REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

ANNUAL REPORT

FISCAL YEAR 2006

(Issued in December 2008)

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Prepared by
The City of San Diego, City Planning & Community Investment Department

Redevelopment Agency of the City of San Diego

Roster of Officials
(as of the issuance of this report)

BOARD OF DIRECTORS

Sherri Lightner
Member

Kevin Faulconer
Member

Todd Gloria
Member

Anthony Young
Member

Carl DeMaio
Member

Donna Frye
Member

Marti Emerald
Member

Ben Hueso
Member

OFFICIALS

Jerry Sanders
Executive Director

William Anderson
Assistant Executive Director

Janice L. Weinrick
Deputy Executive Director

Jan Goldsmith
General Counsel

Redevelopment Agency of the City of San Diego

Roster of Officials
As of Year Ended June 30, 2006

BOARD OF DIRECTORS

Scott Peters*
Member

Kevin Faulconer
Member

Toni Atkins*
Member

Tony Young
Member

Brian Maienschein*
Member

Donna Frye
Member

Jim Madaffer*
Member

Ben Hueso
Member

OFFICIALS

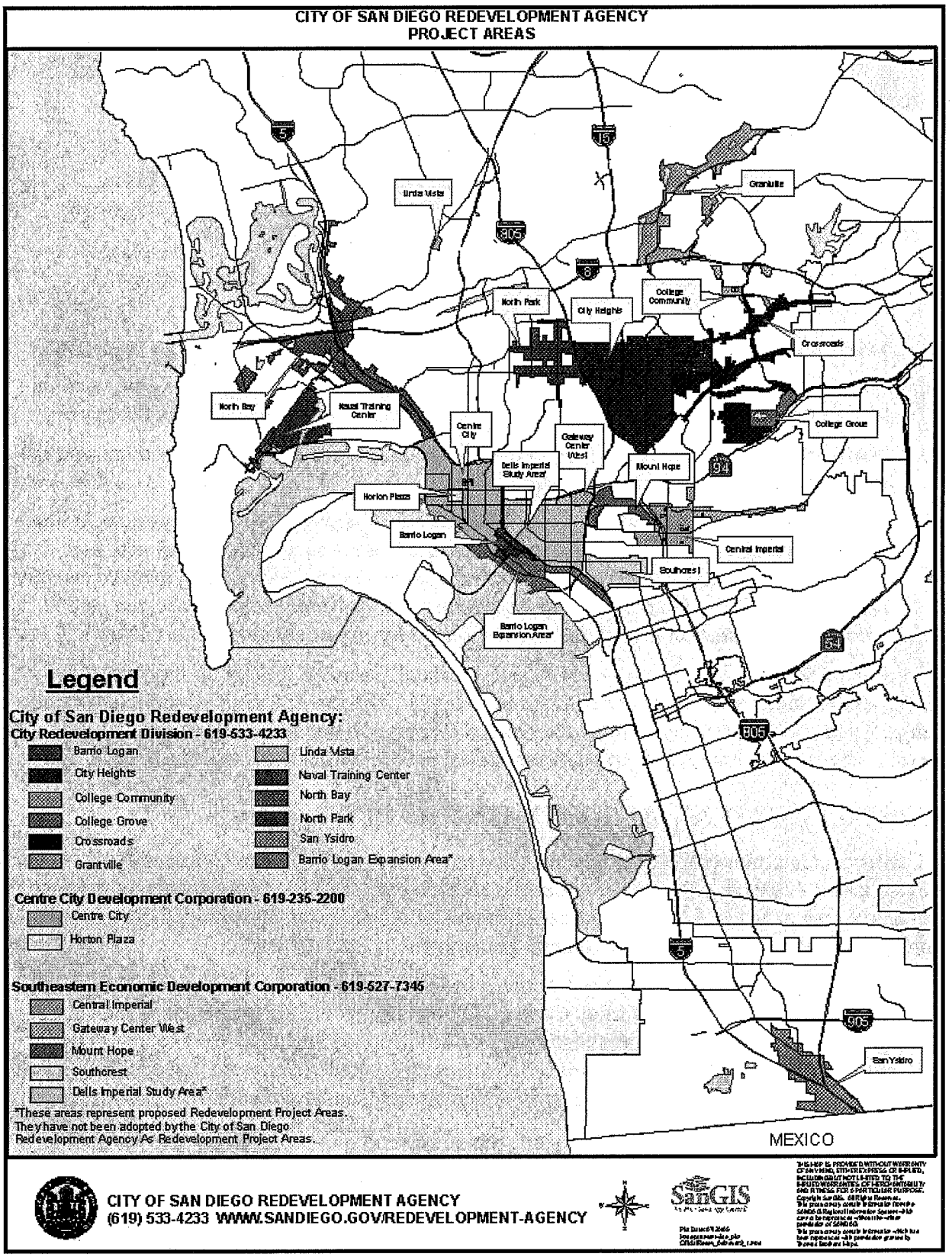
Jerry Sanders
Executive Director

James T. Waring*
Assistant Executive Director

Michael Aguirre*
General Counsel

* Individual is no longer an employee of the City.

Redevelopment Project Area Map[1]



[1] Redevelopment Project Map is reflecting all the project areas as of the issuance of this report.

INTRODUCTION

The Redevelopment Agency is required to present to its legislative body an annual report within six (6) months of the end of the agency's fiscal year (California Health & Safety Code, Section 33080.1). California Redevelopment Law (CRL) at Health and Safety Code Section 33080.1 requires that the annual report shall contain the following:

1. The independent financial audit report for the previous fiscal year.
2. A fiscal statement for the previous fiscal year that lists the amount of outstanding indebtedness and tax increment revenues generated by the agency and in each project area.
3. A description of the agency's activities in the previous year affecting housing and displacement.
4. Report on the actions and activities to alleviating blight during the previous fiscal year.
5. List the status on all loans made by the Agency that were $50,000 or more, that were in default, or not in compliance with the terms of the loan during the previous fiscal year.
6. Description of the total number and nature of the properties that the agency owns and the properties acquired in the previous fiscal year.
