

Third Implementation Plan
April 16, 2006 – April 16, 2011

for the
San Ysidro
Redevelopment Project Area

Adopted
April 16, 1996

The Redevelopment Agency of the City of San Diego

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San Ysidro Redevelopment Project

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I. INTRODUCTION

This Third Implementation Plan for the San Ysidro Redevelopment Project (“Plan”) is being prepared and adopted in accordance with California Community Redevelopment Law (“CRL”). The Plan identifies project activities scheduled for the next five years in the San Ysidro Redevelopment Project Area (“Project Area”) and includes very low-, low- and moderate-income housing activities. More specifically, the Plan includes a description of Project Area blighting conditions, goals and objectives, specific projects and expenditures for the next five years, a discussion of strategies and plans to eliminate blighting conditions within the Project Area, and a discussion regarding compliance with legal housing requirements under the CRL.

The Redevelopment Plan for the San Ysidro Redevelopment Project Area (“Redevelopment Plan”) was adopted on April 16, 1996 by Ordinance No. O-18295 and will remain in effect for 30 years after the adoption date. The purpose of the Redevelopment Plan adoption was to eliminate blighting conditions within the Project Area. The Redevelopment Agency of the City of San Diego (“Redevelopment Agency” or “Agency”) intends to continue promoting the improvement and preservation of the positive neighborhood characteristics and enhance the international gateway and commercial districts of San Ysidro.

The Project Area is located in the central portion of the San Ysidro Community. The approximately 766-acre Project Area generally includes the area bounded by Del Sur Boulevard and Caithness Drive to the north, East Beyer Boulevard to the east, the Tijuana River levee to the west, and Mexico to the south. A map of the Project Area is illustrated in Exhibit “1.”

The Plan includes descriptions for various existing and future projects for the San Ysidro Project Area including Las Americas, Mi Pueblo – San Ysidro Pilot Village Project, Las Ventanas del Mundo Project, San Ysidro Branch Library, and various streetscape improvement projects.

II. DESCRIPTION OF BLIGHTING CONDITIONS

The Project Area has long suffered from a loss of private investment and development activity due in large part to deteriorating physical and economic blighting conditions. These blighting conditions have caused a reduction in the proper use of the area and have become such a burden on the community that these conditions cannot be reversed or alleviated without the assistance of the Agency through the authority of the CRL. The blighting conditions within the Project Area will be addressed through the development of the proposed projects under the Plan.

The physical conditions of blight within the Project Area include the following:

1. Buildings that are unsafe due to dilapidation and deterioration, defective design and physical construction, faulty and inadequate utilities, and building code violations.

2. Factors that prevent the economically viable use of buildings or lots, including substandard design, inadequate size by current standards, lack of parking, and other similar factors.
3. Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels and other portions of the Project Area.
4. Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are under multiple ownership.
5. Public facilities and infrastructure that do not meet city standards, including inadequate public street lighting, sidewalks, sewer line capacity, drainage facilities, libraries, parks, and recreational facilities.
6. Irregular, incomplete local streets network that causes conflicts and often dangerous conditions due to high pedestrian, bicycle, and vehicle use.
7. Lack of cross-community connectivity due to the presence of three freeways which cause numerous “choke points” and gridlock conditions and incomplete/inadequate freeway access with “missing” ramps. Some examples include southbound on I-5 at Via de San Ysidro and lack of access to I-805 at Beyer Blvd. over-crossing.

The economic conditions of blight within the Project Area include the following:

1. Impaired property and/or business investments.
2. Declining retail sales and lack of neighborhood businesses to serve residents, such as pharmacies, supermarkets, entertainment venues, and neighborhood-serving retail.
3. Scattered, small vacant lots and underutilized land and buildings.
4. Inadequate and degraded public infrastructure serving the residential and business community.

III. SPECIFIC GOALS AND OBJECTIVES OF THE AGENCY FOR THE PROJECT AREA

The San Ysidro Redevelopment Plan proposes to eliminate conditions of blight in the Project Area through new construction, rehabilitation, and upgrading residential, commercial and public properties and facilities within and surrounding the Project Area.

In general, the goals and objectives of the Redevelopment Plan for the San Ysidro Project Area are as follows:

1. Eliminate and prevent the spread of blight and deterioration.

2. Conserve, rehabilitate and redevelop the Project Area.
3. Improve, promote, and preserve the positive neighborhood characteristics in San Ysidro while correcting its physical and economic deficiencies.
4. Promote and enhance varied housing opportunities by improving the housing stock and expanding affordable housing opportunities which address community needs.
5. Improve, support, and promote the growth and vitality of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area.
6. Increase parking, enhance the quality of mobility, and improve transportation facilities, which support the vitality, safety, and viability of San Ysidro.
7. Expand and improve park and recreational facilities, green belts, and open space opportunities.
8. Enhance infrastructure facilities.
9. Provide a full range of employment opportunities and public facilities.
10. Preserve and rehabilitate cultural resources and urban environments.
11. Promote San Ysidro's international gateway.

These goals and objectives will continue during the five years represented by this Five-Year Implementation Plan. As such, tax increment financing will be critical for accomplishing the various goals and objectives outlined. Exhibit "4" illustrates projected tax increment revenues during the five-year span of the Plan.

SHORT-TERM GOALS - Within Five Years

Necessity to Bond: The ability to leverage financing through a bond issuance is critical to the success of many goals and objectives included in the Plan. The Agency will work diligently with the City of San Diego (the "City") and the San Ysidro community to enhance the Project Area's credit worthiness and to ensure cost-effective bond financing in the future. The Agency will hire legal, financial, and economic consultants to assist with bond financing feasibility analyses and issuance. Such bond financing activities will begin in FY07.

General Redevelopment Activities: The Agency will plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

Planned District Ordinance (“PDO”) Rescission: Long an impediment to commercial revitalization, the existing San Ysidro PDO should be rescinded, as recommended by the San Ysidro Planning and Development Group (“SYPDG”) and should be substituted with appropriate zoning to allow for a more flexible array of uses including mixed-use development along the commercial corridor.

San Ysidro Community Plan (“SYCP”) Update: Last updated in 1991, the SYCP should be updated as it is incompatible with the fundamental premises of City of San Diego’s General Plan Update. An update of the SYCP will stimulate urban village development by increasing density and encouraging infill development.

Street Infrastructure Projects: Through coordinated efforts and as part of the Mi Pueblo - San Ysidro Pilot Village, Pathways of Knowledge, the Agency, the City of San Diego Planning Department (“Planning Department”), SYPDG, the San Ysidro Transportation Collaborative (“SYTC”), and the San Ysidro Business Improvement District (“SYBID”) have identified numerous street infrastructure projects as priorities for the San Ysidro commercial district to help increase business activity and attract new private development. The projects will add new sidewalks, curbs and gutters, ornamental street lamps, street furniture and trees on West San Ysidro Boulevard between Cottonwood and Via de San Ysidro, East San Ysidro Boulevard from Camino de la Plaza to the border, and along both sides of the Camino de la Plaza Bridge. While the commercial areas, including residential streets connecting to the commercial areas, require the most immediate attention, the residential areas also demand attention due to substandard conditions.

