

ATTACHMENT 1

FISCAL YEAR 2012 PROPOSED BUDGET

FOR THE REDEVELOPMENT PROJECT AREAS

MANAGED BY

**CENTRE CITY DEVELOPMENT
CORPORATION**

AND THE

PROPOSED ADMINISTRATIVE BUDGET

OF

**CENTRE CITY DEVELOPMENT
CORPORATION**



DATE ISSUED: May 20, 2011

ATTENTION: City of San Diego Budget and Finance Committee
Docket of May 25, 2011

SUBJECT: Proposed Fiscal Year 2011-2012 Budget and Long-Term Outlook for the
Redevelopment Projects Administered by the Centre City Development
Corporation – Centre City and Horton Plaza Redevelopment Projects

STAFF CONTACT: Andrew Phillips, Assistant Vice President/Controller

REQUESTED ACTION: That the City of San Diego Budget and Finance Committee (“Committee”) recommends that the Redevelopment Agency (“Agency”) approves the Centre City Development Corporation (“Corporation”) Fiscal Year 2011-2012 Budget (“FY12 Budget”) and the Corporation FY12 Administrative Budget.

STAFF RECOMMENDATIONS: That the Committee recommends that the Agency approves the Corporation FY12 Budget and the Corporation FY12 Administrative Budget.

SUMMARY: This memorandum, combined with the attachments, represents the preliminary FY12 Budget for the Centre City and Horton Plaza Redevelopment Projects. The FY12 Budget totals \$140 million.

FISCAL CONSIDERATIONS: The proposed FY12 Budget totals \$140 million and is financed with tax increment, developer proceeds, interest income and other income.

OTHER RECOMMENDATIONS: On January 26, 2011, the Corporation Board discussed the Five-Year Forecast (“Forecast”), the Long-Term Outlook and a summary of the FY12 Budget. The Budget and Finance Subcommittee of the Centre City Advisory Committee (“CCAC Budget Subcommittee”) discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 2, 2011 meeting and received presentations on the Parks and Open Spaces, Fire Stations, North Embarcadero, C Street and Affordable Housing projects.

The Real Estate and Budget/Finance & Administration Joint Committee discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 9, 2011 meeting and received presentations on the Parks and Open Spaces, Fire Stations, North Embarcadero, C Street and Affordable Housing projects.

The CCAC Budget Subcommittee discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 15, 2011 meeting and received presentations on Public Improvements for the following: Core/Columbia, Cortez, East Village, Gaslamp Quarter, Horton Plaza, Little Italy, Marina and Areawide.

The Corporation Board discussed the FY12 Budget, Forecast and the Long-Term Outlook for the Centre City and Horton Plaza Redevelopment Projects at its February 23, 2011 meeting and received presentations on Public Improvements for the following: Core/Columbia, Cortez, East Village, Gaslamp Quarter, Horton Plaza, Little Italy, Marina and Areawide, as well as received a presentation on the Corporation Administrative budget.

On March 2, 2011, the CCAC Budget Subcommittee recommended approval of the FY12 Budget and that as many projects be moved forward or expedited as possible at the most cost effective price in order to maximize available dollars.

On March 23, 2011, the CCAC heard this item. The CCAC voted 19 Yea and one Abstention and the Project Area Committee (PAC) voted 19 Yea and one Abstention to recommend approval of the FY12 Budget.

On March 30, 2011, the Corporation voted 7 to 1 to approve the budget with the addition of the Convention Centre Phase II debt service included.

On April 20, 2011, the CCAC heard this item which incorporates the Cooperation Agreement with the City. The CCAC voted unanimously (19 Yea) and the PAC voted unanimously (19 Yea) to recommend approval of the FY12 Budget.

On April 27, 2011, the Corporation voted 7 to 1 to approve the budget.

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

This memorandum combined with Attachment A, lists potential elements of the FY12 Budget for review and discussion. Within Attachment A, Chart A summarizes the revenue and expenditures for FY12. Schedule I is a Revenue and Expenditure summary, Schedule II is a Revenue and Expenditure summary by "Project Area." Schedule III is a summary listing activities for the continuance of programs under development and for new project activities for the Agency. Schedule IV is a summary listing activities for the continuance of programs under development and for new projects for both the Agency and the Co-operation agreement with the City of San Diego. Schedule V is a detailed listing of revenues. Schedule VI is a work plan and detailed listing of expenditures consisting of both carryover amounts from Fiscal Year 2011 (FY11) and new monies proposed in FY12. Schedule VII is a five-year outlook for projected revenues and estimated expenditures. Exhibit A is the Corporation's FY12 Administrative Budget; Exhibit B is the Fiscal Year 2012 Work Plan; Exhibit C is the Status of the FY11 Work Plan; Exhibit D is the list of Completed Residential Projects and Exhibit E is the Economic Gain for Redevelopment.

DISCUSSION: The proposed FY12 Budget consists primarily of six components: Low- and Moderate-Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, Payments to the City, and the Corporation's Administrative Budget. The six components of the budget have funding sources derived from tax increment, developer proceeds, interest income and other income.

REVENUE:

Tax Increment (\$122.0m) – Total revenue for FY12 is estimated at \$140 million. Tax increment is the major source of revenue, which is generated from the incremental growth of the assessed value of properties within the project areas. The FY12 Budget includes \$122.0 million in tax increment revenue. California redevelopment law requires that 20 percent or \$24.4 million be set-aside for use on low- and moderate-project activities. The FY12 projected tax increment is down compared to the prior year. Based on the latest information provided by the County of San Diego, the FY11 estimated tax increment is down 3.25 percent from Fiscal Year 2010. The County Assessor's office has notified staff that the FY12 assessed values will increase by 0.753 percent consistent with the State Board of Equalization's annual CPI factor. Estimated revenue for FY12 is \$122.0 million or a 2.6 percent decrease compared to FY11. In addition to the County's CPI increase, the estimate includes decreases related to potential appeals that could have an impact on the tax increment.

Other Revenue (\$18 m) – The revenue projections also include provisions relating to developer proceeds in the amount of \$1.7 million; \$11.5 million of interest earning; revenue from rental income and lease income from various Agency-owned sites; interest from notes on various Agency loans; as well as prior year adjustments in the amount of \$4.8 million.

EXPENDITURES: Project expenditures have been broken down into two sections; expenditure under the Cooperation Agreement with the City and Expenditures for the Centre City and Horton Plaza Redevelopment Projects. See Attachment A, Schedule IV for the breakdown of expenditures under the Cooperation Agreement and the Agency.

Project Budgets (\$46.6m) – Project budgets contain multi-year projects; therefore, the budget includes adjustments to existing project activities and provisions for new activities. The proposed budget contains a total of \$46.6 million of new appropriation for projects and related soft costs. Included in the \$46.6 million project budget is a \$36.4 million payment to the City for project to be executed under the Co-operation agreement.

Significant components of the budget include a provision for funding land acquisitions and design cost for Parks and Open Space. Specifically, the budget provides provisions for the acquisition of land associated with St. Joseph's Square and East Village Green and provisions for development of the west block of East Village Green. In addition, a provision has been made for the World Trade Center's Parking Structure renovation and the Horton Plaza Park renovation.

The proposed budget also provides funding for various public improvements in the Cortez, East Village, Little Italy, Gaslamp, and Core/Columbia neighborhoods. These include sidewalk improvements, streetlights and park improvements. Additionally, provisions have been made in the Areawide Public Infrastructure line item for a sidewalk reconstruction, bicycle mobility and improvements, litter receptacles, ADA pedestrian audible signs, newspaper corrals and parking district activities. A listing of these projects is provided in Schedule VI.

The FY12 Budget also provides for a carry forward of revenues for future years. Since many of the projects are multi-year in nature, in Fiscal Year 2009 staff began to assess the next five years, analyze potential revenue and expenditures and plan for those future years in the budget process. The FY12

Budget contains an amount of \$6.8 million for future year's project activity for projects that will carry forward into FY12 through Fiscal Year 2016. Schedule VI provides a summary of the next five years as staff estimates the revenues and potential expenditures.

In addition to the \$46.9 million provision for FY12 project activities, it is anticipated that prior year funds totaling \$158.8 million will be carried over for implementation in FY12 from the prior fiscal year and/or subsequent years for a total amount of \$199 million of project activity for FY12. Of the \$158.8 million being carried over from the prior year, \$64.1 million is related specifically to Parks and Open Space, Fire Stations, North Embarcadero, C Street Corridor and the At-Grade Crossing at the Pedestrian Bridge, all of which are multi-year projects.

Affordable Housing (\$12.1m) – The proposed budget provides funding for Affordable Housing in the amount of \$12.1 million to be used on various affordable housing projects. A total budget of \$49.7 million will be available when combined with the carryover from the prior year of \$37.5 million (which could change pending any project approved during the remainder of FY11). A listing of pipeline projects is provided in the Schedule VI.

Tax Sharing/ERAF (\$17.0m) – The proposed budget includes funding for tax sharing agreements of \$17.0 million combined with a carryover amount of \$3.2 million from the prior year for a total of \$20.2 million for payments to the taxing entities.

Corporation Administrative Budget (\$8.2 m) & City Services/Other Admin. Costs (\$3.8 m) – The Corporation's Administrative Budget (Exhibit A) totals \$8.2 million, which represents a decrease of 2.5 percent from the current year's budget for the FY12 Budget. There is \$1.1 million allocated to the Housing component of the Budget and \$7.1 million to the Non-Housing component of the Budget.

In addition, a provision for City Services & Other Administrative Costs has been established in the amount of \$3.8 million, which includes provisions for City Services such as the City Attorney's Office, Neighborhood Code Compliance, Homeless Coordinator, Comptroller's Office and other departments of the City, as well as provisions for the County Administrative/ Redevelopment Fee, the Agency's annual audit, and the Agency's insurance premiums. A listing of the City Services/Other Administrative Costs is provided in Schedule V. For the FY12 Budget, \$220,000 has been allocated to the Housing component of the Budget and \$3.6 million has been allocated to the Non-Housing component of the Budget.

Long-Term Debt (\$44.4m) – The Long-Term Debt appropriations for FY12 totals \$44.4 million, which includes a provision for debt service on 11 Centre City Redevelopment Project Tax Allocation Bond issues, two Parking Revenue Bonds, three Horton Plaza Redevelopment Project Tax Allocation Bond issues and one settlement payment for Grantville. The total amount of outstanding bond principal as of June 30, 2010 is \$490.8 million, which is comprised of the Centre City non-housing bonds of \$300.7 million, the Centre City Parking bonds of \$26.4 million, the Centre City Housing bonds of \$128.9 million, the Horton Plaza non-housing bonds of \$28.6 million and the Horton Plaza housing bonds of \$6.2 million. The detailed amounts for each are described on Page 6 of Schedule V.

City Payments (\$15.8) – A provision for a payment to the City related to the Ballpark debt service, in the amount of \$11.3 million, has been provided. In addition, a provision of \$2.5 million related to the Community Development Block Grant loan repayment has been provided, and a provision of \$2

million related to the Convention Center Phase II debt services payment has been provided. The details are found in Schedule VI.

City Cooperation Agreement (\$48.3m) – A provision for payment to the City related to the Cooperation Agreement in the amount of \$48.3 million has been provided.

Five-Year Forecast – Schedule VI is the Forecast. The Forecast shows revenues exceeding expenditures by \$2.1 million, cumulatively, over the next five years. The Forecast reflects the activities of the downtown redevelopment projects as a whole, and as such, no payment to the City is reflected for the Co-operation agreement. The forecast assumes the Agency could issue bonds in Fiscal Year 2015 in the amount of roughly \$55 million, producing net bond proceeds of \$48 million for capital projects and additional annual debt service payments of roughly \$4.2 million. This would allow the Agency to continue with the anticipated capital projects as shown in the Forecast through 2016. In the event the Agency could not issue bonds, expenditures would exceed revenues and produce a shortfall of roughly \$37 million through 2016. Should the Agency be unable to issue bonds, then capital projects would have to be prioritized and several projects deferred.

ENVIRONMENTAL IMPACT: This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA.

CONCLUSION: This memorandum, combined with the attachments, represents a proposed FY12 Budget for the Centre City and Horton Plaza Redevelopment Projects. The proposed FY12 Budget totals \$140 million and consists primarily of six components: Low- and Moderate-Income Housing budgets, Non-Housing Project activities, appropriations for Long-Term Debt, Tax Sharing payments, the Corporation’s Administrative Budget and City Payments. The six components of the budget have funding sources derived from tax increment, developer proceeds, interest income and other income.

Respectfully submitted,

Concurred by:



Andrew T. Phillips
Assistant Vice President/Controller

Frank J. Alessi
Executive Vice President & Chief Financial Officer

Attachment: A – Proposed Fiscal Year 2011-2012 Budget
B – Proposed Fiscal Year 2011-2012 Parking District Budget

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO

CENTRE CITY & HORTON PLAZA
REDEVELOPMENT PROJECT AREAS
FY 2011-2012 BUDGET

Prepared By:
Centre City Development Corp. (CCDC)
May 19, 2011



Mission Statement

The mission of the Centre City Development Corporation is to act on behalf of the Redevelopment Agency of the City of San Diego to create a 24-hour livable downtown community by eliminating blight, providing affordable housing, improving the public realm, facilitating public and private developments, stimulating economic development and creating jobs.