7. Any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found consistently and as a result jobs information is contained in this report for applicable project areas only.*

On October 17, 2008, the Redevelopment Agency Annual Financial Report for the year ended June 30, 2006 (Audit) was issued (refer to Attachment 3). The report identified three (3) findings.[2] One of the findings was that the Annual Report was not submitted to the City Council. The issuance of this report addresses this specific Audit compliance finding.

REDEVELOPMENT AGENCY OVERVIEW

The California Community Redevelopment Act was enacted in 1945. The Community Redevelopment Act gave cities and counties the authority to establish redevelopment agencies, gave these agencies the authority to address problems of urban decay, and enabled the agencies to apply for grants and loans from the federal government.

In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law (Health and Safety Code § 33000 et seq.). The City Council of the City of San Diego established the Redevelopment Agency of the City of San Diego in 1958. Although City Council members serve as the Board of Directors of the Redevelopment Agency, the Agency is a separate, legally constituted body which operates under the authority granted by redevelopment law.

[2] Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006, Page 92 – 99.

Agency Organization

The City Council is the Board of Directors of the Redevelopment Agency. Project implementation and administration for the Redevelopment Agency are provided by three separate and distinct organizations:

- Centre City Development Corporation (CCDC);
- Redevelopment Division (The Redevelopment Division of the City of San Diego, City Planning & Community Investment Department);
- Southeastern Economic Development Corporation (SEDC).

Both CCDC and SEDC are public non-profit organizations established by the City Council, with the City of San Diego as the sole member of each corporation.

Centre City Development Corporation (CCDC)
In 1975, the City Council established the Centre City Development Corporation as a non-profit public corporation to implement redevelopment projects in the downtown area. The Corporation is governed by a seven-member Board of Directors appointed by the Mayor and confirmed by the City Council. CCDC administers the Centre City and Horton Plaza project areas.

