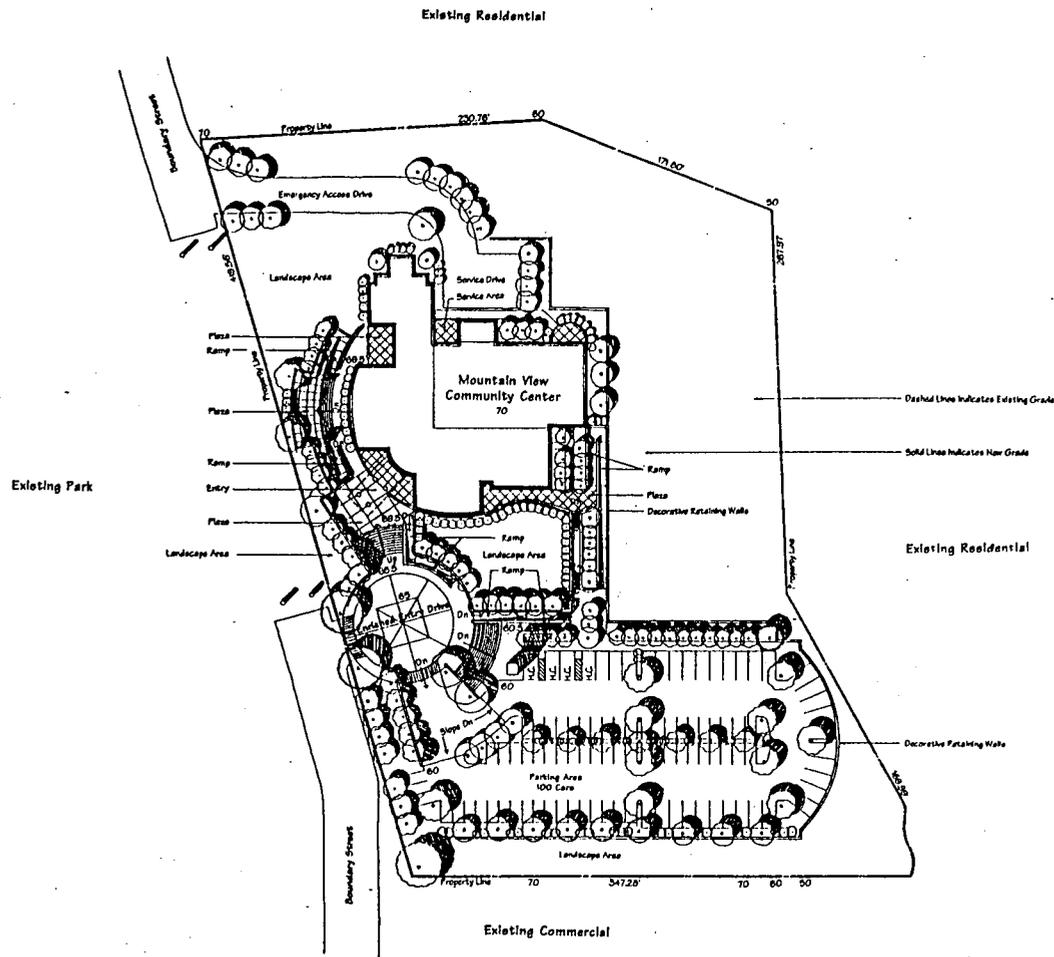
TYPE: New Community Center

CAPACITY: 500 Occupants

AREA: 17,000 s.f.

COST: \$2,500,000

STATUS: Design



**SITE DATA**

Site Area	4.04 ac
Building Area	17,820.00 s.f.
Building Coverage	11.0 %
Parking Area	42,440.0 s.f.
Parking Coverage	24.0 %
Parking Spaces	100.0
Open Space	115,722.0 s.f.
Open Space Coverage	65.0 %

**Legal Description:**  
 That portion of lots 14 through 17 inclusive in Block 50 Carruthers Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007 filed in the office of the San Diego County Recorder, April 8, 1913.



