



City of San Diego
Redevelopment Agency

GRANTVILLE STAKEHOLDERS COMMITTEE

REDEVELOPMENT-101

OCTOBER 13, 2008



City of San Diego
Redevelopment Agency

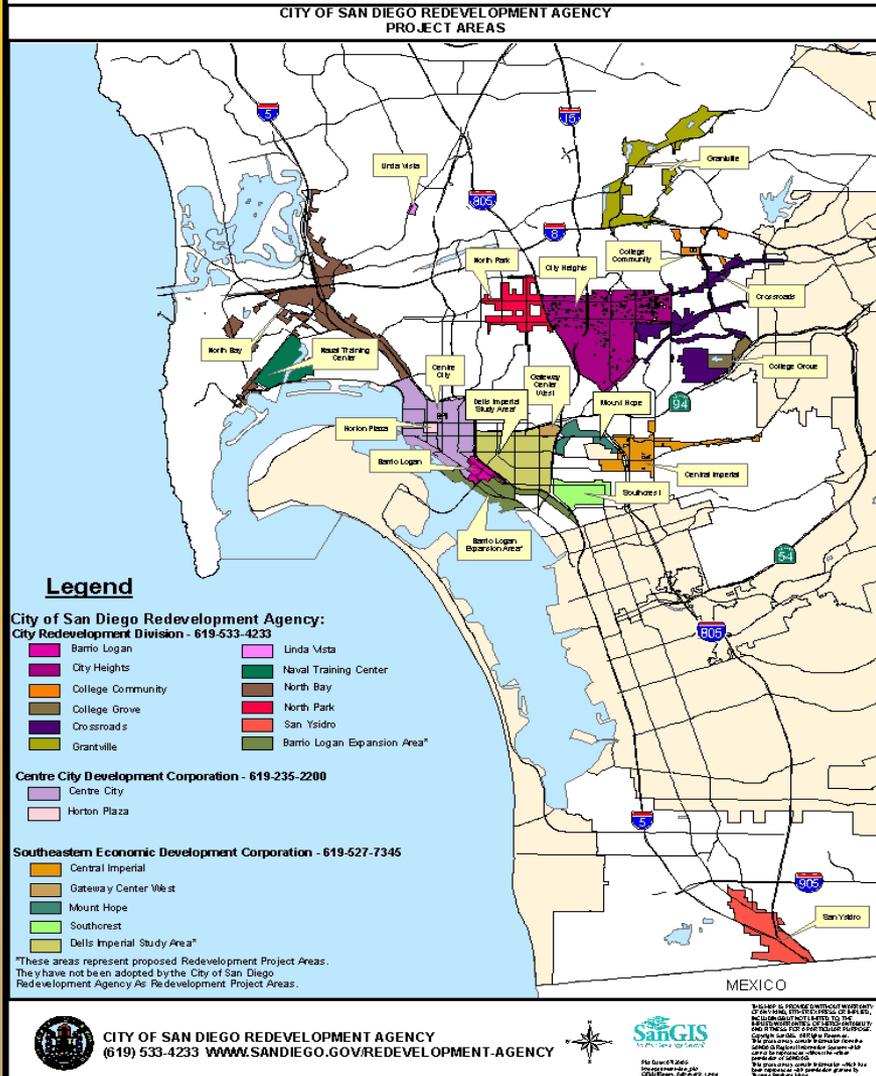
City of San Diego Redevelopment Agency

- Redevelopment Board
 - City Council (8 members)
- Executive Director
 - Mayor
- Administration (Staff/Management)
 - Redevelopment Division of City Planning & Community Investment Department (CP&CI)
 - Southeastern Economic Development Corporation (SEDC)
 - Centre City Development Corporation (CCDC)



Project Areas

- 17 Project Areas
 - 11 RD/CP&CI
 - 4 SEDC
 - 2 CCDC
- 11,500+ acres
- 17 of 40 Community Planning Areas
- Diverse Needs and Economics
- 6 of 8 Council Districts