Redevelopment Division
In 1958, the City Council established the Redevelopment Agency to implement redevelopment projects within the City of San Diego. The Redevelopment Division of the City Planning & Community Investment Department performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records.[3] During Fiscal Year 2006, the Redevelopment Division administered the following eleven (11) project areas:

- Barrio Logan
- City Heights
- College Community
- College Grove
- Crossroads
- Grantville
- Linda Vista
- Naval Training Center
- North Bay
- North Park
- San Ysidro

Southeastern Economic Development Corporation (SEDC)
In 1980, the City Council established the Southeastern Economic Development Corporation as a non-profit public corporation to implement redevelopment projects in Southeastern San Diego. The Corporation is governed by a nine-member Board of Directors appointed by the Mayor and confirmed by the City Council. SEDC administers the Central Imperial, Gateway Center West, Mount Hope, and Southcrest project areas.

[3] The Redevelopment Division as of the issuance of this report is a part of the City of San Diego, City Planning & Community Investment Department.

Contact Information

Centre City Development Corporation
225 Broadway, Suite 1100
San Diego, CA 92101
(619) 235-2200
Website: www.ccdc.com

City of San Diego, City Planning & Community Investment - Redevelopment Agency
1200 Third Avenue, 14th Floor
San Diego, CA 92101
(619) 236-6700
Website: www.sandiego.gov/redevelopment-agency/

Southeastern Economic Development Corporation
4393 Imperial Avenue, Suite 200
San Diego, CA 92113
(619) 527-7345
Website: www.sedcinc.com

REPORTS SUBMITTED TO THE STATE OF CALIFORNIA

Much of the content required by California Redevelopment Law for this report is also submitted to the State of California on an annual basis. The audited financial statements were not available at the time the reports were submitted to the State. These filings are listed and described below.

California State Controller's Report

The Agency is required to file the Annual Report of Financial Transactions with the State Controller's Office (SCO) within six (6) months of the end of the fiscal year (refer to Attachment 1). The State Controller's Report was filed electronically to the state utilizing unaudited financial information. This circumstance was disclosed to the State Controller's Office at the time of the submittal. Attachment 1 represents the database screen prints of the information submitted electronically to the State.

California Department of Housing and Community Development Report

The Agency is required to file the Annual Housing Activity Report with the California Department of Housing and Community Development (HCD) within six (6) months of the end of the fiscal year (refer to Attachment 2). The Housing and Community Development Report was filed electronically to the state utilizing unaudited financial information. Attachment 2 represents the information submitted electronically to the State.

Please note: The State Controller's Report (refer to Attachment 1) and the Housing and Community Development Report (refer to Attachment 2) were originally submitted electronically in December 2006 utilizing unaudited financial data. The audited financial data were released in October 2008 (refer to Attachment 3); discrepancies exist between the original filings and the audited financial statements. The Annual Report utilizes the audited financial information.

FINANCIAL OVERVIEW

The Financial Overview is a summary of actual fiscal activities for the Agency as a whole. The *Annual Financial Report* has detailed information on the financial activity of the Redevelopment Agency as a whole (refer to Attachment 3).

Statement of Indebtedness

The following table complies with Section 33080.5(a), which requires the amount of outstanding indebtedness generated by the agency in each project area.

CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
STATEMENT OF INDEBTEDNESS (SOI)
FISCAL YEAR 2006
(UNAUDITED)

ORGANIZATION	PROJECT AREA		SOI AMOUNT
CCDC	Centre City	$	462,024,740
CCDC	Horton Plaza		37,216,243
Redevelopment Division	Barrio Logan		21,695,205
Redevelopment Division	City Heights		42,704,368
Redevelopment Division	College Community		4,667,891
Redevelopment Division	College Grove		781,809
Redevelopment Division	Crossroads		2,300,716
Redevelopment Division	Grantville		-
Redevelopment Division	Linda Vista		5,616,663
Redevelopment Division	Naval Training Center		10,980,425
Redevelopment Division	North Bay		12,433,581
Redevelopment Division	North Park		30,566,767
Redevelopment Division	San Ysidro		3,344,736
SEDC	Central Imperial		30,764,045
SEDC	Gateway Center West		19,210,641
SEDC	Southcrest		22,085,357
SEDC	Mount Hope		11,130,593
	TOTAL:	$	717,523,780

Required Payments for Existing Indebtedness

The respective financial statements for each Project Area reflect payments made on the existing outstanding indebtedness during the fiscal year as described in Section 33080.5(f).

