

**REDEVELOPMENT AGENCY
OF THE CITY OF SAN DIEGO**

ANNUAL REPORT



Fiscal Year 2007
(Reissued on December 31, 2008)

TABLE OF CONTENTS
For the Fiscal Year Ended June 30, 2007

Redevelopment Agency Officials as of Issuance of Report 3
 Redevelopment Agency Officials as of June 30, 2007 4
 Redevelopment Project Area Map 5

REDEVELOPMENT AGENCY ANNUAL REPORT

Introduction..... 6
 Redevelopment Agency Overview 6
 Reports Submitted to the State of California 8
 Financial Overview 9
 Blight Alleviation Report 12
 Low and Moderate Income Housing Fund..... 12
 Project Area Information..... 13
 Barrio Logan Project Area 14
 Central Imperial Project Area..... 16
 Centre City Project Area 18
 City Heights Project Area 21
 College Community Project Area 23
 College Grove Project Area 25
 Crossroads Project Area 26
 Gateway Center West Project Area 28
 Grantville Project Area 29
 Horton Plaza Project Area..... 30
 Linda Vista Project Area 32
 Mount Hope Project Area..... 33
 Naval Training Center Project Area..... 34
 North Bay Project Area..... 36
 North Park Project Area 38
 San Ysidro Project Area..... 40
 Southcrest Project Area 42
 Annual Financial Audit Report..... 43
 Appendices..... 44

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

Redevelopment Agency of the City of San Diego

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

BOARD OF DIRECTORS

Sherri Lightner
Member

Kevin Faulconer
Member

Todd Gloria
Member

Anthony Young
Member

Carl DeMaio
Member

Donna Frye
Member

Marti Emerald
Member

Ben Hueso
Member

OFFICIALS

Jerry Sanders
Executive Director

William Anderson
Assistant Executive Director

Janice L. Weinrick
Deputy Executive Director

Jan Goldsmith
General Counsel

Redevelopment Agency of the City of San Diego

Roster of Officials
As of Year Ended June 30, 2008

BOARD OF DIRECTORS

Scott Peters*
Member

Kevin Faulconer
Member

Toni Atkins*
Member

Anthony Young
Member

Brian Maienschein*
Member

Donna Frye
Member

Jim Madaffer*
Member

Ben Hueso
Member

OFFICIALS

Jerry Sanders
Executive Director

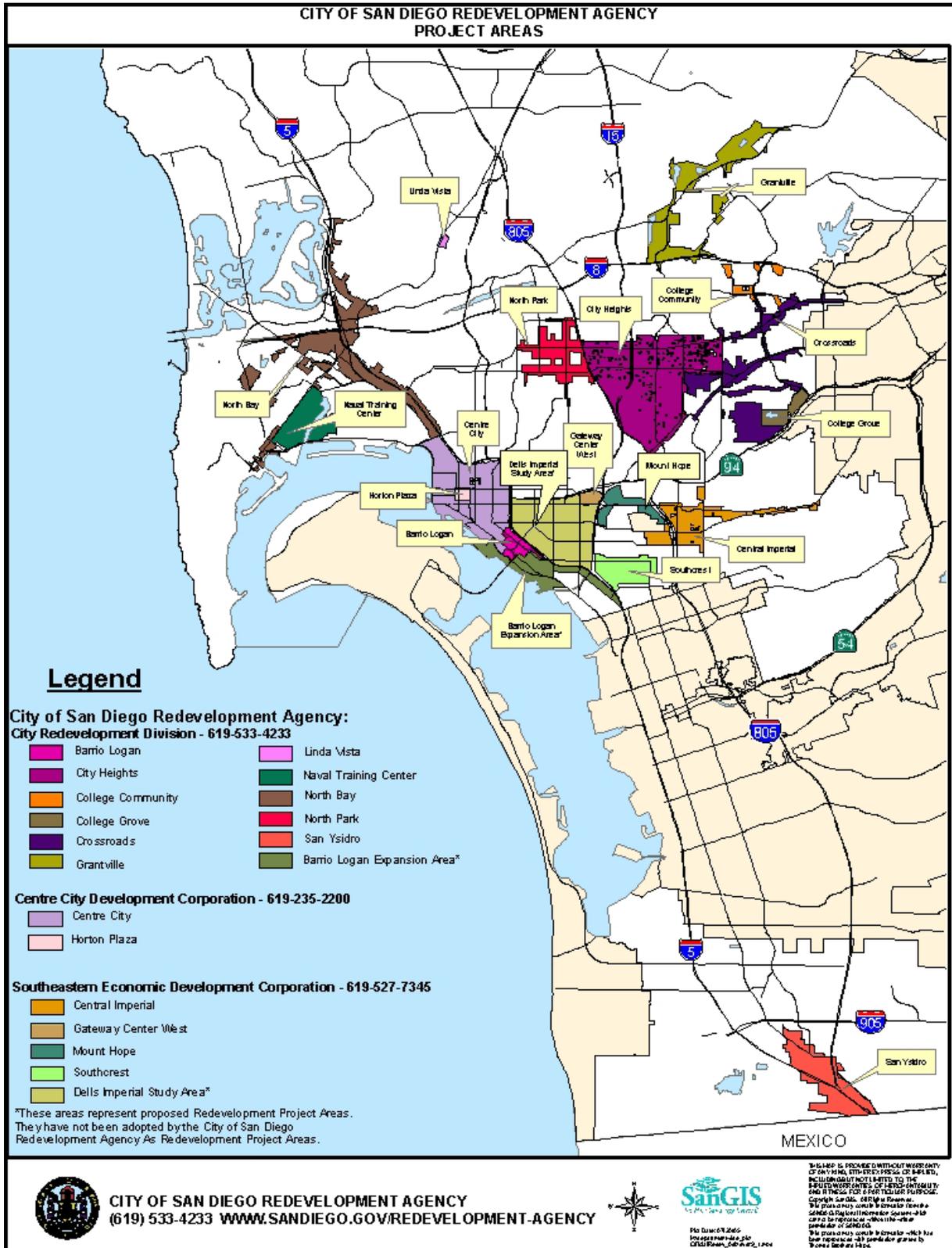
William Anderson
Assistant Executive Director

Janice L. Weinrick
Deputy Executive Director

Michael Aguirre*
General Counsel

* Individual is no longer an employee of the City.