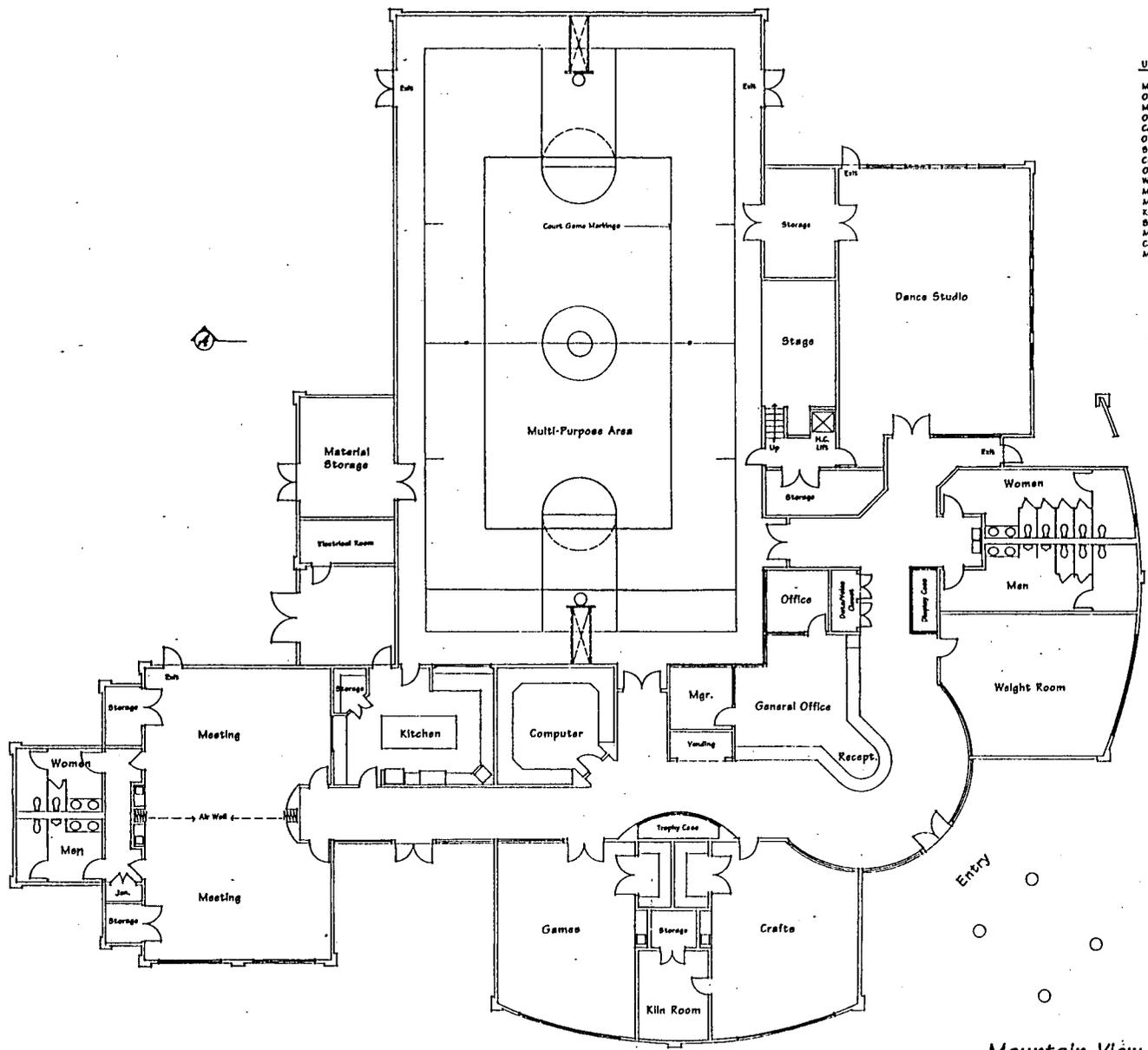
**Mountain View Community Center**  
 Conceptual Site Plan

1" = 40'-0"

WESTBERG & WHITE, INC.  
 ARCHITECTS & PLANNERS  
 1000 17th Street, Suite 100, San Diego, CA 92161  
 (619) 594-1111  
 www.westbergandwhite.com

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**Spatial Analysis**

Use	Square Footage	Occupancy Load Factor	Occupant Load
Multi-Purpose	6,300	18	420
General Office	484	100	0
Manager's Office	100	100	2
Office	100	100	1
Computer	302	20	18
Dance Studio	1,400	7	200
Stage	312	10	21
Crafts	667	30	13
Office	667	50	13
Weight Room	667	50	13
Meeting Rooms	1,448	18	97
Kitchen	404	200	3
Men	185	300	
Storage	1,020		
Mech/Elect/Data	200		
Corridors	2,402	100	25
Misc.	032		
<b>Totals:</b>	<b>17,020</b>		<b>050</b>

**Construction Analysis**

Occupancy Group	
Multi-Purpose	A2.1
General Use	B-2
Construction Type	III
Allowable Area	
Multi-Purpose	13,800 s.f.
General Use	18,000 s.f.
Fire Rating	1 Hr.