Tax Increment Property Tax Revenues

The following table complies with Section 33080.5(b), which requires the amount of tax increment property tax revenues generated by the agency in each project area.

CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAX INCREMENT PROPERTY TAX REVENUE
FISCAL YEAR 2006

ORGANIZATION	PROJECT AREA		TAX INCREMENT
CCDC	Centre City	$	80,638,655
CCDC	Horton Plaza		7,580,311
Redevelopment Division	Barrio Logan		368,628
Redevelopment Division	City Heights		11,315,881
Redevelopment Division	College Community		734,840
Redevelopment Division	College Grove		716,349
Redevelopment Division	Crossroads		2,300,716
Redevelopment Division	Grantville		-
Redevelopment Division	Linda Vista		89,161
Redevelopment Division	Naval Training Center		3,907,078
Redevelopment Division	North Bay		4,638,970
Redevelopment Division	North Park		4,915,074
Redevelopment Division	San Ysidro		3,271,959
SEDC	Central Imperial		1,929,488
SEDC	Gateway Center West		281,862
SEDC	Mount Hope		1,299,631
SEDC	Southcrest		1,672,111
	TOTAL:	$	125,660,714

Payment to Taxing Agencies

The following table complies with Section 33080.5(c) and 33080.5(e), and summarizes the amount of tax increment revenues paid to taxing agencies.

CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAXING AGENCY PAYMENTS
FISCAL YEAR 2006

TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:		
San Diego Community College	$	1,662,831
San Diego Unified Schools		4,206,540
San Ysidro School District		134,695
County Office of Education		365,495
Southwestern Comm College District		18,534
Sweetwater Union High School		68,787
TOTAL TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:	$	6,456,882
TAXING AGENCY PAYMENTS - OTHER:		
City of San Diego	$	1,686,519
City Zoological Exhibits		20,680
County of San Diego		3,598,455
County Water Authority		11,315
Southeast Medical Center Associates		13,691
MWD D/S Remainder of SDCWA		17,546
TOTAL TAXING AGENCY PAYMENTS - OTHER:	$	5,348,206
TAXING AGENCY PAYMENTS - EDUCATIONAL REVENUE AUGMENTATION FUND (ERAF):		
County of San Diego	$	6,058,563
TOTAL TAXING AGENCY PAYMENTS - EDUCATIONAL REVENUE AUGMENTATION FUND (ERAF):	$	6,058,563
TOTAL TAXING AGENCY PAYMENTS	$	17,863,651

Defaulted or Non-Compliant Loans of $50,000 or greater

California Redevelopment Law under Section 33080.1(e) requires that the Annual Report include "a list of, and status report on, all loans made by the redevelopment agency that are fifty thousand dollars ($50,000) or more, that in the previous fiscal years were in default, or not in compliance with the terms of the loan approved by the redevelopment agency." There were no agency loans made in the previous year that are in default or not in compliance with the loan conditions.

Property Report

California Redevelopment Law under Section 33080.1(f) requires that the Annual Report include a description of the total number and nature of the properties that the Agency owns. The properties owned by the Agency during Fiscal Year 2006 are listed in Attachment 4.

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." A description of the actions that were taken to alleviate blight is listed in the *Project Area Information* section.

LOW AND MODERATE HOUSING FUND

In 1976, the legislature imposed what is commonly referred to as the "20 Percent Set-Aside," which requires twenty (20) percent of tax increment generated from the project area to be used by the agency to increase, improve, and preserve the supply of affordable housing for persons and families of low and moderate income (refer to Section 33334.2). These funds are restricted to affordable housing related expenses.

The following table is a summary of the Agency's assisted dwelling units from the California Department of Housing and Community Development Report (refer to Attachment 2):

Fiscal Year 2006 – Agency-Assisted Dwelling Units

	Very Low*	Low*	Moderate*	Total
Constructed	90 **	0	49	139
First Time Home Buyers	1	22	4	27
TOTAL:	91	22	53	166

* Very Low: Families with less than 50% Average Median Income (AMI). Low: Families between 51% - 80% AMI. Moderate: Families between 81% - 120% AMI.