Redevelopment Project Area Map¹



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

INTRODUCTION

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

1. The independent financial audit report for the previous fiscal year.
2. A fiscal statement for the previous fiscal year that lists the amount of outstanding indebtedness and tax increment revenues generated by the agency and in each project area.
3. Description of the agency's activities in the previous year affecting housing and displacement.
4. Report on the actions and activities to alleviating blight during the previous fiscal year.
5. List the status on all loans made by the Agency that were \$50,000 or more, that were in default, or not in compliance with the terms of the loan during the previous fiscal year.
6. Description of the total number and nature of the properties that the agency owns and the properties acquired in the previous fiscal year.
7. Any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.

The Agency originally released the Fiscal Year 2007 Redevelopment Agency Annual Report on December 31, 2007. The original report did not contain the independent financial audit report and the fiscal statement (California State Controller's Report). The absences of these two (2) components were noted in the original report and that the financial information presented was unaudited.

On November 21, 2008, the Redevelopment Agency Annual Financial Report for the year ended June 30, 2007 (Audit) was issued (refer to Attachment 3). The report identified four (4) findings.² One of the findings was that a completed Annual Report was not submitted to the City Council. The issuance of this report addresses this specific Audit compliance finding. The reissued Annual Report takes the place of the previously released version dated December 31, 2007.

REDEVELOPMENT AGENCY OVERVIEW

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

In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law (Health and Safety Code § 33000 et seq.). The City Council of the City of San Diego established the Redevelopment Agency of the City of San Diego in 1958. Although

² Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007 (Page 94 – 98).

City Council members serve as the Board of Directors of the Redevelopment Agency, the Agency is a separate, legally constituted body which operates under the authority granted by redevelopment law.

Agency Organization

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

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

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

Centre City Development Corporation (CCDC)

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

Redevelopment Division

In 1958, the City Council established the Redevelopment Agency to implement redevelopment projects within the City of San Diego. The Redevelopment Division of the City Planning & Community Investment Department performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records. During Fiscal Year 2007, the Redevelopment Division administered the following eleven (11) project areas:

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

Southeastern Economic Development Corporation (SEDC)

In 1980, the City Council established the Southeastern Economic Development Corporation as a non-profit public corporation to implement redevelopment projects in Southeastern San Diego. The Corporation is governed by a nine-member Board of Directors appointed by the City

Council. SEDC administers the Central Imperial, Gateway Center West, Mount Hope, and Southcrest project areas.

Contact Information

Centre City Development Corporation

401 B Street, 4th Floor
San Diego, CA 92101
(619) 235-2200
Website: www.ccdc.com

City of San Diego, City Planning & Community Investment - Redevelopment Agency

1200 Third Avenue, 14th Floor
San Diego, CA 92101
(619) 236-6700
Website: www.sandiego.gov/redevelopment-agency/

Southeastern Economic Development Corporation

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

REPORTS SUBMITTED TO THE STATE OF CALIFORNIA

Much of the content required by California Redevelopment Law for this report is also submitted to the State of California on an annual basis. These filings are listed and described below.

California State Controller's Report

The Agency is required to file the Annual Report of Financial Transactions with the State Controller's Office (SCO) within six (6) months of the end of the fiscal year. The Annual Report of Financial Transactions was issued on April 29, 2008 (refer to Attachment 1). The State Controller's Report was filed electronically to the state utilizing unaudited financial information. Attachment 1 represents the database screen prints of the information submitted electronically to the State.

California Department of Housing and Community Development Report

The Agency is required to file the Annual Housing Activity Report with the California Department of Housing and Community Development (HCD) within six (6) months of the end of the fiscal year (refer to Attachment 2). The audited financial statements were not available at the time; the Housing and Community Development Report was filed electronically utilizing unaudited financial information on December 31, 2007. Attachment 2 represents the information submitted electronically to the State.

Please note: The State Controller's Report (refer to Attachment 1) and the Housing and Community Development Report (refer to Attachment 2) were originally submitted electronically in April 2008 and December 2007 utilizing unaudited financial data, respectively. The audited financial data were released in November 2008 (refer to Attachment 3); discrepancies exist between the original filings and the audited financial statements. The Annual Report utilizes the audited financial information.

FINANCIAL OVERVIEW

The Financial Overview is a summary of actual fiscal activities for the Agency as a whole.

Statement of Indebtedness

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

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
STATEMENT OF INDEBTEDNESS (SOI)
FISCAL YEAR 2007
(UNAUDITED)**

ORGANIZATION	PROJECT AREA	SOI AMOUNT
CCDC	Centre City	\$ 472,881,565
CCDC	Horton Plaza	24,314,280
Redevelopment Division	Barrio Logan	24,689,396
Redevelopment Division	City Heights	29,817,937
Redevelopment Division	College Community	5,109,267
Redevelopment Division	College Grove	2,160,683
Redevelopment Division	Crossroads	5,470,149
Redevelopment Division	Grantville	1,591,198
Redevelopment Division	Linda Vista	5,814,637
Redevelopment Division	Naval Training Center	20,682,206
Redevelopment Division	North Bay	10,055,627
Redevelopment Division	North Park	24,439,063
Redevelopment Division	San Ysidro	3,772,799
SEDC	Central Imperial	32,365,053
SEDC	Gateway Center West	19,505,963
SEDC	Southcrest	20,839,009
SEDC	Mount Hope	9,406,957
TOTAL:		\$ 712,915,789