Centre City Development Corporation

Kim John Kilkenny, *Chair*

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Derek Danziger – *Vice President – Marketing & Communications*

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

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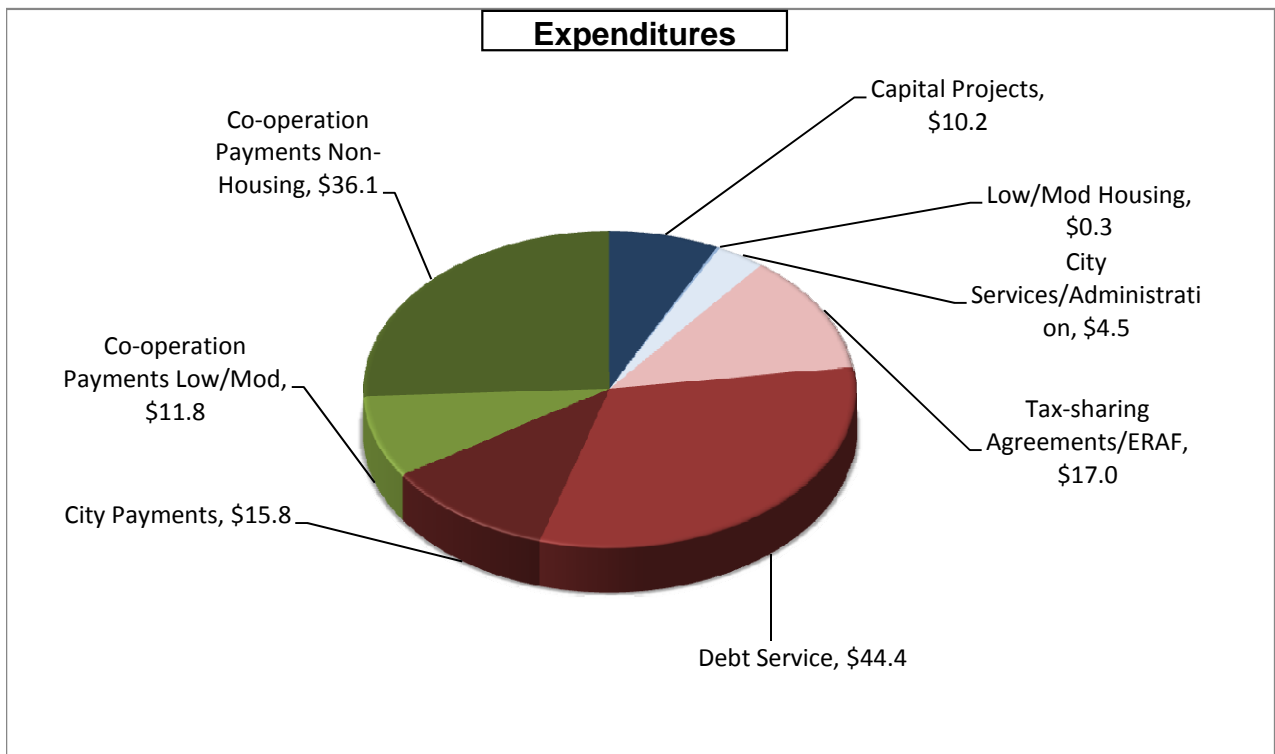
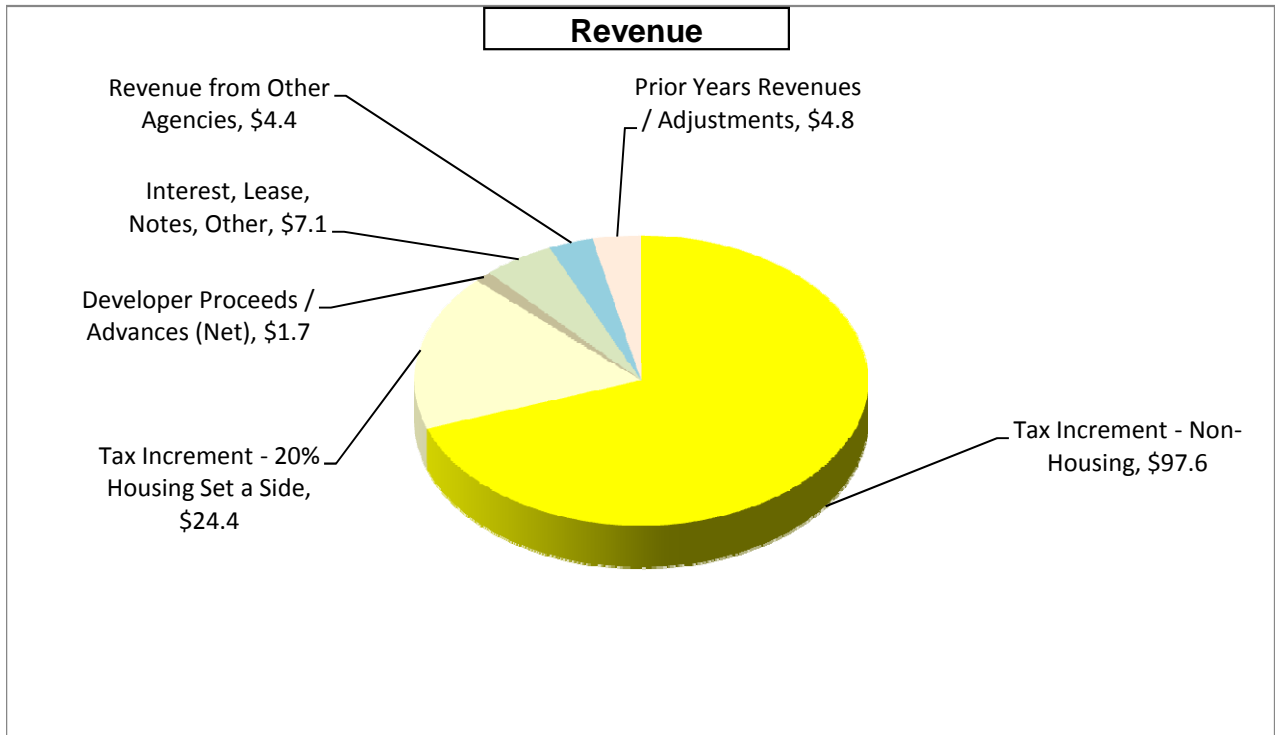
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET SUMMARY

REVENUE AND EXPENDITURES

\$140 (In Millions)



CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
 (Administered by Centre City Development Corp.)
FISCAL YEAR 2012 BUDGET SUMMARY
REVENUE AND EXPENDITURES
 (In Millions)

REVENUES

Tax Increment - Non-Housing	\$ 97.6
Tax Increment - 20% Housing Set a Side	24.4
Gross Tax Increment	122.0
Bond / Lines of Credit	-
Developer Proceeds / Advances (Net)	1.7
Interest, Lease, Notes, Other	7.1
Revenue from Other Agencies	4.4
City Loans/Reloans	-
Prior Years Revenues / Adjustments	4.8
Total Revenues	\$ 140.0

EXPENDITURES

Project Activities (Schedule VI, Page 12)	\$ 10.2
Low/Mod Projects Activities (Schedule VI, Page 18)	0.3
Tax Sharing Payments (Schedule VI, Page 19)	17.0
City Services/Administration (Schedule VI, Page 19)	4.5
Debt Service (Schedule VI, Page 20)	44.4
City Payments (Schedule VI, Page 21)	15.8
Co-operation Agreement Low/Mod (Schedule VI, Page 21)	11.8
Co-operation Agreement Non-Housing (Schedule VI, Page 21)	36.1
Total Expenditures	\$ 140.0

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET SUMMARY

REVENUE AND EXPENDITURES

(In Millions)

	Centre City	Horton Plaza	FY 2012 Budget
Revenue			
Tax Increment	\$ 91.3	\$ 6.3	\$ 97.6
Tax Increment - 20% Housing	22.8	1.6	24.4
Gross Tax Increment	114.1	7.9	122.0
Tax Allocation Bond / Line of Credit	-	-	-
Developer Proceeds/Advances	0.0	1.7	1.7
Interest, Lease, Note, Other Revenue	6.8	0.3	7.1
Revenue From Other Agencies	4.4	-	4.4
City Loans/Reloans	-	-	-
Prior Year Revenues/Adjustments	3.0	1.8	4.8
Total Revenue	<u>\$ 128.3</u>	<u>\$ 11.7</u>	<u>\$ 140.0</u>
Expenditures			
Capital Projects	\$ 5.7	\$ 4.5	\$ 10.2
Low/Mod Housing	0.3	0.0	0.3
Tax-sharing Agreements/ERAF	17.0	-	17.0
City Services/Administration	3.8	0.7	4.5
Debt Service	40.5	3.9	44.4
City Payments	15.8	-	15.8
Co-operation Payment Low/Mod	11.0	0.8	11.8
Co-operation Agreement Non-Housing	34.2	1.9	36.1
Total Expenditures	<u>\$ 128.3</u>	<u>\$ 11.8</u>	<u>\$ 140.0</u>

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

CONSOLIDATED CENTRE CITY PROJECTS

FISCAL YEAR 2012 EXPENDITURE BUDGET

(In Thousands)

		Est. FY11 Carryover	FY12 New	Available Budget
1	Parks and Open Space	\$ 4,694	\$ -	\$ 4,694
2	Fire Stations	-	-	-
3	North Embarcadero	2,338	-	2,338
4	C St. Corridor	-	-	-
5	Downtown Quiet Zone	189	-	189
6	Ped. Bridge and At Grade Track Improvement	585	-	585
7	Columbia/Core Neighborhood	2,060	-	2,060
8	Cortez Neighborhood	148	475	623
9	East Village Neighborhood	2,484	450	2,934
10	Gaslamp Neighborhood	1,298	15	1,313
11	Little Italy Neighborhood	1,151	-	1,151
12	Marina Neighborhood	1,008	(300)	708
13	Economic Development/Community Outreach	499	(8)	491
14	Community Plan Implementation	963	(150)	813
15	Educational Facilities	418	-	418
16	Land Acquisition and Remediation	10,555	5,000	15,555
17	Plans and Studies	507	-	507
18	Public Art	-	-	-
19	Public Infrastructure	2,140	250	2,390
20	Social Services	50	-	50
21	Horton Plaza Project	1,276	6,759	8,035
22	Other Consultant Costs	1,050	300	1,350
23	Future Year Project Carry forward	8,583	(2,587)	5,996
	Total Projects Expenditures	<u>\$ 41,996</u>	<u>\$ 10,204</u>	<u>\$ 52,200</u>
24	Affordable Housing	525	275	800
25	Tax Sharing Agreements/ERAF	2,710	17,000	19,710
26	City Services/Administration	-	4,490	4,490
27	Debt Service	-	44,356	44,356
28	City Payment	-	15,822	15,822
29	Cooperation Agreement Payment	-	47,913	47,913
	Total FY 2012 Budget	<u>\$ 45,231</u>	<u>\$ 140,060</u>	<u>\$ 185,291</u>

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
 (Administered by Centre City Development Corp.)
CONSOLIDATED CO-OP AGREEMENT & AGENCY
FISCAL YEAR 2012 EXPENDITURE BUDGET
 (In Thousands)

	Cooperation Agreement Budget			Redevelopment Agency Budget			Combined Total Budget
	FY 11		Total	FY 12		Total	
	Carryover	New		Carryover	New		
1 Parks and Open Space	\$ 26,356	\$ 7,977	\$ 34,333	\$ 4,694	-	\$ 4,694	\$ 39,027
2 Fire Stations	13,639	-	13,639	-	-	-	13,639
3 North Embarcadero	3,246	-	3,246	2,338	-	2,338	5,584
4 C St. Corridor	5,957	(4,636)	1,321	-	-	-	1,321
5 Downtown Quiet Zone	-	-	-	189	-	189	189
6 Ped. Bridge and At Grade Track Improvement	7,087	-	7,087	585	-	585	7,672
7 Columbia/Core Neighborhood	1,626	6,218	7,844	2,060	-	2,060	9,904
8 Cortez Neighborhood	2,140	3,100	5,240	148	475	623	5,863
9 East Village Neighborhood	4,401	4,560	8,961	2,484	450	2,934	11,895
10 Gaslamp Neighborhood	630	230	860	1,298	15	1,313	2,173
11 Little Italy Neighborhood	2,265	(151)	2,114	1,151	-	1,151	3,265
12 Marina Neighborhood	3,122	(51)	3,071	1,008	(300)	708	3,779
13 Economic Development/Community Outreach	1,838	-	1,838	499	(8)	491	2,329
14 Community Plan Implementation	2,649	(266)	2,383	963	(150)	813	3,196
15 Educational Facilities	-	-	-	418	-	418	418
16 Land Acquisition and Remediation	-	-	-	10,555	5,000	15,555	15,555
17 Plans and Studies	200	(100)	100	507	-	507	607
18 Public Art	750	-	750	-	-	-	750
19 Public Infrastructure	8,589	3,283	11,872	2,140	250	2,390	14,262
20 Social Services	2,446	(1,346)	1,100	50	-	50	1,150
21 Horton Plaza Project	5,147	1,653	6,800	1,276	6,759	8,035	14,835
22 Other Consultant Costs	1,716	-	1,716	1,050	300	1,350	3,066
23 Future Year Project Carry forward	23,042	9,476	32,518	8,583	(2,587)	5,996	38,514
Total Projects Expenditures	\$ 116,846	\$ 29,947	\$ 146,793	\$ 41,996	\$ 10,204	\$ 52,200	\$ 198,993
24 Affordable Housing	37,042	11,857	48,899	525	275	800	49,699
25 Tax Sharing Agreements/ERAF	-	-	-	2,710	17,000	19,710	19,710
26 City Services/Administration	-	6,109	6,109	-	4,490	4,490	10,599
27 Debt Service	-	-	-	-	44,356	44,356	44,356
28 City Payment	-	-	-	-	15,822	15,822	15,822
29 Cooperation Agreement Payment	-	-	-	-	47,913	47,913	n/a (1)
Total FY 2012 Budget	\$ 153,888	\$ 47,913	\$ 201,801	\$ 45,231	\$ 140,060	\$ 185,291	\$ 339,179

(1) The Total does not crossfoot because the Co-Op payment is reflected by the Co-Op New FY 12 Column, and would double count the amount if included in the combined total.