- a) **Street lighting:** Assist in the creation and implementation of a coordinated community lighting plan for the entire community of San Ysidro to address a street lighting deficit.
- b) **Sidewalks:** Assist in the creation and implementation of a community Pedestrian Master Plan with priority given to the Mi Pueblo and Pathways of Knowledge Project. The Pedestrian Master Plan should include sidewalks along with other amenities that will address community pedestrian needs. Many areas in San Ysidro record deficient conditions, including sidewalks of greatly varying widths even within the same block (i.e., E. San Ysidro Blvd.). Coordinate funding based on priorities identified by the community and detailed in the Pedestrian Master Plan.
- c) **Traffic Signals and Pedestrian Crossings:** The Agency will continue to assist with the improvement of vehicle and pedestrian traffic signals through the identified Pedestrian Master Plan and the Community Lighting Plan.
- d) **Maintenance Assessment District (“MAD”):** To the extent that street infrastructure and/or capital improvement projects are implemented, property owners may support the

formation of district MADs or other maintenance financing programs to offset certain ongoing maintenance costs with a focus on lighting and additional litter control services. In the case of specific public improvement projects requiring maintenance as identified elsewhere, special district MADs will be formed as a condition of project implementation. The Agency cannot fund maintenance costs, but it can support MAD formation.

The proposed enhancements will initiate revitalization of the commercial district corridor and will also make the area more pedestrian-friendly.

LONG-TERM GOALS - Beyond Five Years

General Redevelopment Activities: The Agency will continue to plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

Border Crossing/Infrastructure: San Ysidro is located at the world's busiest land border crossing, averaging 113,000 persons daily in 2005, according to San Diego Association of Governments ("SANDAG"). Projections by SANDAG and the California Department of Transportation ("CalTrans") are that this figure will increase to 150,000 daily by 2020. Current conditions reflect long crossing waits that have enormous economic consequences not only on San Ysidro but also on the entire region. A 2005 joint CalTrans/SANDAG study "Economic Impacts of Border Waits" shows that a 45-minute wait yields a \$2.8 billion loss to the regional economy. General Services Administration ("GSA") is in the process of planning for a major expansion of the Port-of-Entry to be completed by 2012 and has obtained \$168 million for this purpose. This low level of funding is not considered adequate to complete the facility, nor is it sufficient to mitigate the ever increasing burden on local San Ysidro streets. The following projects/issues will be the focus of long-term goals:

- a) **GSA's San Ysidro Border Station Expansion project:** This project will be located at the world's busiest land border crossing, which involves building a \$168 million facility (as of FY07). Minimum necessary off-site improvements could include the construction of a widened multimodal parkway spanning I-5 at Camino de la Plaza with associated improved freeway access and providing for an international "Friendship Plaza" with enhanced improvements including park space, business kiosks, and connecting pathways between the east and west sides of I-5.
- b) **Freeway Access/Egress:** Remedy incomplete and "missing" on/off ramps, including (i) I-5 southbound access at Via de San Ysidro, (ii) first I-5 northbound on/off ramp at the border which is ineffective and exacerbates the pedestrian/vehicle conflict at the San Ysidro Intermodal Traffic Circle ("SYITC") exit and (iii) lack of access/egress to I-805

from the Beyer Blvd. overcrossing. The above three examples, if not remedied, act as a brake on full urban “village” development.

The Agency will coordinate with CalTrans, SANDAG, and GSA to plan and implement various projects including the San Ysidro Expansion and Reconfiguration Project, Mi Pueblo, and other public infrastructure improvements. Agency assistance may come in the form of financial, planning and processing assistance for projects managed by other government agencies. The Agency will support efforts for federal and state agencies to mitigate all negative impacts to the community, the City, and the Agency resulting from the GSA Project.

San Ysidro’s Affordable Housing Overlay Zone (AHOZ): The Agency shall work with local community groups to conduct feasibility analyses and planning for the San Ysidro Affordable Housing Overlay Zone (“AHOZ”). The AHOZ is a tool for building affordable housing, and it will be used to add a particular use or provide for certain exceptions or incentives to the uses already permitted by existing zoning. A map indicating the parcels to which the additional use, exception, or incentive are proposed to be applied is “overlaid” on the existing zoning map. The AHOZ will enlist particular areas where residential densities will be increased if a specified level of affordability is achieved. In addition, an Overlay Zone could:

- Permit by-right residential development
- Allow mixed-use multi-family development or commercial sites
- Waive, reduce, or defer local fees
- Adjust or reduce certain development standards (e.g., parking, setback, height, etc.)

For example, within residential base zones, the AHOZ could allow an increase in density from the existing zoning from two units per parcel to three units per parcel, where appropriate, and increase incentives to allow for development from one unit to two units per parcel, where the property owner would agree that the second or third unit will remain affordable. This provides incentives to residential property owners to become more involved in providing affordable housing within their own community.

- a) Area of Application:** It is proposed that the AHOZ district would be located in the central area of San Ysidro within the following boundaries: Beyer Blvd. to the north, San Ysidro Blvd. to the south, Interstate 805 to the east, and Averil Rd. to the west. While AHOZ is proposed to be implemented over parcels zoned for residential uses, development under the AHOZ could conceivably be done for commercial uses as well.
- b) Affordable Housing Incentives:** The AHOZ district could provide incentives to build additional affordable housing including the following:

- Reduced parking requirement for affordable housing
- Approval process will be accelerated if landowner decides to build a pre-approved housing unit model
- City fees will be waived, reduced, or deferred.
- A single discretionary permit required for approval

c) **Affordability Guarantee:** The Overlay Zone could allow property owners to build a third unit in a two-unit parcel if it remains affordable for 55 years. The third unit would have to meet planning and affordability requirements.

San Ysidro Hills: With dozens of vacant acres of land, the area east of Beyer Blvd., adjacent to the U.S./Mexico border, could be developed into a large residential and commercial development. This development opportunity may require inclusion within an expanded Redevelopment Project Area. Opportunities to be explored include a significant increase to housing stock, including affordable housing, mixed-use, and live/work condos; a new trolley stop (trolley-to-work); high paying jobs at the expansion of the adjacent rail facility; remaking E. Beyer Blvd. as a “ring” road (similar to Camino De la Plaza to Dairy Mart); and providing freeway access to I-805 at the Beyer Boulevard overcrossing.

IV. SPECIFIC PROJECTS AND EXPENDITURES PROPOSED TO BE MADE DURING THE NEXT FIVE YEARS

Between 2006 and 2011, project planning and implementation will be initiated and continued for the projects listed below. The following is a project description for each of the major projects included in the Five-Year Work Plan. It is anticipated that some projects listed in this section will require an amendment to the San Ysidro Redevelopment Plan and the Community Plan. Implementation will be conditioned on the approval of those plan amendments.

Specific projects to be planned and/or implemented within the next five years include Las Americas, San Ysidro Mi Pueblo, San Ysidro Branch Library, Abuelitos Housing, Living Rooms at the Border/Church Rehab, Louis J. Gill Building Restoration, Las Ventanas del Mundo, and San Ysidro Boulevard’s 700-Block, all of which are briefly described below. A Projects Map of all identified projects under the Five-Year Implementation Plan is illustrated in Exhibit “5.” With the exception of several elements of the Las Americas Project, specific expenditures for each identified project are unknown and are subject to individual feasibility analyses and any financial terms and conditions negotiated for each project in the future.

Las Americas Project

To date, the largest and most successful redevelopment effort in San Ysidro is the Las Americas Project. In 1998, the Redevelopment Agency and the City Council approved a Disposition and Development Agreement (“DDA”) with International Gateway Associates for a comprehensive plan to develop the area west of the San Diego/Tijuana Port of Entry. The Las Americas Project is a \$260 million, 67-acre development that will include over one million square feet of retail, residential, office, public space, and hotel uses. The project will also include a parking structure and a cross-border pedestrian bridge (See Exhibit “2” for a Parcel Map and Exhibit “3” for a Basic Concept Drawing).