City of San Diego Redevelopment Agency

Board of Directors
(City Council)

Executive Director
(Mayor)
Assistant Executive Director
*(Deputy Chief City Planning and
Economic Development)*

**Centre City Development
Corporation**

Centre City

Horton Plaza

Redevelopment Division
(City Planning and Community Investment Department)

Agency Administration

Barrio Logan

City Heights

College Community

College Grove

Crossroads

Grantville

Linda Vista

Naval Training Center

North Bay

North Park

San Ysidro

*Barrio Logan Expansion Study
Area*

**Southeastern Economic Development
Corporation**

Central Imperial

Gateway Center West

Mount Hope

Southcrest

Dells Imperial Study Area



What is Redevelopment?

- Governed by California Law (H&SC Sec. 33000)
- Financing tool for development
- Create jobs
- Create new homes – affordable housing
- Generate new tax revenue
- Form public/private partnerships



Purpose

- Remove physical blight
- Remove economic blight
- Provide low/moderate income housing
- Leverage tax increment
- Provide development assistance
- Assemble land



Redevelopment Law

- California Health & Safety Code Section 33000
- Redevelopment Agencies & Commissions
- Procedures & Activities
 - Designation
 - Formation
 - Project Area Committees
 - Implementation Plans
 - Housing Requirements
- Financial
 - Loans, Grants, Bonds and Lines of Credit



Redevelopment Activities

- Physical & economic blight removal
- Public improvements & facilities
- Rehabilitation & demolition
- Property owner & business occupant participation
- Affordable housing projects & programs
- Relocation assistance
- Property acquisition & disposition



Objectives

- Encourage new investment
- Create affordable housing
- Rehabilitate existing homes & businesses
- Build or improve roads, utilities & public facilities
- Attract new jobs & businesses
- Clean up toxic sites (brownfields)
- Preserve & restore historic buildings
- Preserve open space & build new recreational facilities
- Revitalize surplus military bases



What Guides Redevelopment?

- General & Community Plan (Navajo & Tierrasanta)
 - Land Uses, Recommendations, and Facilities Financing Plan
- Land Development Code
 - Municipal Code (zoning)
- Redevelopment Plan
 - Adopted May 2005 (Grantville)
- Implementation Plan
 - Adopted May 2005 (Grantville; FY 2005 to 2010)



What Guides Redevelopment?

- Participation Rules (Grantville)
 - Property Owner
 - Business Occupant

- Plan & Method for Relocation
 - Agency (May 1998)
 - Project Area (Grantville)

- Environmental Document (Grantville)
 - Program Environmental Impact Report
 - Mitigation Monitoring & Reporting Program



Redevelopment Plan

- Adopted in May 3, 2005 (Grantville)
- Project Area Boundaries & Legal Description
- Proposed Redevelopment Activities
- Uses Permitted & Planning Considerations
- Methods for Financing the Project
- Duration of the Plan
- Exhibits
 - Map, Legal, Improvements, & Land Use



Implementation Plan

- Adopted (Original/First)
 - May 2005 (FY 2005 to 2010)
- Introduction & Description
- Specific Goals & Objectives
- Specific Programs, Projects & Expenditures
 - Financial Resources
 - Work Program
- Affordable Housing
 - Requirements
 - Compliance



Participation Guidelines

- Property Owner Rules
 - Purpose & Intent
 - Opportunities & Procedures
 - Application & Statements

- Business Occupant Rules
 - Purpose & Intent
 - Opportunities & Procedures
 - Application & Statements



Affordable Housing

➤ Requirement

- At least 20% of the tax increment (TI) must be set-aside for Low/Moderate Income Housing
- Replace affordable dwelling units destroyed or removed
 - Within 4-years of removal

➤ Compliance

- At least 15% of new housing within the Project Area must be affordable to Low/Moderate Income households
 - At Least 40% of this new housing must be affordable to Very-Low Income households



What it Cannot Do!

- Purchase new buildings
- Relocate big box retail
- Relocate auto dealers (from other city)



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QUESTIONS ?



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