REVENUE DETAILS

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

REVENUE DETAIL (In Thousands)

Description	Centre City	CCRP Low/Mod	Horton Plaza	Horton Low/Mod	Total	Comments
<u>REVENUES</u>						
TAX INCREMENT REVENUE						
Centre City	\$91,269				\$91,269	
Horton Plaza			\$6,342		\$6,342	
Total Tax Increment Revenues	\$91,269	\$0	\$6,342	\$0	\$97,611	
TAX INCREMENT - 20% Housing Set-a-Side						
Centre City		\$22,817			\$22,817	
Horton Plaza				\$1,586	\$1,586	
Total Tax Increment - 20% Housing Revenues	\$0	\$22,817	\$0	\$1,586	\$24,403	
TAX ALLOCATION BOND PROCEEDS						
Total Bond Proceeds	\$0	\$0	\$0	\$0	\$0	
DEVELOPER PROCEEDS / PASS THRU / OTHER (NET)						
Westfield Horton Plaza-Payment Agreement			\$1,700		\$1,700	Annual participation payment
Developer Impact Fees-Parks	\$1				\$1	
Developer Impact Fees-Fire	\$0				\$0	
Total Developer Proceeds	\$1	\$0	\$1,700	\$0	\$1,701	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

REVENUE DETAIL (In Thousands)

Description	Centre City	CCRP Low/Mod	Horton Plaza	Horton Low/Mod	Total	Comments
INTEREST / LEASE / NOTES / OTHER REVENUE						
Interest Earnings						
Interest Income Centre City	2,200				\$2,200	
Interest Income Horton			110		\$110	
Interest Income Centre City-Low Mod		-			\$0	Transfer to City/Revenue part of Co-op agreement
Interest Income Horton- Low Mod				-	\$0	Transfer to City/Revenue part of Co-op agreement
Interest Income Centre City-debt service funds	550	300			\$850	
Interest Income Horton-debt service funds			100	20	\$120	
Lease / Note Receivable Income						
Chinese Historical Museum	\$4				\$4	
Church Lofts		\$22			\$22	
Columbia Tower					\$0	Transfer to City/Revenue part of Co-op agreement
Corner Stone	\$9				\$9	
Entrada Apartments		\$145			\$145	
Heritage					\$0	Transfer to City/Revenue part of Co-op agreement
Horton Fourth Ave				\$40	\$40	
Horton House Rental					\$0	Transfer to City/Revenue part of Co-op agreement
Yale Loft Lease		\$18			\$18	
Yale Loft Loan		\$23			\$23	
Lind A-1 Loan					\$0	Transfer to City/Revenue part of Co-op agreement
Lind C-2 Loan		\$1			\$1	
Herrman Trust-Receivable	\$8				\$8	
Villa Harvey Mandel		\$13			\$13	
Rental/Other Income						
Horton House - In-Lieu Property Tax					\$0	
Lions Manor - In-Lieu Property Tax					\$0	
Marina Mortgage Pyts & 1% lien					\$0	
Renaissance 1% lien					\$0	
Kettner Row Homes 1% lien					\$0	
GSA - Lease to Agency (Broadway Day Care)					\$0	Transfer to City/Revenue part of Co-op agreement
Multicultural Festival	\$60				\$60	Entry Fees and Sponsorship contributions
Acquisition Rental Income	\$66				\$66	SRO 14th & G only , other assets Xfer to City/Co-op Agrr
Popular Market					\$0	Transfer to City/Revenue part of Co-op agreement
Misc Rental Income					\$0	Transfer to City/Revenue part of Co-op agreement
Surface Parking Lot Income					\$0	Transfer to City/Revenue part of Co-op agreement
Tailgate Park Lease Income					\$0	Transfer to City/Revenue part of Co-op agreement
6th & Market Parking - NOI before DS	\$1,400				\$1,400	
6th & K Parkade - NOI before DS	\$2,000				\$2,000	
Total Interest /Rent/Other	\$6,297	\$521	\$210	\$60	\$7,088	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

REVENUE DETAIL (In Thousands)

Description	Centre City	CCRP Low/Mod	Horton Plaza	Horton Low/Mod	Total	Comments
Revenues From Other Agencies						
Downtown Community Parking District	\$0				\$0	
Port of San Diego	\$0				\$0	
State Grant - Pedestrian Bridge	\$2,861				\$2,861	Received in FY 11 programmed as revenue in FY 12
Federal Grant - Pedestrian Bridge	\$708				\$708	Received in FY 11 programmed as revenue in FY 12
SANDAG Grant - Park Boulevard Traffic Signal	\$300				\$300	Received in FY 11 programmed as revenue in FY 12
Transnet Grant - Front & Cedar Traffic Signal	\$283				\$283	Received in FY 11 programmed as revenue in FY 12
State of Calif. (OSCA Fund)	\$290				\$290	Received in FY 11 programmed as revenue in FY 12
Total Revenue from Other Agencies	\$4,442	\$0	\$0	\$0	\$4,442	
City Loans / Re loans						
Total City Loans / Re loans	\$0	\$0	\$0	\$0	\$0	
PRIOR YEAR REVENUE / ADJUSTMENTS						
Net TI in Excess of Projected FY10	(\$1,548)	(\$399)	(\$374)	(\$94)	(\$2,415)	True up to estimated County numbers
Net TI in Excess of Projected-additional from FY 10	(\$235)	(\$58)	(\$7)	(\$2)	(\$302)	True up to final County numbers
Interest Income Pr. Yr	\$912	\$775	(\$297)	\$35	\$1,425	True up to prior year audited numbers
Est. Rental/Other Income in excess of FY11 Budget	\$1	\$0	(\$21)	\$44	\$24	True up to final receipts
Est. Parking NOI in excess of FY11 Budget	\$579	\$0	\$0	\$0	\$579	True up to final receipts
Parking Meter Revenue	\$0	\$0	\$0	\$0	\$0	True up to final receipts
Misc. Pr. Yr. Adjustments						Close out funds in FY 10 and reprogram Revenues in FY11
Chevron Settlement	\$63				\$63	Harbor Drive Pedestrian Bridge
SDG&E Settlement	\$172				\$172	Harbor Drive Pedestrian Bridge
Entrada Apartments		\$727			\$727	Paydown of Agency note and interest
Cortez Hill Family Center		\$543			\$543	Transfer from the City
Reprogram Saving from Corp Admin Budget	\$1,500				\$1,500	Saving from FY 10 Admin Budget reprogrammed
Reprogram Closed Fund Budgets			\$2,500		\$2,500	Close out funds in FY 11 and reprogram Revenues in FY12
Total Prior Year Revenue	\$1,444	\$1,588	\$1,801	(\$17)	\$4,816	
TOTAL REVENUES	\$103,453	\$24,926	\$10,053	\$1,628	\$140,060	