To date, over 559,000 square feet of retail space has been developed at the Las Americas site. Phase One consists of 370,000 square feet of open-air retail space with more than 75 major brand retailers and a variety of dining and entertainment options. Phase Two of the retail element of the project, completed in Summer 2005, includes 30 new stores, and represents an additional 189,000 square feet of retail space. Table 1 illustrates the Agency’s financial commitment to the Las Americas project during the five years of this Implementation Plan. Incremental property tax generated by the new development has been obligated to repay developer for up-front costs associated with land acquisition.

Proposed to be developed on a the western-most portion of the Las Americas site, the Residences at Las Americas, an element of Mi Pueblo - San Ysidro’s Pilot Village, will consist of approximately 300 new condominium units, 20% of which will be available to persons of low- to moderate- income. The adjacent Civic Parcel at Las America may be developed into a public facility building or a retail building that is complementary to the residential and shopping elements of the larger project. Groundbreaking is targeted for late 2007.

A cross-border bridge is proposed to be developed on the eastern-most area of the Las Americas site. Ancillary development adjacent to the bridge, will include retail, hotel, and office space. Collaborative efforts of the Redevelopment Agency, the developer, the City of Tijuana, federal, state and regional agencies on both sides of the border and the San Ysidro community are currently underway to gain the necessary approval to begin construction of the cross-border pedestrian toll bridge and customs offices. The development team has hired a consultant team to process Federal Presidential Permit applications as well as Mexican government approvals, which will be needed before the bridge can be implemented. A Presidential Permit application will be submitted to the U.S. State Department in 2006.

Table 1 - Estimated Agency Repayment Schedule for the Las Americas Project

	PHASE I						PHASE II		PHASE III			Total
	Parcel A1		Parcel B		Parcel C		Parcel D	Parcel E1	Parcel E2	Parcel E3	Parcel F	
	Agency		Agency		Agency		Agency	Agency	Agency	Agency	Agency	
Year 1	\$132,255		\$68,952		\$130,053		\$0	\$0	\$0	\$0	\$0	\$331,260
Year 2	\$132,255		\$68,952		\$130,053		\$0	\$0	\$0	\$0	\$0	\$331,260
Year 3	\$132,255		\$68,952		\$130,053		\$7,426	\$76,377	\$0	\$0	\$0	\$415,063
Year 4	\$132,255		\$68,952		\$130,053		\$7,426	\$76,377	\$48,266	\$105,018	\$123,052	\$691,399
Year 5	\$132,255		\$68,952		\$130,053		\$7,426	\$76,377	\$48,266	\$105,018	\$123,052	\$691,399
Total	\$661,275		\$344,760		\$650,265		\$22,278	\$229,131	\$96,532	\$210,036	246,104	\$2,460,381

FOR PARCEL INFORMATION SEE EXHIBIT "2"

San Ysidro/Mi Pueblo

The most significant portion of this overall Pilot Village project is redevelopment of approximately fourteen acres in the core area of the traditional local business district along West San Ysidro Boulevard between Cottonwood Road and Interstate Freeway 805. The proposed development is comprised of a large mixed-use development consisting of approximately 1,000 new housing units, 20% of which will be affordable to persons of low- to moderate- income, 150,000 square feet of retail/commercial space, a civic plaza, parking structures, park land, and various amenities. Included in the 150,000 square feet of retail will be a new anchor supermarket. One project goal in particular is to provide a new San Ysidro Civic Plaza which will include an expanded public library, community service center, a police storefront, and space for community organizations. The estimated total project value is over \$400 million.

Mi Pueblo is being led by a consortium of property owners, the San Diego Business Improvement District ("BID") Council, and the San Ysidro BID. The partnership and the Agency entered into an Exclusive Negotiating Agreement ("ENA") on May 10, 2004. A Community Plan/General Plan amendment, zoning amendment and attendant environmental review for the proposed project has been initiated. The project has already received \$429,000 in three separate state and federal grants to assist with planning, design and traffic improvements.

Additional elements of Mi Pueblo, outside of the major project on San Ysidro Boulevard, include affordable housing projects and enhanced Pathways of Knowledge, pedestrian-friendly urban designed streetscapes which are anticipated to be developed by Casa Familiar, and the residential phase of the Las Americas project. The Las Americas housing development phase is currently undergoing City design review and is expected to begin construction in 2007. The Casa Familiar projects are described in more detail under the heading "Senior's (Abuelitos) Housing," "Living Rooms at the Border/Church Rehab," and "Louis J. Gill Building Restoration."

San Ysidro Branch Library

The anchor to the new San Ysidro Civic Plaza will be a new branch library. The new technologically advanced facility is proposed to be situated adjacent to the existing library at the intersection of San Ysidro Boulevard and Via de San Ysidro. It will feature at least 15,000 square feet that will accommodate a computer center, community meeting space, homework center, and park and recreational facilities while reinforcing connections across the Pilot Village Projects. Centrally located, the library is an intelligent addition to the San Ysidro Redevelopment Plan because it focuses on the elimination of blight by encouraging a valuable tool: education. Agency contribution is projected to be between \$1.6 million to \$2.5 million, subject to issuing tax allocation bonds. The bond acquisition phase of the project is expected to begin in 2007.

Seniors (Abuelitos) Housing

Development by Casa Familiar of a 30,000 square feet vacant lot into thirteen (13) units of affordable housing targeted at seniors who have custody of their grandchildren. The entire project will be occupied by low-income residents. Development will include an on-site support facility, public pedestrian improvements and a pocket park for community benefit. This is a Mi Pueblo – San Ysidro Pilot Village Project. The project is scheduled to complete the Design Development Phase in October 2006.

Living Rooms at the Border / Church Rehab

Casa Familiar's mixed-use development and rehabilitation of a historic church into a community facility and higher density affordable rental housing. This development will increase the number of residential housing units to be rented on the site from two to fifteen. A pedestrian garden/community space will also be constructed as part of this project. The ultimate goal is to increase the desirability of housing in the community and attract other development projects. This project is an element of the Mi Pueblo – San Ysidro Pilot Village Project. Schematic Design and Preliminary Review have been completed. The project will be developed in three phases to allow for the design and development process to reach its projected housing goals. The project's Design Development phase is dependant on the Development and Infrastructure process that the City of San Diego Development Services will implement for Pilot Village Projects.

Louis J. Gill Building Restoration

In coordination with Casa Familiar, the restoration of the storefront on the main commercial corridor at 145-149 West San Ysidro Boulevard. Casa Familiar has acquired and will need to

restore the existing 1927 two story, mixed-use building. Restoration is scheduled to be completed in Fall of 2006.

Las Ventanas del Mundo

The Las Ventanas Del Mundo Project (“Las Ventanas”) is located on the northeast corner of San Ysidro Boulevard and Beyer Boulevard. The 2.42 acre site is comprised of four parcels: three parcels (approximately one acre) are owned by Barob Group, LTD and the remaining 1.36 acre parcel is owned and occupied by the City of San Diego Community Service Center. Las Ventanas is a mixed-use project with approximately 330 for-sale condominiums, 10% to 20% of which will be affordable to persons of low- to moderate- income. In addition, the project includes 50,000 square feet of commercial/office-retail space, an 80 room hotel, subterranean parking, and off-site improvements.

