

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MINUTES
Monday, June 08, 2009**

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:

Astrid Cybulskis	David Nelson	Elizabeth Tate
Tony LoPresti	Liz Avalon 6:20pm	Ellee Igo
Georgette Gomez	Joe Sciarreta	David Bowen
Andrea Zinko	Valentina Hernandez	

The following members were absent: Fred Lindahl, David Taylor, Patty Vaccariello, Jim Varnadore, Daisy Gonzalez, Larry Hofreiter, and Irasema Garcia.

Also Present: Karina Danek (Redevelopment), Melissa Garcia (Redevelopment), Krissy Toft (Redevelopment), and Jimmy Camacho (Redevelopment).

I. Call to Order:

The meeting was called to order at 6:15 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

Astrid Cybulskis recommended covering item VIA Statement of Economic Interests first and moving item VD Affordable Housing Opportunity Fund before item VA Fairmount 26 Mixed Use Affordable Family Project. Tony LoPresti proposed covering item VD Affordable Housing Opportunity Fund first, covering item VA Fairmount 26 Mixed Use Affordable Family Project second, and covering item VIA Statement of Economic Interests third. David Nelson motioned to approve the agenda as amended seconded by Ellee Igo motion passed 8-0-1.

III. Minutes:

Tony LoPresti made a motion to approve the May 11, 2009 meeting minutes seconded by David Bowen. Motion passed 11-0-0.

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

The following members of the Public made comments:

Kathy Evans-Calderwood
Sakara Tear
Maria Cortez
Pam Ison, District 3

PAC Members Comment

The following members of the PAC made public comments:

Elizabeth Tate
Ellee Igo
Valentina Hernandez
Andrea Zinko

Staff Announcement

Melissa Garcia provided the following update:

SANDAG Smart Growth Incentive Program Grant – The SANDAG Board of Directors made a recommendation to fund the Smart Growth Incentive Program grant application that was submitted for the City for a Mid-City SR-15 BRT Station Area Planning Study. City of San Diego Planning staff will be meeting soon with SANDAG staff to work out a grant agreement. Planning staff will also be forming the Planning Study Working Group in the next couple of months.

V. Old Business

A. Affordable Housing Opportunity Fund- Action Item- Melissa Garcia provided the PAC with a history and description of the Affordable Housing Opportunity Fund. In 2002, the Redevelopment Agency, Housing Authority, and the City Council approved a Comprehensive Affordable Housing Strategy which included the concept of leveraging and aggregating the Agency's Low/Mod funds. A pool of \$55M was created and a Notice of Funds Available (NOFA) was issued to create over 700 affordable units. Funds from the 2003 NOFA were used to fund Talmadge, City Heights Square Senior Housing, and Auburn Park. In 2006 the Agency approved the continued treatment of Low/Mod funds as an "Affordable Housing Opportunity Fund" and approved the issuance of a Request for Proposals for a bank line of credit to fund the Affordable Housing Opportunity Fund. In June 2007, the Agency authorized the Executive Director to enter into credit agreements with San Diego National Bank for six lines of credit totaling \$70 Million; of the total \$70 Million, \$34 Million is supported by Housing Set-aside funds from four project areas; of the \$34 Million, \$11Million (\$8Million to the Opportunity Fund and \$3Million reserved for City Heights housing projects) is supported by the City Heights Redevelopment Project Area housing set-aside funds. Approximately \$3.9 Million remains available from the City Heights Redevelopment Project Area Opportunity Fund line of credit. The Affordable Housing Opportunity Fund status spreadsheet was shared with the PAC. The PAC was also advised the spreadsheet is available on-line on the Agency's Affordable Housing website.