** Indicates unit restricted for the elderly.

Low and Moderate Housing Fund Financial Activity

California Redevelopment Law under Section 33080.5 requires that the Annual Report include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

PROJECT AREA INFORMATION

All seventeen project areas are listed in name order on the following pages:

Barrio Logan Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	133	REDEVELOPMENT PLAN TIME LIMIT	5/20/2032
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	5/20/2011
PLAN ADOPTION DATE	5/20/1991	EMINENT DOMAIN TIME LIMIT	5/20/2003
PLAN AMENDMENT DATE	11/28/1994	REPAYMENT OF DEBT (YEAR)	5/20/2042

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Started construction of the "Gateway I Family Apartments" consisting of forty-two (42) new affordable family housing units.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Central Imperial Project Area

Southeastern Economic Development Corporation

General Information:

Central Imperial

PROJECT AREA SIZE (ACRES)	580	REDEVELOPMENT PLAN TIME LIMIT	9/14/2033
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	9/14/2012
PLAN ADOPTION DATE	9/14/1992	EMINENT DOMAIN TIME LIMIT	9/14/2016
PLAN AMENDMENT DATE	11/3/2003	REPAYMENT OF DEBT (YEAR)	6/30/2043

Central Imperial - 2

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	12/10/2026
PLAN ADOPTION DATE	12/10/1996	EMINENT DOMAIN TIME LIMIT	9/14/2016
PLAN AMENDMENT DATE	11/3/2003	REPAYMENT OF DEBT (YEAR)	12/10/2042
REDEVELOPMENT PLAN TIME	12/10/2027		

Central Imperial - 3

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
PLAN ADOPTION DATE	11/14/2000	EMINENT DOMAIN TIME LIMIT	9/14/2016
PLAN AMENDMENT DATE	11/3/2003	REPAYMENT OF DEBT (YEAR)	11/14/2046
REDEVELOPMENT PLAN TIME	11/14/2031		

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Made provisions to accommodate a further subdivision of a forty (40) acre site property to allow for an 8,000 square feet Navy Federal Credit Union scheduled to be under construction in the first quarter of FY2007.
- Secured a developer for the development of approximately 65,000 square feet on Lots 2-7 of the Valencia Business Park.
- Completed the Imperial Avenue Corridor Master Plan, a detailed plan encouraging residential and commercial mixed-use.
- The SEDC Board of Directors approved an Exclusive Negotiating Agreement (ENA) with Imperial Avenue Partners, LLC (Developer) for the development of the first phase of the Imperial Avenue Corridor Master Plan area.
- The SEDC Board of Directors approved an ENA with Ito-Girard for development of a one (1) acre site located on the 5000 block of Imperial Avenue. The Project is proposed for sixty-four (64) residential units.
- Completed development of a retail center consisting of approximately 142,000 square feet anchored by the "Food -4-Less" supermarket.
- The SEDC Board of Directors approved the ENA with Carter Reese and Associates for development of approximately 170 residential units.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 99
- Jobs Loss: 252

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Centre City Project Area

Centre City Development Corporation

General Information:

Centre City - Merged Project Area Information

PROJECT AREA SIZE (ACRES)	1,398	EMINENT DOMAIN TIME LIMIT	5/11/2016
COUNCIL DISTRICT	2		

Columbia - Sub Area

PLAN ADOPTION DATE	12/29/1976	REPAYMENT OF DEBT (YEAR)	12/29/2027
PLAN AMENDMENT DATE	4/7/2006		

Marina - Sub Area

PLAN ADOPTION DATE	12/29/1976	REPAYMENT OF DEBT (YEAR)	12/29/2027
PLAN AMENDMENT DATE	4/7/2006		

Gaslamp - Sub Area

PLAN ADOPTION DATE	7/26/1982	REPAYMENT OF DEBT (YEAR)	7/30/2033
PLAN AMENDMENT DATE	4/7/2006		

Expansion - Sub Area

PLAN ADOPTION DATE	5/11/1992	REPAYMENT OF DEBT (YEAR)	5/11/2043
PLAN AMENDMENT DATE	4/7/2006		

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Completed the "Broadway 655" office building project.
- Completed the "Diamond Terrace" building a 113 market rate condos project.
- Opened the "House of Blues Restaurant" and the "Palm Restaurant" entertainment venue.
- Opened the "Pinnacle Museum Tower" a 182 market rate condos project.
- Completed the "Element" a sixty-five (65) market rated condos project.
- Completed "Gaslamp Square North" an eighty-eight (88) unit market rate condos project.
- Completed $ 2.4 million of the India Street Phase 2 Improvements project.
- Completed $ 0.3 million of the 8th and Ash Traffic Signals Improvement project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including,

but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 3,613
- Jobs Loss: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

City Heights Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	1,984	REDEVELOPMENT PLAN TIME LIMIT	5/11/2033
COUNCIL DISTRICT	3, 4, 7	INCURRING DEBT FINAL DATE	6/30/2012
PLAN ADOPTION DATE	5/11/1992	EMINENT DOMAIN TIME LIMIT	11/14/2012
PLAN AMENDMENT DATE	4/16/1996	REPAYMENT OF DEBT (YEAR)	6/30/2043

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Completed the "Talmadge Senior Village" project consisting of ninety-one (91) units of which ninety (90) affordable units for senior citizens.
- Broke ground for the "City Heights Square Senior Housing" project, which includes 150 affordable apartments and on-site support services for residents.
- Broke ground for the "Auburn Park" project for the sixty-nine (69) unit multi-family residential development including two (2) market-rate and sixty-seven (67) affordable units.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

College Community Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	131	REDEVELOPMENT PLAN TIME LIMIT	11/30/2034
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	11/30/2013
PLAN ADOPTION DATE	11/30/1993	EMINENT DOMAIN TIME LIMIT	11/30/2005
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	11/30/2044

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Continued negotiations with San Diego State University related to the proposed Disposition and Development Agreement for the "Paseo" mixed use project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

College Grove Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	167	REDEVELOPMENT PLAN TIME LIMIT	5/19/2027
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/6/2006
PLAN ADOPTION DATE	5/6/1986	EMINENT DOMAIN TIME LIMIT	5/6/1998
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/19/2037

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Provided low and moderate income housing set-aside funds to the Crossroads Redevelopment Project Area to implement the Housing Enhancement Loan Program (HELP). The College Grove Project Area has no residential property.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Crossroads Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	1,031	REDEVELOPMENT PLAN TIME LIMIT	5/6/2033
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/6/2023
PLAN ADOPTION DATE	5/6/2003	EMINENT DOMAIN TIME LIMIT	5/6/2015
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/6/2048

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Approved a Disposition and Development Agreement with the Douglas Wilson Companies for the CentrePoint project, a pedestrian-oriented mixed use project.
- Continued negotiation of the development agreement with AMCAL for 116 for-sale condominiums, consisting of ninety-nine (99) market units and seventeen (17) affordable units.
- Continued to implement the Housing Enhancement Loan Program (HELP). Investigated expanding the program to assist low and moderate income home owners adjacent to the project area.
- Continued working with the City Engineering and Capital Projects department to reconstruct and landscape medians along El Cajon Boulevard from 54th Street to 73rd Street. The Engineering and Capital Projects Department finalized the bidding documents and expect to receive construction bids for this project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Gateway Center West Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	59	REDEVELOPMENT PLAN TIME LIMIT	11/17/2016
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
PLAN ADOPTION DATE	11/17/1976	EMINENT DOMAIN TIME LIMIT	11/17/1982
PLAN AMENDMENT DATE	1/20/1995	REPAYMENT OF DEBT (YEAR)	11/17/2029

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- San Diego Gas & Electric began processing the permits necessary for the improvements of their eighteen (18) acre site as outlined in the Owner Participation Agreement with the Agency.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 99
- Jobs Loss: 101

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Grantville

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	970	REDEVELOPMENT PLAN TIME LIMIT	5/17/2035
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	5/17/2025
PLAN ADOPTION DATE	5/17/2005	EMINENT DOMAIN TIME LIMIT	5/17/2017
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/17/2050

The County of San Diego and a property owner filed a lawsuit with the court to invalidate the Grantville Redevelopment adoption process and findings. A settlement was agreed upon between the Redevelopment Agency and the County of San Diego, and other concerned parties, in September 2008. The project area has been validated as of the issuance of this Annual Report.