The Agency and the developer entered into an ENA in July 2005. Since then, Agency and developer have conducted various feasibility and financial analyses for project planning. Since acquiring the property, the developer has significantly improved the conditions of the three parcels he controls by providing remodel work (interior and exterior) and making them economically viable for temporary commercial leasing after ten years of vacancy and deterioration. The next steps include Phase I and II environmental analyses, market analysis, design development, environmental review, and financial analyses for purposes of developing a DDA. It is anticipated that a DDA will be executed in 2007.

San Ysidro Boulevard’s 700-Block

Various feasibility and planning studies will be initiated for purposes of developing the blighted 700-Block of E. San Ysidro Boulevard (“700-Block Project”) with a large mixed-use development and transportation center. The 700-Block Project is located at the east side of the southernmost tip of E. San Ysidro Boulevard, abutting the U.S./Mexico border. It is located adjacent to the San Ysidro Trolley Station, San Diego County’s busiest trolley station. The 700-Block Project’s design will instill Smart Growth principles of development including transit-oriented housing, commercial, office, and transportation space. Existing property owners will be encouraged to participate in the planning and design of the project. This project should be in coordination with any master plan that may be developed for the surrounding area.

General Project Development

Maintain and continue community outreach, respond to resident, property, and business owners’ concerns and interests and ideas. Develop new plans and project designs as opportunities arise that will help eliminate blight and provide new uses and facilities identified by the community. (See Exhibit “6” for Workshop Priorities Table dated 4/27/06)

A. Five-Year Projects Schedule

April 2006 - April 2007 Work Program

Necessity to Bond: The Agency will hire legal, financial, and economic consultants to assist with bond financing feasibility analyses and issuance. Such bond financing activities will begin in FY07.

Las Americas: 1) Work with developer team on design development and financial structure of the residential element of the project; 2) Submit a Presidential Permit to the U.S. State Department for purposes of implementing the River Pedestrian Bridge; and 3) Negotiate and execute a Sixth Implementation Agreement for purposes of clarifying ongoing project responsibilities for the developer and Agency.

Mi Pueblo - San Ysidro Pilot Village Commercial Corridor: 1) Work with developer team on design development and financial structure for purposes of negotiating a DDA; 2) Continue processing environmental review of project; 3) Process a Community Plan Amendment; and 4) Negotiate a DDA.

Mi Pueblo – Casa Familiar Projects:

Senior’s (Abuelitos) Housing: Assist with completion of construction documentation, building permit submittal and financing plan.

Living Rooms: Assist with completion of design development phase and financing/implantation plan.

Gill Building Restoration: Assist with completion of construction documentation, permit submittal, and bidding and construction.

Mi Pueblo – Pathways of Knowledge: Timeline will be further defined upon completion of the “Pedestrian Master Plan” being conducted by the City of San Diego Planning Department.

Las Ventanas: 1) Work with developer team on design development and financial structure for purposes of negotiating a DDA; 2) Continue processing environmental review of project; 3) Initiate a Community Plan Amendment; and 4) Continue negotiations for a DDA.

Major Transportation Infrastructure:

Border Crossing/Infrastructure: Monitor and support progress of GSA’s San Ysidro Port Of Entry (“SYPOE”) Expansion Project through Community Representatives

Committee and SYPDG.

Freeway Access/Ingress: Monitor and support progress of development of the comprehensive San Ysidro Mobility Plan through SYTC.

Streetscape Improvements: The Agency will coordinate with the City, CALTRANS, GSA and Metropolitan Transit System (“MTS”) for purposes of implementing various streetscape improvements including Camino de La Plaza and E. San Ysidro Boulevard improvements.

General Redevelopment Activities: The Agency will continue to plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan, and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

General Activities: Maintain and continue community outreach, respond to resident, property and business owners’ concerns and interests, and continue outreaching to real estate brokerage, development and lending industries to attract and retain investment within the Project Area.

Monitor and coordinate other public sector activities within the Project Area that are sponsored by the City of San Diego and other public agencies such as business outreach and marketing activities, housing program activities, streetscaping, lighting and landscaping improvement activities, PDO rescission and community plan update.

Monitor Project activities and facilitate community input into planning and project development.

Monitor and support San Ysidro Mobility Plan studies as the Mobility Plan continues in the succeeding pre-engineering design phase through SYTC and SYPDG.

Maintain and continue community outreach, respond to resident, property, and business owners’ concerns, interests and ideas. Develop new plans and project designs as opportunities arise that will help eliminate blight and provide new uses and facilities identified by the community. (See Exhibit “6” for Workshop Priorities Table dated 4/27/06)

April 2007 - April 2008 Work Program

Necessity to Bond: If not accomplished in 2006-2007 Work Program, the Agency will hire legal, financial, and economic consultants to assist with bond financing feasibility analyses and issuance.

Las Americas: Assist with the implementation of the residential element of the project. Staff will pursue options necessary for implementation of the cross-border bridge. If the bridge is

determined to be infeasible, develop a new plan for the eastern-most parcels.

Mi Pueblo - San Ysidro Pilot Village Commercial Corridor: 1) Work with developer team on acquiring entitlements; 2) Continue processing environmental review of project; 3) Process a Community Plan Amendment; and 4) Execute a DDA.

Mi Pueblo – Casa Familiar Projects:

Senior’s (Abuelitos) Housing: Assist with completion of construction documentation, building permit submittal and financing plan.

Living Rooms: Assist with completion of design development phase and financing/implementation plan.

Gill Building Restoration: Assist with completion of construction documentation, permit submittal, and bidding and construction.

Mi Pueblo – Pathways of Knowledge: Timeline will be further defined upon completion of the “Pedestrian Master Plan” being conducted by the City of San Diego Planning Department.

Las Ventanas: 1) Work with developer team on design development and financial structure for purposes of negotiating a DDA; 2) Continue processing environmental review of project; 3) Initiate a Community Plan Amendment; and 4) Execute a DDA.

Major Transportation Infrastructure:

Border Crossing/Infrastructure: Monitor and support progress of the GSA SYPOE Expansion Project through Community Representatives Committee and SYPDG.

Freeway Access/Ingress: Monitor and support progress of development of the comprehensive San Ysidro Mobility Plan through the SYTC.

Streetscape Improvements: The Agency will coordinate with the City, CALTRANS, GSA and MTS for purposes of implementing various streetscape improvements including streetlights in commercial and residential areas.

General Redevelopment Activities: The Agency will continue to plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

General Activities: Maintain and continue community outreach, respond to resident, property

and business owners' concerns and interests, and continue outreaching to real estate brokerage, development and lending industries to attract and retain investment within the Project Area.

Monitor and coordinate other public sector activities within the Project Area that are sponsored by the City of San Diego and other public agencies, such as business outreach and marketing activities, housing program activities, streetscaping, lighting and landscaping improvement activities, PDO rescission and community plan update.

Monitor Project activities and facilitate community input into planning and project development.

Monitor and support the San Ysidro Mobility Plan studies as the Mobility Plan continues in the succeeding pre-engineering design phase through SYTC and SYPDG.

Maintain and continue community outreach, respond to resident, property, and business owners' concerns, interests and ideas. Develop new plans and project designs as opportunities arise that will help eliminate blight and provide new uses and facilities identified by the community. (See Exhibit "6" for Workshop Priorities Table dated 4/27/06)

April 2008 – April 2009 Work Program

Las Americas: Assist with the implementation of the residential element of the project. Staff will pursue options necessary for implementation of the cross-border bridge. If the bridge is determined to be infeasible, develop a new plan for the eastern-most parcels.