Tax Increment Property Tax Revenues

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

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAX INCREMENT PROPERTY TAX REVENUE
FISCAL YEAR 2007**

ORGANIZATION	PROJECT AREA	TAX INCREMENT
CCDC	Centre City	\$ 95,849,827.59
CCDC	Horton Plaza	8,533,334.22
Redevelopment Division	Barrio Logan	533,132.19
Redevelopment Division	City Heights	12,730,653.32
Redevelopment Division	College Community	729,532.50
Redevelopment Division	College Grove	673,421.14
Redevelopment Division	Crossroads	3,785,700.70
Redevelopment Division	Grantville*	447,270.49
Redevelopment Division	Linda Vista	89,101.60
Redevelopment Division	Naval Training Center	4,120,244.80
Redevelopment Division	North Bay	7,251,849.62
Redevelopment Division	North Park	5,887,348.44
Redevelopment Division	San Ysidro**	3,841,278.89
SEDC	Central Imperial	2,123,286.02
SEDC	Gateway Center West	278,806.13
SEDC	Southcrest	2,026,396.72
SEDC	Mount Hope	1,445,348.55
TOTAL:		\$ 150,346,532.92

* Grantville generated \$447,270.49 in gross incremental revenue. Due to the litigation for the validation of the project area all funds were placed in a special account (GRANTVILLE JOINT ACCOUNT) maintained by the County of San Diego, and the funds were not transferred and received by the Agency until the settlement of the litigation in Fiscal Year 2009.

** San Ysidro generated \$3,841,278.89 in gross incremental revenue. The Agency received \$3,772,799.00 the Statement of Indebtedness (SOI) Net Requirement amount for Fiscal Year 2007.

Payment to Taxing Agencies

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

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAXING AGENCY PAYMENTS
FISCAL YEAR 2007**

TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS :	
San Diego Community College	\$ 2,237,726
San Diego Unified Schools	6,361,095
San Ysidro School District	215,463
County Office of Education	440,626
Southwestern Comm College Dist	29,648
Sweetwater Union High School	110,034
TOTAL TAXING AGENCY PAYMENTS -	
SCHOOL/COMMUNITY COLLEGE DISTRICTS :	\$ 9,394,592
TAXING AGENCY PAYMENTS - OTHER:	
City of San Diego	\$ 1,750,284
County of San Diego	7,254,440
County Water Authority	12,228
MWD D/S Remainder of SDCWA	20,340
TOTAL TAXING AGENCY PAYMENTS - OTHER:	\$ 9,037,292
TOTAL:	\$ 18,431,884

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

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

Property Report

California Redevelopment Law under Section 33080.1(f) requires that the Annual Report include a description of the total number and nature of the properties that the Agency owns. The properties owned by the Agency during Fiscal Year 2007 are listed in Attachment 4.

BLIGHT ALLEVIATION REPORT

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

LOW AND MODERATE INCOME HOUSING FUND

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

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

Fiscal Year 2007 – Cumulative Agency-Assisted Dwelling Units				
	Very Low*	Low*	Moderate*	Total
Constructed	266**	29	107	402
First Time Home Buyers	3	15	2	20
TOTAL:	269	44	109	422

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

** 94 of the 266 Agency-Assisted Dwelling Units are restricted for the elderly.

PROJECT AREA INFORMATION

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

Barrio Logan Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	133	REDEVELOPMENT PLAN TIME LIMIT	5/20/2032
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	5/20/2011
PLAN ADOPTION DATE	5/20/1991	EMINENT DOMAIN TIME LIMIT	5/20/2015
		TIME LIMIT TO USE TI TO REPAY DEBT	5/20/2042

BLIGHT ALLEVIATION REPORT

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

- Increased affordable housing opportunities for low-income households, developing underutilized parcels into a higher and better use, and creating new and temporary employment opportunities:
 - Entered into a Disposition and Development Agreement (DDA) with La Entrada Housing Investors for the development of the La Entrada Family Apartments, which shall consist of eighty-five (85) affordable rental units on approximately 1.6 acres located on the 1700 block of Logan Avenue. The residential units shall be made available for households earning 30% to 60% of the area median income.
 - Continued negotiations under an Exclusive Negotiating Agreement (ENA) with the AMCAL Multi-Housing, Inc. for the development of the Los Vientos Project, which will consist of eighty-nine (89) affordable rental units on approximately one (1) acre site located on the 1600 block of National Avenue. The residential units shall be made available for households earning 30% to 60% of the area median income.
 - Disbursed funds for the construction of the Gateway Family Apartments Project, which shall consist of forty-two (42) residential units available for households earning 30% to 60% of the area median income.
- Continued negotiations with the San Diego Community College District regarding the expansion of the Cesar Chavez Continuing Education Center facilities to provide enhanced educational opportunities for the residents within the project area.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Central Imperial Project Area

Southeastern Economic Development Corporation

General Information:

Central Imperial

PROJECT AREA SIZE (ACRES)	580	REDEVELOPMENT PLAN TIME LIMIT	9/14/2033
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	9/14/2012
PLAN ADOPTION DATE	9/14/1992	EMINENT DOMAIN TIME LIMIT	9/14/2016
		TIME LIMIT TO USE TI TO REPAY DEBT	6/30/2043

Central Imperial - 2

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	12/10/2026
PLAN ADOPTION DATE	12/10/1996	EMINENT DOMAIN TIME LIMIT	9/14/2016
REDEVELOPMENT PLAN TIME	12/10/2027	TIME LIMIT TO USE TI TO REPAY DEBT	12/10/2042

Central Imperial - 3

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
PLAN ADOPTION DATE	11/14/2000	EMINENT DOMAIN TIME LIMIT	9/14/2016
REDEVELOPMENT PLAN TIME	11/14/2031	TIME LIMIT TO USE TI TO REPAY DEBT	11/14/2046

BLIGHT ALLEVIATION REPORT

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

- Community enhancement activities:
 - Began construction for the 8,000 square foot Navy Federal Credit Union in the Imperial Marketplace Retail Center, anchored by Home Depot and other tenants.
 - Secured the second developer tasked with developing Lots 2-7 of the Valencia Business Park, which is centrally located and close to public transportation (bus/trolley).
 - Began construction for two (2) buildings that will total 30,000 square feet located northwest of the Valencia Business Park on Market Street and 54th Street. Property is being developed by Har-Bro Construction to offer additional employment opportunities for local residents.
 - Approved two (2) Exclusive Negotiating Agreements for residential mixed-use developments along Imperial Avenue, and continue negotiations with other developers and property owners as part of the implementation of the Imperial Avenue Corridor Master Plan.