EXPENDITURE DETAILS

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
 (Administered by Centre City Development Corp.)
 FISCAL YEAR 2012 BUDGET
 WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12 NEW	TOTAL AVAILABLE	FY11 CARRYOVER	FY12 NEW	TOTAL AVAILABLE		
MAJOR PROJECTS								
1 Parks and Open space								
Acquisitions								
East Village Green								
St. Joseph's Park								
Total Acquisitions	\$16,831	\$0	\$16,831	\$0	\$0	\$0	\$16,831	Co-op agreement line 399
14th & Island Park design, art and construction	\$0	\$0	\$0	\$4,616	\$0	\$4,616	\$4,616	Co-op agreement line 399
East Village Green West Block - Design/Improvements	\$4,036	\$5,410	\$9,446	\$0	\$0	\$0	\$9,446	Developer's Funds (Pinnacle)
East Village Green East Block - Design/Improvements	\$980	\$0	\$980	\$0	\$0	\$0	\$980	Co-op agreement line 310 & 338
St. Joseph's Park - Design	\$0	\$1,967	\$1,967	\$0	\$0	\$0	\$1,967	Co-op agreement line 394
Dog Leash-free Park	\$101	\$0	\$101	\$0	\$0	\$0	\$101	Co-op agreement line 360
Navy Broadway Park 1A	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$1,000	Co-op agreement line 314
Children's Park Study/Renovation	\$2,400	\$500	\$2,900	\$0	\$0	\$0	\$2,900	Co-op agreement line 374
Gaslamp Square Park Study	\$1,008	\$100	\$1,108	\$0	\$0	\$0	\$1,108	Co-op agreement line 315
Parks Implementation Master Plan	\$0	\$0	\$0	\$78	\$0	\$78	\$78	Co-op agreement line 316
Total Parks & Open Space	\$26,356	\$7,977	\$34,333	\$4,694	\$0	\$4,694	\$39,027	Currently in process
2 Fire Stations								
Bayside Fire Station - Acq, design and imp	\$1,299	\$0	\$1,299	\$0	\$0	\$0	\$1,299	Co-op agreement line 414
East Village Fire Station/Mixed Use Site - Design	\$2,200	\$0	\$2,200	\$0	\$0	\$0	\$2,200	Co-op agreement line 366
Fire Station #1 Acquisition & Design	\$10,140	\$0	\$10,140	\$0	\$0	\$0	\$10,140	Co-op agreement line 392
Total Fire Stations	\$13,639	\$0	\$13,639	\$0	\$0	\$0	\$13,639	
3 North Embarcadero								
Phase I Construction	\$0	\$0	\$0	\$2,338	\$0	\$2,338	\$2,338	Construction/Project Management
Phase II Design	\$3,246	\$0	\$3,246	\$0	\$0	\$0	\$3,246	Co-op agreement line 368
Total North Embarcadero	\$3,246	\$0	\$3,246	\$2,338	\$0	\$2,338	\$5,584	
4 C Street Corridor-Environmental and Design								
Phase I Construction	\$5,957	(\$4,636)	\$1,321	\$0	\$0	\$0	\$1,321	Co-op agreement line 403
Phase II Design	\$0	(\$4,636)	(\$4,636)	\$0	\$0	\$0	(\$1,321)	
Total C Street Corridor-Environmental and Design	\$5,957	(\$4,636)	\$1,321	\$0	\$0	\$0	\$0	
5 Downtown Quiet Zone (12 crossings)								
Phase I Construction	\$0	\$0	\$0	\$189	\$0	\$189	\$189	Under Construction
Phase II Design	\$0	\$0	\$0	\$189	\$0	\$189	\$189	
Total Downtown Quiet Zone (12 crossings)	\$0	\$0	\$0	\$378	\$0	\$378	\$378	
6 Pedestrian Bridge and At Grade Track Improvement								
Pedestrian Bridge	\$0	\$0	\$0	\$585	\$0	\$585	\$585	
At-Grade Track Improvement at Park & Harbor	\$7,087	\$0	\$7,087	\$0	\$0	\$0	\$7,087	Co-op agreement line 318
Total	\$7,087	\$0	\$7,087	\$585	\$0	\$585	\$7,672	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12		FY11 CARRYOVER	FY12			
		NEW	AVAILABLE		NEW	AVAILABLE		
7 Columbia/Core Neighborhood								
Civic Center Planning	\$109	\$100	\$209	\$0	\$0	\$0	\$209	Co-op agreement line 373
Fifth & Broadway Traffic Signal	\$278	\$0	\$278	\$0	\$0	\$0	\$278	Co-op agreement line 326
Navy Broadway Complex	\$0	\$0	\$0	\$60	\$0	\$60	\$60	Est. for Development agreement implantator
B St. Pedestrian Corridor	\$799	\$0	\$799	\$0	\$0	\$0	\$799	Co-op agreement line 336
Two America Plaza	\$85	\$1,418	\$1,503	\$0	\$0	\$0	\$1,503	Co-op agreement line 339, 362 & 401
Kettner & A Intersection Sidewalk Improvements	\$253	\$0	\$253	\$0	\$0	\$0	\$253	Co-op agreement line 325
Fourth & Broadway Traffic Signal	\$52	\$0	\$52	\$0	\$0	\$0	\$52	Co-op agreement line 331
Core Sidewalk Reconstruction	\$0	\$750	\$750	\$0	\$0	\$0	\$750	Co-op agreement line 336
Broadway Median Improvements & Lighting	\$50	(\$50)	\$0	\$0	\$0	\$0	\$0	Co-op agreement line 342
World Trade Center Parking Structure	\$0	\$4,000	\$4,000	\$0	\$0	\$0	\$4,000	Design/Const/ P.M. - Sidewalks, streetscapes
Columbia Public Improvement	\$0	\$0	\$0	\$800	\$0	\$800	\$800	Design/Const/ P.M. - Sidewalks, streetscapes
Core Public Improvement	\$0	\$0	\$0	\$800	\$0	\$800	\$800	Design/Const/ P.M. - Sidewalks, streetscapes
General Expenses - Columbia	\$0	\$0	\$0	\$200	\$0	\$200	\$200	Legal/Appraisal/Utilities/Advertising/Other
General Expenses - Core	\$0	\$0	\$0	\$200	\$0	\$200	\$200	Legal/Appraisal/Utilities/Advertising/Other
Total	\$1,626	\$6,218	\$7,844	\$2,060	\$0	\$2,060	\$9,904	
8 Cortez Neighborhood								
Cortez Streetlights Ph II	\$2,088	\$0	\$2,088	\$0	\$0	\$0	\$2,088	Co-op agreement line 327
Cedar Street Pop-outs	\$0	\$2,000	\$2,000	\$0	\$0	\$0	\$2,000	Co-op agreement line 397
Coach Bus Route Study	\$0	\$0	\$0	\$25	(\$25)	\$0	\$0	
Front & Cedar Traffic Signal & Popout	\$52	\$0	\$52	\$0	\$0	\$0	\$52	Under construction
Fourth & Beech Public Improvements	\$0	\$0	\$0	\$23	\$0	\$23	\$23	Under construction
Bradley-Woolman Chaple Rehabilitation	\$0	\$1,100	\$1,100	\$0	\$0	\$0	\$1,100	Co-op agreement line 415
Cortez Public Improvement	\$0	\$0	\$0	\$0	\$500	\$500	\$500	Design/Const/ P.M. - Sidewalks, streetscapes
General Expenses	\$0	\$0	\$0	\$100	\$0	\$100	\$100	Legal/Appraisal/Utilities/Advertising/Other
Total	\$2,140	\$3,100	\$5,240	\$148	\$475	\$623	\$5,863	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12		FY11 CARRYOVER	FY12			
		NEW	AVAILABLE		NEW	AVAILABLE		
9 East Village Neighborhood								
Balpark Remediation/EIR Mitigation	\$0	\$0	\$0	\$500	\$0	\$500	\$500	Legal/environmental/design/review/public outi
Balpark Village OPA	\$0	\$0	\$0	\$254	\$0	\$254	\$254	Est. for Development agreement implantation
Island Ave Pop-outs (6th -17th) Ph II & sidewalk gap	\$0	\$0	\$0	\$150	\$0	\$150	\$150	Construction, & project management
Market Street Median & Improvements	\$1,046	\$200	\$1,246	\$0	\$0	\$0	\$1,246	Co-op agreement line 328
9th & Market Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Design/Const/ P.M - Final Design being revie
Park & Island Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Design/Const/ P.M - Final Design being revie
Park & J Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Design/Const/ P.M - Final Design being revie
Park & SD High School Crosswalk Improvements	\$844	\$0	\$844	\$0	\$0	\$0	\$844	Co-op agreement line 329
G Street Gateway Lights	\$100	\$0	\$100	\$0	\$0	\$0	\$100	Co-op agreement line 365
Seventh & Market Remediation/Parking	\$2,211	\$0	\$2,211	\$0	\$0	\$0	\$2,211	Co-op agreement line 370
6th & K Parkade	\$0	\$0	\$0	\$500	\$0	\$500	\$500	Lobby enhancement
Southblock	\$0	\$0	\$0	\$80	\$0	\$80	\$80	Reim. to Oliver McMillin for remediation - DD/
Broadway Public Improvements	\$200	(\$200)	\$0	\$0	\$0	\$0	\$0	
Public Parking - Below Grade at East Village Green	\$0	\$4,560	\$4,560	\$0	\$0	\$0	\$4,560	Co-op agreement line 337
East Village Public Improvement	\$0	\$0	\$0	\$800	\$450	\$1,250	\$1,250	Design/Const/ P.M. - Sidewalks, streetscapes
General Expenses	\$0	\$0	\$0	\$200	\$0	\$200	\$200	Legal, appraisal, utilities, advertising for other
Total	\$4,401	\$4,560	\$8,961	\$2,484	\$450	\$2,934	\$11,895	
10 Gaslamp Neighborhood								
Fifth & Market Scramble Modification	\$280	\$0	\$280	\$0	\$0	\$0	\$280	Co-op agreement line 330
Fourth and Broadway Conduit Undergrounding	\$50	\$0	\$50	\$0	\$0	\$0	\$50	Co-op agreement line 331
Gaslamp Quarter Gateway Program	\$300	\$200	\$500	\$0	\$0	\$0	\$500	Co-op agreement line 347
Marriott Renaissance - legal expense	\$0	\$0	\$0	\$35	\$15	\$50	\$50	Developer's funds - DDA obligations
William Heath Davis Historic House	\$0	\$0	\$0	\$150	\$0	\$150	\$150	Improvement to Historic House
Gaslamp Quarter Historic Building Plaque	\$0	\$30	\$30	\$0	\$0	\$0	\$30	Co-op agreement line 316
Gaslamp Public Improvement	\$0	\$0	\$0	\$913	\$0	\$913	\$913	Design/Const/ P.M. - Sidewalks, streetscapes
General Expenses	\$0	\$0	\$0	\$200	\$0	\$200	\$200	Legal, appraisal, utilities, advertising for other
Total	\$630	\$230	\$860	\$1,298	\$15	\$1,313	\$2,173	
11 Little Italy Neighborhood								
Date Street Storm Drains from India to Kettner	\$151	(\$151)	\$0	\$151	\$0	\$151	\$151	Complete
Public Restrooms	\$400	\$0	\$400	\$0	\$0	\$0	\$400	Co-op agreement line 323
Little Italy Public Streetscape Improvement Program	\$560	\$0	\$560	\$0	\$0	\$0	\$560	Final design and start construction including f
Little Italy Streetlights	\$430	\$0	\$430	\$0	\$0	\$0	\$430	Co-op agreement line 379
State & Elm Pop-outs	\$724	\$0	\$724	\$0	\$0	\$0	\$724	Co-op agreement line 390
Little Italy Public Improvement	\$0	\$0	\$0	\$800	\$0	\$800	\$800	Design/Const/ P.M. - Sidewalks, streetscapes
General Expenses	\$0	\$0	\$0	\$200	\$0	\$200	\$200	Legal, appraisal, utilities, advertising for other
Total	\$2,265	(\$151)	\$2,114	\$1,151	\$0	\$1,151	\$3,265	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12		FY11 CARRYOVER	FY12			
		NEW	AVAILABLE		NEW	AVAILABLE		
12 Marina Neighborhood								
Asian Lights & Sidewalk Construction - Ph I	\$2,571	\$0	\$2,571	\$0	\$0	\$0	\$2,571	Co-op agreement line 320
Kettner & G Pop-outs	\$500	\$0	\$500	\$0	\$0	\$0	\$500	Co-op agreement line 321
Union & Market Traffic Signal	\$51	(\$51)	\$0	\$0	\$0	\$0	\$0	Complete
Third & Market Traffic Signal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Complete
Marina Public Improvement	\$0	\$0	\$0	\$808	(\$300)	\$508	\$508	Design/Const/ P.M. - Sidewalks, streetscapes
General Expenses	\$0	\$0	\$0	\$200	\$0	\$200	\$200	Legal, appraisals, utilities, advertising for other
Total	\$3,122	(\$51)	\$3,071	\$1,008	(\$300)	\$708	\$3,779	
13 Economic Development/Community Outreach								
Economic Development/Business Attraction	\$1,688	\$0	\$1,688	\$0	\$0	\$0	\$1,688	Co-op agreement line 406 & 408
Comprehensive Eco. Dev & Business Attraction Plan	\$150	\$0	\$150	\$0	\$0	\$0	\$150	Co-op agreement line 406 & 408
Downtown Living/Promotional Video	\$0	\$0	\$0	\$200	\$0	\$200	\$200	
Educational Forums	\$0	\$0	\$0	\$64	(\$39)	\$25	\$25	
Multicultural Festival	\$0	\$0	\$0	\$59	\$31	\$90	\$90	
Paradise in Progress Program	\$0	\$0	\$0	\$101	\$0	\$101	\$101	
Project-Related Events	\$0	\$0	\$0	\$75	\$0	\$75	\$75	
Total	\$1,838	\$0	\$1,838	\$499	(\$8)	\$491	\$2,329	
AREAWIDE								
14 Community Plan Implementation								
Community Plan Implementation								
I-5 Downtown Transportation Imp Plan	\$430	\$0	\$430	\$0	\$0	\$0	\$430	Various consultants and studies
CEQA - SOHO Historic Relocation Study	\$0	\$0	\$0	\$51	\$0	\$51	\$51	Co-op agreement line 350
CEQA - SOFAR EIR	\$0	\$0	\$0	\$6	\$0	\$6	\$6	Study Per SOHO Settlement Agreement
Lighting Study	\$0	\$0	\$0	\$37	\$0	\$37	\$37	
Neighborhood Design Guidelines PH II	\$900	\$0	\$900	\$0	\$0	\$0	\$900	Co-op agreement line 332 & 333
Comprehensive Parking Plan	\$3	\$0	\$3	\$0	\$0	\$0	\$3	
Streetscape Manual	\$0	\$500	\$500	\$0	\$0	\$0	\$500	Co-op agreement line 334
Total	\$1,333	\$500	\$1,833	\$94	\$0	\$94	\$1,927	
Historic Rehabilitation Program	\$1,116	(\$1,116)	\$0	\$0	\$0	\$0	\$0	
Five Year Traffic Study	\$200	\$200	\$400	\$0	\$0	\$0	\$400	Co-op agreement line 372
Other Plan Implementation Costs	\$0	\$0	\$0	\$519	\$0	\$519	\$519	Board directed funds, additional EIR studies
Community Plan - 5 Year Review/Update	\$0	\$0	\$0	\$100	\$0	\$100	\$100	Update of Community Plan Staff time and cor
Downtown Demographics	\$0	\$0	\$0	\$150	(\$150)	\$0	\$0	
Downtown Shuttle	\$0	\$150	\$150	\$0	\$0	\$0	\$150	Co-op agreement line 371
Comprehensive Maintenance Program and Task Force	\$0	\$0	\$0	\$100	\$0	\$100	\$100	Study to look for option for Parks and other m
Total	\$2,649	(\$266)	\$2,383	\$963	(\$150)	\$813	\$3,196	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
 (Administered by Centre City Development Corp.)
 FISCAL YEAR 2012 BUDGET
 WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET		REDEVELOPMENT AGENCY BUDGET		COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12 NEW	FY11 CARRYOVER	FY12 NEW		
15 Educational Facilities	\$0	\$0	\$418	\$0	\$418	
Total	\$0	\$0	\$418	\$0	\$418	
16 Land Acquisition and Remediation	\$0	\$0	\$0	\$0	\$0	
Demolition on Agency owned property (as-needed)	\$0	\$0	\$9,733	\$5,000	\$14,733	As needed for DDA's, legal agreements, Acq
General Land Acquisition for Development	\$0	\$0	\$822	\$0	\$822	As needed for DDA's, legal agreements, Acq
Remediation Fund	\$0	\$0	\$10,555	\$5,000	\$15,555	
Total	\$0	\$0	\$10,555	\$5,000	\$15,555	
17 Plans and Studies	\$0	\$0	\$50	\$0	\$50	Implementation of thematic district
African American Thematic District Plan and Studies Generic	\$0	\$0	\$407	\$0	\$407	Contingency for unknown plans or study dur
Bicycle Access and Circulation Study	\$100	(\$100)	\$0	\$0	\$0	Follow City's new master plan
Solar Systems Study	\$0	\$0	\$50	\$0	\$50	
Green Street Design study	\$100	\$0	\$0	\$0	\$100	Co-op agreement line 317
Total	\$200	(\$100)	\$507	\$0	\$607	
18 Public Art	\$750	\$0	\$0	\$0	\$750	Co-op agreement line 409
Art & Culture Capital Improvement Funding Program	\$0	\$0	\$0	\$0	\$0	Derived from CIP projects
Public Art - 2% Ordinance (set aside)	\$0	\$0	\$0	\$0	\$0	
Total	\$750	\$0	\$0	\$0	\$750	
19 Public Infrastructure	\$840	\$0	\$150	\$0	\$990	Underway Assessment study/construction
Areawide Sidewalks Assessment and Impr. Ph I EV	\$1,498	(\$498)	\$0	\$0	\$1,000	Co-op agreement line 379
Areawide Streetlights	\$0	\$1,500	\$0	\$0	\$1,500	Co-op agreement line 340, 363, 364
Areawide Sidewalks, Streetscape, Traffic Calming	\$1,800	(\$1,800)	\$0	\$0	\$0	
Areawide Street Enhancements (incl pop-outs)	\$994	(\$994)	\$0	\$0	\$0	
Areawide Sidewalk Reconstruction	\$360	\$0	\$0	\$0	\$360	Co-op agreement line 322
Areawide Wayfinding System	\$333	\$0	\$0	\$0	\$333	Co-op agreement line 323
Areawide Public Restrooms	\$0	\$1,500	\$0	\$0	\$1,500	Co-op agreement line 407
Areawide Historic Rehabilitation Program	\$375	\$2,825	\$0	\$0	\$3,200	Co-op agreement line 352
Bicycle Mobility and Improvements	\$0	\$0	\$150	\$0	\$150	Required traffic mitigation per Master EIR
Community Plan Traffic Mitigation	\$1,576	\$0	\$45	\$0	\$1,576	Co-op agreement line 358
Park to Bay	\$313	\$250	\$0	\$0	\$563	Under construction
I-5 Bridge Street Lights	\$0	\$0	\$200	\$100	\$300	Co-op agreement line 324
Litter Receptacles	\$0	\$0	\$400	\$0	\$400	Design, construction, installation & project me
Areawide Newspaper Corral/Kiosks	\$0	\$0	\$0	\$0	\$0	For future potential projects
Relocate/underground utilities	\$0	\$350	\$0	\$0	\$350	Co-op agreement line 380
ADA Pedestrian Audible Signals	\$0	\$0	\$150	\$150	\$300	Design, construction, installation & project me
Temporary Homeless Shelter	\$0	\$0	\$545	\$0	\$545	Design, construction, & project management
Sustainability Implementation	\$0	\$0	\$500	\$0	\$500	Design, construction, & project management
Gateway Landscape Improvements	\$500	\$0	\$0	\$0	\$500	Co-op agreement line 317
Green Street Pilot Project	\$0	\$150	\$0	\$0	\$150	Co-op agreement line 398
Broadway Improvements (Kettner to 16th St.)	\$0	\$0	\$0	\$0	\$0	
Total	\$8,589	\$3,283	\$2,140	\$250	\$11,872	\$2,390

