

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MINUTES  
Monday, August 11, 2008**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

David Bowen	Karen Bucey	Valentina Hernandez 6:06
Tony Lopresti	David Nelson	Joe Sciarreta
Elizabeth Tate	David Taylor	Patty Vaccariello
Jim Varnadore	Travis Knowles	Irasema Garcia
Carl Davis		

The following members were absent: Rudy Burlin, Astrid Cybulskis, Fred Lindahl, Juan Pablo Sanchez, and Andrea Zinko

Also Present: Karina Danek (Redevelopment), Jim Davies (Redevelopment), and Jimmy Camacho (Redevelopment).

**I. Call to Order:**

The meeting was called to order at 6:05 p.m. Roll call was conducted. A quorum was established.

**II. Agenda:**

Tony LoPresti motioned to move agenda item V.C ahead of V.A of Old Business, seconded by Valentina Hernandez. Motion passed 13-0-0.

**III. Minutes:**

David Taylor motioned to approve the minutes from July 14, 2008 seconded by Travis Knowles. Motion passed 10-0-3

**IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

**The following members of the Public made comments:**

Collin Mathewson  
Yigal Adato  
Pam Ison

**PAC Members Comment**

**The following members of the PAC made public comments:**

Irasema Garcia  
David Taylor  
Valentina Hernandez  
Travis Knowles  
Carl Davis  
David Nelson

## **Staff Announcement**

Jim Davies provided the following updates:

Melissa Garcia is on maternity leave until December.

Agency Restructuring: Janice Weinrick, Deputy Executive Director of San Diego Redevelopment Agency, is researching the restructuring of the agency. She has contacted a consultant to review employee benefit packages and examine personnel and organizational issues resulting from separating from civil service and The City of San Diego. An update will be provided to the Redevelopment Agency Board early October.

Auburn Park:

- a. Security: Affirmed Housing group will repair the metal security gate to prevent unauthorized access.
- b. Rent: For 2008, Housing and Urban Development (HUD) authorized the increase of affordable rents up to twelve (12) percent. Affirmed Housing chose to raise rents by only 5 percent instead of the twelve percent allowed. Two households were given 30 day eviction notices. Affirmed Housing and management are working to fill the vacancies.
- c. Graffiti and Trash Removal: Onsite staff and maintenance manage waste and graffiti removal onsite and at the adjacent park. Graffiti is removed immediately in order to prevent retaliatory action from opposing gang factions.

Euclid Tower: Contractor is working on reinforcing the tower's base pillars; the tower portion is in planning review, and is due August 25<sup>th</sup>. Notice will be given prior to attaching the tower in order to gain media coverage and resident participation.

Karina Danek introduced Jimmy Camacho, Project Assistant for City Heights Redevelopment Project Area.

## **V. Old Business**

**C. Foreclosed Properties, Code Enforcement Officer(s)- Action Item-**Toni LoPresti and Karina Danek- Tony LoPresti presented problems associated with foreclosed properties and the recommended solutions formulated by meeting with Price Charities, Community Housing Works, City Heights CDC, Project Area Committee, Code Compliance, District 3, and the Redevelopment Agency. Focus has been placed on prevention, reinstallation, maintenance, and security of foreclosed properties. It has been recommended that the job description for the Redevelopment Agency funded position include (1) Identifying owners of foreclosed properties, (2) Notifying owners of responsibilities and violations, (3) Mapping of the properties (4) Monitoring properties to ensure code compliance, (5) Coordinating with City Heights CDC and the volunteer code compliance program and Community Housing Works in order to provide information regarding refinancing loans and foreclosure prevention, (6) Monitoring businesses, if person filling position has spare time available, and (7) Position

should be based in City Heights. A job description will be formed by the PAC committee and the position will be funded for 2 years, and cost \$95,000 a year.

Tony Lopresti informed the PAC that the Housing Subcommittee discussed this item at the August meeting and recommended the Agency to fund 1 position for two years. With a recommendation by the Housing Subcommittee, motion passed 12-0-1.

**A. Second Implementation Agreement to the Disposition and Development Agreement (DDA) for City Heights Square- Possible Action Item-** James Davies- Item was moved to the next PAC meeting.

**B. City Heights Redevelopment Housing Rehabilitation Loan Program Guidelines-Action Item-** Michele St. Bernard- Item was moved to the next PAC Meeting. David Nelson, member of Housing Subcommittee provided a brief description of the program and the revisions recommended by the Housing Subcommittee.

**VI. Chair and Subcommittee Reports**

**A. Chair's Report – No Report**

**B. Ad-hoc Committee Foreclosed Properties-** report provided earlier in item V.C.

**C. Housing Subcommittee –** Owner of the Courtyard project located on 44<sup>th</sup> and El Cajon Blvd approached the Housing Subcommittee for funding. They have a \$5.2 million gap after bank threatened to pull out due to low project appraisal. No action was taken by the Housing Subcommittee; however there is a discussion about preventing a vacant lot or a foreclosed property. Additional research will be done and an update will be given at the next PAC meeting.

**D. Election Subcommittee –** PAC Election will be held at the lobby of the Metro Career Center on Monday, October 13. Speeches will be held from 5:30 p.m. to 6:00 p.m. and voting will continue from 6:00 p.m. until 8:00 p.m. Recommendations were given on how to increase voter turn out and the visibility of the election.

**VII. Next Meeting Agenda -** PAC discussion and action on next meeting's agenda.

A. Second Implementation Agreement to the Disposition and Development Agreement for City Heights Square

B. City Heights Redevelopment Housing Rehabilitation Loan Program Guidelines

C. PAC Member Absences

D. Repairs to infrastructure and beautification of public areas

**IX. Adjournment –** The meeting adjourned at 7:27p.m.

*(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Karina Danek (619) 236-6537 or email: [kdanek@sandiego.gov](mailto:kdanek@sandiego.gov))*