- Approved an Owner Participation Agreement with Lincoln Park Paseo LLC, and the Exclusive Negotiating Agreement with Imperial Partners LLC for the development of various properties along Imperial Avenue.
- Planning and other related activities:
 - The SEDC Board of Directors has reviewed and approved agreements that will begin the implementation of the Imperial Avenue Corridor Master Plan (Master Plan). The Master Plan extends along Imperial Avenue from 47th Street and Euclid Avenue and 61st Street through 69th Street.
- Public improvement activities:
 - Completed extensive infrastructure improvements necessary to make a forty (40) acre site ready for development.

JOBS INFORMATION

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

- Jobs Created: 108
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Centre City Project Area

Centre City Development Corporation

General Information:

Centre City - Merged Project Area Information

PROJECT AREA SIZE (ACRES)	1,398	COUNCIL DISTRICT	2, 8
---------------------------	-------	------------------	------

Columbia - Sub Area

PLAN ADOPTION DATE	12/29/1976	REDEVELOPMENT PLAN TIME LIMIT	12/29/2017
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	12/29/2027

Marina - Sub Area

PLAN ADOPTION DATE	12/29/1976	REDEVELOPMENT PLAN TIME LIMIT	12/29/2017
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	12/29/2027

Gaslamp - Sub Area

PLAN ADOPTION DATE	7/26/1982	REDEVELOPMENT PLAN TIME LIMIT	7/30/2023
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	7/30/2033

Expansion - Sub Area

PLAN ADOPTION DATE	5/11/1992	REDEVELOPMENT PLAN TIME LIMIT	5/11/2033
EMINENT DOMAIN TIME LIMIT	5/11/2016	TIME LIMIT TO USE TI TO REPAY DEBT	5/11/2043

BLIGHT ALLEVIATION REPORT

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

- Affordable housing and other housing activities:
 - Completed thirteen (13) residential projects containing 2,097 residential units and 232,000 square feet of commercial space developed in conjunction with the project.
 - Completed seven (7) projects containing 1,246 units located in the East Village District of the project area in close proximity to the newly developed Ballpark.
 - One (1) project with 74 affordable units utilized \$7.3 million of Low and Moderate Income Housing funds. Two (2) projects were completed in the Cortez District containing 245 units, while the Gaslamp, Little Italy, Columbia and Core Districts each had one (1) project completed, with a total of 578 units.
 - Completed forty-six (46) affordable units outside the project area with the assistance of the Centre City Low and Moderate Income Housing funds.
 - Entered into a Disposition and Development Agreement and began construction of a 275 unit affordable housing development in the East Village District of the Centre City project area. A total of 273 units will be restricted to provide affordable rents to low- and very low-income persons at or below 40%, 50% and

- 60% of area-median income. The Agency's contribution totals \$16.5 million of Low and Moderate Income Housing funds.
- Entered into an Owner Participation Agreement securing long-term affordability covenants on 50 units of an SRO with a \$1.6 million contribution for the rehabilitation of the historic hotel located in the Core District of downtown San Diego.
 - Community enhancement activities:
 - Completed a total of 548,000 square feet of commercial space.
 - The Diamond View Tower, a 325,000 square foot development located in the Ballpark District, consisted of 250,000 square feet of office space and 75,000 square feet of retail space.
 - The remaining 223,000 square feet consists of 16,000 square feet of museum commercial space, 42,000 square feet of commercial space located at a former produce building site, and 65,000 square feet represents the rehabilitation of two (2) hotels creating 247 hotel rooms.
 - Entered into a negotiation agreement for the development of a 55,000 square foot block owned by the Agency. The project is anticipated to contain a mixed use development consisting of residential, (affordable and market rentals, and condominiums) hotel, retail, cultural facility and a public parking facility.
 - Public improvement activities:
 - Several multi-year projects are underway including land acquisition, design, and construction for the development of eight new urban parks to create the needed open space for the planned and anticipated growth in the downtown urban core.
 - Construction of a park is underway on a site leased from Cal Trans which will provide a buffer between the residential neighborhood and the freeway.
 - A park is in the design phase, located in East Village, which will contain approximately 56,000 square feet and is anticipated to be built in conjunction with a residential development.
 - Land acquisition is in process for the development of a third park, also to be located in the East Village.
 - Acquired a 19,000 square foot site to develop a new fire station to service the growth in downtown.
 - Initiated the preliminary planning process for another fire station on a site previously acquired by the Agency.
 - Selected an architectural and planning firm to create a master plan to eliminate blight and revitalize the sixteen (16) block “C” Street corridor. The “C” Street corridor is one of the most important transportation links in downtown, hosting vehicles, pedestrians and the trolley. The corridor area is blighted with asphalt heaving up between the rail tracks, boarded up adjacent retail, and inconsistent vehicle traffic flow.
 - On behalf of the City of San Diego, CCDC conducted design review, public workshops and public hearings related to a development (Navy Broadway Complex) that the United States Navy entered into with a developer which is located on a site owned by the Navy within the Centre City project area. The development may contain 1.6 million square feet of office space, 1.2 million

square feet of hotel space, 25,000 square feet of retail space, and 55,000 square feet of public attractions. In addition, a 1.9 acre public park is included that will be developed by the Agency.