Mi Pueblo - San Ysidro Pilot Village Commercial Corridor: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Mi Pueblo – Casa Familiar Projects:

Senior's (Abuelitos) Housing: Assist developer with financing commitments, bidding and construction.

Living Rooms: Assist developer with completing construction documents and submittal for building permit review.

Mi Pueblo – Pathways of Knowledge: Timeline will be further defined upon completion of the "Pedestrian Master Plan" being conducted by the City of San Diego Planning Department.

Las Ventanas: Assist with the implementation of the various elements of the Project. Continue

community outreach for planning and design purposes.

Major Transportation Infrastructure:

Border Crossing/Infrastructure: Monitor and support progress of GSA's SYPOE Expansion Project through Community Representatives Committee and SYPDG.

Freeway Access/Ingress: Monitor and support progress of development of the comprehensive San Ysidro Mobility Plan through SYTC.

Streetscape Improvements: The Agency will coordinate with the City, CalTrans, GSA and MTS for purposes of implementing various streetscape improvements including curbs and gutters, sidewalks, street lights, street furniture, and other streetscapes improvements.

General Redevelopment Activities: The Agency will continue to plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

General Activities: Maintain and continue community outreach, respond to resident, property and business owners' concerns and interests, and continue outreaching to real estate brokerage, development and lending industries to attract and retain investment within the Project Area.

Monitor and coordinate other public sector activities within the Project Area that are sponsored by the City of San Diego and other public agencies such as business outreach and marketing activities, housing program activities, streetscaping, lighting and landscaping improvement activities.

Monitor Project activities and facilitate community input into planning and project development.

Monitor and support the San Ysidro Mobility Plan studies as the Mobility Plan continues in the succeeding pre-engineering design phase SYTC and SYPDG.

Maintain and continue community outreach, respond to resident, property, and business owners' concerns, interests and ideas. Develop new plans and project designs as opportunities arise that will help eliminate blight and provide new uses and facilities identified by the community. (See Exhibit "6" for Workshop Priorities Table dated 4/27/06)

April 2009 – April 2010 Work Program

Las Americas: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Mi Pueblo - San Ysidro Pilot Village Commercial Corridor: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Mi Pueblo – Casa Familiar Projects:

Senior’s (Abuelitos) Housing: Assist with construction completion and leasing.

Living Rooms: Assist developer with financing commitments, bidding and construction.

Mi Pueblo – Pathways of Knowledge: Timeline will be further defined upon completion of the “Pedestrian Master Plan” being conducted by the City of San Diego Planning Department.

Las Ventanas: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Major Transportation Infrastructure:

Border Crossing/Infrastructure: Monitor and support progress of GSA’s SYPOE Expansion Project through Community Representatives Committee and SYPDG.

Freeway Access/Ingress: Monitor and support progress of development of the comprehensive San Ysidro Mobility Plan through SYTC.

Streetscape Improvements: The Agency will coordinate with the City, CalTrans, GSA and MTS for purposes of implementing various streetscape improvements, including curbs and gutters, sidewalks, street lights, street furniture, and other streetscapes improvements.

General Redevelopment Activities: The Agency will continue to plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

General Activities: Maintain and continue community outreach, respond to resident, property and business owners’ concerns and interests; and continue outreaching to real estate brokerage,

development and lending industries to attract and retain investment within the Project Area.

Monitor and coordinate other public sector activities within the Project Area that are sponsored by the City of San Diego and other public agencies such as business outreach and marketing activities, housing program activities, streetscaping, lighting and landscaping improvement activities.

Monitor Project activities and facilitate community input into planning and project development.

Monitor and support the San Ysidro Mobility Plan studies as the Mobility Plan continues in the succeeding pre-engineering design phase through SYTC and SYPDG.

Maintain and continue community outreach, respond to resident, property, and business owners' concerns and interests and ideas. Develop new plans and project designs as opportunities arise that will help eliminate blight and provide new uses and facilities identified by the community. (See Exhibit "6" for Workshop Priorities Table dated 4/27/06)

April 2010 – April 2011 Work Program

Las Americas: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Mi Pueblo - San Ysidro Pilot Village Commercial Corridor: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Mi Pueblo – Casa Familiar Projects:

Living Rooms at the Border – Assist with construction completion and leasing.

Mi Pueblo – Pathways of Knowledge: Timeline will be further defined upon completion of the "Pedestrian Master Plan" being conducted by the City of San Diego Planning Department.

Las Ventanas: Assist with the implementation of the various elements of the Project. Continue community outreach for planning and design purposes.

Major Transportation Infrastructure:

Border Crossing/Infrastructure: Monitor and support progress of GSA's SYPOE Expansion Project through Community Representatives Committee and SYPDG.

Freeway Access/Ingress: Monitor and support progress of development of the comprehensive San Ysidro Mobility Plan through SYTC.

Streetscape Improvements: The Agency will coordinate with the City, CalTrans, GSA and MTS for purposes of implementing various streetscape improvements including curbs and gutters, sidewalks, street lights, street furniture, and other streetscape improvements.

General Redevelopment Activities: The Agency will continue to plan and implement various commercial, residential, and public projects as identified under Section IV of the Plan and new projects that are deemed to meet the goals and objectives of the Redevelopment Plan.

General Activities: Maintain and continue community outreach, respond to resident, property and business owners' concerns and interests, and continue outreaching to real estate brokerage, development and lending industries to attract and retain investment within the Project Area.

Monitor and coordinate other public sector activities within the Project Area that are sponsored by the City of San Diego and other public agencies, such as business outreach and marketing activities, housing program activities, streetscaping, lighting and landscaping improvement activities.

Monitor Project activities and facilitate community input into planning and project development.

Monitor and support the San Ysidro Mobility Plan studies as the Mobility Plan continues in the succeeding pre-engineering design phase through SYTC and SYPDG.

Maintain and continue community outreach, respond to resident, property, and business owners' concerns and interests and ideas. Develop new plans and project designs as opportunities arise that will help eliminate blight and provide new uses and facilities identified by the community. (See Exhibit "6" for Workshop Priorities Table dated 4/27/06)

V. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE PROJECT BLIGHTING CONDITIONS

Specific blighting conditions in the Project Area are being addressed by current and future planned project activities. The Las Americas Project, and other proposed projects listed under Section IV of the Plan have served and will continue to serve to alleviate conditions of blight through the following:

- Elimination of a prominent vacant site, which is plagued by routine dumping of debris.

- Improve safety and circulation of motor vehicles, pedestrians, public transit and bicycles.
- Addition of commercial and office uses to provide basic goods and services to the local community.
- New development to enhance the physical environment of commercial districts and residential neighborhoods by removing existing blight, providing new well-designed buildings, improved grounds and public amenities.
- Re-use of a partially vacant property.
- Creation of new employment opportunities, both in terms of construction jobs and permanent employment in the completed facilities.
- Generation of additional property tax increment, including set-aside funds for the Agency's affordable housing program.
- Provision of significant infrastructure improvements and needed off-street public parking facilities.

With regards to expanding affordable housing opportunities in the Project Area, a variety of housing alternatives are addressed in the Redevelopment Plan. The Five-Year Implementation Plan focuses on the creation and reintroduction of affordable housing through the rehabilitation and construction of single- and multi-family units that conform to the neighborhood's scale and character. By stimulating private investment in the area and providing the necessary goods and services within the community, bringing affordable housing to the Project Area will return a sense of vibrancy and cohesiveness to the entire San Ysidro community. A critical mass of residential dwelling units will also increase pedestrian activity, benefiting retailers and producing a safer, more economically viable environment.