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12		FY11 CARRYOVER	FY12			
		NEW	AVAILABLE		NEW	AVAILABLE		
20 Social Services Capital Needs								
Health & Human Services Capital funding Assist. Prog	\$1,354	(\$254)	\$1,100	\$50	\$0	\$50	\$1,150	Co-op agreement line 410
YWCA Historic Rehab	\$1,092	(\$1,092)	\$0	\$0	\$0	\$0	\$0	Co-op agreement line 410
World Trade Center - Permanent Homeless Shelter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Encumber in FY 11
Total	\$2,446	(\$1,346)	\$1,100	\$50	\$0	\$50	\$1,150	
21 HORTON PLAZA								
Balboa Theatre	\$0	\$0	\$0	\$587	\$0	\$587	\$587	4th Floor Buildouts
Balboa Theatre Operating Reserve & Insurance	\$0	\$0	\$0	\$521	\$259	\$780	\$780	Per Capitalization Agreement
Horton Park Renovation	\$0	\$0	\$0	\$0	\$6,500	\$6,500	\$6,500	Design, construction, & project management
Horton Plaza Consultants/Evaluation	\$0	\$0	\$0	\$148	\$0	\$148	\$148	
Lyceum Theatre	\$2,444	\$556	\$3,000	\$0	\$0	\$0	\$3,000	Co-op agreement line 312
Community Outreach	\$0	\$0	\$0	\$20	\$0	\$20	\$20	
Sidewalks and other public improvements	\$2,703	\$1,097	\$3,800	\$0	\$0	\$0	\$3,800	Co-op agreement line 340
Total	\$5,147	\$1,653	\$6,800	\$1,276	\$6,759	\$8,035	\$14,835	
OTHER								
22 Other Consultant Costs								
Centre City General Engr., Finance, Legal, Prop. Mgmt.	\$1,688	\$0	\$1,688	\$1,000	\$0	\$1,000	\$2,688	
Horton Plaza General Engr., Finance, Legal, Prop. Mgmt.	\$28	\$0	\$28	\$50	\$300	\$350	\$378	
Total	\$1,716	\$0	\$1,716	\$1,050	\$300	\$1,350	\$3,066	
23 Future Year Project Carryforward								
Centre City	\$23,042	\$9,476	\$32,518	\$5,587	\$0	\$5,587	\$38,105	Futur funding for multit year projects
Horton Plaza	\$0	\$0	\$0	\$2,996	(\$2,587)	\$409	\$409	Futur funding for multit year projects
Total	\$23,042	\$9,476	\$32,518	\$8,583	(\$2,587)	\$5,996	\$38,514	
TOTAL FY2012 PROJECTS	\$116,846	\$29,947	\$146,793	\$41,996	\$10,204	\$52,200	\$198,993	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET		REDEVELOPMENT AGENCY BUDGET		COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11	FY 12	FY 11	FY 12		
	CARRYOVER	NEW	CARRYOVER	NEW		
24 Affordable Housing						
Administration/Consultants/City Services Centre City	\$613	\$994	\$500	\$250	\$2,357	Estimate cost for administration & other cost
Administration/Consultants/City Services Horton Plaza	\$26	\$94	\$25	\$25	\$170	Estimate cost for administration & other cost
Homeless Senior Annual Rental Assistance (Horton Plaza)	\$0	\$287	\$0	\$0	\$287	Annual Housing Vouchers/Co-Op Line 404
Funding for Supportive Housing	\$3,600	\$0	\$0	\$0	\$3,600	Co-op agreement line 485
Available for Projects Centre City	\$30,260	\$10,054	\$0	\$0	\$40,314	Co-op agreement line 405
Available for Projects Horton Plaza	\$2,543	\$428	\$0	\$0	\$2,971	Co-op agreement line 404
Pipeline Priority Projects:						
Hotel Sanford						Land Acq., Rehab, or Development for future
Hotel Metro SRO Rehabilitation						Under Construction
Comm 22						Co-op agreement line 354
Mason Hotel						Co-op agreement line 345
Fourth & Beach						Co-op agreement line 404 & 405
Agency Owned Sites:						Co-op agreement line 353
9th & Broadway Development						Developer selection process
13th & Broadway Development						Co-op agreement line 356
13th & Market Development						Co-op agreement line 404 & 405
Total	\$37,042	\$11,857	\$525	\$275	\$49,699	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12 NEW	TOTAL AVAILABLE	FY11 CARRYOVER	FY12 NEW	TOTAL AVAILABLE		
TAXING ENTITY PAYMENTS & ADMINISTRATION								
25 Taxing Entity Payments								
Centre City - Tax Sharing	\$0	\$0	\$0	\$2,710	\$17,000	\$19,710	\$19,710	
Centre City - ERAF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Horton Plaza - ERAF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$0	\$0	\$0	\$2,710	\$17,000	\$19,710	\$19,710	
26 City Services/Administration								
City Services								
Centre City	\$0	\$1,446	\$1,446	\$0	\$661	\$661	\$2,107	Code Compliance, City Attorney, Comptroller,
Horton Plaza	\$0	\$20	\$20	\$0	\$30	\$30	\$50	Code Compliance, City Attorney, Comptroller,
Total	\$0	\$1,466	\$1,466	\$0	\$691	\$691	\$2,157	
Other Administrative Cost								
Centre City	\$0	\$0	\$0	\$0	\$1,278	\$1,278	\$1,278	Insurance, Audit, County Fee, Etc.
Horton Plaza	\$0	\$0	\$0	\$0	\$103	\$103	\$103	Insurance, Audit, County Fee, Etc.
Total	\$0	\$0	\$0	\$0	\$1,381	\$1,381	\$1,381	
CCDC Administration								
Centre City	\$0	\$4,418	\$4,418	\$0	\$1,894	\$1,894	\$6,312	
Horton Plaza	\$0	\$225	\$225	\$0	\$525	\$525	\$750	
Total	\$0	\$4,643	\$4,643	\$0	\$2,419	\$2,419	\$7,062	
Total City Services/Administration	\$0	\$6,109	\$6,109	\$0	\$4,490	\$4,490	\$10,599	
Total Taxing Entity Payments & Administration	\$0	\$6,109	\$6,109	\$2,710	\$21,490	\$24,200	\$30,309	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS
	FY 11 CARRYOVER	FY 12		FY 11 CARRYOVER	FY 12			
		NEW	AVAILABLE		NEW	AVAILABLE		
DEBT SERVICE								
27 Debt Service								
<u>Grantville Settlement Payment</u>	\$0	\$0	\$0	\$0	\$130	\$130	\$130	
<u>Parking Revenue Bonds</u>								
Centre City Parking Revenue Bonds, Series 1999 A	\$0	\$0	\$0	\$0	\$953	\$953	\$953	
Centre City Parking Revenue Bonds, Series 2003 B	\$0	\$0	\$0	\$0	\$1,502	\$1,502	\$1,502	
<u>Centre City Non-Housing Bonds (80%)</u>								
Centre City Tax Allocation Bonds, Series 1999 A&B	\$0	\$0	\$0	\$0	\$5,387	\$5,387	\$5,387	
Centre City Tax Allocation Bonds, Series 1999 C	\$0	\$0	\$0	\$0	\$793	\$793	\$793	
Centre City Tax Allocation Bonds, Series 2000 A	\$0	\$0	\$0	\$0	\$447	\$447	\$447	
Centre City Tax Allocation Bonds, Series 2000 B	\$0	\$0	\$0	\$0	\$1,455	\$1,455	\$1,455	
Centre City Tax Allocation Bonds, Series 2001 A	\$0	\$0	\$0	\$0	\$2,559	\$2,559	\$2,559	
Centre City Tax Allocation Bonds, Series 2003 A	\$0	\$0	\$0	\$0	\$586	\$586	\$586	
Centre City Tax Allocation Bonds, Series 2004 A&B	\$0	\$0	\$0	\$0	\$8,711	\$8,711	\$8,711	
Centre City Tax Allocation Bonds, Series 2006 A	\$0	\$0	\$0	\$0	\$4,356	\$4,356	\$4,356	
<u>Centre City Housing Bonds (20%)</u>								
Centre City Housing Bonds, Series 2004 C&D	\$0	\$0	\$0	\$0	\$2,948	\$2,948	\$2,948	
Centre City Housing Bonds, Series 2006 B	\$0	\$0	\$0	\$0	\$2,639	\$2,639	\$2,639	
Centre City Housing Bonds, Series 2008 A	\$0	\$0	\$0	\$0	\$8,041	\$8,041	\$8,041	
<u>Horton Plaza Non-Housing Bonds (80%)</u>								
Horton Plaza Tax Allocation Bonds, Series 1996	\$0	\$0	\$0	\$0	\$1,113	\$1,113	\$1,113	
Horton Plaza Tax Allocation Bonds, Series 2000	\$0	\$0	\$0	\$0	\$1,350	\$1,350	\$1,350	
Horton Plaza Tax Allocation Bonds, Series 2003 A&B	\$0	\$0	\$0	\$0	\$592	\$592	\$592	
<u>Horton Plaza Housing Bonds (20%)</u>								
Horton Plaza Housing Bonds, Series 2003 C	\$0	\$0	\$0	\$0	\$794	\$794	\$794	
<u>Total Debt Service</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$44,356</u>	<u>\$44,356</u>	<u>\$44,356</u>	

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

(Administered by Centre City Development Corp.)

FISCAL YEAR 2012 BUDGET

WORK PLAN & EXPENDITURE DETAIL (In Thousands)

DESCRIPTION	COOPERATION AGREEMENT BUDGET			REDEVELOPMENT AGENCY BUDGET			COMBINED AVAILABLE BUDGET	COMMENTS	
	FY 11 CARRYOVER	FY 12		FY11 CARRYOVER	FY12				TOTAL AVAILABLE
		NEW	TOTAL AVAILABLE		NEW	TOTAL AVAILABLE			
28 City Payments									
Centre City - Ballpark	\$0	\$0	\$0	\$0	\$11,322	\$11,322	\$11,322		
Centre City - Convention Center Phase II	\$0	\$0	\$0	\$0	\$2,000	\$2,000	\$2,000		
Centre City - City Loans	\$0	\$0	\$0	\$0	\$2,500	\$2,500	\$2,500		
Total City Payments	\$0	\$0	\$0	\$0	\$15,822	\$15,822	\$15,822		
29 Co-operation Agreement Payments									
Centre City Co-operation payment - Non Housing	\$0	\$0	\$0	\$0	\$34,158	\$34,158	n/a		
Centre City Co-operation payment - Housing	\$0	\$0	\$0	\$0	\$11,048	\$11,048	n/a		
Horton Plaza Co-operation payment - Non Housing	\$0	\$0	\$0	\$0	\$1,898	\$1,898	n/a		
Horton Plaza Co-operation payment - Housing	\$0	\$0	\$0	\$0	\$809	\$809	n/a		
Total Co-operation Agreement payments	\$0	\$0	\$0	\$0	\$47,913	\$47,913	n/a		
Total City Payments	\$0	\$0	\$0	\$0	\$63,735	\$63,735	\$15,822		
TOTAL FY2012 PROPOSED BUDGET	\$153,888	\$47,913	\$201,801	\$45,231	\$140,060	\$185,291	\$339,179		

FIVE YEAR REVENUE & EXPENDITURE OUTLOOK

CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS

FISCAL YEARS 2011 TO 2016 (1)

(In Millions)	FY 2011 Current	FY 2012 Proposed	FY 2013 Projected	FY 2014 Projected	FY 2015 Projected	FY 2016 Projected	Total
REVENUES							
Tax Increment	\$ 122.3	\$ 122.0	\$ 123.1	\$ 125.0	\$ 128.5	\$ 134.5	\$ 755.4
Bond Proceeds	-	-	-	-	48.8	-	48.8
Interest/Dev. Proc./Rent&Lease/Other	12.1	11.9	9.0	10.0	10.0	11.0	64.0
Prior Year Adj/One time Revenues	16.0	9.2	-	-	-	-	25.2
TOTAL REVENUES	\$ 150.4	\$ 143.1	\$ 132.1	\$ 135.0	\$ 187.3	\$ 145.5	\$ 893.4
LESS: EXPENDITURES							
Low/Mod Projects Activities	15.6	12.8	11.4	11.8	12.5	13.7	77.8
Debt Service Payments	44.3	44.4	51.0	50.9	57.6	54.3	302.4
Tax Sharing Payments / ERAF	25.2	17.0	36.2	36.6	37.3	38.2	190.4
Admin/Soft Cost	11.3	10.6	10.7	10.8	11.0	11.2	65.7
Ballpark Payment	11.3	11.3	11.3	11.3	11.3	11.3	67.9
City Repayment	2.0	2.5	2.5	3.0	5.0	7.5	22.5
Convention Center Payment	-	2.0	2.5	3.0	3.5	4.0	15.0
Project Expenditures Per CIP	17.6	33.1	13.7	33.7	28.8	28.5	155.4
Current Year Carryforward/(Shortfall)	\$ 23.1	\$ 9.4	\$ (7.2)	\$ (26.1)	\$ 20.2	\$ (23.1)	\$ (3.8)
Beginning Carryforward/(Shortfall)	\$ 6.2	\$ 29.3	\$ 38.7	\$ 31.5	\$ 5.3	\$ 25.6	\$ 6.2
Current Year Carryforward/(Shortfall)	23.1	9.4	(7.2)	(26.1)	20.2	(23.1)	(3.8)
Ending Carryforward/(Shortfall)	\$ 29.3	\$ 38.7	\$ 31.5	\$ 5.3	\$ 25.6	\$ 2.4	\$ 2.4

(1) The Five Year Outlook reflects the activities of the Downtown Redevelopment Projects as a whole, and as such, no payment to the City is reflected for the Co-op Agreement.

FIVE YEAR EXPENDITURE SUMMARY
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
	Current	Projected	Projected	Projected	Projected	Projected
<u>Project Expenditures</u>						
Parks & Open Spaces	\$ (6.9)	\$ 8.0	\$ 0.3	\$ 19.2	\$ 1.7	\$ -
Fire Stations	1.0	-	-	-	-	20.9
North Embarcadero Visionary Plan	3.8	-	-	-	20.0	-
"C" Street Master Plan Improvements	-	(4.6)	-	-	-	-
Land Acquisitions	10.0	5.0	-	-	-	-
Neighborhood & Public Improvements	6.6	18.1	8.3	9.2	2.7	2.7
Economic Development/ Community Outreach	1.7	(0.0)	1.5	1.5	1.5	1.5
Social Services Capital Program	-	(1.5)	-	1.0	-	1.0
Planning	(0.6)	(0.5)	-	1.0	0.8	0.3
Other	0.1	0.3	1.7	1.5	1.5	1.5
Horton Plaza Projects	2.0	8.4	1.9	0.4	0.5	0.5
Total Project Expenditures	\$ 17.6	\$ 33.1	\$ 13.7	\$ 33.7	\$ 28.8	\$ 28.5
						\$ 155.4

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Park & Open Space</u>							
East Village Green West Block	\$ 5.0	\$ 5.4	\$ -	\$ -	\$ -	\$ -	\$ 10.4
East Village Green East Block	0.2	-	-	2.1	-	-	2.3
St. Joseph's Square	-	2.0	-	16.7	-	-	18.7
Navy Broadway Park	-	-	-	-	-	-	-
Dog Leash-Free Park	-	-	0.3	0.3	-	-	0.6
Gaslamp Park/Children's Park/MLK	1.2	0.6	-	-	-	-	1.8
Two America Plaza Park Reversal	(13.3)	-	-	-	-	-	(13.3)
Amici Park Improvements	-	-	-	-	1.7	-	1.7
Total Parks & Open Space	\$ (6.9)	\$ 8.0	\$ 0.3	\$ 19.2	\$ 1.7	\$ -	\$ 22.3
<u>Fire Stations</u>							
Fire Station #2 (Bayside Fire Stations	\$ 0.7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.7
East Village Fire Station	0.3	-	-	-	-	20.9	21.2
Fire Station #1 Replacement	-	-	-	-	-	-	-
Total Project Expenditures	\$ 1.0	\$ -	\$ -	\$ -	\$ -	\$ 20.9	\$ 21.9