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Continued initial implementation of the newly adopted Grantville Redevelopment Plan.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Horton Plaza Project Area

Centre City Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	41	REDEVELOPMENT PLAN TIME LIMIT	
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	7/25/1972	EMINENT DOMAIN TIME LIMIT	Expired
PLAN AMENDMENT DATE	4/7/2006	REPAYMENT OF DEBT (YEAR)	8/25/2023

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Completed the Balboa Theatre seismic retrofit and demolition a $2.9 million project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 17
- Jobs Loss: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Linda Vista Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	12	REDEVELOPMENT PLAN TIME LIMIT	11/22/2012
COUNCIL DISTRICT	6	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	11/22/1972	EMINENT DOMAIN TIME LIMIT	11/22/1984
PLAN AMENDMENT DATE	11/22/1999	REPAYMENT OF DEBT (YEAR)	11/21/2022

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- The Redevelopment Agency provides a Housing Rehabilitation Loan (HELP) program to residents of the community of Linda Vista, since there are no residential properties within the project area boundaries. The housing set-aside funds are administered by the San Diego Housing Commission, which provide assistance to qualified homeowners within the Linda Vista community.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Mount Hope Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	210	REDEVELOPMENT PLAN TIME LIMIT	11/22/2025
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	11/22/2025
PLAN ADOPTION DATE	11/22/1982	EMINENT DOMAIN TIME LIMIT	11/22/1994
PLAN AMENDMENT DATE	11/22/1999	REPAYMENT OF DEBT (YEAR)	11/22/2035

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Installed street trees throughout the community.
- Administered a residential rehabilitation program for area residents.
- Relocated the San Diego Urban League corporate offices into the Gateway Center East Business Park.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 217
- Jobs Loss: 213

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Naval Training Center Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	504	REDEVELOPMENT PLAN TIME LIMIT	5/13/2035
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	5/12/2024
PLAN ADOPTION DATE	5/13/1997	EMINENT DOMAIN TIME LIMIT	5/13/2016
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/13/2050

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Completed construction the fourth (4) of seven (7) office buildings in the project area.
- Started construction on the first phase of the Naval Training Center (NTC) Park, a 200-room visitor hotel and 150-room extended stay hotel at NTC.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 103
- Jobs Loss: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

North Bay Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	1,360	REDEVELOPMENT PLAN TIME LIMIT	5/19/2029
COUNCIL DISTRICT	2, 6	INCURRING DEBT FINAL DATE	5/17/2018
PLAN ADOPTION DATE	5/18/1998	EMINENT DOMAIN TIME LIMIT	5/18/2010
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/19/2044

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Approved an Owner Participation Agreement and First Implementation Agreement for the "Stella at Five Points" residential development, an eighty-five (85) unit for-sale residential development, including thirteen (13) affordable two-bedroom units.
- Completed Phase I of the Veteran's Village of San Diego project consisting of 112 new transitional beds for homeless veterans administered by the Vietnam Veterans of San Diego non-profit organization.
- Contributed funding for the "Morena Vista" Mixed-Use Development consisting of 184 units of mixed-use housing.
- Conveyed Pacific Highway frontage road to the Veteran's Village of San Diego for continued Phase I development.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

North Park Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	555	REDEVELOPMENT PLAN TIME LIMIT	3/5/2038
COUNCIL DISTRICT	3	INCURRING DEBT FINAL DATE	3/4/2017
PLAN ADOPTION DATE	3/4/1997	EMINENT DOMAIN TIME LIMIT	3/4/2009
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	3/4/2043