The Project Area goals and objectives will help ensure continued progress toward alleviating existing project blighting conditions and will facilitate continued re-investment in the Project Area and surrounding community. Periodic reassessment of existing and planned projects will ensure that the Redevelopment Plan achieves the objectives stated in this Third Implementation Plan.

VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT PROJECT HOUSING REQUIREMENTS

A. GOALS AND OBJECTIVES

The CRL requires that not less than twenty percent (20%) of all tax increment generated by the project are deposited into a Low and Moderate Income Housing Fund and that these funds shall be used for the purpose of increasing the community's supply of low- and moderate- income housing ("Housing Set-Aside Funds"). Section 33413(b)(2) of the CRL

requires that at least 15% of all new or rehabilitated dwelling units developed within the project area by public or private entities other than the Agency must be available at affordable housing costs to, and occupied by, persons and families of low or moderate income (“Affordable Units”); not less than 40% of the Affordable Units must be available at affordable housing costs to, and occupied by, very low income households. Additionally, affordable dwelling units shall remain affordable for the longest feasible time but not less than fifty-five years for rental units and forty-five years for owner-occupied units. The ongoing goal of the redevelopment project is to develop housing in compliance with current legislation and available resources.

B. PROJECTS AND EXPENDITURES TO BE MADE DURING THE NEXT FIVE YEARS.

1. Five-Year Housing Program

Housing Set-Aside Funds from the San Ysidro Redevelopment Project will be made available for the purpose of increasing the community’s supply of very low-, low- and moderate- income housing.

As of April 2006, the San Ysidro Housing Set-Aside Fund balance totaled \$545,000 (unaudited). Table 2 includes a projection of 20% Housing Set-Aside Funds for the next five years.

Table 2 – Five-Year Revenue Projections for the Low-Mod Income Housing Fund

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	5-Year Totals
20% Tax Increment*	\$545,000	\$692,000	\$715,000	\$738,000	\$761,000	\$3,451,000

*Note: These figures do not include potential interest revenues from investment.

Upon receipt of future tax increment by the Agency, and once sufficient funds have been accumulated, these funds will be used to generate housing within the Project Area (See Exhibit “4” for 20% Set-Aside Tax Increment Projections).

a. Projected Housing Units

Assuming a hypothetical \$50,000 per unit were provided over the next five years, there would be an average of 69 very low-, low- and moderate-income units assisted annually based on a five-year revenue projection of \$3.45 million. These affordable units are expected to be developed with the implementation of the following projects: Mi Pueblo, Las Americas Residential, Senior (Abuelitos) Housing, Living Rooms at the Border, and Las Ventanas, all of which are described in Section IV of the Plan. Table 3 illustrates estimates for housing funding assistance for each proposed project.

Table 3 – Five-Year Project Expenditures for Affordable Housing Units*

Projects/Programs		2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	5-Year Totals
Mi Pueblo	Units	0	0	0	20	20	40
	Funding	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$2,000,000
Las Americas	Units	0	5	0	0	0	5
	Funding	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Abuelitos Housing	Units	0	5	0	0	0	5
	Funding	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Living Rooms at Border	Units	0	0	5	0	0	5
	Funding	\$0	\$0	\$250,000	\$0	\$0	\$250,000
Las Ventanas	Units	0	10	0	0	0	10
	Funding	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Other Programs	Units	0	0	0	0	0	0
	Funding	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Annual Totals	Units	0**	20	5	20	20	65
	Funding	\$40,000	\$1,040,000	\$290,000	\$1,040,000	\$1,040,000	\$3,450,000

*Note: These figures are subject to change based on negotiations of individual project financing plans.

**Note: 2006/2007 low/mod expenditures will be for planning only – no units will be generated.

The Agency estimates the number of units that will be assisted in each of the next five years as follows:

Table 4 - Number of New, Rehabilitated, or Price-restricted Units to be Assisted During Each of the Next Five Years

FISCAL YEAR	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
NEW UNITS	0	20	5	20	20
REHABILITATED UNITS	0	0	0	0	0

PRICE RESTRICTED	0	20	5	20	20
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2. Replacement of Dwelling Units Destroyed or Removed

The Redevelopment Plan calls for much of the new development to take place within the commercial and international gateway districts of the Project Area. Therefore, minimal residential displacement (approximately 80 units) is anticipated to carry out additional projects over the next thirty years. Projects under the redevelopment plan that do require the removal of dwelling units will replace these dwelling units to the extent required by the CRL. With regards to the International Gateway Project, no residential displacement is expected to be necessary.

C. HOUSING UNIT ESTIMATES FOR THE NEXT 5 YEARS, 10 YEARS, AND LIFE OF PLAN

1. Population Characteristics

The San Ysidro Community Plan Area has the following population characteristics:

Total population – Approximately 27,000 people.

Total population of those under 65 years of age – Approximately 24,850 people, or 92% of total population.

2. Housing Unit Estimates

The number of housing units that are projected to be developed over the next 5 years, 10 years, and over the life of the Redevelopment Plan are 430, 1,700 and 3,000, respectively.

Assuming that the 430 (5 years), 1,700 (10 years) and 3,000 (life of Redevelopment Plan) total housing units projected for the area are developed with Agency involvement, 65, 255, and 450 units, respectively, would be required to meet the 15 percent threshold for very low-, low- and moderate- income households. Table 4 illustrates the projected number of affordable units and respective affordability levels for the next 5 years, 10 years, and over the life of the Redevelopment Plan, which complies with CRL Section 33490 (a) (2) (B). It is projected that the number of housing units for very low-, low- and moderate-income households will be achieved based upon the forecasted tax increment revenue. The actual number of units developed will depend on market conditions and be determined as specific projects are pursued. The housing set-aside funds that accrue to the Agency will be expended on anticipated residential projects. All future affordable units are expected to be new housing units developed by

private and nonprofit developers.

As stated above, the Agency is not expected to develop units itself, but will assist private entities and other public agencies with the development of housing.

3. Proportionality Requirements

Section 33334.4 of the CRL provides that the Agency shall expend the moneys in its Low and Moderate Income Housing Fund to assist housing for persons of low income and for persons of very low income in at least the same proportion as the total number of housing units needed for those income groups within the community. Proportionality requirements by age apply as well.

The income proportionality test requires that the Agency target set-aside expenditures to the relative percentage of unmet need for very low-, low-, and moderate- income units, as defined in the City’s most recently approved Housing Element of the General Plan. Based on the City’s 1999-2004 Housing Element, the Agency’s minimum required allocation for very low and low income expenditures, maximum moderate income housing expenditures, and age group restriction on expenditures are as follows:

Very Low Income:	At least 32%
Low Income:	At least 29%
Moderate Income:	No more than 39%

In order to meet the income targeting standards, this Five-Year Implementation Plan allocates 32% of the Housing Fund project and program expenditures to very low income (including extremely low) households, 29% to low income households, and no more than 39% to moderate income households, as illustrated in Table 5.

Table 5 – Unit Projections for the Next 5 Years/10 Years/Life of the Redevelopment Plan

Affordability ►	Very Low Income	Low Income	Moderate Income	Totals
Period ▼				
Next 5 Years	21	19	25	65
Next 10 Years	82	74	99	255
Life of the Plan	144	131	175	450

The following table reflects the proposed expenditures from the Housing Fund for each income group for the next five years.