B. Fairmount 26 Mixed Use Affordable Family Project- Action Item- Jay Powell and David Billings, City Heights Community Development Corporation: PAC members were presented with 1) the deal points for the Owner Participation Agreement with City Heights Community Development Corporation and Chelsea Investment Corporation, 2) a request for up to \$3,015,000 in funds, 3) and the Replacement Housing Plan for the proposed Fairmount 26 Mixed Use Affordable Family Project. Tony LoPresti made a motion to recommend the Agency to 1) enter into an Owner Participation Agreement with City Heights Community Development Corporation and Chelsea Investment Corporation, 2) provide up to \$3,015,000 in funds, and 3) approve the Replacement Housing Plan for the Fairmount 26 Mixed Use Affordable Family Project seconded by Georgette Gomez. Motion passed 9-2-0.

VI. New Business

A. Statement of Economic Interests – Information Item- Stacy Fulhorst, Executive Director, San Diego Ethics Commission, provided information on the Statement of Economic Interests (Form 700).

V. Old Business

B. City Heights Redevelopment Project Area Budget- Action Item- Melissa Garcia presented the changes made to the Proposed Fiscal Year 2010 Budget handout provided during the May 11th PAC meeting and an outline of projected

FY2010 administration costs. The PAC made the recommendation to add the following language to the “Eliminate Blight” category of the City Heights Redevelopment Project Area Fiscal Year 2010 Work Plan: “Develop a strategic plan with the community to put the Fourth Implementation Plan for the City Heights Redevelopment Plan into action”. David Nelson made a motion to approve the City Heights Redevelopment Project Area Fiscal Year 2010 Draft Budget and the Work Plan for Fiscal Year 2010 seconded by Joe Sciarreta. Motion passed 9-2-0.

C. Fourth Implementation Plan- Action Item- This item will be revisited at the next PAC meeting.

VI. New Business

B. City Heights PAC Extension and Authorization for the 2009 PAC Election- Action Item- Karina Danek asked for the PAC to make a recommendation to extend the City Heights PAC for one year and authorize the 2009 City Heights PAC Election. Valentina Hernandez made a motion to recommend the extension of the City heights PAC for one year and authorize the 2009 City Heights PAC Election seconded by Tony LoPresti. Motion passed 11-0-0.

C. Urban Land Institute Technical Advisory Panel (TAP) Application – Action Item- Melissa Garcia: the PAC was asked to make a recommendation for the PAC Chair to write a letter of support to be submitted with the Urban Land Institute (ULI) Technical Advisory Panel (TAP) application. The TAP would focus on an economic feasibility study for indentified opportunity sites at I-15 and University Avenue and El Cajon Boulevard and consider the four alternative BRT station sites at University Avenue and El Cajon Boulevard. The study is intended to provide direction to Agency and the City of San Diego’s City Planning and Community Investment Department staff regarding economically feasible future development along the I-15 corridor. After PAC members shared concerns regarding the study, Tony LoPresti made a motion against the PAC Chair drafting a letter of support to be submitted with the TAP application and have the PAC reconsider the item after the SANDAG study is complete seconded by Valentina Hernandez. Joe Sciarreta did not participate in the discussion, moved into the audience, and recused himself from voting. Motion passed 7-2-1-1.

VII. Chair and Subcommittee Reports

A. Chair’s Report – Reported on the success of the June FaceLift event.

B. Housing Subcommittee – A quorum was not established at the June 2nd meeting.

Members present discussed items on the Agenda including reports on Home in the Heights, the Housing Rehabilitation Program and the Zoning Investigator. Members also discussed the Fairmount 26 Mixed Use Affordable Housing project.

C. Ad-hoc California Endowment’s Building Healthy Communities Initiative- A meeting will be scheduled.

D. Ad-hoc Committee Foreclosed Properties- No report.

E. Ad-hoc Committee Infrastructure – The committee met Saturday, May 30th and developed a strategy to attain information on sponsorships, potential work sites and potential project costs. Information will be presented to the PAC in the Fall 2009.

VII. Next Meeting Agenda – City Heights Community Housing Trust Fund.

VIII. Adjournment – The meeting adjourned at 8:50p.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 Melissa Garcia at (619) 236-6547 or email: magarcia@sandiego.gov