**Mountain View Community Center**  
 Conceptual Floor Plan  
 17,820 s.f.  
 Scale 1/8" = 1'-0"

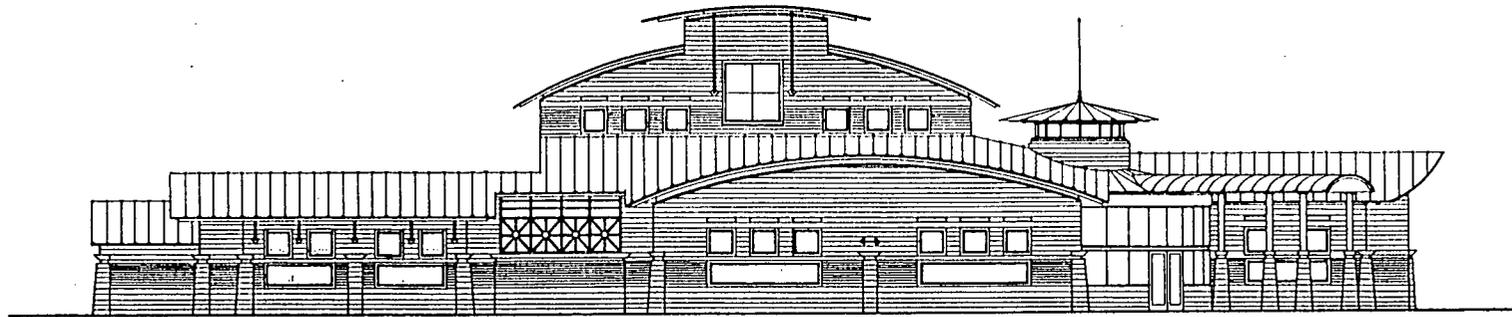
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WESTBROOK WHITE, INC.  
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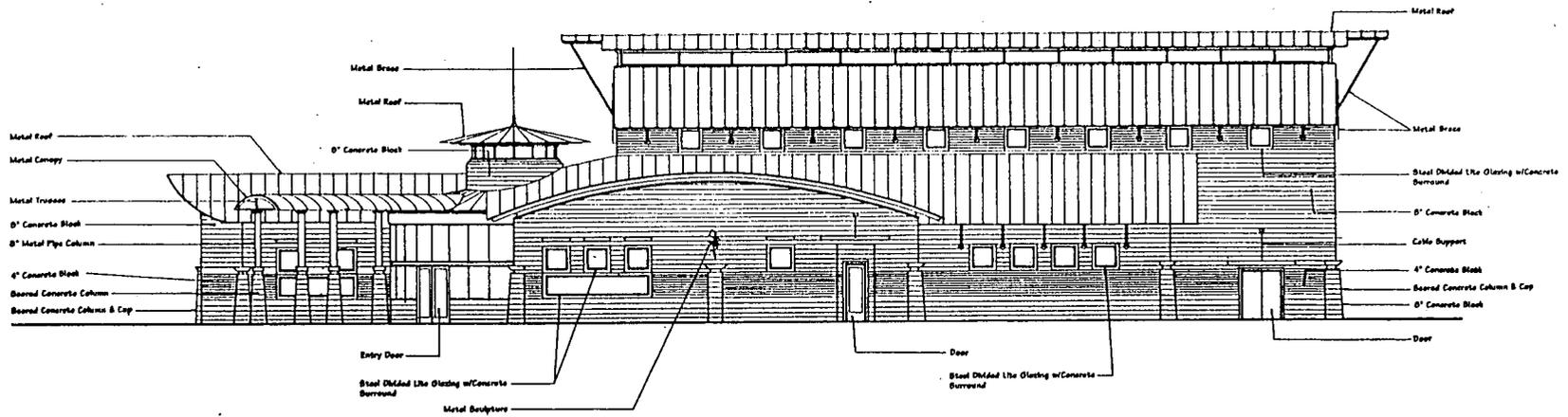