- Continued the design of the North Embarcadero Vision Plan ("NEVP") with the approval of the schematic design, the re-establishment of a Joint Powers Authority between the Agency, the San Diego Unified Port District and the City of San Diego.
 - Selected a consultant for the construction documentation for Phase I of the multi-year project. The NEVP will transform downtown San Diego's northern waterfront into a green esplanade with open and covered walkways, plaza spaces and art/memorial areas.
- Completed streetscape rehabilitation in the historic Gaslamp area of the Centre City project, which included new street lights, trees, and sidewalk renovation to comply with ADA requirements.
- Planning is underway for the establishment of a Quiet Zone to provide a quieter, safer and efficient transportation system by minimizing conflicts among pedestrians, vehicles and trains at thirteen (13) railroad crossings in the downtown area. The crossings will be enhanced with additional gates and public improvements to facilitate the safety of the crossings while allowing the trains not to blow their horns in the late evenings and early mornings, unless absolutely necessary, providing the quiet necessary for the downtown's ever growing population.

JOBS INFORMATION

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

- Jobs Created: 4,800 (Construction Jobs)
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

City Heights Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	1,984	REDEVELOPMENT PLAN TIME LIMIT	5/11/2033
COUNCIL DISTRICT	3, 4, 7	INCURRING DEBT FINAL DATE	5/11/2012
PLAN ADOPTION DATE	5/11/1992	EMINENT DOMAIN TIME LIMIT	11/27/2012
		TIME LIMIT TO USE TI TO REPAY DEBT	5/11/2043

BLIGHT ALLEVIATION REPORT

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

- Affordable housing activities:
 - Closed twenty-six (26) “Home in the Heights” first-time homebuyer loans in City Heights for a total of \$480,000. “Home in the Heights” applicants must be low- and moderate-income residents of City Heights.
- Community enhancement activities:
 - Secured a contractor, entered into a Cooperation Agreement with the owners of the building, and entered into an architectural contract for the Euclid Tower Restoration Project. Total project cost is estimated to be \$225,000 for the restoration of the tower on the building.
- Residential rehabilitation activities:
 - Completed twenty-six (26) rehabilitation projects through the Rehabilitation Loan Program funded with City Heights redevelopment funds. Twenty-five (25) home repair loans and twenty-six (26) exterior enhancement loans. Ten (10) loans were made to very-low income homeowners, nine (9) to low-income and seven (7) to moderate-income residents.
- Public improvement activities:
 - Allocated up to \$100,000 to San Diego Unified School District for the purpose of constructing traffic calming public improvements at the Mary Lanyon Fay Elementary School to serve the safety needs of the students, faculty, and general public by reducing traffic speeds at the intersection of 52nd Street and Otlie Place.
 - Entered into a Rehabilitation Assistance Agreement with Able-Disabled Advocacy to contribute up to \$30,000 toward the rehabilitation of two sites in City Heights for accessibility for persons with disabilities. The program also allows for on the job training of disadvantaged youth in construction and project management.
 - Contributed a total of \$315,000 to the Mid-City Transit Gateways Project. Funds were used for the enhanced freeway bridge decks over Interstate 15 at El Cajon Boulevard and University Avenue with transit shelters, pedestrian amenities, and community identification signage.

- Entered into an Exclusive Negotiation Agreement with City Heights Paseo LLC. for the development of a mixed-use project in the City Heights Redevelopment Project Area.
- Purchased a commercial building at 4108-4122 University Avenue for the purpose of redeveloping the site in conjunction with the adjacent vacant lot.
- Public safety activities:
 - Contributed \$70,000 in City Heights Project Area tax increment towards a wireless video surveillance system for use by the San Diego Police Department. Surveillance cameras allow officers to consistently monitor and address illegal activity on El Cajon Boulevard and University Avenue. The video is to be monitored by police personnel at the Mid-City Police Station. The cameras can be remotely manipulated by the officers, allowing for 340-degree motion, zoom and zero perceptible latency (real-time information).

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

College Community Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	131	REDEVELOPMENT PLAN TIME LIMIT	11/30/2034
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	6/30/2019
PLAN ADOPTION DATE	11/30/1993	EMINENT DOMAIN TIME LIMIT	6/27/2017
		TIME LIMIT TO USE TI TO REPAY DEBT	11/30/2044

BLIGHT ALLEVIATION REPORT

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

- Affordable housing activities:
 - Worked in collaboration with staff from the City Attorney’s Office, Development Services, Planning Departments, and Project Area Committee (PAC) members to develop standards for convertibility of new multi-family housing developments and fraternity/sorority housing within the project area.
 - Provided technical assistance to developers for projects within the project area for the Plaza Lindo Paseo, Wesley Mixed-Use Student Housing and Campus Ministry, and the 55th Street Student Housing projects.
- Planning and other related activities:
 - Participated in the San Diego State University (SDSU) Master Plan amendment process and associated environmental review process. Reviewed draft Environmental Impact Report (EIR) and formulated response comment letter in collaboration with other stakeholders.
 - Agency has continued to participate in negotiations with SDSU related to the proposed Disposition and Development Agreement (DDA) for the Paseo mixed-use project.
 - Agency staff has met with various developers to provide input and support in relationship to projects in early conceptual stages.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

College Grove Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	167	REDEVELOPMENT PLAN TIME LIMIT	5/19/2027
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/19/2027
PLAN ADOPTION DATE	5/6/1986	EMINENT DOMAIN TIME LIMIT	5/6/1998
		TIME LIMIT TO USE TI TO REPAY DEBT	5/19/2037

BLIGHT ALLEVIATION REPORT

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

- Affordable housing activity:
 - Provided Low and Moderate Income Housing funds to the Crossroads Project Area to implement the Housing Enhancement Loan Program (HELP).
- Public improvement activities:
 - Entered into a Cooperation Agreement with the City of San Diego to provide \$2 million for a portion of planned improvements to the North Chollas Community Park.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Crossroads Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	1,031	REDEVELOPMENT PLAN TIME LIMIT	5/6/2033
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/6/2023
PLAN ADOPTION DATE	5/6/2003	EMINENT DOMAIN TIME LIMIT	5/6/2015
		TIME LIMIT TO USE TI TO REPAY DEBT	5/6/2048