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Grand Opening of the renovated, historical North Park Theatre.
- Grand opening of the 400-space North Park Parking Facility.
- Continued construction of the "La Boheme" project, consisting of 224 condominiums and commercial space.
- Continued construction of the "Renaissance" project, a mixed-use project at 30th and El Cajon Boulevard, including the site of the former Aztec Bowl, including fourteen affordable homes, 100 senior rental units and twenty-four (24) market rate town homes.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

San Ysidro Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	766	REDEVELOPMENT PLAN TIME LIMIT	4/17/2027
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	4/16/2016
PLAN ADOPTION DATE	4/16/1996	EMINENT DOMAIN TIME LIMIT	4/16/2008
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	4/16/2042

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- The Las Americas housing development phase underwent City design review.
- The Redevelopment Agency approved an Exclusive Negotiating Agreement (ENA) in May 2004 with the Pilot Village Partnership consisting of a master developer and various property owners. Three ENA extension letters were granted allowing for continued negotiations through May 2006 for the San Ysidro Pilot Village project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2006. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

Southcrest Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	301	REDEVELOPMENT PLAN TIME LIMIT	4/1/2027
COUNCIL DISTRICT	4, 8	INCURRING DEBT FINAL DATE	4/14/2027
PLAN ADOPTION DATE	4/1/1986	EMINENT DOMAIN TIME LIMIT	4/14/1998
PLAN AMENDMENT DATE	11/28/1994	REPAYMENT OF DEBT (YEAR)	4/14/2037

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Began development the "Legacy Walk" project consisting of a 110 condominium town homes located at 43rd Street and National Avenue.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 53
- Jobs Loss: 20

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2006* (refer to Attachment 3, Page 13 - 91).

ANNUAL FINANCIAL AUDIT REPORT

The Redevelopment Agency of the City of San Diego, Annual Financial Report for fiscal year ending June 30, 2006 (Audit) was released and issued in October 2008. The audit was conducted in accordance with generally accepted auditing standards and rules governing audit reports issued by the State Board of Accountancy. The audit report also included an opinion of the Agency's compliance with laws, regulations, and administrative requirements governing the activities of the Agency.

Section 33080.2 requires the Agency to inform the legislative body of any major violations, as defined in Section 33080.8 based on the financial audit report. There are nine statutorily defined "major audit violations" listed in Section 33080.8(j).[4] *The failure to correct a major violation may result in the filing of an action by the California Attorney General pursuant to Section 33080.8.*

The Audit had a total of three (3) findings; of which there are no findings deemed as a Major Violations per California Redevelopment Law (refer to Attachment 3, Page 92 - 99).

[4] The following are the major audit violations as codified by Section 33080.8(j): (1) File an independent financial audit report that substantially conforms with the requirements of subdivision (a) of Section 33080.1; (2) File a fiscal statement that includes substantially all of the information required by Section 33080.5; (3) Establish time limits, as required by Section 33333.6; (4) Deposit all required tax increment revenues directly into the Low and Moderate Income Housing Fund upon receipt, as required by Sections 33334.3, 33334.6, 33487, or 33492.16; (5) Establish a Low and Moderate Income Housing Fund, as required by subdivision (a) of Section 33334.3; (6) Accrue interest earned by the Low and Moderate Income Housing Fund to that fund, as required by subdivision (b) of Section 33334.3; (7) Determine that the planning and administrative costs charged to the Low and Moderate Income Housing Fund are necessary for the production, improvement, or preservation of low- and moderate-income housing, as required by subdivision (d) of Section 33334.3; (8) Initiate development of housing on real property acquired using moneys from the Low and Moderate Income Housing Fund or sell the property, as required by Section 33334.16; (9) Adopt an implementation plan, as required by Section 33490.

Appendices

Attachment 1 – California State Controller Report
(Printed Version of Electronic Submission)

Attachment 2 – California Department of Housing and Community Development Report
(Printed Version of Electronic Submission)

Attachment 3 – Redevelopment Agency, Annual Financial Report for fiscal year ending June 30, 2006
(Report issued on October 17, 2008)

Attachment 4 – Redevelopment Agency Property Report