Table 6 - Proposed Amount of Expenditures from Housing Fund for Each Income Group for the Next Five Years

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	Totals
Very Low	\$40,000	\$416,000	\$116,000	\$416,000	\$416,000	\$1,404,000
Low		\$364,000	\$101,500	\$364,000	\$364,000	\$1,193,500
Moderate		\$260,000	\$72,500	\$260,000	\$260,000	\$852,500
Totals	\$40,000	\$1,040,000	\$290,000	\$1,040,000	\$1,040,000	\$3,450,000

4. Expenditures on Senior Citizen Projects

The age restriction proportionality test requires that the maximum percentage of Housing Set-Aside funds an agency can allocate to senior housing is limited to the percentage of residents within the City that are 65 years of age and older, as reported by the most recent census of the U.S. Census Bureau.

Total population – Approximately 27,000 people.

Total population of those under 65 years of age – Approximately 24,850 people, or 92% of total population.

In order to meet the age restriction proportionality test requirements, the Agency proposes that this Implementation Plan allocate 92% of the Housing Fund project and program expenditures to non-age restricted housing.

5. Displacement and Relocation

As the projects under Section IV of the Plan are implemented, relocation assistance for displaced residents will be in the form of financial assistance and/or physical relocation within the specific project.

6. Affordable Housing Strategy

Agency Comprehensive Affordable Housing Strategy: The Redevelopment Agency, comprised of the City’s Redevelopment Division, Centre City Development Corporation (“CCDC”) and Southeastern Economic Development Corporation (“SEDC”), has formed a collaborative with the San Diego Housing Commission to accelerate and encourage new affordable housing development citywide. In January 2003, leveraging Redevelopment set-aside funds, the

collaborative issued a Notice of Funding Availability (“NOFA”) announcing the availability of \$55 million of secured assets to provide gap financing for very low-, low- and moderate- income housing. The San Ysidro Redevelopment Project Area, along with the 15 other redevelopment project areas in San Diego, is eligible to participate in this program. The NOFA program does not have any funds as of the adoption of this Five-Year Plan, but since its inception has generated significant interest from developers. The Agency will consider re-funding the NOFA in 2006-2007.

D. INCLUSIONARY HOUSING REQUIREMENTS

The Housing Compliance Plan as required by the CRL shall estimate the number of new and rehabilitated dwelling units to be developed in the Project Area and the number of units for very low-, low- and moderate- income households to be developed in order to meet housing requirements. The housing requirements state that: 1) Fifteen percent (15%) of all new or rehabilitated dwelling units developed by public or private activities in a redevelopment project should be affordable to low and moderate income households, of which forty percent (40%) shall be available at affordable housing cost to very low income households. 2) Thirty percent (30%) of all new and rehabilitated dwelling units developed by an Agency shall be affordable for low and moderate income households and not less than fifty percent (50%) shall be affordable for very low income households.

The Agency is not expected to develop units itself, but will assist private entities and other public agencies with the development of housing. Therefore, the Agency will comply with the 15 percent requirement.

1. Estimates of the Number of New, Substantially Rehabilitated or Price-Restricted Residential Units to be Developed or Purchased Over the Life of the Redevelopment Plan and During the Next Ten Years

The number of new residential units that are projected to be developed over the next ten years is 1,700 and over the life of the Redevelopment Plan is 3,000. Of the 1,700 new residential units to be developed over the next ten years, 255 will be price-restricted. Of the 3,000 new residential units to be developed over the life of the Plan, 450 will be price-restricted. It is not expected that low/mod funds will be used to substantially rehabilitate residential units under this Five-Year Plan. However, Agency may consider future opportunities to acquire and rehabilitate properties with the use of low/mod funds.

2. Estimates of the Number of Very Low, Low- and Moderate-Income Households Over the Life of the Redevelopment Plan and During the Next 10 Years

It is projected that there will be 82 housing units set aside for very low income households, 74 housing units set side for low income households, and 99 housing units set aside for moderate income households during the next 10 years. It is projected that there will be 144 housing units set aside for very low income households, 131 housing units set aside for low income households, and 175 housing units set aside for moderate income households over the life of the Redevelopment Plan.

3. Number of Units of Very Low, Low, and Moderate-Income Households that Meet the Requirements of Section 33413(b)(2)

During the previous 10 years, San Ysidro had 88* new dwelling units developed. In 2003, the Agency assisted with the development of eight affordable units which account for approximately 10% of all units.

*Note: This is an estimate based on figures provided by the City of San Diego Development Services Department, and which includes units within the entire San Ysidro Community Plan Area.

4. Estimates of the Number of Agency Developed Residential Units which will be Developed During the Next Five Years

The Agency does not expect to develop units itself but will assist private entities and other public agencies with the development of housing.

5. Estimates of the Number of Agency Developed Units for Very Low, Low-, and Moderate-Income Households which will be Developed by the Agency During the Next Five Years to Meet Requirements of Section 33413(b)(1)

The Agency does not expect to develop units itself but will assist private entities and other public agencies with the development of housing.

E. PRIOR FIVE YEAR IMPLEMENTATION PLAN (2001-2006)

The following table reflects the number of units that were produced over the previous Implementation Plan period 2001-2006 and the amount of money from the from the Low and Moderate Income Housing Fund used to assist in the production of such units.

Table 7 - Low and Moderate Income Housing Production Over Previous Plan Period (2001-2006)

PROJECT	LOCATION	HOUSING TYPE	TOTAL UNITS	LOW/MOD UNITS	INCOME LEVELS	LOW/MOD FUNDS
Casitas Project	Sellsway St.	Single Family	8	8	Moderate	\$800,000
TOTAL			8	8		\$800,000

The following table reflects the number of units that were produced over the previous Implementation Plan period 2001-2006 and the amount of money from the Low and Moderate Income Housing Fund used to assist the production of such units available to households with children.

Table 8 - Low and Moderate Income Housing Production Units Available to Households with Children Over Previous Plan Period (2001-2006)

PROJECT	LOCATION	HOUSING TYPE	TOTAL UNITS	LOW/MOD UNITS	INCOME LEVELS	LOW/MOD FUNDS
Casitas Project	Sellsway St.	Single Family	8	8	Moderate	\$800,000
TOTAL			8	8		\$800,000

VII. SUMMARY

The Third Implementation Plan for the San Ysidro Redevelopment Project Area sets forth specific projects during the next five years in accordance with the California Community Redevelopment Law. Projects such as the Las Americas, San Ysidro Mi Pueblo, San Ysidro Branch Library, Abuelitos Housing, Living Rooms at the Border/Church Rehab, Louis J. Gill Building Restoration, Las Ventanas del Mundo, and San Ysidro Boulevard's 700-Block represent the major focus of activity over the next five-year period and address many of the blighting conditions. These projects will provide for the elimination of blight in the Project Area, new employment opportunities - both in terms of construction jobs and permanent employment, new housing opportunities, and infrastructure improvements and needed off-street public parking facilities.

With regards to expanding affordable housing opportunities in the Project Area, a variety of housing alternatives are addressed in the Redevelopment Plan. The five-year implementation

plan focuses on the creation and reintroduction of affordable housing through rehabilitation and construction of single- and multi-family units that conform to the neighborhood's scale and character. By stimulating private investment in the area and providing the necessary goods and services within the community, bringing affordable housing to the Project Area will return a sense of vibrancy and cohesiveness to the entire San Ysidro Community. A critical mass of residential dwelling units will also increase pedestrian activity, benefiting retailers and producing a safer, more economically viable environment.