BLIGHT ALLEVIATION REPORT

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

- Housing rehabilitation activities:
 - The Crossroads Housing Enhancement Loan Program provided funding for eight (8) low- to moderate-income homes at 100% of Area Median Income or below, which the loans totaled \$119,750 with seven (7) funded enhancements completed.
- Public infrastructure activities:
 - Transferred \$340,000 of Crossroads tax increment funds to the City of San Diego for the reconstruction and landscaping of medians on El Cajon Boulevard. Funds will be used to replace substandard median curbs and the installation of landscaping and irrigation to assist in the elimination of physical blight inside the project area.
 - Distributed Request for Qualifications and Request for Proposals and interviewed four (4) development teams for the Chollas Triangle project.
- Planning and other related activities:
 - Applied for a California Department of Transportation grant to prepare a transportation concept plan for El Cajon Boulevard.

JOBS INFORMATION

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

- Jobs Created: 26
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the

Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007 (refer to Attachment 3, Page 13 - 93).

Gateway Center West Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	59	REDEVELOPMENT PLAN TIME LIMIT	11/17/2016
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	11/14/2020
PLAN ADOPTION DATE	11/17/1976	EMINENT DOMAIN TIME LIMIT	11/17/1982
		TIME LIMIT TO USE TI TO REPAY DEBT	11/17/2029

BLIGHT ALLEVIATION REPORT

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

- Construction began on an approximately 32,000 square foot office building with completion scheduled in Fiscal Year 2008.

JOBS INFORMATION

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

- Jobs Created: 204
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Grantville Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	970	REDEVELOPMENT PLAN TIME LIMIT	5/17/2035
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	5/17/2025
PLAN ADOPTION DATE	5/17/2005	EMINENT DOMAIN TIME LIMIT	5/17/2017
		TIME LIMIT TO USE TI TO REPAY DEBT	5/17/2050

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

BLIGHT ALLEVIATION REPORT

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

- The Redevelopment Agency authorized the expenditure of up to \$1.0 million of project area tax increment, as it becomes available for a storefront improvement program, contingent upon court validation of the adoption of the project area.
- The Redevelopment Agency authorized the expenditure of up to \$1.0 million of Low and Moderate Housing funds, as it becomes available for a housing rehabilitation loan program, contingent upon court validation of the adoption of the project area.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Horton Plaza Project Area

Centre City Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	41	REDEVELOPMENT PLAN TIME LIMIT	8/25/2013
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	7/25/1972	EMINENT DOMAIN TIME LIMIT	Expired
		TIME LIMIT TO USE TI TO REPAY DEBT	8/25/2023

BLIGHT ALLEVIATION REPORT

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

- Continued the rehabilitation of the historic Balboa Theatre. After numerous efforts over the past 18 years to privately renovate and reopen the Balboa Theatre, CCDC has committed to retaining this venue as a public asset and is restoring it under the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. The Balboa Theatre opened in 1924 and hosted a traveling circus from 1924 through 1930, hosting nationally recognized vaudeville acts. Some of the biggest movie stars also appeared at the theatre, making it the centerpiece of local culture and entertainment. This unique iconic venue will again result in a vibrant San Diego treasure.
 - The \$26 million restoration efforts include the installation of the rigging systems, repair of the exterior plaster, ornamental painting of the audience chamber, ornate and gilded plaster grillwork in the ceiling and the rehabilitation of two waterfalls on either side of the stage, which will again be operational. The restoration includes making Balboa Theatre from a 1,500 seat theatre to a 1,300 seat theatre. Due to the theatre's design and finishes, it possesses excellent acoustical qualities for live, nonamplified performances. One of the unique performance-related design features an oversized orchestra pit that can accommodate 30 to 40 instruments.
 - San Diego Theatres Inc. was selected to manage the facility.
 - Balboa Theatre is scheduled to reopen in Fiscal Year 2008.
- Planning and other related activities:
 - Approved the funding to support the update of the Barrio Logan Community Plan. The funding, not to exceed \$1.5 million, will be used to support changes and upgrades to a community that interfaces directly with downtown. The new plan will be developed by the staff of the City of San Diego, City Planning and Community Investment.

JOBS INFORMATION

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

- Jobs Created: 76 (Construction Jobs)
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Linda Vista Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	12	REDEVELOPMENT PLAN TIME LIMIT	11/22/2012
COUNCIL DISTRICT	6	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	11/22/1972	EMINENT DOMAIN TIME LIMIT	11/22/1984
		TIME LIMIT TO USE TI TO REPAY DEBT	11/21/2022

BLIGHT ALLEVIATION REPORT

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

- Community enhancement activities:
 - A Request for Qualification (RFQ) was issued to seek qualified applicants for future development proposals for the Agency owned parcels.
- Residential rehabilitation activities:
 - The Redevelopment Agency provides a Housing Rehabilitation Loan program to residents of the community of Linda Vista, since there are no residential properties within the project area boundaries. The housing set-aside funds are administered by the San Diego Housing Commission, which provide assistance to qualified homeowners within the Linda Vista community.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Mount Hope Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	210	REDEVELOPMENT PLAN TIME LIMIT	11/22/2025
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	11/22/2025
PLAN ADOPTION DATE	11/22/1982	EMINENT DOMAIN TIME LIMIT	11/22/1994
		TIME LIMIT TO USE TI TO REPAY DEBT	11/22/2035

BLIGHT ALLEVIATION REPORT

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

- Public improvement activities:
 - Initiated the preparation of improvement plans for Phase II street improvements in the Mount Hope Redevelopment Project Area, which are proposed to include extension of the existing landscaped medians on Market Street and installation of street lights. Construction is scheduled in Fiscal Year 2008.
- Residential rehabilitation activities:
 - Provided four (4) residential rehabilitation grants totaling \$30,000 were funded to assist one (1) very low-income, two (2) low-income, and one (1) moderate-income homeowner.