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>North Embarcadero Visionary Plan</u>							
NEVP Design & Construction	\$ 3.8	\$ -	\$ -	\$ -	\$ 20.0	\$ -	\$ 23.8
Total NEVP	\$ 3.8	\$ -	\$ -	\$ -	\$ 20.0	\$ -	\$ 23.8
<u>"C" Street Master Plan & Improvements</u>							
C Street Design & Construction	\$ -	\$ (4.6)	\$ -	\$ -	\$ -	\$ -	\$ (4.6)
Total "C" Street	\$ -	\$ (4.6)	\$ -	\$ -	\$ -	\$ -	\$ (4.6)
<u>Land Acquisition & Remediation</u>							
Land Acquisition & Remediation	\$ 10.0	\$ 5.0	\$ -	\$ -	\$ -	\$ -	\$ 15.0
Total Land Acquisition & Remediation	\$ 10.0	\$ 5.0	\$ -	\$ -	\$ -	\$ -	\$ 15.0

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Neighborhood & Area Wide Public Improvements</u>							
Columbia/Core Neighborhood Improvements							
Civic Centre Planning	\$ 0.1	\$ 0.1	\$ -	\$ -	\$ -	\$ -	\$ 0.2
Core Street Lights	(0.0)	-	-	-	-	-	(0.0)
B St. Pedestrian Corridor	0.3	-	-	-	-	-	0.3
Two America HOA & Related Expenses	0.2	0.2	0.2	0.2	0.2	0.2	1.1
Two America Plaza DDA Negotiations	-	0.2	-	-	-	-	0.2
Two America HOA Improvement to Canopy	-	1.0	-	-	-	-	1.0
Kettner & A Intersection & Sidewalk Imprv.	(0.3)	-	-	-	-	-	(0.3)
Core Sidewalk Reconstruction	-	0.8	-	-	-	-	0.8
World Trade Center Parking Structure	-	4.0	-	-	-	-	4.0
Fourth & Broadway Traffic Signal	0.0	-	-	-	-	-	0.0
Broadway Median Improvements & Lighting	0.1	(0.1)	-	-	-	-	-
Total Columbia/Core Improvements	\$ 0.4	\$ 6.2	\$ 0.2	\$ 0.2	\$ 0.2	\$ 0.2	\$ 7.3
Cortez Neighborhood Improvements							
Cortez Street Lights	\$ (0.2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.2)
Cortez Streetscape Rehabilitation	(0.3)	-	-	-	-	-	(0.3)
Cedar Street Pop-outs and Improvements	-	2.0	-	-	-	-	2.0
Coach Bus Study	-	(0.0)	-	-	-	-	(0.0)
Bradley-Woolman Chapel Rehabilitation	-	1.1	-	-	-	-	1.1
Public Parking - Blow grade St. Joseph's Park	-	-	-	4.6	-	-	4.6
Cortez Public Improvements	-	0.5	-	-	-	-	0.5
Total Cortez Improvements	\$ (0.4)	\$ 3.6	\$ -	\$ 4.6	\$ -	\$ -	\$ 7.7

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Neighborhood & Area Wide Public Improvements Continued</u>							
East Village Neighborhood Improvements							
Ballpark Remediation	\$ (0.5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.5)
Seventh & Market Remediation	-	-	-	-	-	-	-
Market St. Median & Improvements	0.9	0.2	-	-	-	-	1.1
Park & SD High school Crosswalk	0.7	-	-	-	-	-	0.7
Simon Levi Building Public Improvements	(0.0)	-	-	-	-	-	(0.0)
Tailgate Park Remediation	-	-	-	1.0	-	-	1.0
G St. Gateway Lights	-	-	0.6	-	-	-	0.6
Broadway Master Plan	-	(0.2)	-	-	-	-	(0.2)
Public Parking - Below Grade East Village Green	-	4.6	-	-	-	-	4.6
East Village Public Improvements	-	0.5	-	-	-	-	0.5
Total East Village Improvements	\$ 1.1	\$ 5.0	\$ 0.6	\$ 1.0	\$ -	\$ -	\$ 7.7
Gaslamp Neighborhood Improvements							
Fifth & Market Scramble Modifications	\$ 0.2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.2
Gaslamp Newspaper Corrals	(0.0)	-	-	-	-	-	(0.0)
Fourth & Broadway Conduit Undergrounding	0.1	-	-	-	-	-	0.1
Gaslamp Quarter Gateways	0.3	0.2	-	-	-	-	0.5
Marriott Renaissance - Legal Expenses	0.0	0.0	-	-	-	-	0.0
William Heath Davis Historic House	0.2	-	-	-	-	-	0.2
Gaslamp Quarter Historic Plaques	-	0.0	-	-	-	-	0.0
5th Ave. - Harbor to Island one way	-	-	-	0.9	-	-	0.9
Total Gaslamp Improvements	\$ 0.7	\$ 0.2	\$ -	\$ 0.9	\$ -	\$ -	\$ 1.8

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Neighborhood & Area Wide Public Improvements</u> <i>Continued</i>							
Little Italy Neighborhood Improvements							
Date Street Storm Drains	-	(0.2)	-	-	-	-	(0.2)
Date Street Public Restrooms	0.9	-	-	-	-	-	0.9
Little Italy Public Streetscape Improvements	0.1	-	-	-	-	-	0.1
1560 California Street	(0.6)	-	-	-	-	-	(0.6)
Total Little Italy Improvements	\$ 0.4	\$ (0.2)	\$ -	\$ -	\$ -	\$ -	\$ 0.3
Marina Neighborhood Improvements							
King Promenade - Kiosks	\$ (0.1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.1)
Union & Market Traffic Signals	\$ -	\$ (0.1)	\$ -	\$ -	\$ -	\$ -	\$ (0.1)
Third & Market Traffic Signals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marina Public Improvements	\$ -	\$ (0.3)	\$ -	\$ -	\$ -	\$ -	\$ (0.3)
Convention Centre - Phase III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Marina Improvements	\$ (0.1)	\$ (0.4)	\$ -	\$ -	\$ -	\$ -	\$ (0.5)

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Neighborhood & Area Wide Public Improvements</u> <i>Continued</i>							
Area Wide Improvements							
Sidewalks, Streetscape, Traffic Calming	\$ -	\$ 1.5	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	5.5
Street Enhancements/Pop-outs	0.5	(1.8)	-	-	-	-	(1.3)
Sidewalk Reconstruction	1.0	(1.0)	-	-	-	-	0.0
Traffic Signals	-	-	0.5	0.5	0.5	0.5	2.0
Street Lights	-	(0.5)	0.5	0.5	0.5	0.5	1.5
Historic Rehabilitation	-	1.5	0.5	0.5	0.5	0.5	3.5
Wayfinding System	0.7	-	-	-	-	-	0.7
Bicycle Improvements	0.3	2.8	-	-	-	-	3.2
Park to Bay Link	0.5	-	4.5	-	-	-	4.9
Litter Receptacles	0.2	0.3	-	-	-	-	0.5
Newspaper Corrals	0.2	0.1	0.1	0.1	-	-	0.5
ADA Pedestrian Audible Signals	(0.4)	0.4	-	-	-	-	-
Sustainability Implementation Plan	0.5	-	-	-	-	-	0.5
Gateway Landscape Improvements	0.5	-	-	-	-	-	0.5
Green Street Pilot Project	0.5	-	-	-	-	-	0.5
Reserve for Public Improvements	(0.0)	-	-	-	-	-	(0.0)
Temporary Winter Shelter	-	0.2	-	-	-	-	0.2
Broadway Improvements	-	0.2	0.5	-	-	-	0.7
Total Area Wide Improvements	\$ 4.6	\$ 3.5	\$ 7.6	\$ 2.6	\$ 2.5	\$ 2.5	\$ 23.3
Total Neighborhood & Area Wide Imprv.	\$ 6.6	\$ 18.1	\$ 8.3	\$ 9.2	\$ 2.7	\$ 2.7	\$ 47.5

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Economic Development/ Community Outreach</u>							
Economic Development/ Community Outreach	\$ 1.7	\$ (0.0)	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 7.7
Total Economic Dev./Outreach	\$ 1.7	\$ (0.0)	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 7.7
<u>Social Services Capital Program</u>							
Social Services Capital Program	\$ -	\$ (1.5)	\$ -	\$ 1.0	\$ -	\$ 1.0	\$ 0.5
Total Social Service Capital Program	\$ -	\$ (1.5)	\$ -	\$ 1.0	\$ -	\$ 1.0	\$ 0.5
<u>Planning</u>							
Planning	\$ (0.6)	\$ (0.5)	\$ -	\$ 1.0	\$ 0.8	\$ 0.3	\$ 1.0
Total Planning	\$ (0.6)	\$ (0.5)	\$ -	\$ 1.0	\$ 0.8	\$ 0.3	\$ 1.0
<u>Other</u>							
Education Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Art	\$ 0.1	\$ -	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	2.1
Consultants	\$ -	\$ 0.3	\$ 1.2	\$ 1.0	\$ 1.0	\$ 1.0	4.5
Total Other	\$ 0.1	\$ 0.3	\$ 1.7	\$ 1.5	\$ 1.5	\$ 1.5	\$ 6.6

FIVE YEAR EXPENDITURE DETAIL
CENTRE CITY & HORTON PLAZA REDEVELOPMENT PROJECTS
FISCAL YEARS 2011 TO 2016

(In Millions)	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
	Current	Projected	Projected	Projected	Projected	Projected	
<u>Horton Plaza Projects</u>							
Balboa Theatre Improvements	\$ (0.3)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.3)
Balboa Theatre Capital Reserve & Insurance	\$ 0.4	\$ 0.2	\$ 0.4	\$ 0.4	\$ 0.4	\$ 0.4	2.0
Balboa Theatre Chilled Water	\$ -	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	0.2
Lyceum Theatre Improvements	\$ 0.3	\$ 0.6	\$ -	\$ -	\$ -	\$ -	0.9
Horton Park Renovations	\$ 1.5	\$ 6.5	\$ -	\$ -	\$ -	\$ -	8.0
Horton Park Capital Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ 0.2	\$ 0.2	0.3
Sidewalks & Public Improvements	\$ 0.1	\$ 1.1	\$ 1.5	\$ -	\$ -	\$ -	2.7
Community Outreach	\$ 0.0	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
Total Horton Plaza Projects	\$ 2.0	\$ 8.4	\$ 1.9	\$ 0.4	\$ 0.5	\$ 0.5	\$ 13.8
<u>Grand Total Capital Projects</u>							
	\$ 17.6	\$ 33.1	\$ 13.7	\$ 33.7	\$ 28.8	\$ 28.5	\$ 155.4

**CENTRE CITY DEVELOPMENT CORPORATION
SUMMARY OF ADMINISTRATIVE BUDGET CHANGES**

	FY 2011 BUDGET	FY 2012 PROPOSED	FY 2011-2012 CHANGE
Positions	47.8	46.3	(1.5)
Personnel Expense	\$ 6,038,000	\$ 5,982,000	(\$ 56,000)
Non-Personnel Expense	<u>\$ 2,329,000</u>	<u>\$ 2,180,000</u>	<u>(\$ 149,000)</u>
TOTAL	\$ 8,367,000	\$ 8,162,000	(\$ 205,000)

OVERALL BUDGET

The FY 2012 Budget has decreased by 2.5%, or \$205,000, as compared to the FY 2011 Budget.

PERSONAL EXPENSE

The FY 2012 Personnel Expense budget (Salaries & Benefits) has decreased by 1%, or \$56,000, as compared to FY 2011. The FY 2011 budget reflects a net decrease of 1.5 positions consisting of the reduction of 2.5 positions and the addition of one new position. The decreases represent a reduction of one Vice President, one Community Outreach Manager and a reduction of a Communication Specialist to part time. One new position is being added in FY 2011 for a Project Manager for Economic Development.

NON-PERSONNEL EXPENSE

The FY 2012 Non-Personnel Expense budget has decreased by 6.4%, or \$149,000, as compared to FY 2011. The decrease is primarily a result of reductions in Leasehold Improvements, Office/Computer Program & Supplies, Advertising/Relocation/Recruitment Expense, Business Expense, Professional Development & Associated Travel, and Communication Material/Events line items.

Leasehold Improvements – The FY 2012 budget reduces the Leasehold Improvement line item by 25% or \$5,000.

Office/Graphic/Computer Program & Supplies – The FY 2012 budget reduces the line item by 19.5% or \$23,000, and is primarily a result of reduction in office supplies and computer programs/software.

Advertising/Relocation/Recruitment – The FY 2012 budget reduces the line item by 25% or \$5,000.

Business Expense – The FY 2012 budget reduces the line item by 18.2% or \$10,000 primarily by reducing employee attendance to business events and meetings.

Professional Development – Employee professional development has been reduced by 37.5% or \$28,000 in the FY 2012 budget, primarily by reducing employee conferences/seminars attendance and associated travel.

Communication/Material & Events – The line item has been reduced by 42.9% or \$75,000 in the FY 2012 Budget, in a continued effort to produce more information electronically.