**SHEET**

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**West Elevation**  
Scale: 1/8" = 1'-0"



**South Elevation**  
Scale: 1/8" = 1'-0"

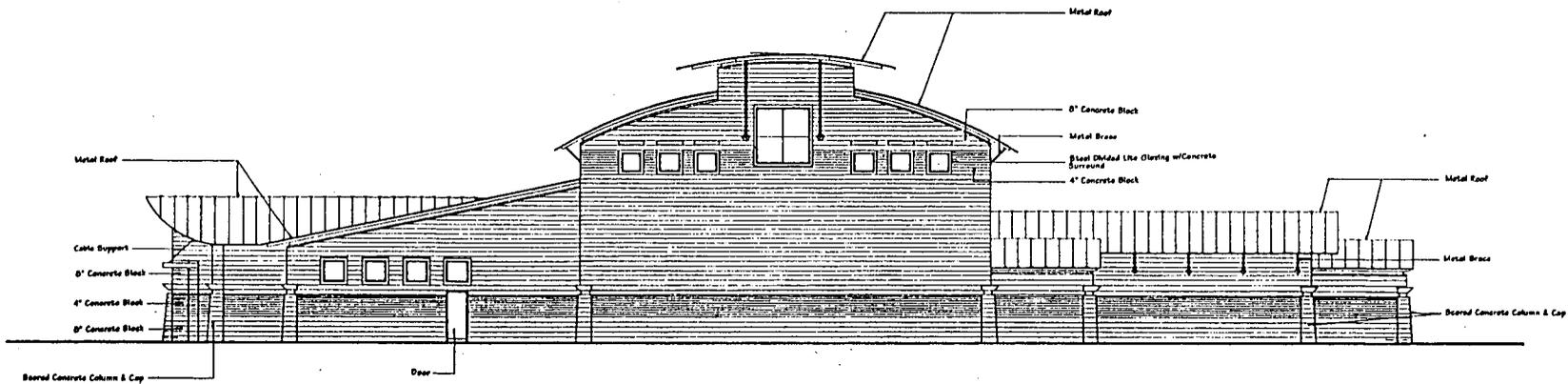
*Mountain View Community Center*  
Conceptual Elevations

WESTBERG & WHITE, INC.  
ARCHITECTS

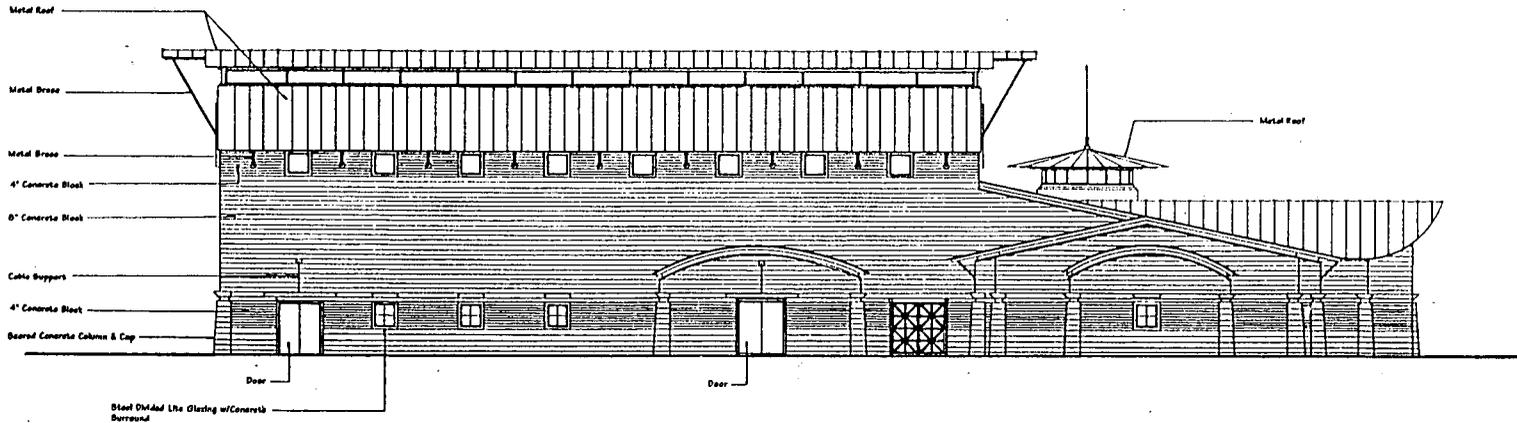
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**East Elevation**  
Scale 1/8" = 1' - 0"