JOBS INFORMATION

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

- Jobs Created: 332
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Naval Training Center Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	504	REDEVELOPMENT PLAN TIME LIMIT	5/13/2035
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	5/12/2024
PLAN ADOPTION DATE	5/13/1997	EMINENT DOMAIN TIME LIMIT	5/13/2016
		TIME LIMIT TO USE TI TO REPAY DEBT	5/13/2050

BLIGHT ALLEVIATION REPORT

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

- Affordable housing activities:
 - The San Diego Youth and Community Services completed their eight (8) unit apartment complex on 35th Street for youth who have aged out of the foster care system. The Agency provided over one million dollars of NTC Low and Moderate Income Housing funds toward the purchase price of the property.
- Economic development activities:
 - The following are new business and other tenants in the project area: Sail Ho Golf Club Bar & Grill, Wine Steals, Trader Joe's, Starbucks, Coldstone Creamery, The Point Loma Board Room, Jean Isaacs San Diego Dance Theatre, Malashock Dance, San Diego Ballet, San Diego Watercolor Society, Visions Quilt Gallery, Walkabout International, ARTS: A Reason to Survive, Actors Alliance of San Diego, Expressive Arts Institute of San Diego, and KIT: Kids Included Together.
 - A new retail complex completed on Laning Road includes Oggi's Pizza & Brewing, Subway, Los Primos Mexican Food, and The Dinner Studio.
 - The 350 room hotel complex is under construction for the Hilton Homewood Suites and Courtyard by Marriott.
- Public improvement activities:
 - Phase 1 Construction of the NTC Park was completed in June 2007.
- Rehabilitation and renovation of historic properties:
 - Continued the elimination of blight including remediation of lead based paint and asbestos.
 - Renovation and rehabilitation of the Sail Ho Golf Course; the NTC Chapel; six (6) of the historic buildings in the Civic Arts and Culture area; as well as a number of historic buildings in the Liberty Station Marketplace were completed and occupied.

JOBS INFORMATION

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

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

- Jobs Created: 114
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

North Bay Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	1,360	REDEVELOPMENT PLAN TIME LIMIT	5/19/2029
COUNCIL DISTRICT	2, 6	INCURRING DEBT FINAL DATE	5/17/2018
PLAN ADOPTION DATE	5/18/1998	EMINENT DOMAIN TIME LIMIT	5/18/2010
		TIME LIMIT TO USE TI TO REPAY DEBT	5/19/2044

BLIGHT ALLEVIATION REPORT

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

- Affordable housing and other housing activities:
 - Completed the construction of the Morena Vista Transit Oriented Mixed Use project located at 5375 Napa Street, San Diego, CA 92107. The project includes 184 housing units of which sixteen (16) are affordable for families earning 80% area median income, 37,208 square feet of retail space, and an on-site Metropolitan Transit System parking and trolley platform.
 - Completed the construction of Veterans Village of San Diego (VVSD) Phase I, located at 4141 Pacific Highway, San Diego, CA 92107. The VVSD Phase I project provides 112 transitional housing treatment beds for homeless veterans. Phase I also includes a kitchen, dining area, and counseling center.
 - Started construction for Stella at Five Points located at 2015 Hancock Street, San Diego, CA 92107. This project will include eighty-five (85) residential condominiums including thirteen (13) affordable condominiums for families earning 100% AMI. The project is scheduled to be completed in Fiscal Year 2008.
- Community enhancement activities:
 - The Agency approved the First Implementation Agreement to the Site Improvement Assistance Agreement with the Peninsula YMCA. Under this agreement, the Agency is contributing \$575,000 to assist in the construction of a multi-purpose gymnasium. Construction improvements are expected to begin in Fiscal Year 2009.
 - The Agency approved \$4.35 million in funding for the Veterans Village of San Diego (VVSD). Phase II project will include an employment center and medical offices. The project is currently under construction and is scheduled to be completed in Fiscal Year 2009.
- Public improvement activities:
 - Completed the Old Town Transit Center Queue Jumper Project. The project was designed to improve the intersection of Rosecrans Street and Pacific Highway, which is frequently blocked by arriving and departing Trolley, Coaster, and Amtrak trains. This project reduces traffic congestion by allowing the existing

- bus service to run more efficiently, reduces the back up of vehicular traffic on Rosecrans Street and improves the flow of traffic through the intersection.
- Approved \$30,000 to assist in funding the modification of a traffic signal on Morena Boulevard at Linda Vista Road. The modification will improve the traffic flow and reduce the number of collisions in the area. The modification work is expected to be completed in early Fiscal Year 2008.

JOBS INFORMATION

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

- Jobs Created: 56
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

North Park Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	555	REDEVELOPMENT PLAN TIME LIMIT	3/5/2028
COUNCIL DISTRICT	3	INCURRING DEBT FINAL DATE	3/4/2017
PLAN ADOPTION DATE	3/4/1997	EMINENT DOMAIN TIME LIMIT	3/4/2009
		TIME LIMIT TO USE TI TO REPAY DEBT	3/4/2043

BLIGHT ALLEVIATION REPORT

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

- Affordable housing activities:
 - Construction of 224 condominiums, including forty-five (45) units of affordable to median income households, and 15,600 square feet of commercial space at 3950 Ohio Street, San Diego, CA 92104 was completed in September 2006.
 - Construction of ninety-four (94) rental apartments for very low-income seniors, fourteen (14) town homes for purchase by moderate-income households, and 6,000 square feet of commercial space at 30th Street and El Cajon Boulevard, San Diego, CA 92104 was completed in May 2007.
 - Reviewed the Boulevard Apartments project at 3137 El Cajon Boulevard, San Diego, CA 92104, which will consist of twenty-four (24) units for very low-income families who were formerly homeless or at risk of being homeless.
- Economic development activities:
 - Marketed the North Park Project Area as a viable place to start and expand businesses.
- Public infrastructure improvements:
 - Review of streetscape improvements along 29th Street from University Avenue to North Park Way; along North Park Way from 29th Street to Utah Street, and along Utah Street from University Avenue to Landis Street.
 - Review of a proposal to commit funds for a public art project at the North Park Parking Garage at 29th Street and North Park Way.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