CENTRE CITY DEVELOPMENT CORPORATION
FY2011-2012 ADMINISTRATIVE BUDGET

	FY 2010-2011 BUDGET	PROPOSED FY 2011-2012 BUDGET	CHANGE	% CHANGE
SALARIES AND BENEFITS				
Existing Positions	\$3,890,000	\$3,845,000	-\$45,000	
Additional/Annualized Positions		\$0	\$0	
Intern Program/Overtime	\$110,000	\$94,000	-\$16,000	
Benefits	\$2,038,000	\$2,043,000	\$5,000	
	-----	-----	-----	-----
Subtotal Salaries and Benefits	\$6,038,000	\$5,982,000	-\$56,000	-0.9%
	-----	-----	-----	-----
OVERHEAD				
1 Rent- Office/DIC	\$795,000	\$821,000	\$26,000	
2 Rent- Equipment	\$16,000	\$13,000	-\$3,000	
3 Leasehold Improvements	\$20,000	\$15,000	-\$5,000	
4 Telephone/Communications	\$58,000	\$55,000	-\$3,000	
5 Photography, Plans & Drawings	\$3,000	\$2,000	-\$1,000	
6 Office/Graphics/Computer Programs & Supplie	\$118,000	\$95,000	-\$23,000	
7 Postage	\$41,000	\$40,000	-\$1,000	
8 Publications	\$5,000	\$5,000	\$0	
9 Reproduction Expense	\$80,000	\$75,000	-\$5,000	
10 Advertising/Relocation/Recruiting Expense	\$20,000	\$15,000	-\$5,000	
11 Business Expense	\$55,000	\$45,000	-\$10,000	
12 Travel-Board/Corporate	\$0	\$0	\$0	
13 Auto Expense	\$27,000	\$27,000	\$0	
14 Repairs & Maintenance	\$17,000	\$17,000	\$0	
15 General Memberships	\$14,000	\$10,000	-\$4,000	
16 Professional Development	\$48,000	\$30,000	-\$18,000	
17 Associated Travel	\$20,000	\$15,000	-\$5,000	
18 Memberships	\$20,000	\$15,000	-\$5,000	
19 Insurance	\$52,000	\$45,000	-\$7,000	
20 Equal Opportunity Expense	\$25,000	\$25,000	\$0	
21 Communication Material/Events	\$175,000	\$100,000	-\$75,000	
22 F F & E /Computer Equipment	\$100,000	\$95,000	-\$5,000	
23 Directors/Board Expense	\$10,000	\$10,000	\$0	
24 Other	\$10,000	\$10,000	\$0	
25 Legal/Audit/Computer/WebSite/Other	\$600,000	\$600,000	\$0	
	-----	-----	-----	-----
Subtotal Overhead	\$2,329,000	\$2,180,000	-\$149,000	-6.4%
	-----	-----	-----	-----
TOTAL ADMINISTRATIVE BUDGET	\$8,367,000	\$8,162,000	-\$205,000	-2.5%
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CENTRE CITY DEVELOPMENT CORPORATION
 FY2011-2012 ADMINISTRATIVE BUDGET

CORPORATION STAFF	FY 2011 Positions	FY 2012 Positions	CURRENT	PROPOSED
President & Chief Operating Officer	1.0	1.0	\$175,000 to	\$175,000 to
Executive Vice Pres. & Chief Financial Officer	1.0	1.0	\$138,000 to	\$138,000 to
Vice President	3.0	3.0	\$115,000 to	\$108,000 to
Assistant Vice President	4.0	3.0	\$95,000 to	\$95,000 to
Senior Project Manager	6.0	7.0	\$88,000 to	\$75,000 to
Associate Engineer/Public Works	1.0	1.0	\$70,000 to	\$70,000 to
Associate Project Manager	0.0	0.0	\$50,000 to	\$50,000 to
Assistant Project Manager	1.0	1.0	\$49,000 to	\$49,000 to
Equal Opportunity Outreach/Comm. Specialist	1.0	1.0	\$49,000 to	\$49,000 to
Planner	6.0	6.0	\$40,000 to	\$40,000 to
Marketing & Communications Manager	1.0	1.0	\$69,000 to	\$69,000 to
Community Relations Manager	1.0	0.0	\$62,000 to	\$62,000 to
Graphics/Designer	0.8	0.8	\$58,000 to	\$58,000 to
DIC Manager & Marketing Specialist	1.0	1.0	\$62,000 to	\$62,000 to
Communications Specialist	1.0	0.5	\$34,000 to	\$34,000 to
Information Technology Manager	1.0	1.0	\$74,000 to	\$74,000 to
GIS/Web Specialist	1.0	1.0	\$51,000 to	\$51,000 to
Contracts Manager	1.0	1.0	\$55,000 to	\$55,000 to
Accountant/Financial Analysts	5.0	5.0	\$51,000 to	\$50,000 to
Computer Information Specialist	1.0	1.0	\$44,000 to	\$44,000 to
Confidential Assistant & Board Liason	1.0	1.0	\$54,000 to	\$54,000 to
Administrative Assistant	5.0	5.0	\$34,000 to	\$34,000 to
Receptionist	1.0	1.0	\$29,000 to	\$29,000 to
Administrative Clerical Assistant	3.0	3.0	\$27,000 to	\$27,000 to
Subtotal Positions & Salaries	47.8	46.3	\$3,890,000	\$3,845,000
Intern Program/Overtime			\$110,000	\$94,000
TOTAL POSITIONS & SALARIES	47.8	46.3	\$4,000,000	\$3,939,000

Note : Bolded positions reflect changes in position increases or decreases

**Redevelopment Agency of the City of San Diego
Centre City Redevelopment Project Area
Fiscal Year 2012 Work Plan**

Eliminate Blight

- Acquire land for public parks and open space.
- Determine use of Two America Plaza property
- Complete construction on the Interim Leash Free Dog Park
- Demolition of buildings on East Village Green Site
- Complete the Park Implementation Master Plan
- Developer to start construction on 14th & Island park on Agency owned public easement
- Developer to start rehabilitation of 1624 Newton property for the expansion of the Monarch School
- Developer to complete rehabilitation of Joan Kroc Center

Improve Public Infrastructure

- Continue acquisition and design work for parks & open spaces
- Complete design and begin construction on the Bayside Fire Station
- Complete construction on the Quiet Zone
- Implementation of North Embarcadero Visionary Plan –Construction of Ph IA (West Broadway) and Ph IB (Harbor Dr and Esplanade)
- Acquire and install additional new technology parking meters
- Implementation of area wide Way Finding System
- Complete construction on the Little Italy Public Improvement for sidewalks, ADA upgrades and tree installation.
- Start design on the B St. pedestrian corridor
- Complete construction on the Little Italy street lights
- Complete construction on the Asian Pacific Thematic Historic District improvements
- Complete construction on the Cortez Street Lights Phase II
- Complete construction on the Island Ave. pop-outs
- Complete construction on the I-5 Bridge street lights
- Complete construction of East Village area wide side walk improvements
- Start the design for Core area wide sidewalk improvement
- Begin design on the Gaslamp Fifth & Market modification
- Complete construction on the Kettner & A pop-outs
- Complete design and begin construction on the Market Street traffic signals
- Begin design on the Broadway Master Plan (East Broadway Street medians)
- Complete construction on the Park Blvd. at San Diego High crosswalk improvements
- Continue working on the feasibility for a downtown shuttle program including routes and cost estimates.
- Complete design and begin implementation on a Green Streets Program
- Complete design and begin implementation on a area wide Bicycle plan which may include restriping, repairing and/or moving curbs on the affected streets
- Begin design on the G Street Gateway lights
- Begin design on the Gaslamp Quarter Gateway Program

- Begin design on the Bicycle Mobility and Improvements
- Begin construction on the Areawide public restrooms
- Begin design on the Gateway landscape improvements

Increase Affordable Housing

- Developer to complete construction on the Agency assisted development, Cedar Gateway, providing 65 affordable units
- Developer to complete financing and start construction on Agency owned site at Ninth and Broadway providing 248 affordable units
- Developer to complete construction on the Agency assisted development, 15th & Commercial, providing 139 affordable units
- Housing Commission to complete design and start rehabilitation on the Agency assisted development Hotel Sandford, providing 130 affordable units
- The development of a Homeless Center project into a one-stop service center and housing for the homeless with a total gross building area of 116,300 sq. ft.
- Developer to complete financing and start construction on the Agency assisted Comm 22 mixed use project providing 197 affordable units
- Continue with ENA/DDA process on Agency owned site at fourth and Beech providing approximately 100 affordable units
-

Economic Development

- Develop a comprehensive Economic Development and Business Attraction program
- Acquire and rehab and/or lease existing building to create incubator space
- Hire an economic development consultant to assist in attracting businesses on a local, regional, and national level, and retaining the existing businesses.
- Increase community outreach and the economic development marketing program.

Neighborhood Preservation

- Issue an RFP for the rehabilitation of a historic structure (Cedar Gateway – Bradley Woodman Saint Cecilia Chapel).
- Prepare Historical Resource Relocation Feasibility Study
- Provide funding for improvements to the Historic William Heath Davis House

Community Planning

- Complete the Neighborhood Design Guidelines
- Complete the Parks Implementation Master Plan
- Begin the Downtown Art & Culture Master Plan
- Begin the Community Plan 5 Year Review Update
- Begin the 5 Year Traffic Study
- Begin the Downtown Demographics Study
- Begin the Sustainability Implementation
- Begin the Green Street Pilot project
- Complete the CEQA-SOFAR EIR
- Complete the Downtown Transportation Improvement
- Complete the Lighting Study

**Redevelopment Agency of the City of San Diego
Horton Plaza Redevelopment Project Area
Fiscal Year 2012 Work Plan**

Eliminate Blight

- Improve the Historic Fountain in Horton Plaza Park and the surrounding park

Improve Public Infrastructure

- Assist funding for the design and construction of the Bayside Fire Station, a public facility
- Design and improve the Historic Horton Plaza Park and Fountain and new Horton Plaza open space reserve DDA with Westfield
- Complete construction of the sidewalk and other public improvements
- Complete construction on the lobby and restroom renovation for the Lyceum Theatre

Increase Affordable Housing

- Provide funding for 37 units for homeless seniors
- Provide funding for other affordable housings units outside the project area

Economic Development

- Begin design of new Horton Plaza open space reserve at foot of the Westfield shopping center to activate the Historic Park and Plaza.

Neighborhood Preservation

- Improve the Historic Fountain in Horton Plaza Park and surrounding park

Community Planning

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

**Redevelopment Agency of the City of San Diego
Centre City Redevelopment Project Area
Status of FY 2011 Work Plan**

Eliminate Blight

	Status
• Acquire land for public parks and open space	In process – made offers on 3 parcels
• C Street Master Plan Streetscape Improvements	C St. safety enhancement - under construction anticipated to be completed in FY 2011
• Interim Leash Free Dog Park	Start construction
• Gaslamp Park	Anticipated design to be complete in FY 2011
• Children’s Park Renovations	Anticipated design to be complete in FY 2011
• Park Implementation Master Plan	In process
• Health & Human Funding Assistance	Completed rehabilitation of Rachel’s Woman’s Center

Improve Public Infrastructure

	Status
• Bayside Fire Station	Complete design November 2011
• Harbor Drive Pedestrian Bridge	Anticipated completion March 2011
• Quiet Zone	Start construction, 15 month construction to around February 2012
• New Technology Parking Meters	Anticipate to purchase by the end of the Fiscal Year
• Traffic signals	
○ Front & Cedar	Completed
○ Market & Third	Completed
○ Market & Ninth	Completed
○ Market & Union	Completed
○ Park & Island	Completed
○ Park & J	Completed
• Park Blvd At grade Improvement	Anticipated construction to start June 2011 and estimated completion March 2012
• Seventh & Market site remediation	Completed
• North Embarcadero Visionary Plan	Ph 1A West Broadway design complete June 2011 and Ph 1B design complete Aug 2011 - Anticipated to be out to bid FY 2012
• Little Italy Public Improvements – sidewalks, ADA improvements, & tree installation	Under construction – anticipated to be complete FY 2011

- Little Italy Street Lights Complete design March 2011 and start construction
- Areawide Public Restrooms Complete design FY 2011
- Asian Pacific Thematic Historic District Improvements Complete design May 2011 and start construction
- Cortez Street Lights Phase II Complete design September 2011
- Date State Storm Drain Completed May 2010
- Island Pop Outs Phase II and Sidewalk Gaps Complete design May 2011 and start construction
- I-5 Bridge Street Lights Complete design February 2011 and start construction
- Areawide Wayfinding Signs Complete design May 2011 and start construction
- Park @ SD High School Signal Design complete June 2011 and start construction
- Broadway & Fifth Traffic Signal Design complete June 2011 and start construction
- Broadway & 4th Undergrounding Complete design June 2011 and start construction
- Bicycle Plan and Implementation Class 2 and 3 Preliminary planning – working in conjunction with the City
- Market St. Traffic Signal Complete design November 2011
- Green Streets Pilots Programs Ph I Preliminary planning – seeking State & Federal funding
- Shuttle Program and Implementation Preliminary planning – begun discussions with multiple entities that may be involved.
- B St. Pedestrian Corridor Preliminary planning
- Kettner & A Pop-outs Complete design June 2011 and start construction

Increase Affordable Housing

- Cortez Hill Family Center
- 1050 B St. – 226 affordable units
- Cedar Gateway – 65 affordable units
- 15th & Commercial – 139 affordable units
- Ninth & Broadway – 248 units affordable units
- Hotel Sandford – 130 affordable units
- Homeless Center
- COMM 22 – 195 affordable units

Status

Anticipated to be complete February 2011
 Complete
 Anticipated to be complete FY 2012
 Anticipated to be complete FY 2012
 DDA Approved
 OPA – Approved
 ENA Approved
 Anticipated approval of OPA

- Fourth and Beech – 100 affordable units

by the end of FY 2011
 ENA Approved

Economic Development

- Increase economic development and business attraction programs

Status
 In process

Neighborhood Preservation

- Restoration of the historic chapel in Cortez Hill (Cedar Gateway).
- Façade Improvement Program

Status
 RFP prepared, but held back due to market conditions
 On-going project

Community Planning

- Lighting Study
- Neighborhood Guidelines
- CEQA-SOFAR EIR
- I-5 Downtown Transportation Improvement
- Park Implementation Master Plan

Status
 Preliminary Planning
 In process
 In Process
 Preliminary Planning
 In Process

**Redevelopment Agency of the City of San Diego
Horton Plaza Redevelopment Project Area
Status of FY 2011 Work Plan**

Eliminate Blight

- Improve the Historic Fountain & Horton Plaza Park

Status

Amended OPA for the renovation of the old Robinson/May building and the development of a new public open space to be maintained by Westfield for 25 years

Improve Public Infrastructure

- Assist funding for the design and construction of the Bayside Fire Station, a public facility
- Lyceum Theatre – Lobby and restroom renovation
- Horton Plaza Sidewalks and Public Improvement

Status

Complete design September 2011
Complete design July 2011
Complete design March 2012

Increase Affordable Housing

- Transitional Senior Housing

Status

Provided funding for 37 units for homeless seniors.