**North Elevation**  
Scale 1/8" = 1' - 0"

**Mountain View Community Center**  
Conceptual Elevations



WESTBERG + WHITE, INC.  
ARCHITECTS + PLANNERS  
1000 N. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.WESTBERGWHITE.COM



SHEET

R-287278

Name: MOUNTAIN VIEW COMMUNITY CENTER  
Client: City of San Diego  
2125 Park Blvd., MS 35  
San Diego, CA 92101  
(619-525-8243)

Client Contact: Vern Noble  
Site Area: 4.04 ac.  
Square Footage: 17,820  
Cost: \$N/A  
Cost/S.F.: \$N/A  
Change Orders:  
    Client: \$N/A  
    Architect: \$N/A  
    Site: \$N/A  
    Contractor: \$N/A  
Contractor: N/A  
N/A  
N/A  
Status: Design

# EXHIBIT F



SAN DIEGO AMORTIZATION OF SECTION 108



	A	B	C	D	E	F	G	H	I	J	K	L
44	SAN DIEGO AMORTIZATION OF \$6,835,000 SECTION 108											
45	March 20, 1996											
46												
47	Draw Assumptions											
48	August 1, 1996	\$ 3,335,000	Projects 1 and 2									
49	February 1, 1997	\$ 3,500,000	Project 3									
50												
51	Total Section 108	\$ 6,835,000										
52												
53	Assumes Interest Levels Equivalent to February 1, 1995 Public Offering By HUD @ Average 8.37%											
54												
55	1996-97		1997-98		1998-99		1999-2000		2000-01			
56	August	February	August	February	August	February	August	February	August	February		
57												
58	Principal		\$ 225,000		\$ 150,000		\$ 160,000		\$ 175,000			
59	Interest	\$ -	\$ 46,523	\$ 154,217	\$ 276,629	\$ 276,629	\$ 270,351	\$ 270,351	\$ 263,655	\$ 263,655	\$ 256,331	
60	Total Payment	\$ -	\$ 46,523	\$ 379,217	\$ 276,629	\$ 426,629	\$ 270,351	\$ 430,351	\$ 263,655	\$ 438,655	\$ 256,331	
61	Total Fiscal Year		\$ 46,523	\$ 655,846	\$ 655,846	\$ 696,980	\$ 696,980	\$ 694,006	\$ 694,006	\$ 694,986	\$ 694,986	
62	Ending Balance	\$ 3,335,000	\$ 6,610,000	\$ 6,610,000	\$ 6,460,000	\$ 6,460,000	\$ 6,300,000	\$ 6,300,000	\$ 6,125,000	\$ 6,125,000	\$ 6,125,000	
63												
64												
65	2001-02		2002-03		2003-04		2004-05		2005-06			
66	August	February	August	February	August	February	August	February	August	February		
67												
68	Principal	\$ 185,000	\$ 205,000	\$ 205,000	\$ 225,000	\$ 225,000	\$ 240,000	\$ 240,000	\$ 265,000	\$ 265,000		