San Ysidro Project Area

Redevelopment Division

General Information:

PROJECT AREA SIZE (ACRES)	766	REDEVELOPMENT PLAN TIME LIMIT	4/16/2027
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	4/16/2016
PLAN ADOPTION DATE	4/16/1996	EMINENT DOMAIN TIME LIMIT	4/16/2008
		TIME LIMIT TO USE TI TO REPAY DEBT	4/16/2042

BLIGHT ALLEVIATION REPORT

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

- Affordable housing activities:
 - Entered into an Owner Participation Agreement (OPA) with SYEP Associates for the development of the El Pedregal Family Apartments, which shall consist of forty-five (45) affordable rental units on approximately 2.2-acres of vacant land located at the northeast corner of West San Ysidro Boulevard and Averil Street. The residential units shall be made available for households earning 30% to 60% of the area median income.
 - Entered into an Owner Participation Agreement (OPA) with the Chelsea Investment Corporation for the development of the Verbena Project, which shall consist of eighty (80) affordable rental units on an approximately 6.8-acre site located at 3774 Beyer Boulevard. The residential units shall be made available for households earning 30% to 60% of the area median income.
 - Entered into an Exclusive Negotiation Agreement (ENA) with Ito, Girard, & Associates for the Casas Ochoa Project, a proposed development of 60 for-sale town home units on approximately 2.19-acres of vacant land located at the southwest corner of Cypress Drive and Seaward Street. The residential units shall be made available for households earning 100% to 140% of the area median income.
 - Entered into a \$200,000 Consultant Services Agreement with Casa Familiar, Inc. to provide services that benefit the goals and objectives of the San Ysidro Redevelopment Plan for implementation of various affordable housing and revitalization projects and programs, including Abuelito's Housing, the Living Rooms at the Border, site identification for infill housing development, and administration of the Affordable Housing Overlay Zone.
- Economic development activities:
 - Facilitated the transfer of title of three parcels (Parcel A, B, & C) to the ownership of the Shops at the Las Americas. The result was a re-assessment of property values, and an increase of property tax increment revenues.
- Public infrastructure improvement activities:

- Approved \$300,000 for the design and installation of fifty (50) double acorn and cobra lights within designated commercial corridors of the project area.
- Approved \$600,000 for the design and construction of sidewalks, curbs, landscaping, fencing, and sidewalk furniture within designated commercial and residential corridors of the project area.
- Public facility activities:
 - Authorized \$75,000 grant to the San Ysidro Health Clinic (SYHC) to fund pre-development costs associated with the SYHC Expansion and Rehabilitation Project. The Project shall consist of a new 10,000-sf state of the art facility to house a Maternal and Child Health Care Center at SYHC's existing location at 4004 Beyer Boulevard.
- Residential rehabilitation activities:
 - Entered into a Rehabilitation Assistance Agreement with the Urban Corps of San Diego for rehabilitation work for homes occupied by low- to moderate-income households in San Ysidro. The Agreement authorizes up to \$50,000 in funding for rehabilitation services, such as weatherization, minor rehabilitation, and minor home security improvements.

JOBS INFORMATION

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

- Jobs Created: 0
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

Southcrest Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	301	REDEVELOPMENT PLAN TIME LIMIT	4/14/2027
COUNCIL DISTRICT	4, 8	INCURRING DEBT FINAL DATE	4/14/2027
PLAN ADOPTION DATE	4/14/1986	EMINENT DOMAIN TIME LIMIT	4/14/1998
		TIME LIMIT TO USE TI TO REPAY DEBT	4/14/2037

BLIGHT ALLEVIATION REPORT

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

- Housing related activities:
 - Approximately two-thirds of the 110-unit Legacy Walk residential project has been sold.
 - Completed Alpha Street Construction Phase II (36th Street through 38th Street) concurrently with development of Southcrest Park Estates Phase II residential project (62 homes).
- Residential rehabilitation activities:
 - Funded five (5) rehabilitation projects and completed four (4) projects utilizing \$30,000 in program funds. The completed rehabilitations assisted three (3) very low-income, and one (1) lower-income homeowner.

JOBS INFORMATION

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

- Jobs Created: 115
- Jobs Lost: 0

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *Redevelopment Agency of the City of San Diego, Annual Financial Report – Fiscal Year Ended June 30, 2007* (refer to Attachment 3, Page 13 - 93).

ANNUAL FINANCIAL AUDIT REPORT

The Redevelopment Agency of the City of San Diego, Annual Financial Report for fiscal year ending June 30, 2007 (Audit) was released and issued in November 2008. The audit was conducted in accordance with generally accepted auditing standards and rules governing audit reports issued by the State Board of Accountancy. The audit report also included an opinion of the Agency's compliance with laws, regulations, and administrative requirements governing the activities of the Agency.

Section 33080.2 requires the Agency to inform the legislative body of any major violations, as defined in Section 33080.8 based on the financial audit report. There are nine statutorily defined "major audit violations" listed in Section 33080.8(j).³ *The failure to correct a major violation may result in the filing of an action by the California Attorney General pursuant to Section 33080.8.*

The Audit had a total of four (4) findings; of which there are no findings deemed as a Major Violations per California Redevelopment Law (refer to Attachment 3, Page 94 - 98).

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

Appendices

- Attachment 1 – California State Controller Report
(Printed Version of Electronic Submission)
- Attachment 2 – California Department of Housing and Community
Development Report
(Printed Version of Electronic Submission)
- Attachment 3 – Redevelopment Agency, Annual Financial Report for
fiscal year ending June 30, 2007
(Report issued on November 21, 2008)
- Attachment 4 – Redevelopment Agency Property Report