Economic Development

- Review improvements and enhancements to the Horton Plaza Retail Center

Status

Amended OPA for the renovation of the old Robinson/May building and the development of a new public open space to be maintained by Westfield for 25 years

Neighborhood Preservation

- Improve the Historic Fountain & Horton Plaza Park

Status

Amended OPA for the renovation of the old Robinson/May building and the development of a new public open space to be maintained by Westfield for 25 years

Community Planning

- - Funding of Barrio Logan Community Plan

In process

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

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
HORTON PLAZA REDEVELOPMENT PROJECT						
Horton 4th Ave.	66	51	51	0	0	51
Meridian	172	0	0	0	0	0
Total Horton Plaza	238	51	51	0	0	51
L/M Hsng out Proj Area (50%)	64	64	0	0	64	64
Grand Total Horton Plaza	302	115	51	0	64	115
Horton Plaza Low mod as a percentage of Market Rate		38%		Very low as a percentage of low mod	56%	
CENTRE CITY REDEVELOPMENT PROJECT						
Columbia Sub Area						
Broadway 655 Apartments	12	0	0	0	0	0
Columbia Tower	150	148	0	2	146	148
Electra	248	0	0	0	0	0
Grande at Santa Fe North	222	0	0	0	0	0
Grande at Santa Fe South	222	0	0	0	0	0
Koll Phase I	24	0	0	0	0	0
Marina Park	120	0	0	0	0	0
Park Row	154	0	0	0	0	0
Sapphire	96	0	0	0	0	0
Treo	326	0	0	0	0	0
YMCA	259	52	0	27	25	52
Subtotal Columbia	1,833	200	0	29	171	200
Core District						
Broadway Lofts	84	0	0	0	0	0
Lofts @ 4C Square	29	0	0	0	0	0
On Broadway	33	0	0	0	0	0
Scripps Lofts	26	10	10	0	0	10
Smart Corner	301	0	0	0	0	0
Southern Hotel	89	50	0	0	50	50
Trolley Lofts	36	27	27	0	0	27
Vantage Pointe	679	0	0	0	0	0
YWCA	64	64	0	0	64	64
Subtotal Core	1,341	151	37	0	114	151
Cortez District						
Aloft @ Cortez Hill	168	0	0	0	0	0
Apartments at El Cortez	85	0	0	0	0	0
Aria	137	0	0	0	0	0
Beech Tower	54	0	0	0	0	0
Citymark on Cortez Hill	16	0	0	0	0	0
Cortez Blu	67	0	0	0	0	0
Cortez Hill Family Center	75	75	0	0	75	75
Current	146	0	0	0	0	0
Discovery Hill Condos	199	0	0	0	0	0
Elliot Arms	36	0	0	0	0	0
Heritage Apartments	230	38	38	0	0	38
Mills at Cortez Hill	130	0	0	0	0	0
Ninth & Beech	12	0	0	0	0	0
Palermo	225	0	0	0	0	0
Park at 10th Ave.	32	0	0	0	0	0
Second Ave. Apts.	24	0	0	0	0	0
Soleil Court/Millennium 3	4	0	0	0	0	0
Symphony Terrace	56	0	0	0	0	0
Solara Lofts	77	0	0	0	0	0
9th & Beech	6	0	0	0	0	0
Subtotal Cortez	1,779	113	38	0	75	113

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

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
East Village District						
Angove	11	0	0	0	0	0
Breeza	158	0	0	0	0	0
SVDP - Bishop Maher Center	75	75	0	0	75	75
Carnation Building	9	0	0	0	0	0
Church Lofts	36	18	18	0	0	18
Coleman Apts	4	0	0	0	0	0
Diamond Terrace	113	0	0	0	0	0
Element	65	0	0	0	0	0
Entrada	172	40	18	22	0	40
Fahrenheit	77	0	0	0	0	0
Hacienda Townhomes	52	51	0	20	31	51
Icon	327	0	0	0	0	0
Island Village	280	280	0	196	84	280
Jacaranda Studios	4	0	0	0	0	0
Lillian Place	74	74	15	14	45	74
Leah Residence	24	23	0	0	23	23
Lofts @ 6th Ave.	97	0	0	0	0	0
Lofts @ 655 Sixth Avenue	106	0	0	0	0	0
Lofts @ 677 Seventh Avenue	153	0	0	0	0	0
Lofts @ 707 Tenth Avenue	209	0	0	0	0	0
Mark	244	0	0	0	0	0
Market Square Manor (Pottiker)	200	200	0	0	200	200
Market Street Village	225	0	0	0	0	0
Metrome	184	0	0	0	0	0
Moto Villas	36	0	0	0	0	0
M2i	230	0	0	0	0	0
Neuhaus Ateliers	17	0	0	0	0	0
Nexus	68	0	0	0	0	0
Pacifica Villas	100	0	0	0	0	0
Park Blvd. East	107	0	0	0	0	0
Park Blvd. West	120	0	0	0	0	0
Park Loft Ph I	120	0	0	0	0	0
Park Terrace	223	0	0	0	0	0
Parkside	77	76	0	63	13	76
Rachel's Center	9	9	0	0	9	9
Row Homes on F Street	17	0	0	0	0	0
Salvation Army Silvercrest	125	125	0	0	125	125
Strata	163	0	0	0	0	0
Studio 15	275	273	0	100	173	273
Sunburst Apartments	24	23	0	0	23	23
The Legend	183	0	0	0	0	0
Union Square	262	0	0	0	0	0
Villa Harvey Mandel	90	89	0	0	89	89
Village Place	46	46	0	2	44	46
Vista Hill Crisis Center	7	7	0	0	7	7
Yale Hotel	15	14	10	0	4	14
900 F St.	115	86	86	0	0	86
3 in a Rowhomes	3	0	0	0	0	0
16th & Market	136	134	25	54	55	134
1050 B	229	226	0	100	126	226
Subtotal East Village	<u>5,696</u>	<u>1,869</u>	<u>172</u>	<u>571</u>	<u>1,126</u>	<u>1,869</u>

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

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
Gaslamp Quarter Sub Area						
Alta	179	0	0	0	0	0
Cole Bldg.	44	44	0	33	11	44
Gaslamp City Square North	103	0	0	0	0	0
Gaslamp City Square South	120	0	0	0	0	0
Lincoln Hotel	40	40	0	0	40	40
Marston/Hubbell	11	0	0	0	0	0
Metropolitan	54	0	0	0	0	0
Montrose Bldg.	8	0	0	0	0	0
Pipitone Building	12	0	0	0	0	0
Pioneer Warehouse	85	0	0	0	0	0
Samuel Fox Lofts	21	0	0	0	0	0
Simmons	28	0	0	0	0	0
Steele Bldg.	26	0	0	0	0	0
Trellis	149	0	0	0	0	0
William Penn Hotel	18	0	0	0	0	0
Windsor Hotel*	32	0	0	0	0	0
Subtotal Gaslamp	<u>930</u>	<u>84</u>	<u>0</u>	<u>33</u>	<u>51</u>	<u>84</u>
Little Italy District						
Acqua Vista	390	0	0	0	0	0
Allegro Tower	211	0	0	0	0	0
Aperture	86	0	0	0	0	0
Bayside at the Embarcadero	241	0	0	0	0	0
Bayview Apartments	79	0	0	0	0	0
Bella Via	41	0	0	0	0	0
Billboard Lofts	24	0	0	0	0	0
Camden Tuscany	163	0	0	0	0	0
Columbia & Elm	21	0	0	0	0	0
Columbia & Fir	16	0	0	0	0	0
Date St. Townhomes	2	0	0	0	0	0
Doma Lofts and Townshomes	124	0	0	0	0	0
Ecco	10	0	0	0	0	0
Essex Lofts Apts.	36	0	0	0	0	0
Finestra Lofts	8	0	0	0	0	0
Grape	2	0	0	0	0	0
Hawthorn Place	35	0	0	0	0	0
La Vita	304	0	0	0	0	0
LIND B & C	28	2	2	0	0	2
LIND A-1	37	36	10	18	8	36
LIND A-2	6	0	0	0	0	0
Porta d'Italia	200	0	0	0	0	0
Portico	84	0	0	0	0	0
Porto Siena Condos	88	0	0	0	0	0
Son of Kettner (Lusso Lofts)	31	0	0	0	0	0
State St. Condos	3	0	0	0	0	0
The Q	26	0	0	0	0	0
Titan	21	0	0	0	0	0
Victorian House	8	0	0	0	0	0
Village Walk Condos	77	0	0	0	0	0
Waterfront Apartments	42	0	0	0	0	0
West Laurel Studios	10	0	0	0	0	0
1631 State St.	7	0	0	0	0	0
350 W. Ast	76	0	0	0	0	0
Subtotal Little Italy	<u>2,537</u>	<u>38</u>	<u>12</u>	<u>18</u>	<u>8</u>	<u>38</u>

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

Project Name	Total new or rehabbed units	Total low and mod restricted units	Moderate up to 120% of AMI	Low up to 80% of AMI	Very Low up to 50% of AMI	Total low and mod restricted units
Marina Sub Area						
CCBA	45	44	0	35	9	44
Chinese Regal	24	0	0	0	0	0
Cityfront Terrace	321	0	0	0	0	0
Citywalk	109	0	0	0	0	0
Columbia Place	103	0	0	0	0	0
Cornerstone	42	0	0	0	0	0
Cracker Factory Addition	11	0	0	0	0	0
Crown Bay Condos	86	0	0	0	0	0
Greystone	37	0	0	0	0	0
Horizons Condos	211	0	0	0	0	0
Horton House	153	150	0	5	145	150
Island Inn	200	197	118	39	40	197
J Street Inn	221	221	177	22	22	221
Lions Manor	131	129	0	1	128	129
Market St. Square	192	40	0	11	29	40
Marina Park	104	0	0	0	0	0
One Harbor Drive	202	0	0	0	0	0
Pacific Terrace	53	0	0	0	0	0
Park Place	178	0	0	0	0	0
Park Row	68	0	0	0	0	0
Pinnacle Museum Tower	182	0	0	0	0	0
Renaissance	221	0	0	0	0	0
SeaBridge (Archstone Harborview)	387	0	0	0	0	0
The Brickyard	18	0	0	0	0	0
WaterMark	96	0	0	0	0	0
101 Market Apts. (Atria)	149	0	0	0	0	0
2nd & Island Lofts	18	0	0	0	0	0
7 on Kettner	7	0	0	0	0	0
600 Front St.	180	0	0	0	0	0
235 Market Condos	57	0	0	0	0	0
Subtotal Marina	<u>3,806</u>	<u>781</u>	<u>295</u>	<u>113</u>	<u>373</u>	<u>781</u>
Total Centre City	17,922	3,236	554	764	1,918	3,236
L/M Hsng out Proj Area (50%)	<u>297</u>	<u>297</u>	<u>0</u>	<u>19</u>	<u>278</u>	<u>293</u>
Subtotal	18,219	3,533	554	783	2,196	3,529
Replacement Units	<u>-75</u>	<u>-75</u>	<u>0</u>	<u>-45</u>	<u>-30</u>	<u>-75</u>
Grand Total Centre City	<u>18,144</u>	<u>3,458</u>	<u>554</u>	<u>738</u>	<u>2,166</u>	<u>3,454</u>
Centre City Low/Mod as a Percentage of Total Market Rate		19%	Very Low as a Percentage of Low/Mod			63%
Total CCRP and HP	<u>18,446</u>	<u>3,573</u>	<u>605</u>	<u>738</u>	<u>2,230</u>	<u>3,569</u>
CCRP and HP Low/Mod as a Percentage of Total Market Rate		19%	Very Low as a Percentage of Low/Mod			63%

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

Shaded area represents units added in FY2011

ECONOMIC GAIN FROM REDEVELOPMENT

Past 36 Years
Centre City and Horton Plaza Redevelopment Projects

PRIVATE INVESTMENT	\$ 12.3 billion
PUBLIC INVESTMENT	\$ 1.728 billion
Private/Public Investment Ratio	<u>7.1:1</u>
TAXES	
Agency – Tax Increment	\$ 1,058.9 million
City – General Fund Revenue	\$ 742.9 million
T.O.T. (since 1984)	\$548.2 million
Sales Taxes (since 1984)	\$154.9 million
Property Taxes (since 1984)	\$ 39.8 million
TOTAL TAXES	<u>\$1,801.8 million</u>
ANNUAL TAXES	
Property	\$ 127.9 million
Sales	\$ 8.3 million
T.O.T.	<u>\$ 39.8 million</u>
TOTAL ANNUAL TAXES	<u>\$ 176.0 million</u>
Annual Yield To City	10.2%
Public Improvements/Infrastructure	\$ 522.3 million
Housing Units Developed/Assisted	18,446 units
Low/Mod Housing (3,648 units – 19%)	
Hotel Rooms	9,308 rooms
Office/Retail Space (sq. ft.)	8.13 million
JOBS (estimated)	
Construction	62,000
Permanent	23,000
City Loan Repayments/Transfers/Other	\$ 128.8 million

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

Downtown Community Parking District
Administered by the Centre City Development Corporation
FISCAL YEAR 2011-2012 BUDGET
(In Thousands)

	<u>EST FY2011 CARRYOVER</u>	<u>FY2012 NEW</u>	<u>AVAILABLE BUDGET</u>
<u>Revenue</u>			
Parking Meter Revenue	\$1,517	\$2,300	\$3,817
Total FY 2012 Budget	<u>\$1,517</u>	<u>\$2,300</u>	<u>\$3,817</u>
<u>Expenditures</u>			
1 Reserve for Debt Service	\$949	\$1,530 ⁽¹⁾	\$2,479
2 New Parking Meter - Pay by Space/Pay and Display	\$400	(\$400)	\$0
3 Land Acquisition or Rehab of Potential Parking Sites	\$0	\$1,000	\$1,000
4 Little Italy Parking Program ⁽²⁾	\$53	\$187	\$240
5 Way Finding Signs	\$29	(\$29)	\$0
6 Other Parking District Activities	\$86	\$12	\$98
Total FY 2012 Budget	<u>\$1,517</u>	<u>\$2,300</u>	<u>\$3,817</u>

(1) First call on annual parking meter revenues is pledged to bondholder for debt service.

To the extent not required, it will be utilized for other parking program activities.

(2) Includes funds to help acquire/construct public parking at the East Village Green West block as well as funds to help rehabilitate the World Trade Centre Public Parking Facility to be acquired by the Redevelopment Agency from the City.

(3) Represents contract with Little Italy Association.