69	Interest	\$ 256,331	\$ 248,589	\$ 248,589	\$ 240,010	\$ 240,010	\$ 230,594	\$ 230,594	\$ 220,550	\$ 220,550	\$ 209,459	
70	Total Payment	\$ 441,331	\$ 248,589	\$ 453,589	\$ 240,010	\$ 465,010	\$ 230,594	\$ 470,594	\$ 220,550	\$ 485,550	\$ 209,459	
71	Total Fiscal Year		\$ 689,920	\$ 693,599	\$ 693,599	\$ 695,603	\$ 695,603	\$ 691,143	\$ 691,143	\$ 695,009	\$ 695,009	
72	Ending Balance	\$ 5,940,000	\$ 5,735,000	\$ 5,735,000	\$ 5,510,000	\$ 5,510,000	\$ 5,270,000	\$ 5,270,000	\$ 5,005,000	\$ 5,005,000	\$ 5,005,000	
73												
74												
75	2006-07		2007-08		2008-09		2009-10		2010-11			
76	August	February	August	February	August	February	August	February	August	February		
77												
78	Principal	\$ 290,000	\$ 315,000	\$ 315,000	\$ 340,000	\$ 340,000	\$ 370,000	\$ 370,000	\$ 405,000	\$ 405,000		
79	Interest	\$ 209,459	\$ 197,323	\$ 197,323	\$ 184,140	\$ 184,140	\$ 169,911	\$ 169,911	\$ 154,427	\$ 154,427	\$ 137,477	
80	Total Payment	\$ 499,459	\$ 197,323	\$ 512,323	\$ 184,140	\$ 524,140	\$ 169,911	\$ 539,911	\$ 154,427	\$ 559,427	\$ 137,477	
81	Total Fiscal Year		\$ 696,782	\$ 696,463	\$ 696,463	\$ 694,051	\$ 694,051	\$ 694,338	\$ 694,338	\$ 696,904	\$ 696,904	
82	Ending Balance	\$ 4,715,000	\$ 4,400,000	\$ 4,400,000	\$ 4,060,000	\$ 4,060,000	\$ 3,690,000	\$ 3,690,000	\$ 3,285,000	\$ 3,285,000	\$ 3,285,000	
83												
84												
85	2011-12		2012-13		2013-14		2014-15		2015-16		2015-16	
86	August	February	August	February	August	February	August	February	August	February	August	February
87												
88	Principal	\$ 440,000	\$ 480,000	\$ 480,000	\$ 520,000	\$ 520,000	\$ 565,000	\$ 565,000	\$ 615,000	\$ 615,000	\$ 665,000	\$ 665,000
89	Interest	\$ 137,477	\$ 119,063	\$ 119,063	\$ 98,975	\$ 98,975	\$ 77,213	\$ 77,213	\$ 53,568	\$ 53,568	\$ 27,830	\$ 27,830
90	Total Payment	\$ 577,477	\$ 119,063	\$ 599,063	\$ 98,975	\$ 618,975	\$ 77,213	\$ 642,213	\$ 53,568	\$ 668,568	\$ 27,830	\$ 692,830
91	Total Fiscal Year		\$ 696,541	\$ 698,039	\$ 698,039	\$ 696,189	\$ 696,189	\$ 695,781	\$ 695,781	\$ 696,398	\$ 696,398	\$ 692,830
92	Ending Balance	\$ 2,845,000	\$ 2,365,000	\$ 2,365,000	\$ 1,845,000	\$ 1,845,000	\$ 1,280,000	\$ 1,280,000	\$ 665,000	\$ 665,000	\$ 665,000	\$ -
93												
94	Total Principal											
95	Payments	\$ 6,835,000										