Exhibit 2
Parcel Map – Las Americas Project

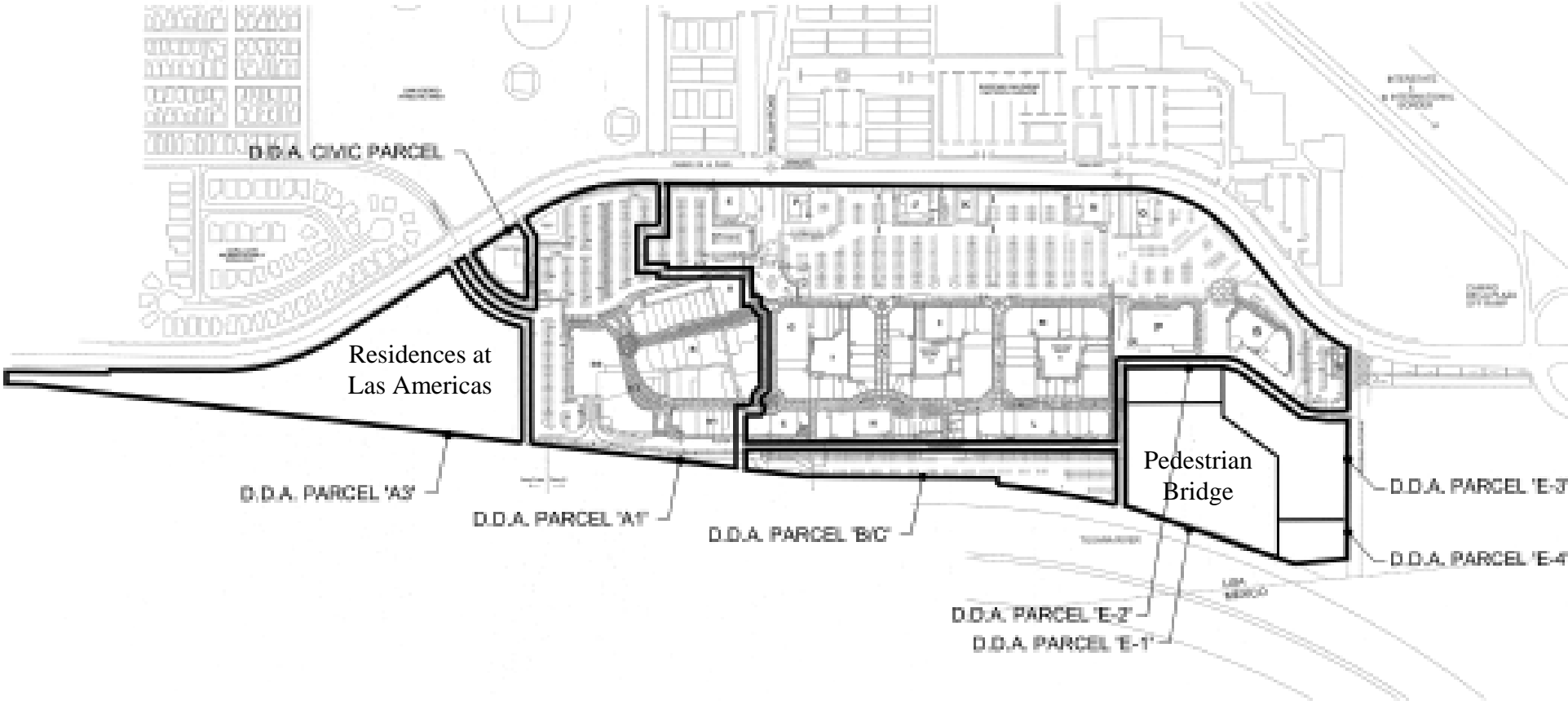


Exhibit 3
Basic Concept Drawing – Las Americas Project



Exhibit 4
5-Year Implementation Plan
Tax Increment Projections

Project Year	Fiscal Year	Total Current A.V.	A.V Growth stated on July Roll	Supplemental/ New Development	Total Growth	Annual A.V. Growth	Tax Revenue 1.0682%	Actual TI Growth	Less: County Fee	Est. Tax Increment to Agency	Less: 20% Set-aside	Net Tax Increment	Less: to Taxing Agencies			Bond Payments	TI Developer Repayment	Available Increment
													1st Tier	2nd Tier	3rd Tier			
10	2006	457,348,994	256,712,035		256,712,035	21.6%	2,742,198	46.4%	5,151	2,737,047	547,409	2,189,637	547,409				199,005	1,443,223
		477,617,861	256,712,035	20,268,867	276,980,902	32.4%	2,958,710	58.0%										
11	2007	525,379,648	324,742,689		324,742,689	14.9%	3,468,901	26.5%	5,177	3,463,724	692,745	2,770,980	692,745				331,260	1,746,975
12	2008	535,887,241	335,250,282		335,250,282	2.0%	3,581,144	3.2%	5,203	3,575,941	715,188	2,860,753	715,188				331,260	1,814,304
13	2009	546,604,985	345,968,026		345,968,026	2.0%	3,695,630	3.2%	5,229	3,690,402	738,080	2,952,321	738,080				331,260	1,882,981
14	2010	557,537,085	356,900,126		356,900,126	2.0%	3,812,407	3.2%	5,255	3,807,152	761,430	3,045,722	761,430	18,366			331,260	1,934,665
15	2011	568,687,827	368,050,868		368,050,868	2.0%	3,931,519	3.1%	5,281	3,926,238	785,248	3,140,990	785,248	37,099			331,260	1,987,384

Exhibit 6: Workshop Priorities Table

**Thursday, April 27th, 2006
San Ysidro Community Workshop Results**

New Ideas	Priority Votes	New Ideas	Priority Votes
Access to Affordable Housing	63	Cultural Music/Dance Center	2
Getting More Information on Affordable Housing and Requirements	61	Street Maintenance	2
Infrastructure Upgrades	28	New Businesses i.e.:	
Hospital in San Ysidro	17	Senior Clubs	15
Wider Streets	16	Henry's Market	10
		Movie Theater	5
		Restaurants	2
		Pharmacies	2
New Parks	15	Existing Projects	Priority Votes
Lighting	13	Senior Housing Developments	27
More Freeway Access Points	13	Living Rooms at the Border	10
Police Station (Storefront)	13	Mix-use Projects	4
More Handicap Parking	12	New Library	2
Improvements to Trolley Stations	9	Streetscape Improvements	2
Ensure Projects Reach Conclusion	8		
More Pedestrian Friendly Crossings/ Bridges, Trolley Crossings	4		
More Recreational Venues	3		
Commercial Districts	2		
Public Swimming Pool	2	TOTAL VOTES:	362

INDEX

Affordable Housing Overlay Zone: (AHOZ)

Business Improvement District: (BID)

California Community Redevelopment Law: (CCRL)

California Department of Transportation: (CalTrans)

Disposition and Development Agreement: (DDA)

Exclusive Negotiating Agreement: (ENA)

GSA: General Services Administration

Maintenance Assessment District: (MAD)

Metropolitan Transit System: (MTS)

Planned District Ordinance: (PDO)

San Diego Association of Governments: (SANDAG)

San Ysidro Business Improvement District: (SYBID)

San Ysidro Community Plan: (SYCP)

San Ysidro Intermodal Traffic Circle: (SYITC)

San Ysidro Planning and Development Group: (SYPDG)

San Ysidro Port of Entry: (SYPOE)

San Ysidro Transportation Collaborative: (SYTC)