R-287278

# EXHIBIT G



SECTION 108 LOAN PAYMENT



R-287278

	A	B	C	D	E	F	G	H	I	J	K	L
1	SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION											
2	108 LOAN PAYMENT - 20 YEARS											
3	March 20,1996											
4	sedc26											
5	Draw Assumptions											
6	August 1,1996	\$ 3,335,000	Projects 1 and 2									
7	February 1,1997	\$ 3,500,000	Project 3									
8												
9	Total Section 108	\$ 6,835,000										
10												
11												
12		1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	
13												
14	Real Property Value		\$ 1,830,000	\$ 7,536,600	\$ 7,687,332	\$ 7,841,079	\$ 7,997,900	\$ 8,157,858	\$ 8,321,015	\$ 8,487,436	\$ 8,657,184	
15												
16	Section 108 Payments	\$ 46,523	\$ 655,846	\$ 696,980	\$ 694,006	\$ 694,986	\$ 689,920	\$ 693,599	\$ 695,603	\$ 691,143	\$ 695,009	
17												
18	Sources for Repayment											
19	Project Tax Increment	\$ -	\$ 20,022	\$ 81,692	\$ 82,544	\$ 83,397	\$ 84,251	\$ 85,107	\$ 85,962	\$ 86,818	\$ 87,674	
20	Less Pass Through		\$ 10,355	\$ 42,251	\$ 42,692	\$ 43,133	\$ 43,575	\$ 44,017	\$ 44,460	\$ 44,902	\$ 45,345	
21	Net Tax Increment		\$ 9,667	\$ 39,441	\$ 39,852	\$ 40,264	\$ 40,677	\$ 41,090	\$ 41,503	\$ 41,916	\$ 42,329	
22	CDBG To Fill Gap	\$ 46,523	\$ 646,179	\$ 657,539	\$ 654,154	\$ 654,722	\$ 649,244	\$ 652,509	\$ 654,101	\$ 649,227	\$ 652,680	
23	District 4 CDBG	\$ 46,523	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
24	Citywide CDBG		\$ 146,179	\$ 157,539	\$ 154,154	\$ 154,722	\$ 149,244	\$ 152,509	\$ 154,101	\$ 149,227	\$ 152,680	
25												
26		2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
27												
28	Real Property Value	\$ 8,830,328	\$ 9,006,935	\$ 9,187,073	\$ 9,370,815	\$ 9,558,231	\$ 9,749,396	\$ 9,944,384	\$ 10,143,271	\$ 10,346,137	\$ 10,553,059	\$ 10,764,121
29												
30	Section 108 Payments	\$ 696,782	\$ 696,463	\$ 694,051	\$ 694,338	\$ 696,904	\$ 696,541	\$ 698,039	\$ 696,189	\$ 695,781	\$ 696,398	\$ 692,830
31												
32	Sources for Repayment											
33	Project Tax Increment	\$ 89,375	\$ 91,110	\$ 92,906	\$ 94,738	\$ 96,606	\$ 98,510	\$ 100,452	\$ 102,433	\$ 104,452	\$ 105,630	\$ 107,742
34	Less Pass Through	\$ 46,225	\$ 47,122	\$ 48,051	\$ 48,998	\$ 49,964	\$ 50,949	\$ 51,954	\$ 52,978	\$ 54,023	\$ 54,632	\$ 55,724
35	Net Tax Increment	\$ 43,150	\$ 43,988	\$ 44,855	\$ 45,739	\$ 46,641	\$ 47,561	\$ 48,498	\$ 49,455	\$ 50,430	\$ 50,998	\$ 52,018
36	CDBG To Fill Gap	\$ 653,632	\$ 652,475	\$ 649,196	\$ 648,598	\$ 650,263	\$ 648,980	\$ 649,540	\$ 646,734	\$ 645,352	\$ 645,400	\$ 640,812
37	District 4 CDBG	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
38	Citywide CDBG	\$ 153,632	\$ 152,475	\$ 149,196	\$ 148,598	\$ 150,263	\$ 148,980	\$ 149,540	\$ 146,734	\$ 145,352	\$ 145,400	\$ 140,812

R-287278

# EXHIBIT H



CITY COUNCIL RESOLUTION



R-287278

The City of San Diego  
**CERTIFICATE OF CITY AUDITOR AND COMPTROLLER**

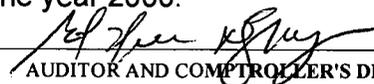
**CERTIFICATE OF UNALLOTTED BALANCE**

AC 9601079  
 ORIGINATING DEPT. NO.: 9994

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount 6,835,380.00 Fund 18514

Purpose Authorizing the application for, acceptance and transfer of HUD Section 108 Loan Funds to the Redevelopment Agency for the Potter Tract, Chollas Creek, and Mt. View Comm. Center Projects; and authorizing the allocation of CDBG Funds from Dist. #4 for twenty years, and from the city-wide allocation for seventeen years beginning in the year 2000.

Date April 5, 1996 By:   
 AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
1	0	18514			9544					\$6,835,380.00
TOTAL AMOUNT										\$6,835,380.00

FUND OVERRIDE

**CERTIFICATION OF UNENCUMBERED BALANCE**

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ \_\_\_\_\_

Vendor \_\_\_\_\_

Purpose \_\_\_\_\_

Date \_\_\_\_\_ By: \_\_\_\_\_

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

**R-287278**

AC 9601079

**MAY 06 1996**